



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, May 12, 2011 – 8:00 A.M.
COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
ROCK COUNTY COURT HOUSE
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of meeting held Thursday, April 28, 2011
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2011 003 (Beloit Township) – Town of Beloit
 - B. **Action Item:** Approval of Shoreland Conditional Use Permit 2011 003 – Town of Beloit
 - C. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2011 004 (Turtle Township) – Rock County Public Works Dept.
 - D. **Action Item:** Approval of Shoreland Conditional Use Permit 2011 004 Rock County Public Works Dept.
 - E. **Action Item:** Preliminary Approval of Land Divisions
 - LD 2011 012 (Harmony Township) – United Supply, LLC
 - LD 2011 013 (Center Township) – Dean Dorn
 - LD 2011 014 (Fulton Township) – Phillip Nass
6. Redistricting
 - A. Information Item: Ad Hoc and Technical Support Committee Update
7. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Pre-Approved Encumbrance/Amendments/Transfers

8. Housing & Community Development

- A. **Action Item:** CDBG – Small Cities Project (ID 020678D1) = \$29,282
- B. **Action Item:** CDBG – Small Cities Project (ID 020679D1) = \$8,137
- C. **Action Item:** CDBG – Small Cities Project (ID 020686D1) = \$11,251
- D. **Action Item:** Lead Hazard Control / CDBG – Small Cities Project (ID's 007049D1 and 020687D1) = \$14,793
- E. **Action Item:** Lead Hazard Control / CDBG – Small Cities Project (ID's 007047D1 and 020685D1) = \$13,580 (Tabled from 4/28/11)
- F. **Action Item:** Resolution Authorizing Submission of the 2011 Rock County Application for Lead Hazard Control Grant Funds
- G. Potential Conflict of Interest – Yes,
- H. Information Verification Statement

9. Director's Report

10. Committee Reports

11. Adjournment

Future Meetings/Work Sessions

May 26, 2011 (8:00 AM)
June 9, 2011 (8:00 AM)
June 23, 2011 (8:00 AM)
July 14, 2011 (8:00 AM)
July 28, 2011 (8:00 AM)

Non-Committee Future Meetings

May 19, 2011 (9:00 AM) – Rock County Town Clerk's Informational Meeting
(Land Division Procedures Update), 2nd Floor Conference Center-Room 250



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: May 5, 2011

Summary:

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

- LD 2011 012 (Harmony Township) – United Supply, LLC
- LD 2011 013 (Center Township) – Dean Dorn
- LD 2011 014 (Fulton Township) – Phillip Nass

Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Divisions 2011 012, 2011 013 and 2011 014 with the conditions presented.

Town Status: LD 2011 012

- Town Board Approved
 Town Planning & Zoning Approved
 Scheduled

Town Status: LD 2011 013

- Town Board Approved
 Town Planning & Zoning Approved *Note: A-1, COP goes only to Planning & Zoning*
 Scheduled

Town Status: LD 2011 014

- Town Board Approved
 Town Planning & Zoning Approved
 Scheduled

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	United Supply, LLC 1521 Randolph Road, Suite B Janesville, WI 53545	LAND DIVISION NO:	LD#2011 012
		DATE SUBMITTED:	April 12, 2011
LOCATION:	NE ¼ NE ¼ Section 15	E.T. JURISDICTION:	City of Janesville
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	24.7 Acres ±	TOWNSHIP:	Harmony
FINAL AREA:	3.1 Acres ±	NUMBER OF LOTS:	1
PRESENT ZONING:	A-2	PROPOSED FUTURE ZONING:	A-3

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

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

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

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL CONDITIONAL APPROVAL DENIAL

LOCATION: 3700 Block N. Henke Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. 40-foot 1/2 ROW to be dedicated along N. Henke Rd.
3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structures on final CSM.
5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before May 12, 2012.
6. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval.

Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.

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

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

DATE: 4/25/11

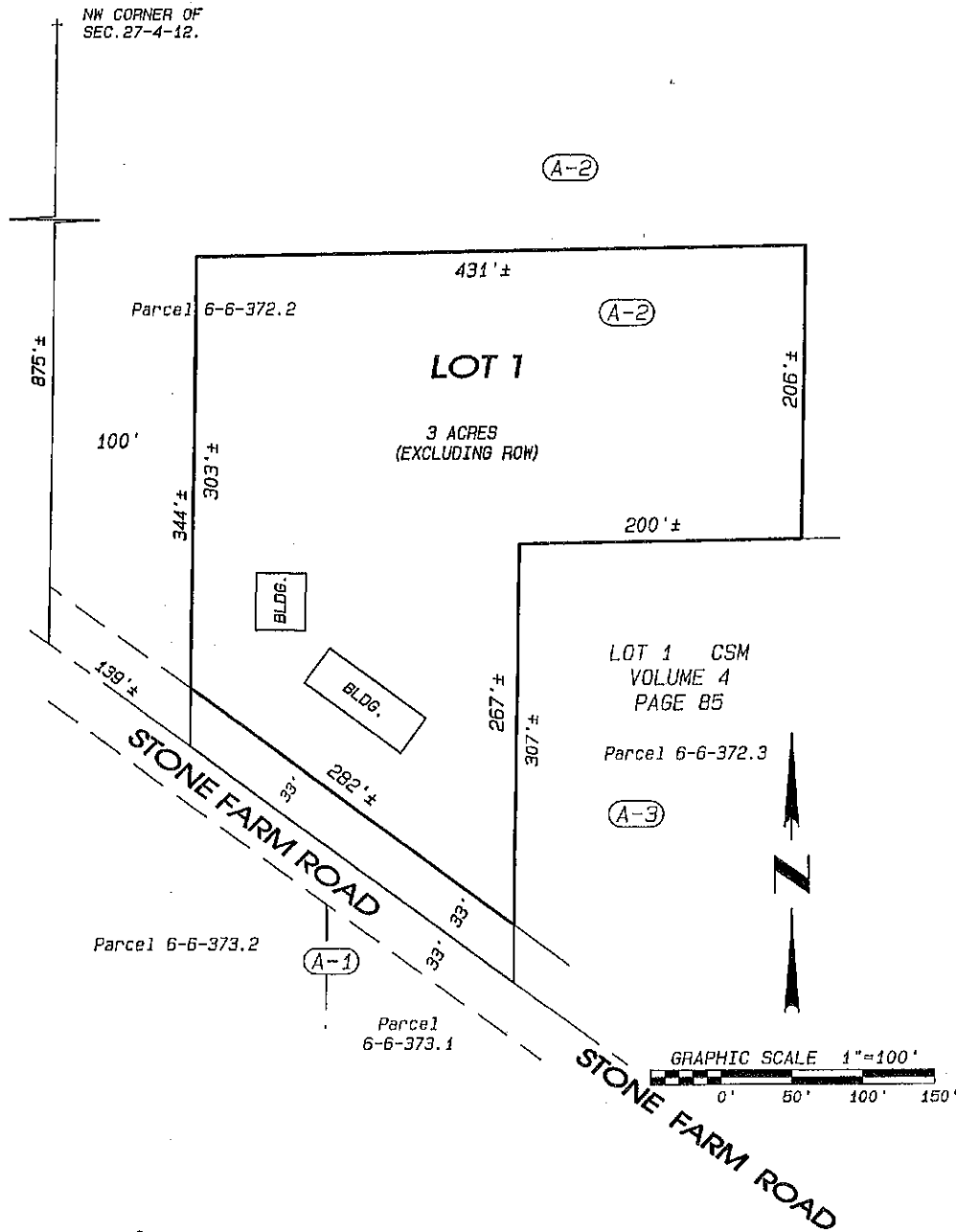
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON MAY 12, 2011 AT 8:00 A.M. AT THE ROCK COUNTY COURTHOUSE.

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

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

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NW 14 OF SECTION 27, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



DATE: MARCH 2, 2011
 REVISED MARCH 14, 2011

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 111 - 033 For: NASS

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

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Dean and Diane Dorn 5542 N. Fox Road Janesville, WI 53548	LAND DIVISION NO:	LD#2011 013
		DATE SUBMITTED:	April 19, 2011
LOCATION:	SE ¼ NW ¼ Section 1	E.T. JURISDICTION:	N/A
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	80 Acres	TOWNSHIP:	Center
FINAL AREA:	5 Acres	NUMBER OF LOTS:	1
PRESENT ZONING:	A-1	PROPOSED FUTURE ZONING:	A-1 CUP

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

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

NOTE: Reason for dividing land: Create lot for daughter of landowner.

NOTE: Consistent with the Rock County Agricultural Preservation Plan A-1 CUP.

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 7300 Block W. O'Neil Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. 33-foot 1/2 ROW to be dedicated along W. O'Neil Rd.
2. Acceptable soil and site evaluation report received on lot.
3. Show the location of the on-site soil test on the preplanned lot map.
4. Utility easements put on lot as requested by utility companies.
5. Require a Rock County Land Division Conservation Easement for kettle topography/groundwater protection area. Note on face of CSM: "Prior to any land disturbing activity on the parcel, the Conservation Easement boundaries shall be marked with highly visible flagging tape. Erosion control measures are also required if the Conservation Easement is down slope from disturbance."
6. Lot 1 to be pre-planned due to being in an environmentally significant area. Lot drawing to include slopes over 12%, kettle topography, utility easements, access location, conservation easement, soil test area and building envelope. No Conservation Easement Area shall be contained within the Building Envelope as depicted on the pre-planned lot. A

copy of the lot layout to be placed on file with the committee designee. Submit for approval ten (10) days prior to submitting final map.

- 7. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before May 12, 2012.
- 8. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval. Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.
- 9. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

Signed Colin M. Boyer DATE: 5/3/11
 Dept. of Planning, Economic & Community Development

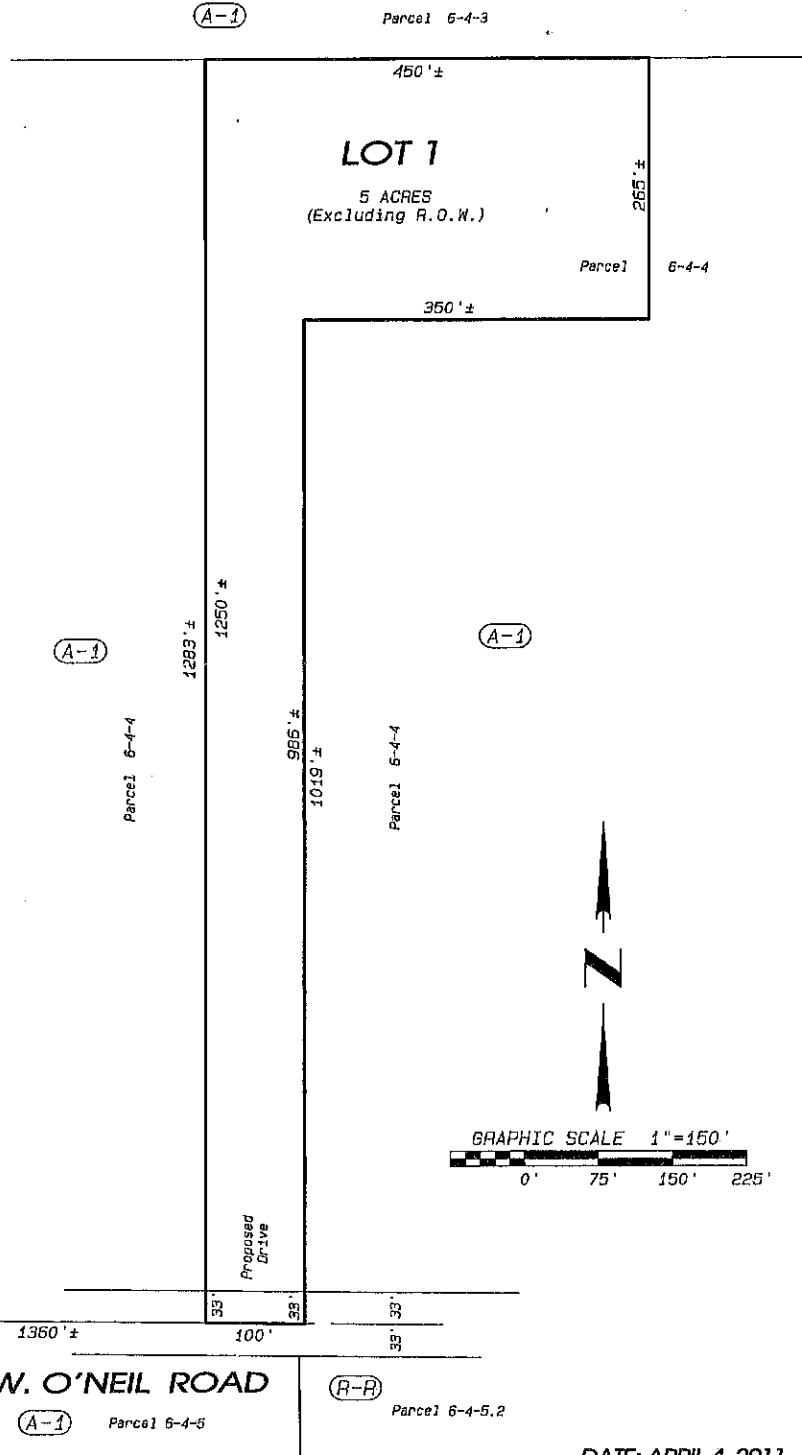
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON MAY 12, 2011 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

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

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

Preliminary Certified Survey Map

LOCATED IN THE SW 1/4 OF THE NW 1/4 AND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 1, T.3N., R.11E. OF THE 4TH PM., TOWN OF CENTER, ROCK COUNTY, WISCONSIN.



DATE: APRIL 4, 2011
REVISED APRIL 15, 2011

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

Project No. 111 - 086 For: DORN

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

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Phillip Nass 13417 E. State Road 67 Sharon, WI 53585	LAND DIVISION NO:	LD#2011 014
		DATE SUBMITTED:	April 19, 2011
LOCATION:	NW ¼ NW ¼ Section 27	E.T. JURISDICTION:	N/A
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	20 Acres	TOWNSHIP:	Fulton
FINAL AREA:	3 Acres	NUMBER OF LOTS:	1
PRESENT ZONING:	A-2	PROPOSED FUTURE ZONING:	A-2 CUP

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

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

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

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 3500 Block Stone Farm Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. 33-foot 1/2 ROW to be dedicated along Stone farm Rd.
3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structures on final CSM.
5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before May 12, 2012.
6. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval.

Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.

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

Signed Colin M. Byrnes DATE: 5/3/11
Dept. of Planning, Economic & Community Development

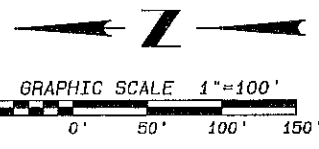
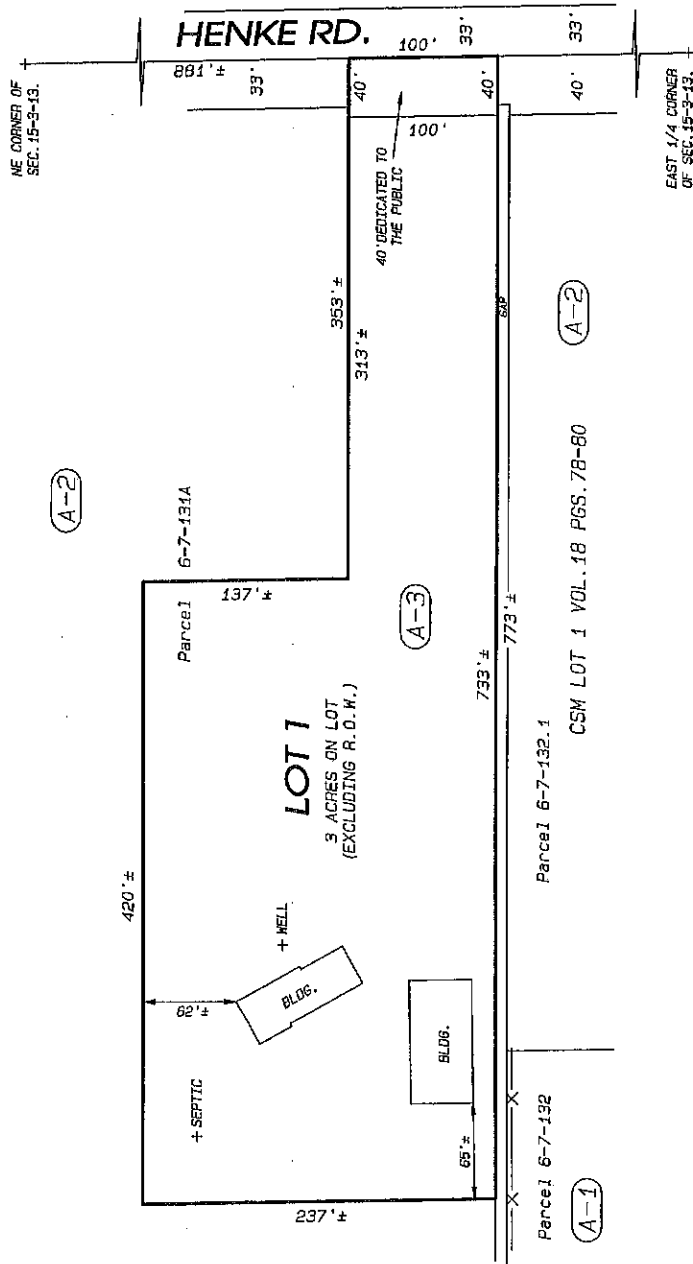
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NOTE: FINAL SURVEY SHALL COMPLY WITH ALL STATE, COUNTY, & LOCAL REGULATIONS.

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

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 15, T.3N., R.13E.
OF THE 4TH P.M., TOWN OF HARMONY, ROCK COUNTY, WISCONSIN.



DATE: JANUARY 19, 2010

NOTES:
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
BEARINGS BASED ON AN ASSUMED DATUM.

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

Project No. 111 - 022 For: FOURNAIS

1432838



April 21, 2011

LEGAL NOTICE

Notice is hereby given that the Rock County Planning and Development Committee will hear the request of the Town of Beloit for a Shoreland Conditional Use Permit to grade over 1,000 square feet and/or fill over 40 cubic yards in the Shoreland Overlay Zoning District of the Rock River. The proposed project entails construction of Preservation Park improvements consisting of walking path, parking lot, playground, lighting and grading.

The property is located in the NE1/4 of Section 11, Beloit Township.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, May 12, 2011.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Paul Benjamin
Director of Planning, Economic & Community Development

\$ 550

ROCK COUNTY PLANNING, ECONOMIC, & COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545
TEL: (608) 757-5587
FAX: (608) 757-5586
WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY	
Application No.	SL CUP 2011 002
Date Received	
Received by	

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION

(1) Name	TOWN OF BELDIT	Telephone	608-365-2980				
Address	2871 S. AFTON ROAD	City	BELDIT	State	WI	Zip	53511

PROPERTY INFORMATION

LOCATION

Subdivision Name	PRESERVATION PARK, S. RIVERSIDE DR., BELDIT, WI	Lot & Block	PART OF OUTLOT 11-3 OF T.O.B. ASSES. PLAT
Lot Size	40 Acres	Present Use	PARK & BOAT LAUNCH
Present Improvements on Land	SHELTERS, STORMSEWER, ELECTRIC PANELS BOAT LAUNCH, PARKING LOTS, ROADWAY, RESTROOM		
Proposed Use or Activity	ADDING WALKING PATH, PARKING LOT, PLAYGROUND, LIGHTING, MINOR GRADING, UPGRADING ELECTRICAL		

PROJECT INFORMATION

Submit site plan (scale not less than 1" = 200') indicating: area to be filled, graded or dredged, existing and proposed structures, and erosion control measures

Amount of fill in cubic yards	1920 C.Y.
Amount of disturbed area (square feet)	215,620 S.F. (4.95 Ac)
Planned Completion Date	7/15/11

Any change in the approved permit requires review by this agency.
 Any change without prior approval violates the ordinance and will subject applicant to legal action
 (I/We) hereby request a Conditional Use Permit as authorized in Section 16.23 of the Rock County Zoning Ordinance for: Shoreland and County Property.

SIGNATURE

Property Owner _____ OR Agent/Surveyor Anthony R. Pottier, P.E.

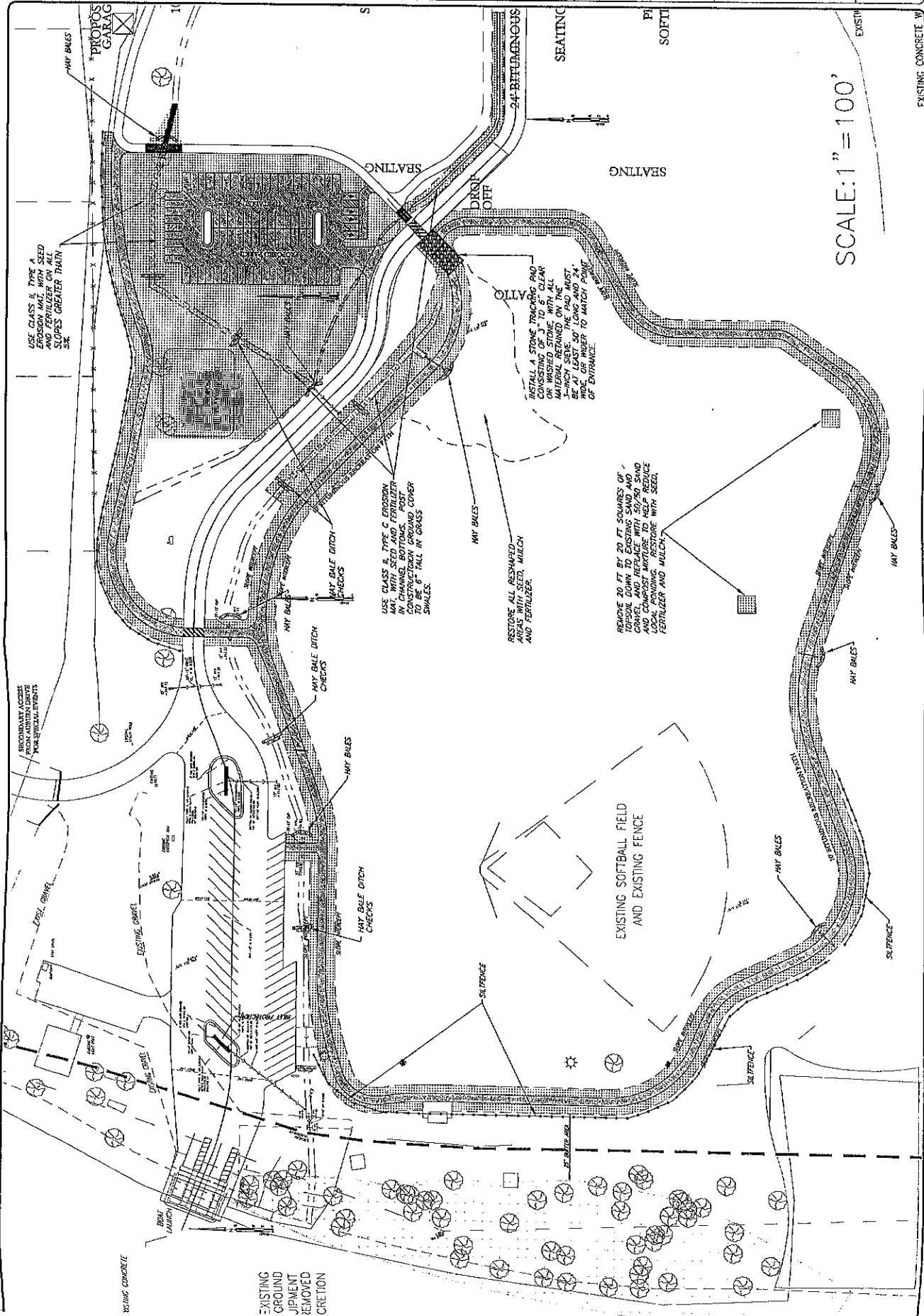
Approved by the Rock County Planning & Development Committee on _____

Committee Designee _____ Date _____

DATE	BY	REVISION
10/15/11	AMF	ISSUED FOR PERMIT
09/28/11	AMF	REVISED PER COMMENTS
09/28/11	AMF	REVISED PER COMMENTS
09/28/11	AMF	REVISED PER COMMENTS
09/28/11	AMF	REVISED PER COMMENTS
09/28/11	AMF	REVISED PER COMMENTS
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09/28/11	AMF	REVISED PER COMMENTS
09/28/11	AMF	REVISED PER COMMENTS
09/28/11	AMF	REVISED PER COMMENTS

PHASE 2 IMPROVEMENTS
TOWN OF BELoit
ROCK COUNTY, WISCONSIN
SITES EROSION CONTROL

Batterman engineers surveyors planners
2857 Bessie Drive
Beloit, Wisconsin 53511
608.395.4464
www.batterman.com



USE CLASS B, TYPE C EROSION MAT WITH SEED AND FERTILIZER ON ALL SLOPES GREATER THAN 5%.

INSTALL A STONE TROUGH POND CONSISTING OF 3" TO 6" CLEAR OR WASHED STONE WITH ALL MATERIAL RETAINED ON THE TROUGH. TROUGH MUST BE AT LEAST 30' LONG AND 24" WIDE, OR WIDER TO MATCH POINT OF ENTRANCE.

RESTORE ALL REMOVED AREAS WITH SEED, MULCH AND FERTILIZER.

REMOVE 20 FT BY 20 FT SQUARES OF TOPSOIL DOWN TO EXISTING SAND AND GRAVEL. REMOVE MULCH TO 20 FT FROM LOCAL PONDING. RESTORE WITH SEED, FERTILIZER AND MULCH.

USE CLASS B, TYPE C EROSION MAT WITH SEED AND FERTILIZER IN CHANNEL BOTTOMS. POST CONSTRUCTION GROUND COVER CONSISTING OF PALE OR GRASS SWALES.

RESTORE ALL REMOVED AREAS WITH SEED, MULCH AND FERTILIZER.

SCALE: 1" = 100'

EXISTING CONCRETE

EXISTING SOFTBALL FIELD AND EXISTING FENCE

EXISTING GROUND IMPROVEMENT REMOVED CRETEION



ROCK COUNTY GOVERNMENT
Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2011 003 – Town of Beloit Preservation Park, Part of Section 11, Beloit Township

DATE: May 5, 2011

Summary:

The Rock County Shoreland Zoning Ordinance (Chapter 16 of the Rock County Code of Ordinances) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, which ever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits. These types of permits require a public hearing and review and action (either deny, approve or approve with conditions) by the P&D Committee.

As per sec. 16.23, in part, a Conditional Use Permit in the Shoreland District shall be issued only upon satisfaction of the following requirements:

- (A) The maintenance of safe and healthful conditions
- (B) The prevention and control of water pollution, flood water inundation, and sedimentation
- (C) The need of the proposed use for a shoreland location
- (D) The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover
- (E) The amount of liquid wastes to be generated and the adequacy of the proposed disposal system

A Conditional Use Permit in the Shoreland District is based on the amount of land disturbance created by the use. Section 16.34(3) outlines the threshold for a Conditional Use Permit as any filling, grading, or excavating of an area where there is either a single area of more that 1,000 square feet exposed or the cumulative exposed area exceeds 1,000 square feet or more than 40 cubic yards of fill is deposited.

Rock County P&D Staff has received the request of the Town of Beloit for a Conditional Use Permit to grade over 1,000 square feet and place more than forty cubic yards of fill in the Shoreland Zoning District. The project consists of adding a walking path, parking lot, playground, lighting, grading and electrical upgrades for the Preservation Park. Total ground disturbance is 215,620 square feet and 1,920 cubic yards of fill will be placed on site. The majority of the project is located within the Floodplain of the Rock River and therefore, the project must be code compliant. The specific land uses are allowed but calculations must be completed to indicate that the effect of the fill will not raise the Regional Flood .01 feet.

Recommendations:

In review of the application materials, considering the criteria above, staff recommends approval subject to the following conditions:

1. Install and maintain temporary erosion control measures until the seeded permanent vegetative cover is established.
2. Complete the project according to the approved plan set.
3. Project shall be compliant with the Floodplain Zoning (Chapter 32 Code of Ordinances).
4. Any excess spoil material may not be deposited in the Floodplain without separate approval by the P&D Agency.
5. Obtain all permits or approvals for your project from the US Army Corps of Engineers, Wisconsin Department of Natural Resources, or other local government agencies before starting your project.
6. This permit expires one year from the date of Committee approval.



April 21, 2011

LEGAL NOTICE

Notice is hereby given that the Rock County Planning and Development Committee will hear the request of the Rock County Department of Public Works for a Shoreland Conditional Use Permit to grade over 1,000 square feet and/or fill over 40 cubic yards in the Shoreland Overlay Zoning District of a tributary of Turtle Creek. The proposed project entails replacement of a short span bridge on County Highway J.

The property is located in the SW1/4 of the NE1/4 of Section 2, Turtle Township.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, May 12, 2011.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Paul Benjamin
Director of Planning, Economic & Community Development

ROCK COUNTY PLANNING, ECONOMIC, & COMMUNITY
 DEVELOPMENT AGENCY
 51 SOUTH MAIN STREET
 JANESVILLE, WI 53545
 TEL: (608) 757-5587
 FAX: (608) 757-5586
 WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY	
Application No.	_____
Date Received	_____
Received by	_____

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION

(1) Name	Ben Coopman, Rock County Director of Public Works			Telephone	608-757-5450		
Address	3715 Newville Road	City	Janesville	State	WI	Zip	53545

PROPERTY INFORMATION

LOCATION

Road Name	CTH J		Section, Town, Range	Section 2, TIN, R13E			
Feature under	Tributary #2 of Turtle Creek	Present Use	Roadway Bridge over Turtle Creek				
Present Improvements on Land	Proposed new box culvert structure						
Proposed Use or Activity							

PROJECT INFORMATION

Submit site plan (scale not less than 1" = 200') indicating: area to be filled, graded or dredged, existing and proposed structures, and erosion control measures

Amount of fill in cubic yards	920 CY
Amount of disturbed area (square feet)	18,400 SF
Planned Completion Date	Construction window June 15, 2011 - September 15, 2011

Any change in the approved permit requires review by this agency.
 Any change without prior approval violates the ordinance and will subject applicant to legal action
 (I/We) hereby request a Conditional Use Permit as authorized in Section 16.23 of the Rock County Zoning Ordinance for: Shoreland and County Property.

SIGNATURE

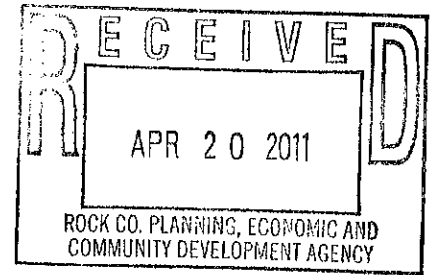
Property Owner _____ OR Agent/Surveyor MSA Professional Services
Gaima Kuter

Approved by the Rock County Planning & Development Committee on _____
 Committee Designee _____ Date _____



PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL



April 19, 2011

Rock County Planning and Development Committee
Attn: Andrew Baker
51 South Main Street
Janesville, Wisconsin 53545

Re: CTH J
Turtle Creek Tributary #2 Bridge and Approaches
Rock County

Dear Andrew:

Rock County is proposing to reconstruct the existing structure on CTH J in the Town of Turtle. CTH J will be closed to traffic during the construction period. Enclosed are a project location map, the road plan/profile sheets, and the structure general plan sheet.

The proposed project will reconstruct the existing structure on CTH J and includes minimal approach work. The existing structure is a single span steel deck girder bridge. It has a clear roadway width of 22 feet and a total length of 16 feet. Land use within the project area is primarily agricultural and a single residence. The proposed project will replace the existing single span steel deck girder bridge with a twin cell box culvert with 12' wide x 8' high x 59' long cells. The structure clear roadway width will be 34.0 feet. New right-of-way acquisition and temporary easements are anticipated.

The replacement structure design Highwater₁₀₀ will be reduced by 0.57 feet from the existing structure to an elevation of 826.35. The proposed elevation of the centerline of the road at the center of the bridge is approximately 830.18.

This project is tentatively scheduled for construction to start summer 2011. Thank you for your time and consideration.

Sincerely,

MSA Professional Services, Inc.

Jaime Kurten
Project Engineer

JLK

Enc.

cc: Ben Coopman, Rock County Director of Public Works

Offices in Illinois, Iowa, Michigan, Minnesota, and Wisconsin

2901 INTERNATIONAL LANE, SUITE 300 • MADISON, WI 53704-3133

608.242.7779 • 1.800.446.0679 • FAX: 608.242.5664

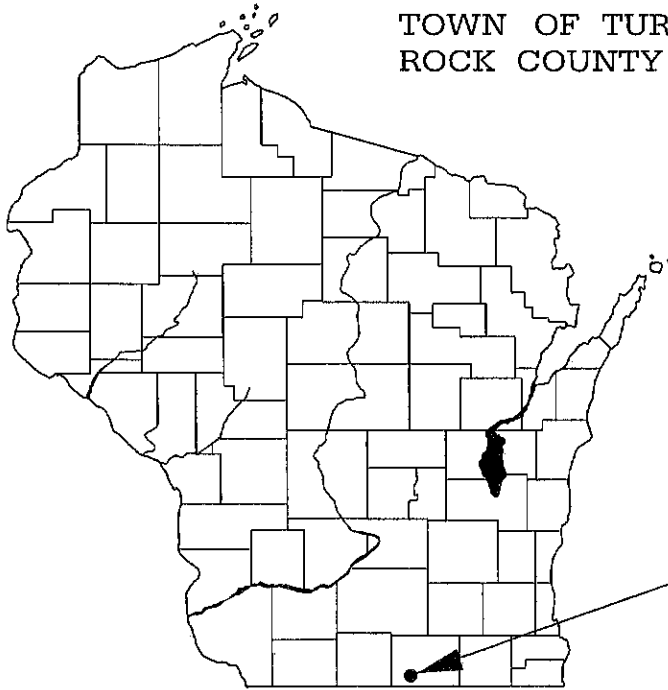
www.msa-ps.com



PROJECT LOCATION MAP

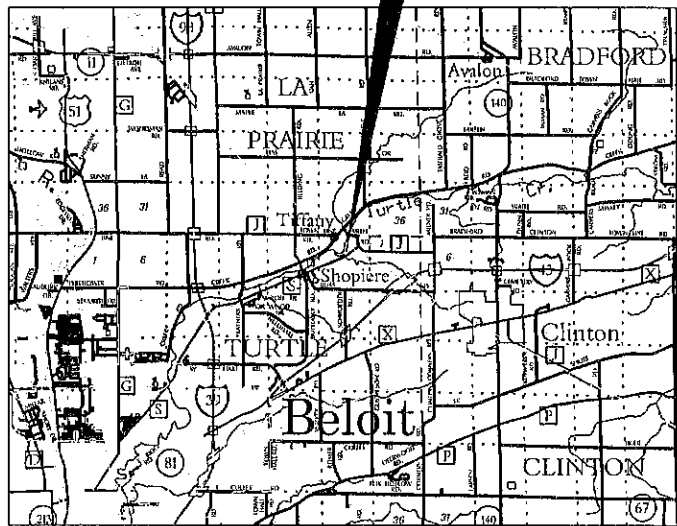
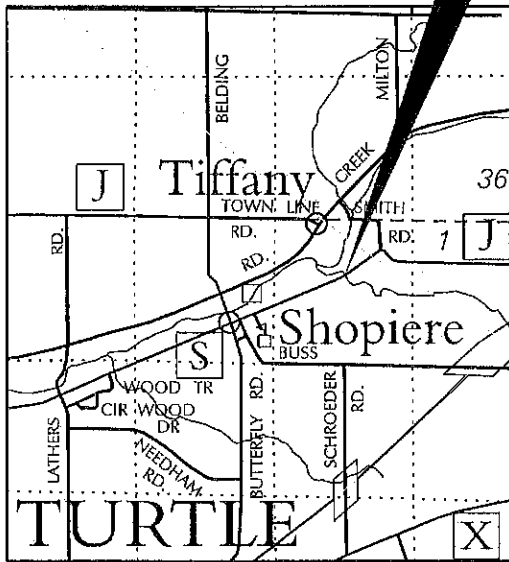


CTH J OVER TURTLE CREEK TRIBUTARY #2
CTH J
TOWN OF TURTLE
ROCK COUNTY



PROJECT LOCATION
ROCK COUNTY

PROJECT LOCATION



MSA

PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL • REMEDIATION
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2901 International Lane, Suite 300 Madison, WI 53704-3133
608-242-7779 1-800-446-0679 Fax: 608-2421-5664

CAD MAPS PRODUCED BY
MSA PROFESSIONAL SERVICES, INC.

BENCH MARKS

NO.	STATION	DESCRIPTION	OFFSET	ELEV.
7	5+69.17	1/4" BAR (ALSO A TIE)	22.00 RT	832.35
8	10+08.37	" IN WINGWALL	15.54 LT	828.57
9	12+71.38	1/4" BAR (ALSO A TIE)	34.05 RT	829.92

CONTROL POINT TIES

NO.	STATION	DESCRIPTION	OFFSET	ELEV.
10	6+58.54	PK NAIL WEST	0.50 RT	833.41
12	6+51.84	1/2" IRON ROD	17.95 LT	833.30
13	6+58.35	1/2" IRON ROD	13.91 RT	832.23
14	12+24.41	FENCE END POST	34.45 RT	830.60
15	12+45.17	1/2" IRON ROD	13.44 RT	830.65
16	12+45.34	PK NAIL EAST	0.00	831.11

EARTHWORK SUMMARY

STA.	9+25	STA.	10+50
CUT	0	CUT	0
FILL	0	FILL	0
WASTE	0	WASTE	0

OBSERVED WATER EL.

STA.	9+25	STA.	10+50
EL.	820.80*	EL.	817.27*

VERTICAL CURVE DATA

STA.	9+25	STA.	10+50
PT STA	9+55.72	PT STA	10+50.00
VP1 EL.	829.59	VP2 EL.	830.40
CURVE LEN.	231.75	CURVE LEN.	100.00
K	105.39	K	105.39

PROPOSED GRADE DATA

STA.	9+25	STA.	10+50
PROP. EL.	830.33	PROP. EL.	830.40

EXISTING GRADE DATA

STA.	9+25	STA.	10+50
EXIST. EL.	829.00	EXIST. EL.	828.00

PROPOSED ROADWAY DATA

STA.	9+25	STA.	10+50
PROP. EL.	830.33	PROP. EL.	830.40

PROPOSED ROADWAY DATA

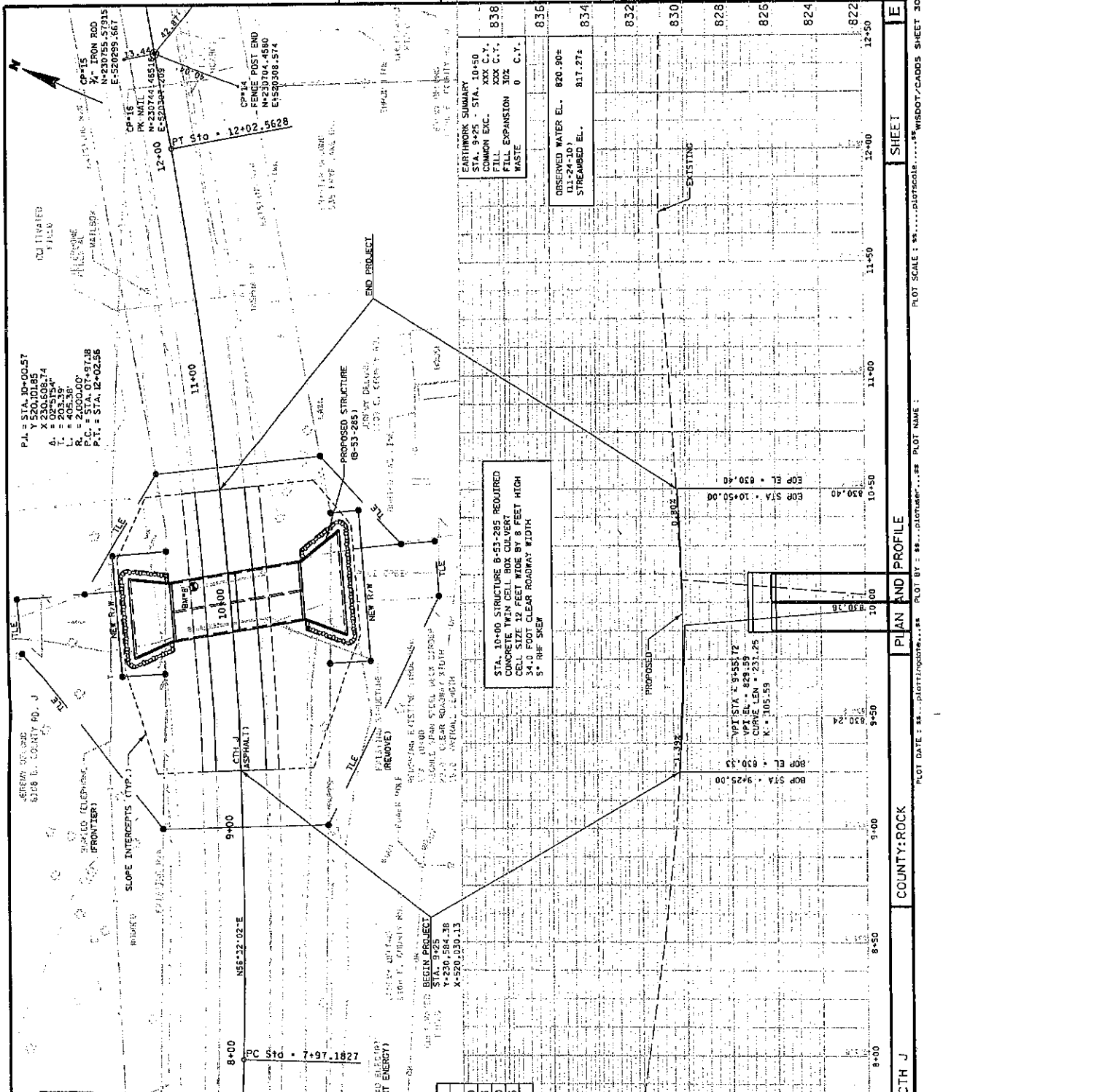
STA.	9+25	STA.	10+50
PROP. EL.	830.33	PROP. EL.	830.40

PROPOSED ROADWAY DATA

STA.	9+25	STA.	10+50
PROP. EL.	830.33	PROP. EL.	830.40

PROPOSED ROADWAY DATA

STA.	9+25	STA.	10+50
PROP. EL.	830.33	PROP. EL.	830.40



PROJECT NO: 7052004
 COUNTY: ROCK
 HWY: CTH J
 SHEET E
 FILE NAME: S:\GIS\G171010011_1000000.dwg
 PLOT DATE: 08/11/2011 10:00:00 AM
 PLOT BY: S:\GIS\G171010011_1000000.dwg
 PLOT NAME: S:\GIS\G171010011_1000000.dwg
 PLOT SCALE: 1" = 40'



ROCK COUNTY GOVERNMENT
Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2011 004 – County of Rock - Public Works Department, SW1/4 NE1/4 Section 2, Beloit Township

DATE: May 5, 2011

Summary:

The Rock County Shoreland Zoning Ordinance (Chapter 16 of the Rock County Code of Ordinances) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, which ever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits. These types of permits require a public hearing and review and action (either deny, approve or approve with conditions) by the P&D Committee.

As per sec. 16.23, in part, a Conditional Use Permit in the Shoreland District shall be issued only upon satisfaction of the following requirements:

- (A) The maintenance of safe and healthful conditions
- (B) The prevention and control of water pollution, flood water inundation, and sedimentation
- (C) The need of the proposed use for a shoreland location
- (D) The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover
- (E) The amount of liquid wastes to be generated and the adequacy of the proposed disposal system

A Conditional Use Permit in the Shoreland District is based on the amount of land disturbance created by the use. Section 16.34(3) outlines the threshold for a Conditional Use Permit as any filling, grading, or excavating of an area where there is either a single area of more that 1,000 square feet exposed or the cumulative exposed area exceeds 1,000 square feet or more than 40 cubic yards of fill is deposited.

Rock County P&D Staff has received the request of the Rock County Public Works Department for a Conditional Use Permit to grade over 1,000 square feet and place more than forty cubic yards of fill in the Shoreland Zoning District. The project consists of replacing a short span bridge over a tributary of Turtle Creek with a series of box culverts on East CTH J. Total ground disturbance is 18,400 square feet and 920 cubic yards of fill will be placed on site. The majority of the project is located within the Floodplain of an unnamed tributary of Turtle Creek. Therefore, it is crucial that information concerning the specifications of the new infrastructure is conveyed to the DNR for future Floodplain modeling. Additionally, Turtle Creek is considered an Exceptional Water Resource and this tributary empties into it a short distance from the project. DNR permitting is required to ensure the impact of the culvert also does not impede the movement of aquatic species.

Recommendations:

In review of the application materials, considering the criteria above, staff recommends approval subject to the following conditions:

1. Install and maintain temporary erosion control measures until the seeded permanent vegetative cover is established.
2. Complete the project according to the approved plan set.
3. Project shall be compliant with the Floodplain Zoning (Chapter 32 Code of Ordinances).
4. Any excess spoil material may not be deposited in the Floodplain without separate approval by the P&D Agency.
5. Obtain all permits or approvals for your project from the US Army Corps of Engineers, Wisconsin Department of Natural Resources, or other local government agencies before starting your project.
6. This permit expires one year from the date of Committee approval.

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-63200	PUBL/SUBCR/DUES	1,650.00 30.2%	499.00	0.01	1,150.99		
	P1101932-PO# 05/02/11 -VN#035277		AMERICAN PLANNING ASSOCIATION			90.00	
			CLOSING BALANCE		1,060.99		90.00
	PLANNING		PROG-TOTAL-PO			90.00	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$90.00 INCURRED BY PLANNING. CLAIMS COVERING THE ITEMS ARE PROPER AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

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

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

MAY 12 2011 DATE _____ CHAIR

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464200000-63101	POSTAGE	150.00	3.7%	5.59	0.00	144.41	
	P1100517-PO# 05/02/11 -VN#012615			FEDERAL EXPRESS CORP		67.16	
				CLOSING BALANCE	77.25		67.16
	ECONOMIC DEVELOP		PROG-TOTAL-PO			67.16	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$67.16 INCURRED BY ECONOMIC DEVELOPMENT. 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

MAY 12 2011

DATE _____ CHAIR

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN.EXPENSE	109,871.00	2.1%	2,492.18	-155.70	107,534.52	
	P1100517-PO# 05/02/11 -VN#012615			FEDERAL EXPRESS CORP		215.12	
				CLOSING BALANCE		107,319.40	215.12
	HG CLRING A/C			PROG-TOTAL-PO		215.12	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$215.12 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

MAY 12 2011 DATE _____ CHAIR



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning & Development Committee
THROUGH: Paul Benjamin, Director, Planning & Development Agency
FROM: David Somppi, Community Development Manager
SUBJECT: Actions for P&D Agenda
DATE: May 12, 2011

ACTION ITEMS:

1. CDBG-Small Cities Project ID# 20678D-1
(Staff Recommends Conditional Approval subject to receipt of Department of Commerce confirmation of eligible expenses)
2. CDBG-Small Cities – Project ID # 20679D-1
Staff Recommends Approval
3. CDBG-Small Cities – Project ID # 20686D-1
Staff Recommends Approval
4. Lead Hazard Control – Project ID# 07049D-1
CDBG-Small Cities – Project ID # 20687D-1
Staff Recommends Approval
5. Lead Hazard Control – Project ID# 07047D-1 (Tabled from 4/28/11)
CDBG-Small Cities – Project ID # 20685D-1
Rental Rehab. Program Income – Project ID# 97336I-1
Staff Recommends Approval

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
 REQUEST FOR COMMITTEE ACTION



Date: **May 12, 2011**

Project ID(s) **020678-D-1**

Project Recommended By **Neale Thompson**

Funding Source(s) **CDBG-Small Cities**

HOUSEHOLD INFORMATION

Household Size: **5** Annual Income: **\$27,061** Location: **Town of Milton**

ASSESSED VALUE INFORMATION

Land	\$ 15,700	Appraised Value	\$ 94,407
Buildings	\$ 77,300	When Appraised	2010
Total	\$ 93,000	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 85,000	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$9,407	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 house has a flat roofed section that has substantial leaking. Under this section are a bedroom, bathroom, and the kitchen. The structure, wall, and floor surfaces need to be reconstructed.

Upon HQS inspection, the following work is required: To repair a leaking flat roof section, the project proposes to replace the flat roof with a peaked roof structure; rotted & damaged floor and wall support structures in the bedroom, bathroom, and kitchen will be reconstructed; new wall and floor coverings will be installed; replace windows & doors; conduct required electrical and plumbing work and insulate the total attic. To reduce costs, the residents and sons will conduct all demolition and reinforcement of the floor structure. Rock County and the owners are also working with another program to provide additional energy saving measures.

Conducting this project will address many structural defects, correct several health and safety hazards, and the durability of this structure. Loan is 0% deferred.

Funding Source: CDBG – Small Cities (0% Interest Payment Deferred) \$29,282
 Recommend Total Project Amount of: **\$29,282**

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair Date

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
 REQUEST FOR COMMITTEE ACTION



Date: **May 12, 2011**

Project ID(s) **020679-D-1**

Project Recommended By **Neale Thompson**

Funding Source(s) **CDBG-Small Cities**

HOUSEHOLD INFORMATION

Household Size: **2** Annual Income: **\$24,412** Location: **Town of Milton**

ASSESSED VALUE INFORMATION

Land	\$ 24,500	Appraised Value	\$ 110,650
Buildings	\$ 84,800	When Appraised	2010
Total	\$ 109,000	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 49,959	4. \$	TOTAL MORTGAGE(S) \$ 51,587
2. \$ 1,628	5. \$	
3. \$	6. \$	

Available Equity **\$57,413** Is there 5% owner equity in the property? Yes No

VERIFICATIONS

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

SUMMARY OF PROPOSED WORK

Upon HQS inspection, this home needs a new roof with major roof structural work, front storm door and frame repair, attic insulation, kitchen flooring, and electrical GFCI outlets. Completing this project will have benefits for durability, reliability, and safety improvements. Loan is 0% deferred.

Funding Source: CDBG – Small Cities (0% Interest Payment Deferred) \$ 8,137
 Recommend Total Project Amount of: **\$ 8,137**

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair Date

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
 REQUEST FOR COMMITTEE ACTION



Date: May 12, 2011

Project ID(s) 020686-D-1

Project Recommended By Neale Thompson_

Funding Source(s) CDBG-Small Cities

HOUSEHOLD INFORMATION

Household Size: 3	Annual Income: \$36,978	Location: Town of Milton
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ASSESSED VALUE INFORMATION

Land	\$ 32,400	Appraised Value	\$ 146,387
Buildings	\$ 109,200	When Appraised	2010
Total	\$ 141,600	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 103,000	4. \$	TOTAL MORTGAGE(S) \$ 103,000
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$43,387	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

Upon HQS inspection, this home needs a new accessible bath shower, bathroom door enlargement, furnace, central air conditioning, attic insulation, crawlspace insulation, and electrical GFCI outlets. Completing this project will have benefits for durability, reliability, and safety improvements. Loan is 0% deferred.

Funding Source: CDBG – Small Cities (0% Interest Payment Deferred) \$ 11,251
 Recommend Total Project Amount of: \$ 11,251

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair Date



Project ID(s) 20687-D-1 07049D-1

Project Recommended By David Somppi

Funding Source(s) CDBG-Small Cities and LHC Lead Hazard Control

HOUSEHOLD INFORMATION

Household Size: 3 Annual Income: \$ 31,948 Location: City of Edgerton

ASSESSED VALUE INFORMATION

Land	\$ 26,800	Appraised Value	\$ 130,000
Buildings	\$ 60,100	When Appraised	4 / 07
Total	\$ 86,900	Type of Appraisal	Fannie Mae

MORTGAGES OR LIENS

1. \$ 78,231	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	
3. \$	6. \$	
		\$ 78,231

Available Equity \$ 51,769 Is there 5% owner equity in the property? Yes No

VERIFICATIONS

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

SUMMARY OF PROPOSED WORK

The 2-story wood frame house is about 100 years old. HQS inspections and lead testing found lead on the exterior siding, fascia and soffit, window and door trim, exterior doors and storm windows. The project proposes to have the exterior siding, fascia and soffit, window & door trim and exterior doors painted. The exterior storm windows will be replaced with good quality wood storm windows. Fill dirt will be added around the foundation.

Conducting this project will address documented lead hazards while maintaining the existing character of the property.

The project includes \$400 for lead sample testing and \$380 for risk assessments and required clearances. The CDBG Loan will be for 0% interest to be repaid upon sale of the house.

Funding Source:	CDBG Small Cities (0% Interest Deferred) - match for Lead Hazard Control	\$ 4,671.00
Funding Source:	OHHLHC Lead Hazard Control	\$ 10,122.00
Recommended Total Project Amount		\$ 14,793.00

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____ Date _____

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION



Date: May 12, 2011 from April 28

Project ID(s) 7047-D-1, 20685-D-1,
97336-I-1

Project Recommended By Neale Thompson

Funding Source(s) LHC2 and CDBG-Small Cities, Rental Rehab RLF

HOUSEHOLD INFORMATION

Household Size: Vacant Annual Income: \$ LMI Location: Town of Beloit

ASSESSED VALUE INFORMATION

Land	\$ 7,100	Appraised Value	\$ 24,330
Buildings	\$ 15,200	When Appraised	2010
Total	\$ 22,300	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 20,000	3. \$	TOTAL MORTGAGE(S) \$ 20,000
2. \$	4. \$	
Available Equity \$ 4,030	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 rental house is a 1-story house, about 90 years old. The house is in good shape inside. **Lead testing found lead in the soffits, fascia, and roof overhangs, the ceiling of the front porch, and unwrapped exterior trim of several windows.** This project and the proposed terms are in conformance with the approved HUD LHC2 Grant and the 'Housing Procedures Manual'. Project will remove identified lead hazards and correct the housing deficiencies from this residence. The portion of the LHC project from the CDBG-Small Cities fund will be a 0% interest loan and would not require repayment until the owners sell the house. Using a 0% interest loan from the Rental Rehab Revolving Loan Fund, the roof will be replaced after one section is raised to match the main roof level; windows will be replaced; and gutters with downspouts will be added. All work will ensure that the house will be secure, durable, and safe for future LMI tenants.

Funding Source: LHC2 \$ 3,316.67
 Funding Source: CDBG – Small Cities (0% Interest Payment Deferred with conditions) \$ 1,268.33
 Funding Source: Rental Rehab RLF (0% Interest Payment Deferred with restrictive covenant) \$ 9,650.00
 Recommend Total Project Amount of: \$13,580.00

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____ Date _____

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Planning & Development Committee
INITIATED BY



Paul Benjamin, David Somppi
DRAFTED BY

Planning & Development Committee
SUBMITTED BY

May 2, 2011
DATE DRAFTED

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2011 ROCK COUNTY
APPLICATION FOR LEAD HAZARD CONTROL GRANT FUNDS**

- 1 **WHEREAS**, Federal funds are available under the U.S. Department of Housing & Urban Development
- 2 (HUD) Healthy Homes and Lead Hazard Control Programs, to provide local, County, and State Governments
- 3 nationwide with funds to control lead hazards in housing units with children with elevated lead levels and/or
- 4 have children under 6 years of age; and,
- 5
- 6 **WHEREAS**, the Planning and Development Committee has recommended that an application be submitted
- 7 to HUD to obtain funds to conduct this lead hazard control work, improving housing units with children that
- 8 have elevated lead levels and/or have children under 6 years of age, expanding housing opportunities, conduct
- 9 outreach activities, and obtain administration expenses; and,
- 10
- 11 **WHEREAS**, it is necessary for the Rock County Board of Supervisors to approve the preparation and filing
- 12 of an application for Rock County to receive funds from this Program; and,
- 13
- 14 **WHEREAS**, the Planning & Development Committee has reviewed the need for the proposed programs and
- 15 the benefits to be gained for Rock County; and,
- 16
- 17 **WHEREAS**, Planning & Development Agency personnel are working with the Cities of Beloit and
- 18 Janesville, the Rock County Health Department, and Rock County municipalities to provide assistance with
- 19 administering the program presented in this application.
- 20
- 21 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled this
- 22 _____ day of _____ 2011, hereby approves and authorizes the preparation and filing of an
- 23 application for the 2011 Healthy Homes and Lead Hazard Control Program through the U.S. Department of
- 24 Housing & Urban Development; and,
- 25
- 26 **BE IT FURTHER RESOLVED**, that the Rock County Board of Supervisors authorizes the County Board
- 27 Chair and County Clerk to sign the respective documents on behalf of the County of Rock; and,
- 28
- 29 **BE IT FURTHER RESOLVED**, that authority is hereby granted to the Rock County Planning and
- 30 Development Agency to take the necessary steps to prepare and file an appropriate application for funds under
- 31 this Program in accordance with this application.

Respectfully submitted,

Planning & Development Committee

Alan Sweeney, Chair

Mary Mawhinney, Vice Chair

Wayne Gustina

Marilynn Jensen

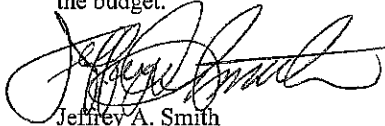
Phillip Owens

Resolution Authorizing Submission of the 2011 Rock County Application for Lead Hazard Control Grant Funds

Page 2

FISCAL NOTE:

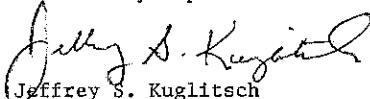
This resolution only authorizes an application for a grant and, therefore, has no fiscal impact at this time. If a grant is awarded a subsequent resolution would be required to accept the grant and amend the budget.



Jeffrey A. Smith
Finance Director

LEGAL NOTE:

The authority to accept grant funds pursuant to sec. 59.52(19), Wis. Stats., necessarily implies the authority to make application for such funds.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

EXECUTIVE SUMMARY

RESOLUTION AUTHORIZING SUBMISSION OF THE 2011 ROCK COUNTY APPLICATION FOR LEAD HAZARD CONTROL GRANT FUNDS

The Rock County Planning and Development Agency is currently preparing an application on behalf of Rock County for Healthy Homes and Lead Hazard Control Program funds, administered by the U.S. Department of Housing & Urban Development (HUD). This is part of HUD's annual Notice of Funding Availability for Discretionary Funds to finance competitive grants for discretionary housing programs nationwide. In past years, about \$160 million will be made available for this program for qualifying cities, counties and states to fund about 100 programs nationwide.

Owner-occupied property owners will be required to live in the property upon completion. Rental property owners will be required to rent to low- to moderate income families and keep rents within Rock County's HUD rent guidelines.

Funds would also be made available for qualifying testing activities and community outreach, data collection and record keeping, and administrative expenses.

Rock County will be working closely with the Cities of Beloit and Janesville, the Rock County Health Department, Rock County municipalities, and other community groups on identifying eligible housing units and conducting approved projects. The Cities of Beloit and Janesville and the balance of the County will administer roughly similar numbers of projects. Projects in the Cities of Beloit and Janesville may be administered by their Neighborhood Services Departments. Projects in the balance of the County would be administered by the Planning Agency and the Health Department.

Scoring for this competition will be based on agency capacity, agency experience, documented need, quality of work program approach, economic opportunities, promoting local and national housing objectives, and other resources and community support.

The application will request about \$1,500,000 to conduct lead hazard control work on about 81 housing units over 36 months. These projects will likely be evenly split between the Cities of Beloit, Janesville, and Rock County outside of the Cities of Beloit & Janesville. Grant funds are also proposed to be used for public education and promotional activities.

The deadline for submission of this application is June 9, 2011. Notification of success of the application will likely occur in September 2011. If successful, the contract period for the application would be from about October 1, 2011 – September 30, 2014.