

PLANNING & DEVELOPMENT COMMITTEE THURSDAY, APRIL 14, 2011 - 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2nd FL - EAST WING) **ROCK COUNTY COURT HOUSE** JANESVILLE, WI Amended 4|11|2012

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of meeting held Thursday, March 24, 2011
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. Action Item: Resolution Authorizing Lake Management Grant Application for Shoreland Zoning Ordinance Development
 - B. Information Item: Administrative Quarterly Report
- 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 EAP Project (ID 008065D1) = \$650.00
 - B. **Action Item**: CDBG EAP Project (ID 008066D1) = \$650.00
 - C. **Action Item**: CDBG EAP Project (ID 008067D1) = \$9,501.50
 - D. Action Item: HOME Rental Rehabilitation Loan (ID 097333I1) Reduction of 2010 Interest
 - E. Potential Conflict of Interest Yes, None
 - F. Information Verification Statement

- G. Information Item: 2009-2012 Healthy Homes Lead Hazard Control Grant Benchmark Update
- H. Information Item: CDBG EAP Upcoming Project
- I. Information Item: Housing Procedure Manual Revised Update
- J. Information Item: Housing & Community Development Activities
- K. Information Item: 2010 Annual Activity Presentation
- 9. Director's Report Planning
 - ➤ Information Item: Land use and Environment Steering Committee Mtg. (Wisconsin Counties Assoc.) Stevens Pt April 8, 2011
 - > Information Item: Farmland Policy Discussion with Scott Godfrey
 - > Information Item: "Wetlands and Flood Hazards in the Rock River Basin" Workshop (Lake Mills, WI)
- 10. Committee Reports
- 11. Adjournment

Future Meetings/Work Sessions

April 28, 2011 (8:00 AM) May 12, 2011 (8:00 AM) May 26, 2011 (8:00 AM) June 9, 2011 (8:00 AM)

Non-Committee Future Meetings

RESOLUTION NO.	AGENDA NO

RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

Planning & Development Agency INITIATED BY

Planning & Development Agency SUBMITTED BY

42



Paul Benjamin DRAFTED BY

March 31, 2011 DATE DRAFTED

AUTHORIZING A LAKE MANAGEMENT PROTECTION GRANT APPLICATION FOR SHORELAND ZONING ORDINANCE DEVELOPMENT

l	FOR SHORELAND ZONING ORDINANCE DEVELOPMENT
1 1 2 3	WHEREAS, Rock County is required to adopt shoreland zoning regulations in accordance with Wisconsin State Statute 59.692; and,
4 5 6	WHEREAS, Rock County adopted shoreland zoning regulations in 1983 and subsequent amendments; and,
7 8 9	WEIEREAS, on February 1, 2010, the State of Wisconsin Department of Natural Resources amended NR 115 Shoreland Zoning to protect our lakes and rivers; and,
10. 11 12	WHEREAS, Rock County has until February 1, 2012 to amend its shoreland zoning ordinance to comply with Wisconsin State Statute 59.692 and NR 115; and,
13 14 15 16	WHEREAS, Rock County intends to continue to enforce shoreland zoning regulations and amend ordinance language to comply with NR 115 in order to protect water quality, public recreation opportunities, natural ecosystems and natural beauty; and,
17 18 1.9 20	WHEREAS, Rock County will utilize existing staff from the Planning and Development Agency, who are qualified to carry out the responsibilities of this ordinance amendment and public education, and existing budget support resources to insure no additional net appropriation funding is required; and,
21 22 23 24 25	WHEREAS, the Lake Management Grant for Ordinance Development shall provide reimbursement for up to 75 percent of the County's cost of preparing a shoreland zoning ordinance amendment in compliance with NR 115 not to exceed \$5,000 based upon a total ordinance amendment cost of \$6,667.00: and,
26 27 28	WHEREAS, it is necessary for the Rock County Board of Supervisors to approve the preparation and filing of an application for Rock County to receive funds from this program.
29 30 31 32 33 34	NOW, THEREFORE, BE IT RESOLVED by the Rock County Board of Supervisors on this day of, 2011 hereby authorizes and approves that the Rock County Planning and Development Agency may request the funds and assistance available from the Wisconsin Department of Natural Resources under the Lake Management Protection Grant program for the Development of Local Regulations and Ordinances, authorized by Chaps 281.69 and 281.71, Wis. Stats and NR 191, Wis. Admin. Code.
36 37 38 39	BE IT FURTHER RESOLVED that the Rock County Board of Supervisors hereby authorizes that Paul Benjamin, Planning Director, may act on behalf of the Rock County Planning and Development Agency to submit an application to the State of Wisconsin for financial aid for shoreland ordinance development and sign documents related to this grant application; and,
40 41	BE IT FURTHER RESOLVED by the Rock County Board of Supervisors that the Rock County

Planning and Development Agency will meet the obligations of NR 115 and meet the financial obligations under this grant including the matching commitment of \$1,667.

AUTHORIZING A LAKE MANAGEMENT PROTECTION GRANT APPLICATION FOR SHORELAND ZONING ORDINANCE DEVELOPMENT Page 2

Respectfully submitted,
Planning & Development Committee
Alan Sweeney, Chair
Mary Mawhinney, Vice Chair
Wayne Gustina
Marilynn Jensen
Phillip Owens
LEGAL NOTE: The County Board is authorized to take this action by Wisconsin Statutes sections 59.51(2) and 59.52(19). LIGHT WWW LEUGENE & Dumas Deputy Corporation Counsel
CISCAL 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 rould be required to accept the grant and amend the nudget. Figure A. Substitution of the control of the co
DMINISTRATIVE NOTE: Recommended. Craig Knutson County Administrator

EXECUTIVE SUMMARY

RESOLUTION AUTHORIZING A LAKE MANAGEMENT PROTECTION GRANT APPLICATION FOR SHORELAND ZONING ORDINANCE DEVELOPMENT

In February 1, 2010, revised Shoreland Zoning rules went into effect in Wisconsin through the amendment of Chapter NR 115 Wisconsin Administrative Code. These revisions are a result of a multi-year process of public comments, hearings and modifications conducted in an effort to balance the public purpose of shoreland zoning with property rights of landowners.

Wisconsin counties are required to adopt and enforce shoreland zoning regulations to "further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses and reserve shore cover and natural beauty." Rock County has enforced a shoreland zoning ordinance, with amendments, since 1983. The revision to the state code requires counties to adopt the amendments by February 1, 2012.

The Department Natural Resources (DNR) provides grant funding though the Lake Protection Grant Program for ordinance development. Grant awards in the amount of \$5000 maximum are available for counties who choose to amend their ordinance to meet minimum standards (additional funding is available for counties that choose to go beyond minimum standards, thus requiring more development time). This is a reimbursement grant program consisting of a 75% state cost-share, which will require the county to provide at least \$1667.00 in local match for a total minimum project cost of \$6667.00 in order to receive the full grant amount. Rock County Planning and Development Agency staff intends to complete this project with existing staff and resources (which may be considered the local match), including conducting public education, without exceeding this cost.

Grant applications are due by May 1, 2011 and awards will not be announced until after September 1, 2011. Costs incurred prior to the start date of the grant agreement are ineligible for reimbursement, but state staff can back date the start of the agreement to the day the state budget is in effect. Agency staff intends to request a start date of July 1 (the typical beginning of the state fiscal year, which grant funds are based on) in order to get started on this project. If approval of the state budget is delayed beyond July 1, the start date for this project will also be delayed.

By the proposed action, the Rock County Board of Supervisors authorizes the Rock County Planning and Development Agency, through Paul Benjamin, Director, to submit an application to the Wisconsin DNR for financial aid for the required shoreland ordinance amendments. Acceptance of the grant will be a separate approval by the P&D Committee and the County Board.

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Rock County - Pro	duction	04/04/11	COMMIT:	TEE APPROVAL REPOR	T		·	Page 2
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Rock County - Pro	oduction	04/04/11	COMMITTER	APPROVAL REPOR	Т			Page 3
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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:

April 14, 2011

ACTION ITEMS:

CDBG-EAP Project - ID # 008065D1 - Staff Recommends Approval

.CDBG-EAP Project - ID # 008066D1 - Staff Recommends Approval 2.

3. CDBG-EAP Project - ID # 008067D1 - Staff Recommends Approval

HOME Rental Rehab. Loan #097333 I1: Reduction of 2010 Interest - Staff 4. Recommends Approval

INFORMATIONAL ITEMS:

- 2009-2012 Healthy Homes Lead Hazard Control Grant Update
- 2. CDBG-EAP - Upcoming Project
- 3. Housing Procedure Manual - Revised Update
- 4. Housing & Community Development Activities

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION

Project Recommended By Dave Somppi

Signature of Planning & Development Committee Chair

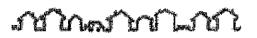


Project ID(s) 008065D1

Funding Source(s) CDBG-EAP E	Emergency Assistance	e Grant						
HOUSEHOLD INFOR	RMATION								
Household Size:	4 Annual Inc	come: \$ 44,609	Location: Town of Rock						
ASSESSED VALUE	INFORMATION								
Land	\$ 19,400	Fair Market Value	\$ 119,300						
Buildings	\$ 87,250	When Appraised							
Total	\$ 106,650	Type of Appraisal							
MORTGAGES OR LI	ENS								
1. \$ 78,377		4. \$	TOTAL MORTGAGE(S)						
2. \$		5. \$	\$ 78,377						
3. \$	ан ондости дости дости от от от от от выполнения выполнения от	6. \$	\$ 10,311						
Available Equity	\$ 28,273 Is	there 5% owner equit	y in the property? Yes 🗵 No 🗌						
VERIFICATIONS		THE THE WEST WAS ELECTRONICATED THE							
⊠ Income	🛛 Insurance 🖂	Taxes 🛚 Ti	itle and Mortgage 🛛 Ownership						
Disclosure of Pote	ential Conflict of Interest	Yes None							
SUMMARY OF PRO	POSED WORK		engingensterveren restaurente frie Verfa für nichtstelle. Mannes Johnson in detter verschaft und der v						
is 50 years old. It of worked. The drainf project proposes to replacement septic address a major he Funds for this proje	CDBG – EAP Project: Expenses related to damages from DR-1768 Disaster declaration of 2008. The house is 50 years old. It does not have a modern septic system. Since this flooding, the septic system has not worked. The drainfield is saturated. The system has been cited for failure by the Health Department. The project proposes to provide funds for a soil evaluation that was conducted to determine installation of a replacement septic system. Conducting this project is in compliance with CDBG-EAP requirements and will address a major health and safety hazard for this property. Funds for this project will be provided in the form of a grant and will not require repayment. Future projects related to addressing damage to this property will include a new septic system, basement waterproofing								
	red upgrade to the electrica		s system; basement waterproofing						
TYPE OF PROJE RECOMMEND TO	CT OTAL PROJECT BID OF	Emergency Assist	tance Grant						
APPROVE	CO DENY	MMITTEE ACTION Committee Approv	ved Bid Total \$						

Date

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION



Project ID(s) 008066D1

Project Recomme	, , ,			
Funding Source(s	i) CDBG-EAP E	Emergency Assistance) Grant ····································	ol gains se think thing a dear an hiller of the second against any feet
HOUSEHOLD INFOR	RMATION			
Household Size:	3 Annual Inc	come: \$ 30,503	Location: Town of Cer	iter
ASSESSED VALUE I	INFORMATION			
Land	\$ 73,800	Fair Market Value	\$ 179,400	Biologija - Sipera iligam - Messassijans (1920 - 19
Buildings	\$ 105,800	When Appraised	MENDER SER MENDER STERRE S	TO MET THE THE PROPERTY OF THE
Total	\$ 179,600	Type of Appraisal	und die vom Halle vom Anderson vom der versche von der versche vom der versche	in specific from graph a ball-specific services where the specific from the little specific services and specific services are specifically services and specific services are specific services are specific services are specifically services and specific services are specific services are specific services are specific services are specific services and specific services are specific services are specific services a
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Available Equity	\$ 130,679 Is	there 5% owner equity	y in the property? Yes	No 🗌
VERIFICATIONS				
	🗵 Insurance 🗵] Taxes 🗵 Tit	tle and Mortgage 🛛	Ownership
Disclosure of Pote	ential Conflict of Interest	Yes 🗌 None	\boxtimes	non en accessor consensation de servicion de la conservação —
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APPROVE	DENY	Committee Approv	ed Bid Total \$	
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Signature of Planr	ning & Development Comi	mittee Chair	Date	<u> </u>

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION



Project ID(s) 008067D1

Project Recommen	-	ve Somppi		Α						
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Household Size:	2	Annual Inc	ome:	\$ 26,6	54	Location	Town	of Tur	tle	
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Signature of Plann	ina & Develop	ment Comr	nittee '	 Chair	•	Date				



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:

HOME Rental Rehab. Loan #097333 I1: Reduction of 2010 Interest

DATE:

April 14, 2011

HOME Rental Rehab. Loan Recipient #097333 I1 received a rental property rehabilitation loan in the 3rd quarter, 2009.

The loan is for \$12,060, amortized at a 3\% interest rate over 10 years. Repayment began in January, 2010.

The signed loan documents reflect these terms. The terms are consistent with the program rules in 2009.

The Planning Agency was informed that the loan recipient received payment coupons that reflected loan payments amortized at 0% interest over 10 years.

The payment coupons did not include the 3% interest. The interest would total about \$347.

The Planning Agency will be reissuing the payment coupons with the 3% interest.

RECOMMENDATION: The Planning Agency requests that loan interest for loan #97333 11 from January, 2010 – April, 2011 be waived.