



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, OCTOBER 11, 2018 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI**

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday September 27, 2018 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions:
 - 2108 055 (Milton Township) – Ahrens Revocable Trust
6. Community Development
 - A. **Action Item:** Resolution - Intergovernmental Cooperation Agreement Analysis of Impediments to Fair Housing for the Rock County Home Consortium Program
7. Corporate Planning
 - A. Information Item: Rock County Planning & Development Agency Administrative Quarterly Report
8. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers

The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail countyadmin@co.rock.wi.us at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.

9. Committee Reports
10. Directors Report
 - A. Flooding Status Report
11. Adjournment

Future Meetings/Work Sessions

October 25, 2018 (8:00 am)

November 8, 2018 (8:00 am)



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: October 11, 2018

Land Division Summary:

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

2018 055 (Milton Township) – Ahrens Revocable Trust

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

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



Application Number: LD2018 055 Ahrens

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

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. 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 sewerage system at the time of this survey.	
3. ..."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>Am Bar</i></u>	DATE: <u>9/20/18</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>Town approved rezone to RR and L on 9/10/18</u>	
2. <u>Town approved rezone to RR and L on 9/10/18</u>	
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 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 must include the system area with the building which utilizes the POWTS.
 - 4. Note on final CSM: "No buildings which produce wastewater are allowed on Lot 2 until acceptable means...
 - 5. ...of wastewater disposal is approved by the necessary governmental agencies."
 - 6. Note on final CSM indicating no access to Highway 26.
 - 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
 - 8. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
 - 9.
 - 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates two lots from a 2.6 acre parent lot. Proposed Lot 1 will include the existing residence, other buildings and 1.5 acres. Proposed Lot 2, consisting of approximately 1.1 acres, has one outbuilding and is intended to be used as a residential building site. This proposal has been approved by the Town of Milton, including a rezone from A1 to Rural Residential for each lot.

TOWN ACTION

- 14. If you answered Approve With Conditions to 13., list additional conditions:**
- 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:

RECEIVED

SEP 10 2018



ROCK CO. PLANNING, ECONOMIC & COMMUNITY
DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: 1D2018-055

Received By - Date 9-10-18
(MM/DD/YYYY):

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: ELMER J & CAROL A AHRENS REVOCABLE TRUST Telephone: _____

Address: 11306 N STATE RD 26 City: MILTON, State: WI Zip: 53563

b. Name: _____ Telephone: _____

Address: _____ City: _____ State: _____ Zip: _____

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575

Address: 109 W MILWAUKEE STREET City: JANESVILLE State: WI Zip: 53548

b. Developer name: _____ Telephone: _____

Address: _____ City: _____ State: _____ Zip: _____

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location: Town of MILTON NW 1/4 of SE 1/4
Section 2 Tax parcel number(s) - 6-13-17.2

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): 2.6 14. Land division area (Square feet or acres): 2.6 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: RR 18. Future zoning of parent lot: RR

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public Improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE 22. Public Improvement construction will begin on (mm/dd/yyyy): _____

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Rachel J. Cook DATE: 8-22-18

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 type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LOT 1
(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"/>	LOT 1
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

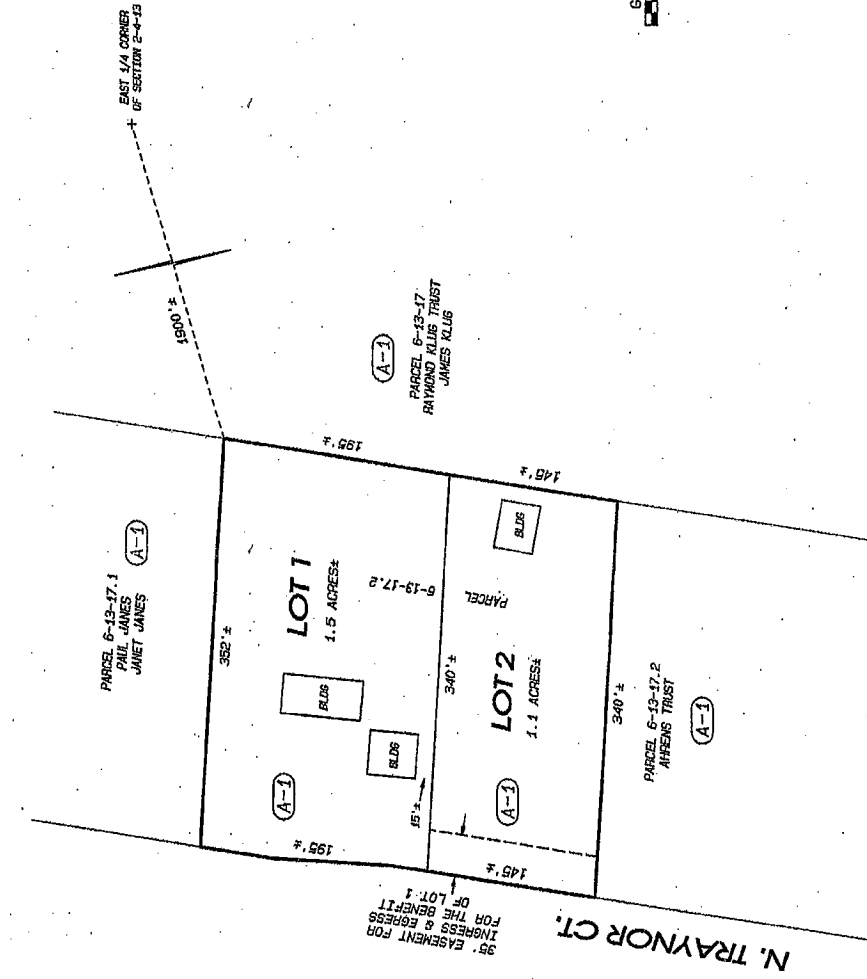
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

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

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2, T.4N., R.13E. OF THE 4TH P.M., TOWN OF MILTON,
ROCK COUNTY, WISCONSIN.



GRAPHIC SCALE 1"=100'
0 50 100 150

DATE: JULY 10TH, 2018

Combs & ASSOCIATES
 • LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING
 402 N. Milwaukee St.
 Janesville, WI 53548
 tel: 608 752-0575
 fax: 608 752-0534
 WWW.COMBSURVEYING.COM

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

Project No. 116-287 For AHRENS

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Colin Byrnes – Director Rock Co.
Planning & Development Agency
INITIATED BY



Colin Byrnes – Director Rock
Co. Planning & Development
Agency
DRAFTED BY

Planning & Development Committee
SUBMITTED BY

October 2, 2018
DATE DRAFTED

**AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT FOR
CONDUCTING AN ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

- 1 **WHEREAS**, the federal government has appropriated funds on a national level under the HOME
2 Investment Partnership Act, which is Title II of the Cranston-Gonzalez National Affordable Housing Act
3 of 1990 (hereinafter "NAHA"), as amended (42 U.S. C. 12701); and
4
5 **WHEREAS**, NAHA allows units of local government to form a "HOME Consortium" to obtain Federal
6 funds as a participating jurisdiction under the HOME Program; and
7
8 **WHEREAS**, Rock County with the Cities and Villages of Rock County formed a HOME Consortium to
9 receive direct entitlement funding from the U.S. Department of Housing and Urban Development via Rock
10 County Board Resolution 16-6B-055; and
11
12 **WHEREAS**, Municipalities in Wisconsin pursuant to § 66.0301, Wis. Stats., and counties in Wisconsin
13 pursuant to § 59.01, Wis. Stats. have the necessary authority to enter into intergovernmental agreements
14 of the type herein contemplated; and
15
16 **WHEREAS**, the City of Beloit, the City of Janesville, and Rock County seek to provide safe and healthy
17 communities by promoting affordable housing; and
18
19 **WHEREAS**, an Analysis of Impediments (AI) to Fair Housing will identify impediments to fair housing
20 choices for each jurisdiction; identify and evaluate actions that have been undertaken to address
21 impediments; and identify objectives and actions that can be taken to address barriers to fair housing in
22 compliance with the requirements of the HOME Program and the Fair Housing Act; and
23
24 **WHEREAS**, a Request for Proposal for the development of the AI was issued and representatives from the City
25 of Beloit, City of Janesville, and Rock County considered submittals, and selected the Milwaukee Metropolitan
26 Fair Housing Council as the preferred contracted service provider to assist with the AI; and
27
28 **WHEREAS**, funding for these contracted services is available through HOME Program administration funds
29 (each participants share will be in approximate proportion to its HOME funding allocation); and
30
31 **WHEREAS**, the City of Janesville will provide overall HOME administrative duties for the entire AI, and the
32 Cities of Beloit and Janesville will assist in the development of the AI for their respective communities, and
33 Rock County will assist in the development of the AI for the Cities of Edgerton, Evansville, Milton; the
34 Villages of Clinton, Footville, Orfordville, and the remaining Political Subdivisions throughout the
35 County; and
36
37 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly assembled
38 this _____ day of _____, 2018 hereby authorizes and directs the Chairman of the Rock
39 County Board of Supervisors and the Rock County Clerk to enter into and execute an Intergovernmental
40 Cooperation Agreement with the City of Beloit and City of Janesville, and to provide funding within the
41 intent of this resolution.

Respectfully submitted,

PLANNING & DEVELOPMENT COMMITTEE

Alan Sweeney, Chair

Mary Mawhinney, Vice Chair


Wes Davis

Wayne Gustina

Phil Owens

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith
County Administrator

FISCAL NOTE:

Minimal fiscal impact to Rock County.



Sherry Oja
Finance Director

LEGAL NOTE:

EXECUTIVE SUMMARY

Rock County, along with the Cities of Beloit and Janesville, is a member of the Rock County HOME Consortium for the receipt of HOME Investment Partnership Act funds. Rock County also has agreements with the remaining cities and villages throughout Rock County to administer HOME programs on their behalf. These agreements were first executed for Federal fiscal years 2002-2004 and have been automatically renewed for subsequent three-year periods under the automatic renewal provisions of these agreements.

HOME funding allows the Consortium to support affordable housing in our communities via programs involving housing rehabilitation; affordable housing construction; down payment and closing cost assistance; and other authorized housing activities for those residents who are low-to-moderate income qualified.

As a recipient of federal grant funds the HOME Consortium is required to periodically complete an Analysis of Impediments to Fair Housing (AI). An AI will identify impediments to fair housing choice for each jurisdiction, identify and evaluate actions that have been undertaken to address impediments, and identify objectives and actions that can be taken to address barriers to fair housing.

The City of Janesville last completed an AI in 2014, which included an AI for Janesville and Rock County as a whole. The City of Beloit completed an AI in 2012. HUD encourages communities to explore fair housing on a regional basis, and it is recognized that there may be county-wide fair housing impediments and benefits to identifying county-wide actions or recommendations. It is also desired to undertake an updated AI before beginning the development of the next Consortium 5-Year Consolidated Plan, which will begin in 2019.

A Request for Proposal for the development of the AI was issued and representatives from Beloit, Janesville and Rock County selected the Milwaukee Metropolitan Fair Housing Council as the preferred contracted service provider to assist with the AI. Funding for the contracted service provider is available through HOME Program administration funds (i.e. each communities share will be in approximate proportion to its HOME allocation). The current proportional share for Rock County is \$10,400.

INTERGOVERNMENTAL COOPERATION AGREEMENT
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING
FOR THE ROCK COUNTY HOME CONSORTIUM PROGRAM

2018-2019

This Agreement is entered into by and among the City of Janesville, a Wisconsin Municipal Corporation; the City of Beloit, a Wisconsin Municipal Corporation; and the County of Rock County, a political subdivision of the State of Wisconsin (hereinafter "County") (hereinafter individually "Party" and collectively "Parties").

WHEREAS, the Cranston-Gonzalez National Affordable Housing Act of 1990 (hereinafter "NAHA"), as amended, provides Federal assistance for the HOME Investment Partnership Program (hereinafter "HOME Program"); and

WHEREAS, the parties have entered into a mutual cooperation agreement to form a consortium to obtain Federal funds as a participating jurisdiction under the HOME Program (hereinafter "HOME Consortium"); and

WHEREAS, as recipients of Community Development Block Grant (hereinafter "CDBG") and HOME funding, the Parties have agreed to undertake affirmative action to further fair housing in its jurisdiction; and

WHEREAS, the development of an Analysis of Impediments to Fair Housing (hereinafter "AI") that can be used to evaluate, monitor, address, and resolve Fair Housing issues is a critical component in the parties efforts to affirmatively further fair housing and provide greater housing opportunities for individuals covered under the Fair Housing Act; and

WHEREAS, Municipalities in Wisconsin, pursuant to §66.0301, Wis. Stats., and Counties in Wisconsin, pursuant to §59.01, Wis. Stats., have the necessary authority to enter into intergovernmental agreements of the type herein contemplated; and

WHEREAS, the Municipalities and the County have determined that joint action is an effective way to develop an Analysis of Impediments to Fair Housing Choice;

NOW THEREFORE, upon the consideration of the mutual promises contained herein, it is agreed by and amongst the Municipalities and the County as follows:

SECTION 3— FUNDING

Funding to pay for the development of the AI shall be as follows:

- A. Each Party hereby agrees to and shall enter into a consultant services agreement with a fixed cost not to exceed \$52,000 for assistance in the development of the AI.
- B. The fixed cost shall be drawn against the HOME Program administrative funds for each Party proportionately as follows: Forty percent (40%) City of Beloit, Forty percent (40%) City of Janesville, and Twenty percent (20%) Rock County.
- C. The Parties may elect to undertake additional public input opportunities with the assistance of the consultant by written agreement. In such instances, the Parties will be responsible for One-hundred percent (100%) of the additional costs, unless otherwise agreed to in writing by the interested Parties.
- D. Staff time expended on the development of the AI is an eligible HOME administrative expense. With appropriate documentation, each Party may request and receive reimbursement for its time using the HOME Draw Request form.
- E. Staff time expended on the development of the AI, which is not reimbursed as a HOME administrative expense, may be documented and reported as a HOME match.

SECTION 4— PROGRAM ADMINISTRATION

The City of Janesville shall provide overall administration of the development of the AI and is authorized to enter into a consultant services agreement on behalf of all of the Parties concerning this project, to make payments to the selected consultant, and to make draws against each Party's HOME administrative funds to receive reimbursement for Janesville's payments for such contracted consultant services.

SECTION 5 – AMENDMENT, WAIVER

No amendment or waiver of the provisions of this Agreement shall be effective unless the same shall be in writing, approved, and signed by the legal authority of each of the affected Parties.

SECTION 6 – ENTIRE AGREEMENT

This Agreement embodies the entire agreement and understating of the parties hereto with respect to the subject matter herein and supersedes all prior agreements and understandings of the Parties hereto relating to the subject matter herein.

CITY OF JANESVILLE

By: _____
Mark A. Freitag, City Manager

Date: _____

By: _____
David Godek, City Clerk-Treasurer

Date: _____

Approved as to form:

By: _____
Wald Klimczyk, City Attorney

Date: _____

COUNTY OF ROCK

By: _____
J. Russell Podzilni, County Board Chair

Date: _____

By: _____
Lisa Tollefson, County Clerk

Date: _____

Approved as to form:

By: _____
Richard Greenlee, Corporation Counsel

Date: _____

Rock County Planning
Administrative Quarterly Report

	Q1			Q2			Q3			Q4			Year End Totals		
	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr
2010															
BOA	2	1	1	0	0	0	2	2	0	1	0	1	5	3	2
LD	11	0	8	15	0	10	21	0	16	20	0	24	67	0	58
BP	4	0	4	21	0	21	6	0	6	9	0	9	40	0	40
SLP	7	0	7	13	0	13	10	0	10	10	0	10	40	0	40
2011															
BOA	0	0	0	2	0	2	1	1	0	1	0	1	4	1	3
LD	9	0	12	17	0	9	17	0	14	18	0	14	61	0	53
BP	6	0	6	4	0	4	10	0	10	5	0	5	25	0	25
SLP	3	0	3	11	0	11	9	0	9	8	0	8	31	0	31
2012															
BOA	0	0	0	2	0	2	0	0	0	1	1	0	3	1	2
LD	11	0	14	19	0	14	6	0	12	14	0	8	50	0	48
BP	3	0	3	8	0	8	4	0	4	2	0	2	17	0	17
SLP	5	0	5	13	0	13	12	0	12	6	0	6	36	0	36
2013															
BOA	1	0	1	2	0	2	2	0	1	4	2	2	9	2	6
LD	13	0	11	10	0	9	18	0	17	10	0	11	51	0	48
BP	4	0	4	9	0	9	10	0	10	5	0	5	28	0	28
SLP	0	0	0	2	0	2	10	0	10	9	0	9	21	0	21
2014															
BOA	2	1	1	3	1	2	2	0	2	0	0	0	7	2	5
LD	14	0	9	18	0	11	19	0	9	0	0	0	51	0	29
BP	0	0	0	6	0	6	6	0	6	0	0	0	12	0	12
SLP	2	0	2	17	0	17	16	0	16	10	0	10	45	0	45
2015															
BOA	2	0	2	5	1	4	3	2	1	1	0	1	11	3	8
LD	25	0	4	15	0	22	22	0	8	19	0	6	81	0	40
BP	14	0	14	19	0	19	12	0	12	14	0	14	59	0	59
SLP	2	0	2	24	0	24	11	0	11	10	0	10	47	0	47
2016															
BOA	1	0	1	6	1	5	4	1	3	4	0	4	15	2	13
LD	14	0	14	18	0	18	11	0	11	14	0	14	57	0	57
BP	8	0	3	21	0	21	10	0	10	10	0	10	49	0	49
SLP	8	0	8	15	0	15	18	0	18	13	0	13	54	0	54
2017															
BOA	2	0	2	4	2	2	1	0	1	5	2	3	12	4	8
LD	12	0	12	24	0	24	20	0	20	28	0	28	28	0	84
BP	9	0	9	25	0	25	10	0	10	11	0	11	55	0	55
SLP	9	0	9	16	0	16	22	0	22	10	0	10	10	0	57
2018															
BOA	1	0	1	2	0	2	1	0	1						
LD	16	0	16	19	0	19	26	0	26						
BP	19	0	19	51	0	51	11	0	11						
SLP	12	0	12	13	0	13	12	0	12						

COMMITTEE REVIEW REPORT
FOR THE MONTH OF SEPTEMBER 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1721-0000-64200	TRAINING EXP	P1801790	09/20/2018	US BANK	95.00
LAND RECORDS PROG TOTAL					95.00

I have reviewed the preceding payments in the total amount of \$95.00

Date:

Dept Head _____

Committee Chair _____