



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, SEPTEMBER 13, 2012 – 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, August 23, 2012
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Preliminary Approval of Land Divisions
 - LD 2012 033 (Spring Valley Township) – John Powell
 - LD 2012 034 (Spring Valley Township) – John Powell
 - B. **Action Item:** Proposal to partially refund Rock County Land Division Application Fee if a Town government unit denies the proposed Land Division Application.
6. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
7. Community Development
 - A. **Action Item:** Project ID 020714D1 – Change Order (+ \$720)
 - B. **Action Item:** Project ID 020722D1 (\$2,755)
 - C. **Action Item:** Request For Review Of Staff Decision For Denial of Loan Subordination – Loan IDs 007035D1 / 020650D1
8. Planning Director's Report
 - Edgerton Community Outreach Community Facilities Grant
 - Beloit Area Water Quality Planning
9. Committee Reports

10. Adjournment

Future Meetings/Work Sessions

September 27, 2012 (8:00 AM)
October 11, 2012 (8:00 AM)
October 25, 2012 (8:00 AM)
November 8, 2012 (8:00 AM)
December 13, 2012 (8:00 AM)



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: September 6, 2012

Summary:

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

- 2012 033 (Spring Valley Township) – John Powell
- 2012 034 (Spring Valley Township) – John Powell

Recommendation or Action:

P&D Agency Staff recommends Preliminary Approval of Land Division 2012 033 and LD2012 034 with conditions as presented.



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 Map: 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. Existing structures shall meet setback regulations	
2. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was	
3. required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>8/31/2012</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input 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. Show septic and well location on Final Map.
- 4. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before 9/13 2013.
- 5. 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.
- 6. 33-foot Half Road Right of Way dedicated to the Public along S. Risum Rd. (Town of Spring Valley).
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

TOWN ACTION

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

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15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

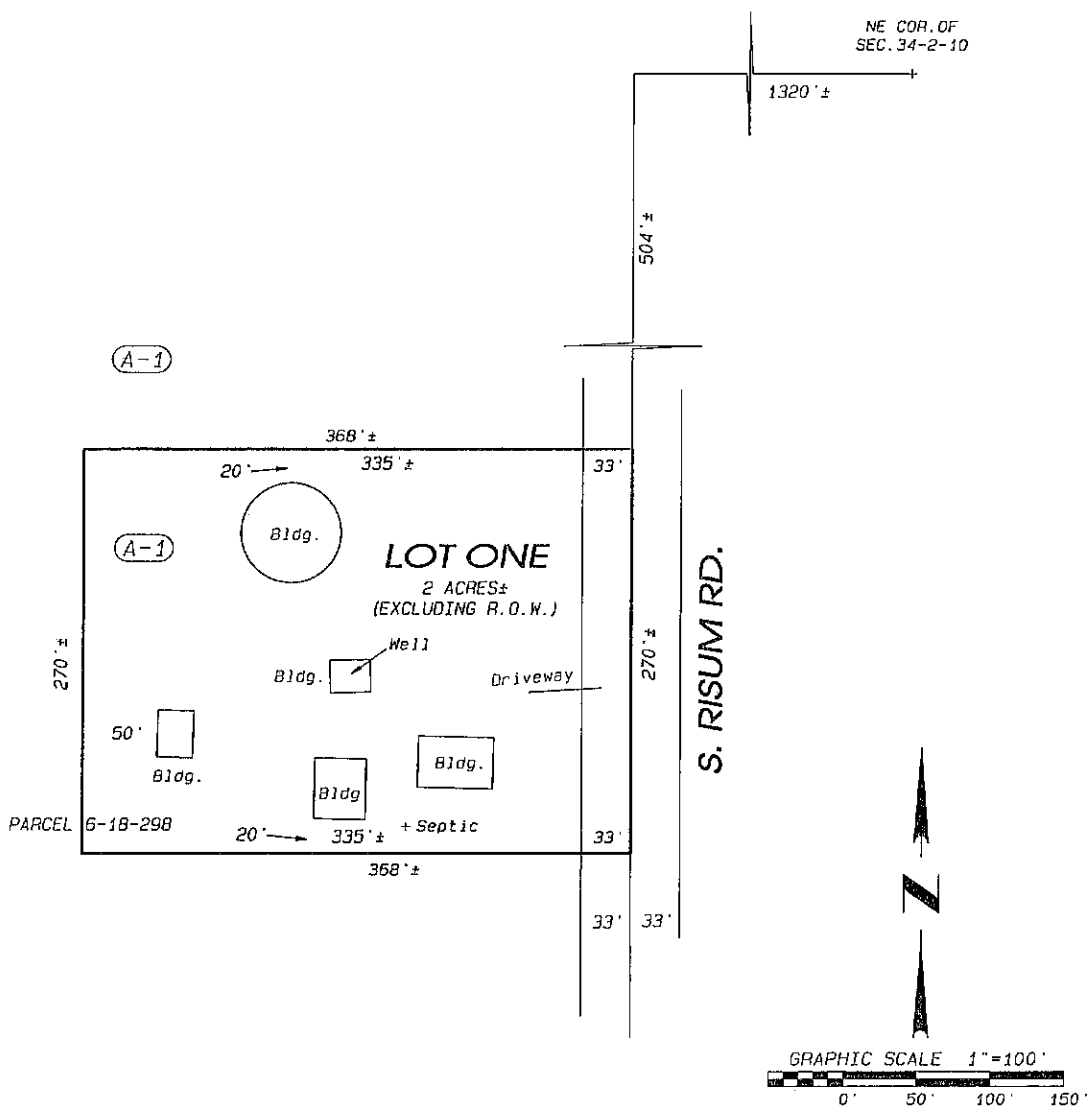
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18. Committee action rationale and findings of fact:

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 34, T.2N., R.10E. OF THE 4TH P.M., TOWN OF SPRING VALLEY, ROCK COUNTY, WISCONSIN.



DATE: AUGUST 23, 2012

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112 - 234A For: POWELL

Combs & Associates

- 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 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 Act: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

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AGENCY SIGNATURE: <u>Edin M. Brynes</u>	DATE: <u>8/31/2012</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

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TITLE: _____	

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51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
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AGENCY RECOMMENDATION

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- 4. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before 9/13, 2013.
- 5. 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.
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12. Agency recommendation rationale and findings of fact:

TOWN ACTION

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

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15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

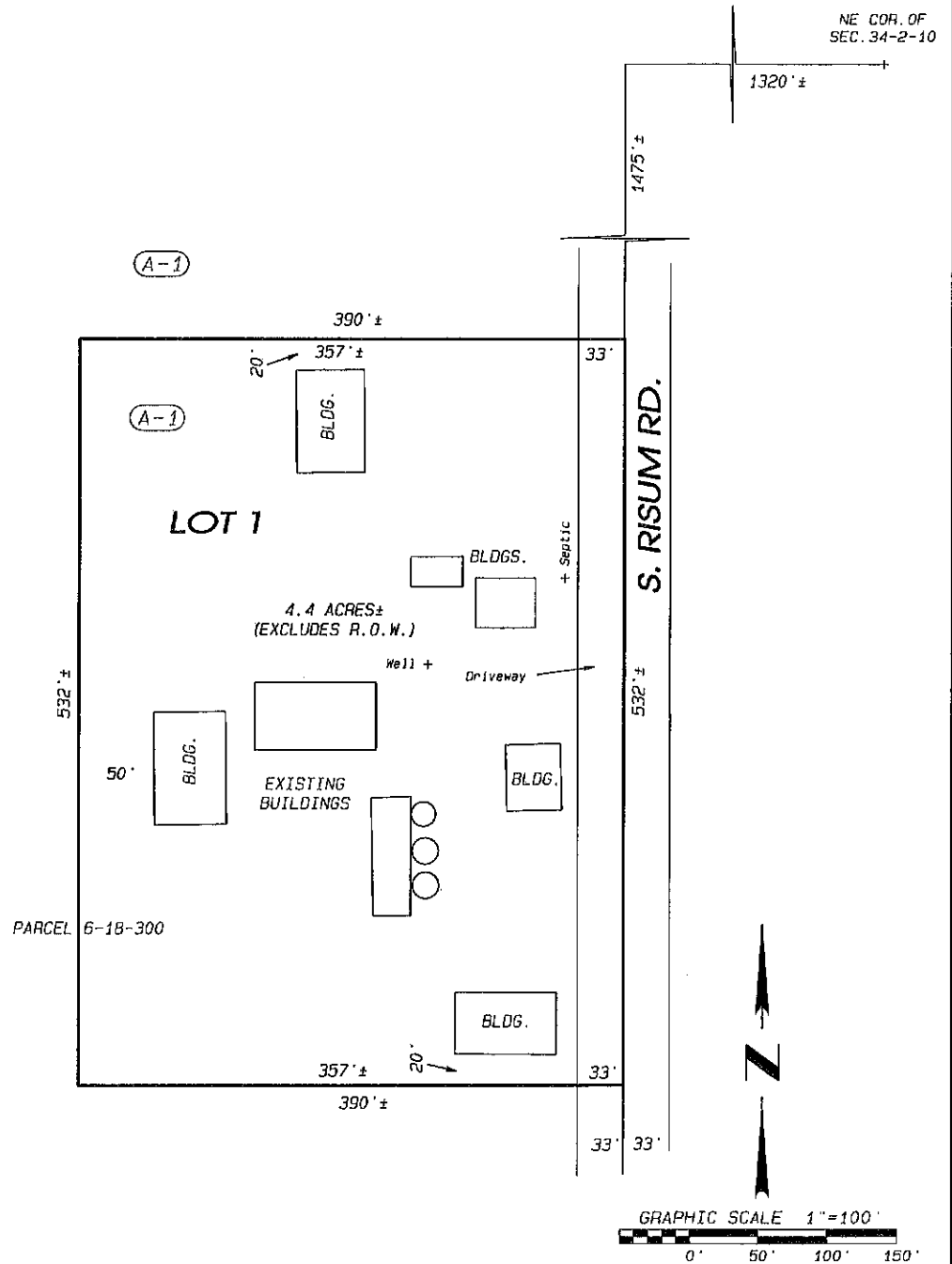
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- 3.
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18. Committee action rationale and findings of fact:

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 34, T.2N., R.10E. OF THE 4TH P.M., TOWN OF SPRING VALLEY, ROCK COUNTY, WISCONSIN.



DATE: AUGUST 23, 2012

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112 - 234B For: POWELL

Combs & Associates • LAND SURVEYING
• LAND PLANNING
• CIVIL ENGINEERING

109 W. Milwaukee St. tel: 608 752-0575
Janesville, WI 53548 fax: 608 752-0534
www.combsurvey.com



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: Refunding of Town Denied Land Division Application Fees

DATE: August 23, 2012

Summary:

A local Surveying firm has indicated the Rock County Planning and Development Agency should consider refunding a portion of a Land Division Application Fee under certain circumstances. By ordinance the Rock County Planning & Development Committee does not vote on a proposed Land Division until the Town in which the proposed division is located acts. The request asks for a refund if the Town denies the division. The rationale being that it would not go to the County Planning & Development Committee and therefore reduce costs.

The surveying firm implies there is a risk factor under the new ordinance that was not present with the old. Within the new code and itemized in the application instructions is the following:

1. Landowner prepares, or contacts land surveyor/developer (agent) to prepare, a conceptual sketch of land division.
2. Landowner and/or agent contact **Town, Rock County Planning, Economic & Community Development Agency** (Agency) and **City(s)/Village** (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials to determine feasibility of land division.
3. If land division is deemed feasible by these parties, landowner/agent (applicant) prepares preliminary land division application, to include a *ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM* and a preliminary map to specifications, and submits copies to the Agency, along with the application fee. (The Town requires a separate application fee. Please contact Town clerk for details.)
4. Agency provides application to other reviewing parties, including Town, for review and comment.

5. Agency reviews application and other reviewing parties comments, makes recommendation (either "APPROVE", "APPROVE WITH CONDITIONS", or "DENY"), and provides recommendation to other reviewing parties, including Town.

So, some of the risk should be eliminated by the consultation process with the approving bodies ahead of time. Also, the steps listed above show the work required by the Agency to get to the point of a Town action (approval or denial). But, it appears in this request the question is if it ever happens the applicant wants some of their money back. If the Committee deems this request as appropriate they should also factor in the cost of the refunding process in their calculations.



- Land Surveying
- Land Planning
- Civil Engineering

July 30, 2012

Rock County Planning & Development Committee
51 S. Main Street
Janesville, Wisconsin 53545

Dear Committee Members,

Since the implementation of the revised land division ordinance and the process that we are now using, an issue has come up that I feel needs to be addressed. Under the new process fees and applications to the Towns and County are submitted at the same time. The county reviews the land division and forwards comments to the town. The Town then acts. Then the County acts. My concern relates to having my clients in some cases have to pay \$1,300 to \$1,400 in fees (County & Town) and then have the Town say "No" and losing \$1,300 to \$1,400 in fees for this.

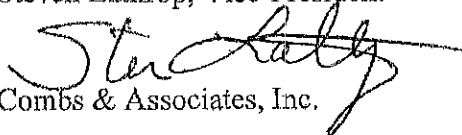
Under the old process, we would sometimes submit the rezone application to the Town first and get that approval prior to submitting to the County.

In talking with staff, perhaps a 50% refund of the County Fee would be in order, since staff has spent some time on the project, but it hasn't been taken to the Committee level yet.

This issue hasn't happened yet, but I would like to have some sort of policy in place prior to it actually happening.

Thanks for your consideration.

Steven Lathrop, Vice-President



Combs & Associates, Inc.

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN.EXPENSE	49,895.00	44.6%	22,897.47	-614.11	27,611.64	
	P1200190-PO# 09/01/12 -VN#012615			FEDERAL EXPRESS CORP		45.64	
				CLOSING BALANCE	27,566.00		45.64
	HG CLRING A/C		PROG-TOTAL-PO			45.64	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$45.64 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

SEP 13 2012

DATE _____ CHAIR

Account Number	Name	Yearly Prct Appropriation Spent	YTD. Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464060000-63110	ADMIN.EXPENSE	0.00 100.0%	38.92	0.00	-38.92		
	P1202610-PO# 09/01/12 -VN#011191			BELOIT DAILY NEWS		37.92	
	P1202682-PO# 09/01/12 -VN#013607			JANESVILLE GAZETTE INC		111.59	
			CLOSING BALANCE		-188.43		149.51
	LAK MGMNT PRTCTN		PROG-TOTAL-PO			149.51	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$149.51 INCURRED BY LAKE MGMNT PROTECTION. 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

SEP 13 2012

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: Community Development Division
DATE: September 6, 2012

ACTION ITEMS:

- A. Project ID: # 020714D-1 CO Funding Source: CDBG-Small Cities
Proposed Project Total Amount = \$ 720

- B. Project ID: # 020722D-1 Funding Source: CDBG – Revolving Loan Fund
Proposed Project Total Amount = \$ 2,755

Staff Recommendation: Staff recommends approval of the above noted request.
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INFORMATION ITEMS:

- A. Status Report on Community on Community Development Small Cities Block Grant Project (Project ID 020704D1)

ROCK COUNTY PLANNING & DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WISCONSIN 53545

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
CHANGE ORDER # 1

Date: September 6, 2012

Project Number: 20714D-1

Program Type: CDBG-Small Cities

Assessed Value: 121,100

Total Pre-Rehab 93,045

Mortgages

Contractors: Roberts Home Improvements - \$720.00

CHANGE ORDERED: Install gutters and downspouts.

REASON for CHANGE ORDER: The original project did not include gutters and downspouts. These work items are needed to keep water away from the foundation and basement.

Original Contract Amount	\$ <u>22,145.00</u>
Previous Change Orders	\$ <u>0.00</u>

Change Order Addition	\$ <u>720.00</u>
Change Order Deduction	\$ <u>0.00</u>
Revised Contract Amount	\$ <u>22,865.00</u>

This document shall become an amendment to the Contract and all stipulations and covenants of the Contract shall apply hereto.

Signature of Contractor

Date

Signature of Owner

Date

Approved by: Al Sweeney - Chair - Rock County Planning & Development Committee



DATE: September 6, 2012

Project ID(s) 020722-D 1

Project Recommended By Dave Somppi

Funding Source(s) CDBG – Revolving Loan Fund

HOUSEHOLD INFORMATION

Household Size: 4 Annual Income: \$ 38,100 Location: Town of Beloit

ASSESSED VALUE INFORMATION

Land	\$ 8,900	Fair Market Value	\$ 83,500
Buildings	\$ 72,100	When Determined	08 / 12
Total	\$ 81,000		

MORTGAGES OR LIENS

1. \$ 68,000	3.	TOTAL MORTGAGE(S)
2.	4.	\$ 68,000
Available Equity \$ 15,500	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
 Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

The buyers are purchasing the house for \$ 73,000, with an additional \$ 2,555 to cover closing and prepaid costs. They are obtaining a \$68,000 mortgage and have \$ 4,805 for down payment and to cover closing costs. Making this loan will make it possible for the buyers to purchase the house. The loan is proposed for 0% interest to be repaid upon sale of the property.

TYPE OF PROJECT *CDBG – Small Cities*
 RECOMMEND TOTAL PROJECT BID OF **\$ 2,750.00**

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____ Date _____



COUNTY OF ROCK –PLANNING & DEVELOPMENT AGENCY
51 S. Main Street
Janesville, WI 53545
(608) 757-5510
www.co.rock.wi.us

DATE: September 6, 2012
TO: Rock County Planning and Development Committee
FROM: Paul Benjamin, Director
RE: Denial of Subordination Request for Community Development Project IDs
007035D1 / 020650D1

This is an appeal of a staff decision to deny a subordination request.

As with all community development projects, to secure this loan, the loan recipient signs a mortgage and mortgage note. The mortgage note includes language that addresses subordination requests. The specific language in the mortgage note for addressing subordination requests from this note is as follows:

“16. SUBORDINATION REQUESTS: Future requests for subordination of this mortgage will be subject to the “Rock County Subordination Policy” at the time of the request.”

Allowing a subordination of an existing community development loan to process a transaction that provides a loan recipient with funds that exceed the current mortgage balance (Cash-out) must be for one of the following purposes:

1. Home repairs,
2. Foreclosure or property tax issues,
3. Payment of medical bills.

For the subordination request to be approved, the cash-out funds must be for one of the purposes as stated in the subordination policy.

The request received from the property owner included a request to receive funds in excess of the current mortgage balance. The request, as presented by the owner, for use of the funds is not for one of the approved purposes.

- Modification of the regulation in question does not adversely affect the public interest or Rock County's financial status.

Appendix 'K' of the Housing Procedures Manual provides the form to be completed by the applicant for this type of request.

APPENDIX K

ROCK COUNTY PLANNING & DEVELOPMENT AGENCY – COMMUNITY DEVELOPMENT PROGRAM

REQUEST FOR REVIEW OF STAFF / COMMITTEE DECISION

DATE OF REQUEST 9-6-2012 LOAN NUMBER 00703501
02065001

STAFF DECISION TO BE REVIEWED: denial

REASON FOR REQUEST: See Attached

FOR OFFICE USE ONLY

Date Request Received: 9-6-12

Specific Policy / Policy Decisions To Be Reviewed: Staff decision to deny subordination because of a "cash out" for a purpose not listed in the Rock County Housing Policy and Procedures manual.

The refinancing of property located at 7913 E. County A is designed to fix an interest for 15 years and to fully leverage this property (a loan to value ratio of 60%). ~~This~~ Also this is being done in an effort to restructure a Cattle Loan at RAB Bank. The cash-out portion of this loan will be used to reduce the ^{CATTLE} loan, or transferring debt from the Cattle Loan to the Real Estate. This allows a longer term amortization, supporting an enhanced cash flow plan. The business plan was to fix the interest ^{RATE} and improve farm cash flow.

Allowing the County to put a mortgage on the property was an accommodation to our tenants, improving the KIME ~~for~~ and greatly enhanced liquidity. It was NOT intended to disrupt or interfere with the business objectives of the farming operation.