



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, JUNE 13, 2013 – 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, May 23, 2013
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Preliminary Land Division Approval
 - LD2013 004 (Harmony Township) – Kemp Trust (Tabled April 11, 2013)
 - LD2013 019 (Rock Township) – Gunn Trust
 - LD2013 021 (Fulton Township) – Greg Neubauer
6. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
7. Beloit Water Quality Planning Update
8. Planning Director's Report
 - Lead Hazard Control Grant
 - DNR Water Quality Planning Grant
 - Farmland Preservation Plan Certification Update
 - Edgerton Community Outreach Public Facilities Grant Update
9. Committee Reports
10. Adjournment

Future Meetings/Work Sessions

June 27, 2013 (8:00 AM)

July 11, 2013 (8:00 AM)

July 25, 2013 (8:00 AM)



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: June 6, 2013

Summary:

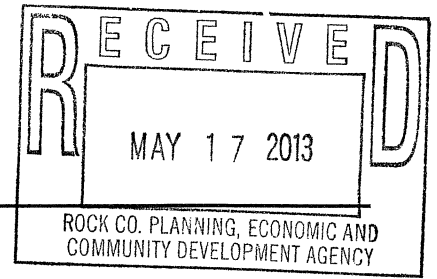
The following applicants are seeking Preliminary Land Division approval from the P&D Committee:

- LD2013 004 (Harmony Township) – Kemp Trust
- LD2013 019 (Rock Township)- Gunn Trust
- LD2013 021 (Fulton Township) – Greg Neubauer

Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Division 2013 004 with the condition a deed restriction is recorded at the time of recordation of the 1 Lot CSM satisfactory to Agency Staff to prevent any development occurring on the lot contrary to the applicants current uses.

Staff recommends Preliminary Approval of Land Divisions 2013 019 and 2013 021 with conditions as indicated.



UAW LEGAL SERVICES PLANS

UAW-GM UAW-Ford UAW-Chrysler LLC
1795 LaFayette Street, Janesville, Wisconsin 53546
Phone: (608) 755-1566 Fax: (608) 755-9960

May 16, 2013

Colin Byrnes, AICP
Code Enforcement & Administration
Rock County Planning & Development Agency
51 S. Main Street
Janesville, WI 53545

Re: Kemp Trust Land Division
LD 2013 004 (Harmony Township)
Our Case No. 2012-501-01374

Dear Colin:

Please find enclosed the proposed use restrictions which would be included in the Trustee's Deed to Darice Davis on the 38 acre parcel of woodland in Section 23, once the final survey is done and a legal description is available.

The Trust is intending to purchase 1.25 acres of land from Dave Pregont. I am drafting an Offer to Purchase at this time. Steve Lathrop will be filing a revised application with a redrawn preliminary map. The purchase of this property and inclusion in the land division will eliminate the need for an easement over the remaining Section 23 acres owned by the Trust; and will provide an access to the land from Shopiere Road rather than County Trunk A.

Please contact me as soon as possible regarding the acceptability of the proposed restriction language. We are open to changes the County recommends so approval of the land division can be achieved.

Sincerely,

Catherine J. Gloeckler
Attorney at Law

/LRK
Cc: Darice Davis
Linda Nordeng
Encls.

KEMP WOODS PROPOSED DEED RESTRICTION LANGUAGE

The deed restriction applicable to the forest land to be divided from property owned by the Kemp Revocable Trust in Section 23 shall provide that the real property will be retained forever substantially unchanged from its current uses, and to prevent any development, building or structure on the land inconsistent with its current use as managed forest land.

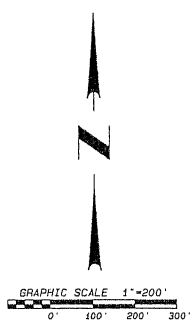
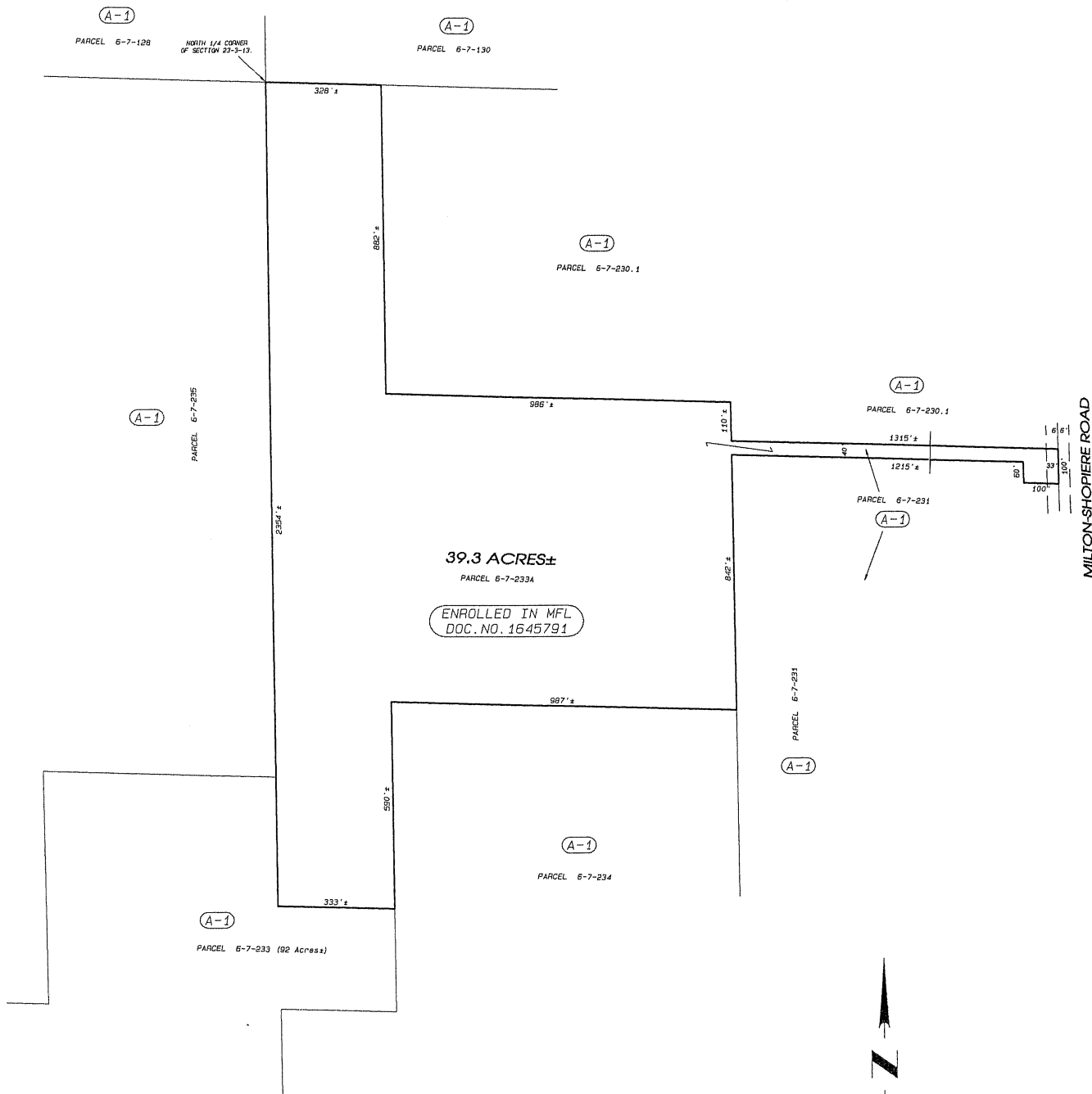
The restrictions shall run with the land in perpetuity, regardless of any changes in land ownership or control, and shall be binding on all owners, occupiers and users of the property, as well as those with a mortgage, lien, or other interest in said property. The woodland shall not be subdivided or conveyed in any form in separate parcels. No new structure or improvement shall be construed, placed or introduced into the woodland except for structures and improvements which are necessary in the accomplishment of the agricultural, forestry, conservation, or habitat management of the land which may include but not be limited to a road/driveway for ingress and egress; for a fence, bridge, culvert, shed/barn, and or maple sugar house. There shall not be constructed, placed or introduced any of the following structures or improvements: dwelling, mobile home, cabin, septic/sewer system.

PRELIMINARY MAP

LD 2013 004 REVISED

LOCATED IN THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 23, T.3N.,R.13E. OF THE 4TH P.M., TOWN OF HARMONY, ROCK COUNTY, WISCONSIN.

NOTE: THIS REVISED CSM INCLUDES AN ADDITION OF LAND FROM PARCEL 6-7-231 TO PROVIDE ROAD FRONTAGE FOR THE PROPOSED LOT.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

<p>105 N. Milwaukee St. Wausau, WI 54980 www.combsurvey.com</p>	<ul style="list-style-type: none"> LAND SURVEYING LAND PLANNING CIVIL ENGINEERING 	DATE 01/09/13 REVISED 5/20/13
		BY sll
		PROJECT NO. 113-013
		CLIENT DAVIS
tel: 608 752-0575 fax: 608 752-0534		



AGENCY USE ONLY	
Application Number:	2013-019
Received By - Date (MM/DD/YYYY):	5-2-13

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:	Gunn Trust c/o Patrick Gunn				Telephone:	262-473-2553		
Address:	10922 Berg Road	City:	Whitewater	State:	WI	Zip:	53190	
b. Name:					Telephone:			
Address:		City:		State:		Zip:		
7. AGENT (SURVEYOR AND DEVELOPER)								
a. Surveyor name:	RH Batterman & Co., Inc.				Telephone:			
Address:	2857 Bartells Drive	City:	Beloit	State:	WI	Zip:	53511	
b. Developer name:					Telephone:			
Address:		City:		State:		Zip:		
8. Identify the individual from 6. or 7. that will serve as the primary contact: <input type="checkbox"/> 6a. <input type="checkbox"/> 6b. <input checked="" type="checkbox"/> 7a. <input type="checkbox"/> 7b.								

LAND DIVISION INFORMATION

9. Reason for land division: <input type="checkbox"/> Sale/ownership transfer <input checked="" type="checkbox"/> Farm consolidation <input type="checkbox"/> Refinance <input type="checkbox"/> Other:			
10. Land division area location:		Town of Rock	NE 1/4 of SW 1/4
		Section 16	Tax parcel number(s) - 6-17-152
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify: City(s)/Village of Janesville			
12. Land division area is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway			
13. Landowner's contiguous property area (Square feet or acres): 104	14. Land division area (Square feet or acres): 5 acres	15. Current zoning of land division area: A1	
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A3	18. Future zoning of parent lot: A1	
19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify covenants or restrictions:			
20. A residential building is currently located in the land division area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, the building utilizes a: <input checked="" type="checkbox"/> Private onsite wastewater treatment system <input type="checkbox"/> Public sanitary sewer system			
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NA		22. Public improvement construction will begin on (mm/dd/yyyy): NA	

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:	DATE: 5/2/13
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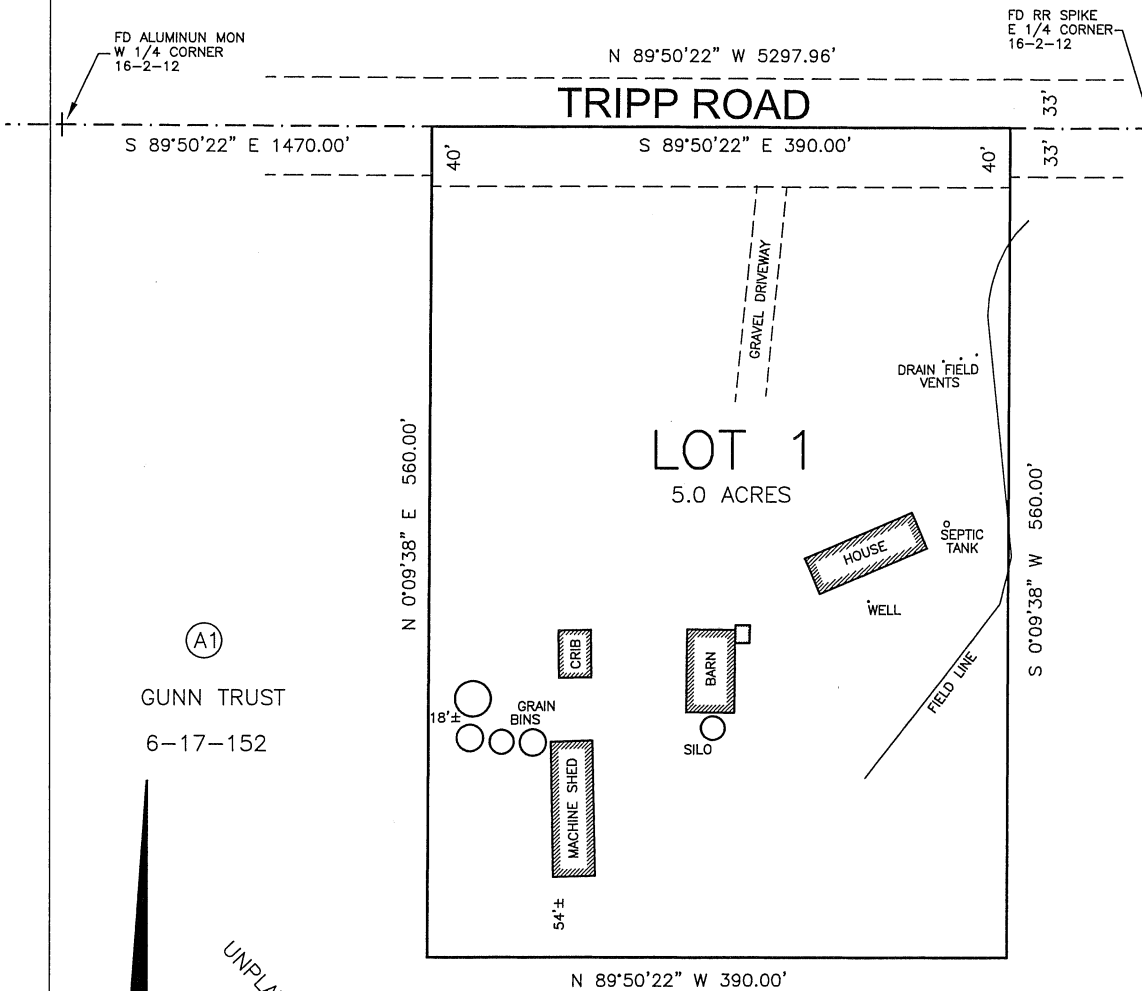
APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
(5) Private water wells or water supply systems:	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	none
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
(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"/>	none
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	private
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	na
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none
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**
PART OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL
MERIDIAN, ROCK TOWNSHIP, ROCK COUNTY, WISCONSIN.



(A1)
GUNN TRUST
6-17-152



1" = 100 FEET

(A1)
GUNN TRUST
6-17-152

ORDER NO. 31535
BOOK xxx PAGE xx
DATE MARCH 18, 2013
FOR GUNN TRUST
SHEET 1 OF x

Batterman
engineers surveyors planners

2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.rhbatterman.com



PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered **Yes**, proceed to 4. If you answered **No**, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered **Yes** to 7., proceed to 9. If you answered **No** to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

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

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. 33' half road right of way (ROW) dedicated along Tripp Rd. in front of Lot 1 at the discretion of the Town of Rock.	
2. Show well and septic locations for existing structures on Lot 1.	
3. Existing structures shall meet setback regulations.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>5/14/2013</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.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

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

AGENCY RECOMMENDATION

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

- 3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system
- 4. 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."
- 5. Final CSM to be submitted to and approved by the Planning and Development Agency one year after Preliminary Approval.
- 6. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed new lot for existing farm buildings will be rezoned to A-3. The parent lot retains A-1 zoning with about 99 acres remaining. Splitting of farm buildings existing at the time of Farm Land Preservation Certification is consistent with program guidelines.

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:



AGENCY USE ONLY	
Application Number:	2013 021
Received By - Date (MM/DD/YYYY):	5-8-13

PRELIMINARY SALE/TRANSFER BETWEEN ADJACENT LOTS – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY SALE/TRANSFER BETWEEN ADJACENT LOTS – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND INCLUDE A MAP, CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

1. Applicant has met with Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if sale/transfer area is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined sale/transfer is feasible: Yes No
2. Sale/transfer is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Sale/transfer 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. Sale/transfer meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
5. Sale/transfer will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED REPRESENTATIVE

a. Name:	GREGORY NEUBAUER	Telephone:	608-513-0044
Address:	4710 FEMRITE ROAD	City:	MADISON
		State:	WI
		Zip:	53716
b. Name:	JUDITH MAU	Telephone:	
Address:	8121 N. STONE FARM RD.	City:	EDGERTON
		State:	WI
		Zip:	53534

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC.	Telephone:	
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.

SALE/TRANSFER BETWEEN ADJACENT LOTS INFORMATION

9. Reason for sale/transfer: Resolve boundary line issue Create conforming lot Other:

10. Sale/transfer area location:	Town of FULTON	GOV.LOT 6 1/4 of SW 1/4
	Section 19	Tax parcel number (s) - 6-6-1070.62 & 6-6-1070.63

11. Sale/transfer 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. Sale/transfer 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): 21850 SQ.FT. MIL	14. Sale/transfer area (Square feet or acres): 1650 SQ.FT.	15. Current zoning of receiver lot(s): RR
16. Future zoning of receiver lot: RR	17. Current zoning of parent lot: RR	18. Future zoning of parent lot: RR

19. A residential building is currently located in the sale/transfer area: Yes No
If Yes, the dwelling utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying to sell or otherwise transfer land to an adjoining landowner or lot 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 SALE/TRANSFER BETWEEN ADJACENT LOTS – 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>Ralph J. Lueb</u>	DATE: <u>4/30/13</u>
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APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY SALE/TRANSFER BETWEEN ADJACENT LOTS", identifying the sale/transfer area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the sale/transfer 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 sale/transfer area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City(s)/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the sale/transfer area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s) numbered for reference, in the sale/transfer 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 sale/transfer 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 sale/transfer 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 sale/transfer area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(9) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, with 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 SALE/TRANSFER BETWEEN ADJACENT LOTS – APPLICATION FORM.

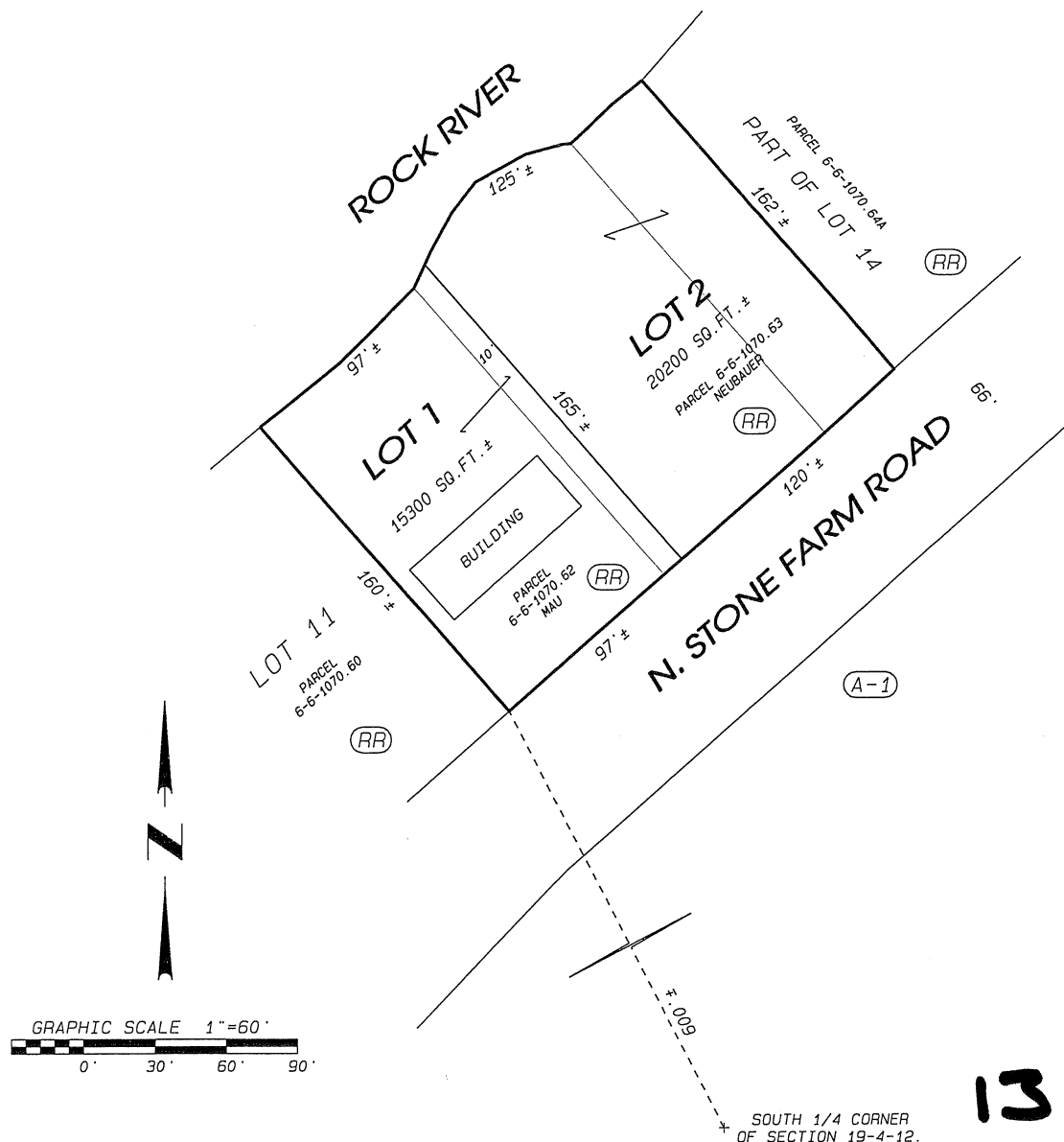
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN GOVERNMENT LOT 6 OF FRACTIONAL SECTION 19, T.4N.,R.12E. OF THE 4TH P.M.,
TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

NOTE: THIS IS A TRANSFER OF LAND BETWEEN ADJOINING OWNERS. 10 FEET IS BEING TRANSFERRED
FROM NEUBAUER TO MAU (LOT 1). THE REMAINING NEUBAUER LAND IS BEING SURVEYED AS LOT 2.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 113 - 104 For: NEUBAUER

DATE: APRIL 30TH, 2013



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



PRELIMINARY LOT COMBINATION – APPLICATION: REVIEW AND ACTION FORM

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials and these parties have determined lot combination is feasible: Yes No
 2. Lot combination 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. Lot combination is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
 6. Lot combination will require a zoning change: Yes No
 7. Preliminary lot combination 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. Agency action (10.) will not be taken until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY LOT COMBINATION", identifying the lot combination area and containing all of the following information:	<input type="checkbox"/>
a. Location of the lot combination area by section, township, and range:	<input type="checkbox"/>
b. Location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the lot combination 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 lot combination 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 lot combination area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the lot combination 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 lot combination area:	<input type="checkbox"/>
g. Approximate location, dimension (if applicable) and name (if applicable) of all of the following, whether EXISTING or PROPOSED , in the lot combination 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) Surface water features:	<input type="checkbox"/>
(10) Drainageways:	<input type="checkbox"/>
(11) Detention or retention areas:	<input type="checkbox"/>
(12) Cemeteries:	<input type="checkbox"/>
(13) Bridges/culverts:	<input type="checkbox"/>
h. Scale, north arrow, and date of creation:	<input type="checkbox"/>
i. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a convenient scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one 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, one (1) electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee:	<input type="checkbox"/>

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AGENCY REVIEW

- 8. Preliminary lot combination application is complete: Yes
- 9. Preliminary lot combination 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 ACTION

- 10. Agency action: Approve Deny
- 11. Agency action rationale and findings of fact:
The proposed Lot Combination is within the Rock County Shoreland Zoning District. The applicant proposes to construct a house on an existing lot and 1/2 of another lot (Lot 2 of proposed CSM). To be code compliant a Certified Survey Map is needed in order to take the joint lot line out of consideration for setback requirements. A variance was granted (4/24/13) from minimum lot size requirements and transferring 10' to an adjoining property owner (Lot 1 of proposed CSM). The Town of Fulton Board of Adjustment has also granted a variance from it's minimum lot size requirements in the Rural Residential Zoning District.

AGENCY SIGNATURE: Colin M. Brynes DATE: 5/14/13
 TITLE: Administrator - Rock County Planning, Economic & Community Development Agency

TOWN ACTION

- 12. Town action: Approve Deny
- 13. Town action rationale and findings of fact:

TOWN SIGNATURE: _____ DATE: _____
 TITLE: _____

PLEASE RETURN THIS FORM TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

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Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
1317300000-63100	OFC SUPP & EXP	4,000.00 34.3%	311.27	1,062.75	2,625.98		
	P1301768-PO# 06/04/13 -VN#028264			HENRICKSEN		498.68	
			CLOSING BALANCE		2,127.30		498.68
	SURVEYOR		PROG-TOTAL-PO			498.68	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$498.68 INCURRED BY SURVEYOR. 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
 DATE _____ CHAIR

JUN 13 2013

Account Number	Name	Yearly Prcent Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464510000-64904	SUNDRY EXPENSE	3,900.00	0.0%	0.00	0.00	3,900.00	
	P1300378-PO# 06/04/13 -VN#018613			LANGE ENTERPRISES INC		877.50	
				CLOSING BALANCE	3,022.50		877.50
	ADDRESS SIGNS			PROG-TOTAL-PO		877.50	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$877.50
 INCURRED BY ADDRESS SIGNS. CLAIMS COVERING THE ITEMS ARE PROPER
 AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

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

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

JUN 13 2013

DATE _____ CHAIR

Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN.EXPENSE	33,030.00	8.6%	2,853.98	0.03	30,175.99	
	P1301954-PO# 06/04/13 -VN#052713						NAN MCKAY AND ASSOCIATES INC 801.75
	P1302024-PO# 06/04/13 -VN#052713						NAN MCKAY AND ASSOCIATES INC 801.75
						CLOSING BALANCE	28,572.49
							1,603.50
						HG CLRING A/C	PROG-TOTAL-PO
							1,603.50

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$1,603.50 INCURRED BY HOUSING GRANT CLEARING ACCOUNT. CLAIMS COVERING THE ITEMS ARE PROPER AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

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

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

JUN 13 2013

DATE _____ CHAIR