



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, DECEMBER 16, 2010 – 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, December 2, 2010
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Approval of Land Divisions
 - LD 2010 059 (Milton Township) – Anne Wanke Trust
 - LD 2010 062 (Union Township) – Thomas Davis
 - LD 2010 063 (Johnstown) - Andrew Weberpal Revocable Trust
6. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Pre-Approved Encumbrance/Amendments/Transfers
7. Housing & Community Development
 - A. **Action Item:** CDBG-EAP Emergency Assistance Project (ID 008060D2) = 23,599
 - B. **Action Item:** Lead Hazard Control (LHC) / CDBG-RLF Project (ID's 007017D2 & 020674D1) = \$44,965
 - C. **Action Item:** Approval of Rock County Housing & Community Development Policy & Procedure Manual
 - D. Potential Conflict of Interest – Yes,
 - E. Information Verification Statement
8. Director's Report - Planning
9. Committee Reports

10. **Executive Session:** Per Section 19.85(1)(c) Wis. Stats. – Midterm Review of Planning, Economic & Community Development Director

11. Adjournment

Future Meetings/Work Sessions

January 13, 2011 (8:00 AM)
January 27, 2011 (8:00 AM)
February 10, 2011 (8:00 AM)
February 24, 2011 (8:00 AM)

Non-Committee Future Meetings

January 18, 2011 – (6:00 PM) Land Division Regulations Ordinance
Update Listening Session – Rock County Courthouse, Jury Assembly
Room, 2nd Floor West Wing



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: December 8, 2010

Summary:

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

- LD 2010 059 (Milton Township) – Ann Wanke Trust
- LD 2010 062 (Union Township) - Tom Davis
- LD 2010 063 (Johnstown Township) – Andrew Weberpal Revocable Trust

Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Divisions 2010 059, 2010 062 and 2010 063 with conditions as presented.

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Anne M. Wanke Trust C/o Sue Godkin 217 Hunters Glen Lane Johnson Creek, WI 53038-9560	LAND DIVISION NO:	LD#2010 059
		DATE SUBMITTED:	November 16, 2010
LOCATION:	NW ¼ NW ¼ Section 13	E.T. JURISDICTION:	City of Milton
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	115 Acres ±	TOWNSHIP:	Milton
FINAL AREA:	3.25 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: Splitting off existing buildings.

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL CONDITIONAL APPROVAL DENIAL

LOCATION: 9700 Block N. Klug 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 N. Klug 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 December 16, 2011.

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

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

DATE: 11/24/10

NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON DECEMBER 16, 2010 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

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

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

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Thomas & Connie Davis 10608 N. East Union Rd. Evansville, WI 53536	LAND DIVISION NO:	LD#2010 062
		DATE SUBMITTED:	November 19, 2010
LOCATION:	SW ¼ NE ¼ Sec. 12	E.T. JURISDICTION:	N/A
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	43.89 Acres	TOWNSHIP:	Union
FINAL AREA:	7.3 Acres	NUMBER OF LOTS:	1
PRESENT ZONING:	A-3 Rezoned by Union Township	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 residence.

NOTE: Not Consistent with the Rock County Agricultural Preservation Plan as it has been rezoned to A-3 already by the Town of Union.

RECOMMEND

APPROVAL CONDITIONAL APPROVAL DENIAL

LOCATION: 10600 Block E. Union Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. **An Affidavit is recorded indicating there is an outstanding Shoreland/Floodplain Violation on this property and remediation is required by the landowner or alternatively, the violation is remediated according to approved DNR plans.**
2. Existing structures shall meet setback regulations.
3. 35-foot 1/2 ROW to be dedicated along E. Union Rd.
4. 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.
5. Show septic system and well locations for existing structures on final CSM.

6. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before December 16, 2011.
7. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval. Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.
8. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

Signed Colin M. Baynes DATE: 12/8/10
Dept. of Planning, Economic & Community Development

NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON DECEMBER 16, 2010 AT 8:00 A.M. AT THE ROCK COUNTY COURTHOUSE.

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

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

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Andrew Weberpal Rev. Trust 11444 E. Cty Road MM Avalon, WI 53505	LAND DIVISION NO:	LD#2010 063
		DATE SUBMITTED:	November 29, 2010
LOCATION:	NE ¼ SE ¼ Section 34	E.T. JURISDICTION:	N/A
ORIGINAL AREA:	118 Acres ±	SURVEYOR:	Combs & Associates, Inc.
FINAL AREA:	4.8 Acres ±	TOWNSHIP:	Johnstown
PRESENT ZONING:	A-1	NUMBER OF LOTS:	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: Splitting off existing buildings.

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 11400 Block East County Trunk Highway MM

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 East CTH MM and M.
3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structures on final CSM.
5. Utility easements put on lot as requested by utility companies.
6. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before December 16, 2011.

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

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

DATE: 12/2/10

NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON DECEMBER 16, 2010 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

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

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

2010

Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
1017200000-61300	PER DIEMS	50.00	0.0%	0.00	0.00	50.00	
	P1003906-PO# 12/07/10 -VN#022614			ARNEY,MAX		9.44	
	P1003907-PO# 12/07/10 -VN#042202			MC HUGH,DANIEL		10.52	
				CLOSING BALANCE		30.04	19.96
	REAL PROPERTY			PROG-TOTAL-PO		19.96	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$19.96 INCURRED BY REAL PROPERTY DESCRIPTION. 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

DEC 16 2010

DATE _____ CHAIR

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
1317300000-64702	SEC CORNER MONUM	500.00	0.0%	0.00	0.00	500.00	
	P1003704-PO# 12/07/10 -VN#045471					AMERICAN INDUSTRIAL STEEL AND	497.50
				CLOSING BALANCE		2.50	497.50
				SURVEYOR		PROG-TOTAL-PO	497.50

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$497.50
 INCURRED BY SURVEYOR. CLAIMS COVERING THE ITEMS ARE PROPER
 AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

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

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

DATE _____ CHAIR

DEC 1 6 2010

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-63107	PUBL & LEGAL	880.00	77.7%	684.56	0.00	195.44	
	P1000350-PO# 12/07/10 -VN#013607			JANESVILLE GAZETTE INC		93.44	
				CLOSING BALANCE		102.00	93.44
6464000000-63201	BOOKS	400.00	12.2%	11.99	36.85	351.16	
ENC	P1003998-PO# 12/07/10 -VN#036201			AMAZON.COM		35.25	
				CLOSING BALANCE		315.91	35.25
	PLANNING			PROG-TOTAL-PO		128.69	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$128.69 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

DEC 16 2010 DATE _____ CHAIR

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464510000-64904	SUNDRY EXPENSE	3,240.00 87.6%	2,839.26	0.00	400.74		
	P1000351-PO# 12/07/10 -VN#018613						
						LANGE ENTERPRISES INC	561.60
*** OVERDRAFT ***	TRANSFER REQUIRED						
			CLOSING BALANCE		-160.86		561.60
	ADDRESS SIGNS		PROG-TOTAL-PO				561.60

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$561.60 INCURRED BY ADDRESS SIGNS. CLAIMS COVERING THE ITEMS ARE PROPER AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

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

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

DEC 16 2010 DATE _____ CHAIR

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN EXPENSE	12,869.00 66.8%	8,605.61	0.00	4,263.39		
	P1000349-PO# 12/07/10 -VN#012615		FEDERAL EXPRESS CORP			62.18	
			CLOSING BALANCE		4,201.21		62.18
	HG CLRING A/C		PROG-TOTAL-PO			62.18	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$62.18 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

DEC 16 2010 DATE _____ CHAIR

2010

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464670000-64913	HOME REHAB ACTIV	981,439.00	78.2% 231,430.16	536,672.01	213,336.83		
		12/07/10 -VN#047296		CANNON,RICH		231.80	
		12/07/10 -VN#050381		BENJAMIN,PAUL		147.90	
			CLOSING BALANCE		212,957.13		379.70
		2009-12 HH/LHC	PROG-TOTAL-PO			379.70	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$379.70 INCURRED BY 2009-12 HEALTHY HOMES/LEAD HAZ. 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

DEC 16 2010

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: December 8, 2010

ACTION ITEMS:

1. **Action Item:** CDBG-EAP Emergency Assistance Project – (ID # 08060 D-2) – Staff Recommends Approval
2. **Action Item:** OHHLHC Lead Hazard Control – CDBG Revolving Fund Project (ID # 07017D-2 20674 D-1) – Staff Recommends Approval
3. **Rock County Housing Procedures Manual** – Staff Recommends Approval

INFORMATION ITEM:

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION



Project ID(s) 08060 D-2

Project Recommended By Dave Somppi

Funding Source(s) CDBG-EAP Emergency Assistance Grant

HOUSEHOLD INFORMATION

Household Size: 2	Annual Income: \$ 28,887	Location: Town of Plymouth
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ASSESSED VALUE INFORMATION

Land	\$ 32,500	Fair Market Value	\$ 96,700
Buildings	\$ 51,200	When Appraised	
Total	\$ 83,700	Type of Appraisal	

MORTGAGES OR LIENS

1. \$ 61,050	4. \$	TOTAL MORTGAGE(S) \$ 61,050
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$ 35,650	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

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

SUMMARY OF PROPOSED WORK

CDBG – EAP Project: Expenses related to damages from DR-1768 Disaster declaration of 2008. The house is 90 years old. It is on a low spot on the property and surrounding properties. The basement has dirt / limestone walls. It was flooded during 2008, which is evident on the walls. Apparently, the water table has risen, because the basement has been at least damp ever since. The electrical service is in the basement. Its boxes have signs of rust. The service needs to be moved and brought into compliance with the Electrical Code. The septic system has not worked since the 2008 flood. The drainfield is saturated. The system has been cited for failure by the Health Department. The owners have had the tank pumped 5 times. The project proposes to have basement repairs conducted: Replacing damaged beams, installation of concrete block walls and a concrete floor. A floor drain will be installed. The sump pump will be replaced. The electrical services will be replaced with a 200 AMP service panel. Extensive rewiring and installation of GFI outlets will be conducted to bring the house & property into compliance with the Electrical Code. The septic system will be replaced with a conventional system. Conducting this project is in compliance with CDBG-EAP requirements and will address several major health and safety hazard for this and surrounding properties. It will bring the property into compliance with the Rock County Health Dept. and local electrical Codes. Including the \$1,175 included in the previous loan request, the project total comes to \$ 24,774.00

TYPE OF PROJECT

CDBG-EAP Emergency Assistance Grant

RECOMMEND TOTAL PROJECT BID OF

\$ 23,599.00

COMMITTEE ACTION

<input type="checkbox"/> APPROVE	<input type="checkbox"/> DENY	Committee Approved Bid Total	\$ _____
Signature of Planning & Development Committee Chair		Date	

BID SUMMARY

Electrical upgrade – Sent to 4 contractors				
American Power	K. E. Electric			American Power
\$ 2,649	\$ 2,825	\$	\$	\$ 2,649

Basement Repair - Sent to 5 contractors				
ERC General Contractors	Anderson Basement Solutions			ERC General Contractors
\$ 11,750	\$ 12,000	\$	\$	\$ 11,750

Septic Replacement – Sent to 4 contractors				
Fanning Excavation	Nehls Excavating & Septic Systems			Fanning Excavating
\$ 9,200	\$ 11,765	\$	\$	\$ 9,200

RECOMMENDED AMOUNT OF	\$ 23,599.00
	\$ 0.00
TOTAL	\$ 23,599.00



Project ID(s) 7017-D-2 & 20674-D-1

Project Recommended By Neale Thompson
Funding Source(s) LHC2 and CDBG-RLF

HOUSEHOLD INFORMATION

Household Size: 6	Annual Income: \$ 58335	Location: Village Of Clinton
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ASSESSED VALUE INFORMATION

Land	\$ 28700	Appraised Value	\$ 167249
Buildings	\$ 134200	When Appraised	2010
Total	\$ 162900	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 86626	4. \$	TOTAL MORTGAGE(S) \$ 101626
2. \$ 15000	5. \$	
3. \$	6. \$	
Available Equity \$ 65623	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

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

SUMMARY OF PROPOSED WORK

The house is a 2-story house, about 152 years old. Besides the large extended family, house is a state-certified childcare facility for 6-8+ children, 4 of who are under 6 years old. Above listed rehab areas were found defective. **Lead testing found lead in above listed areas. 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 fund will be a 0% interest loan and would not require repayment until the owners sell the house.**

TYPE OF PROJECT 0% Interest Payment Deferred
 RECOMMEND TOTAL PROJECT BID OF \$ 44965

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____ Date _____

BID SUMMARY

LOWEST QUALIFIED BID

LEAD SAFE WINDOWS (OWNER SELECTION WITHIN 10%)

Roberts Home Imp.	DBR Builders	JD Environmental	Genesis Constr.	Roberts Home Imp.
\$ 9660	\$ 11295	\$ 9225	\$ 9300	\$ 9660

LEAD SAFE SIDING AND WINDOW TRIM

Roberts Home Imp.	DBR Builders	JD Environmental		Roberts Home Imp.
\$ 17125	\$ 37500	\$ 24050	\$	\$ 17125

LEAD SAFE SOFFITS, FASCIA, ROOF TRIM

Roberts Home Imp.	DBR Builders	JD Environmental		Roberts Home Imp.
\$ 4300	\$ 5210	\$ 4775	\$	\$ 4300

LEAD SAFE CEILINGS FOR FRONT AND BACK PORCH

Roberts Home Imp.	DBR Builders	JD Environmental		Roberts Home Imp.
\$ 1240	\$ 4950	\$ 1750	\$	\$ 1240

LEAD SAFE FRONT PORCH PILLARS, BEAMS, STEPS, ETC

Roberts Home Imp.	DBR Builders	JD Environmental		Roberts Home Imp.
\$ 2856	\$ 6875	\$ 2800	\$	\$ 2856

LEAD SAFE BASEMENT STEPS, STRINGERS, WALLS

Roberts Home Imp.	DBR Builders	JD Environmental		Roberts Home Imp.
\$ 1760	\$ 4700	\$ 1275	\$	\$ 1760

LEAD SAFE SIDEWALL INSULATION

Money Savers	Precise and Snug	Ideal -Not yet certified		Money Savers
\$ 3640	\$ 5000	\$ 3236	\$	\$ 3640

ATTIC INSULATION (OWNERS CHOSE JUST UNDER THE FLOOR PARTIAL INSULATION)

Precise and Snug	Ideal Insulation			Ideal Insulation
\$ 3000	\$ 1324	\$	\$	\$ 1324

BATHROOM FLOOR & TOILET

Roberts Home Imp.	DBR Builders	JD Environmental		Roberts Home Imp.
\$ 425	\$ 1250	\$ 1175	\$	\$ 425

GUTTERS & DOWNSPOUTS, ETC

Roberts Home Imp.	DBR Builders			Roberts Home Imp.
\$ 1480	\$ 3050	\$	\$	\$ 1480

CDBG LOAN PROCESSING FEE

Rock County P&D				Rock County P&D
\$ 375	\$	\$	\$	\$ 375

(LHC Grant work includes \$780 for Lead Testing payable to ACL and Rock County P&D)

(LHC 7017-D-2 \$27,834 Grant, \$13,527 0% Loan) RECOMMENDED LOWEST QUALIFIED BID OF

\$ 40581.00

(Rehab 0% loan #20674-D-1) RECOMMENDED LOWEST QUALIFIED BID OF

\$ 3604.00

TOTAL**\$ 44965.00**