

PLANNING & DEVELOPMENT COMMITTEE THURSDAY, FEBRUARY 24, 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, February 10, 2011
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. Action Item: Approval of Land Divisions
 - LD 2011 003 (Plymouth Township) Norman Willing Revocable Trust
 - B. **Information Item:** Land Division & Development Code of Ordinances Listening Session held February 15, 2011.
- 6. Geospatial (Mapping) Support Services
 - A. Information Item: 2010 Orthoimagery Update
- 7. Surveyor
 - A. Information Item: Town Letters
- 8. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Pre-Approved Encumbrance/Amendments/Transfers
- 9. Housing & Community Development
 - A. **Action Item**: OHHLHC Lead Hazard Control & 2010-2012 CDBG Small Cities Rehab. Loan Project (ID 007042D1/020667D1) = \$46,400
 - B. **Action Item**: OHHLHC Lead Hazard Control Project (ID 007043D1) = \$16,019
 - C. **Action Item**: OHHLHC Lead Hazard Control & 2010-2-12 CDBG Small Cities Rehab. Loan Project (ID 007044D1/020677D1) = \$14,185

- D. **Action Item**: OHHLHC Lead Hazard Control & Community Development Block Grant Emergency Assistance Program (ID 007045D1/008055D1) = \$12,978
- E. **Action Item**: Community Development Block Grant Small Cities Rehabilitation Loan (ID 020676) = \$29,957
- F. **Action Item**: Change Order for CDBG-Small Cities Rehabilitation Loan (ID 020675D1) = + \$935
- G. Information Item: Housing & Community Development Policy & Procedures Manual Update
- H. Potential Conflict of Interest Yes, None
- I. Information Verification Statement
- 10. Director's Report Planning
 - A. Information Item: Farmland Preservation Planning
 - B. Information Item: 2010 Housing & Community Development Activity Report
- 11. Committee Reports
- 12. Adjournment

Future Meetings/Work Sessions

March 10, 2011 (8:00 AM) March 24, 2011 (8:00 AM) April 14, 2011 (8:00 AM) April 28, 2011 (8:00 AM)



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: February 16, 2011

Summary:

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

• LD 2011 0003 (Plymouth Township) – Norman Willing Revocable Trust

Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Division 2011 003 with the conditions presented.

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION CONDITIONS OF APPROVAL

OWNER:	Norman Willing Revocable Trust c/o Bonnie Hallmark, POA 15531 W. Frances Road Evansville, WI 53536	LAND DIVISION NO: DATE SUBMITTED:		11 003 ary 3, 2011
LOCATION:	SE 1/4 SW 1/4 Section 3	E.T. JURISDICTION:	Village	of Footville
		SURVEYOR:	Comb	s and Associates, Inc.
ORIGINAL AREA:	80 Acres <u>+</u>	TOWNSHIP:	Plymo	uth
FINAL AREA:	2.2 Acres <u>+</u>	NUMBER OF LOTS:	1	
PRESENT		PROPOSED FUTURE		was a sum a
ZONING:	A-1	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

T APPROVAL

CONDITIONAL APPROVAL

III DENIAL

LOCATION: 9100 Block W. Footville Hanover Rd.

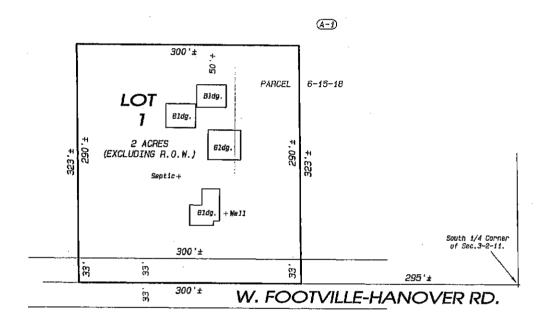
CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

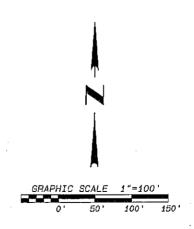
- 1. Existing structures shall meet setback regulations.
- 2. 33-foot 1/2 ROW to be dedicated along W. Footville Hanover Rd.
- 3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the 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.
- 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 February 24, 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 _ Dept. of F	Olanning, Ed	: M.	Byws Community Dev	elopment	DATE:	2/9,	<u>/ //</u>			
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON FEBRUARY 24, 2011 AT 8:00 A.M. AT THE ROCK COUNTY COURTHOUSE.										
NOTE: F	INAL SURV	EY SHAL	L COMPLY WITI	HALL STA	TE, COUNTY	/, & LOCAI	L REGULATIONS.			
			COMMIT	TEE ACTION	NC					
□ APPR	OVAL	□ cor	NDITIONAL APP	ROVAL	□ DENIA	L D	TABLED			
		lnitials			Date					

PRELIMINARY CERTIFIED SURVEY MAP
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3, T.2N., R.11E. OF THE 4TH P.M., TOWN OF PLYMOUTH, ROCK COUNTY, WISCONSIN.





DATE: JANUARY 25, 2011

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 111 - 021 For: NORMAN WILLING REVOCABLE TRUST



- LAND SURVEYING

109 W. Milwaukee St. Janesville, WI 53548 www.combssurvey.com

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

TO: Alan Sweeney, Chair

Planning & Development Committee

Craig Knutson, County Administrator

FROM: Donald Barnes, PLS

County Surveyor

DATE: February 11, 2011

RE: Town Letter

I am informing you of the attached letters to the Town of Union and Town of Porter. Unless there are objections or recommended changes, I will send them.

ROCK COUNTY, WISCONSIN



Surveyor Department 51 South Main Street Janesville, Wisconsin 53545 608/757-5608 email: DonB@co.rock.wi.us www.co.rock.wi.us

February 11, 2011

Town of Porter Mr. David Viney, Chair 10100 W. State Road 59 Evansville, Wisconsin 53536

RE: Remonumentation

Dear Mr. Viney,

I completed the remonumentation of Porter Township in 2010. I am willing to appear before the Town Board to discuss and answer any questions about the remonumentation. Please let me know if you so desire and I will do so.

Sincerely,

Donald Barnes, PLS Rock County Surveyor

Cc Alan Sweeney, Chair Planning & Development Committee Craig Knutson, County Administrator

ROCK COUNTY, WISCONSIN



Surveyor Department 51 South Main Street Janesville, Wisconsin 53545 608/757-5608 email: DonB@co.rock.wi.us www.co.rock.wi.us

February 11, 2011

Town of Union Mr. Kendall Schneider, Chair 8104 N. Evansville-Brooklyn Rd Evansville, Wisconsin 53536-9132

RE: Remonumentation

Dear Mr. Schneider

I am remonumenting Union Township. Board members may be receiving questions from landowners. I am willing to appear before the Town Board to discuss and answer any questions about the remonumentation. Please let me know if you so desire and I will do so.

Sincerely,

Donald Barnes, PLS Rock County Surveyor

Cc Alan Sweeney, Chair Planning & Development Committee Craig Knutson, County Administrator

2010

Rock County - Production

02/16/11

COMMITTEE APPROVAL REPORT

Page 1

Account Number Name Yearly Pront YTD Encumb Unencumb Inv/Enc Appropriation Spent Expenditure Amount Balance Amount Total 1,345.00 2.8% 38.72 0.00 1.306.28

1317300000-63100 OFC SUPP & EXP

P1003705-PO# 12/31/10 -VN#013505 INFORMATION CONTROLS INC

CLOSING BALANCE

0.03

1,306,25

SURVEYOR

PROG-TOTAL-PO

1.306.25

1,306.25

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$1,306.25 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

FEB 2 4 2011 DATE _____

CHAIR

Account Number	Name	Yearly Pront	YTD	Encumb	Unencumb	Inv/Enc	
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PLANNING & DEVELO	•	OMMITTEE APPROVES THE A			***************************************	DE	EPT-HEAD
		FEB	2 4 2011 DATE			CH	IAIR

Rock County - Production 02/16/11 COMMITTEE APPROVAL REPORT

2010. . .

Page 2

Rock County - Production 02/16/11 COMMITTEE APPROVAL REPORT Page 1 Account Number Name Yearly Pront YTD Encumb Unencumb Inv/Enc Appropriation Spent Expenditure Balance Amount Amount Total 1017200000-63200 PUBL/SUBCR/DUES 75.00 0.0% 0.000.00 75.00 P1101122-P0# 02/16/11 -VN#030586 WISCONSIN REAL PROPERTY LISTER 60.00 CLOSING BALANCE 15.00 60.00 PROG-TOTAL-PO REAL PROPERTY 60.00 I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$60,00 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

CHAIR

FEB 2 4 2011 DATE____

PD-REAL PROPERTY

02/16/11	COMMITTEE A	PPROVAL REPORT	•	2011.		Page 2
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					240.00	
	CI	OSING BALANCE		520.00	·	240.00
SURVEY	OR PF	ROG-TOTAL-PO			370.00	
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FEB 2 4 2011 DATE_

Rock County - Production	02/16/11 C	COMMITTEE APPROVAL REPO	ORT	2011.		Page 3
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	COMMITTEE APPROVES T	HE ABOVE. COM-APPROVAL			DE	PT-HEAD
	F	FEB 2 4 2011 DATE			CH/	AIR



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:

February 24, 2011

ACTION ITEMS:

- Action Item OHHLHC Lead Hazard Control & 2010-2012 CDBG Small Cities Rehab. Loan - Project - #007042D-1 & #020667D-1 Staff recommends approval.
- 2. Action Item - OHHLHC Lead Hazard Control - #007043D-1 Staff recommends approval.
- Action Item OHHLHC Lead Hazard Control & 2010-2012 CDBG Small Cities 3. Rehab. Loan - Project - #007044D-1 & #020677D-1 Staff recommends approval.
- Action Item OHHLHC Lead Hazard Control & Community Development Block 4. Grant - Emergency Assistance Program - #007045D-1 & #008055D-1 Staff recommends approval.
- Action Item Community Development Block Grant Small Cities Rehab. Loan -5. #020676 Staff recommends approval.
- Action Item Change Order CDBG Small Cities Rehab. Loan Project 6. #20675D-1 - Staff Recommends Approval

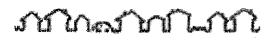
INFORMATION ITEMS

Housing Procedures Manual - Results of Review from WI Department of 1. Commerce

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

Signature of Planning & Development Committee Chair

REQUEST FOR COMMITTEE ACTION



Date:

February 24, 2011

Project ID(s) 007042D1 / 020667D1

Project Recommended By Neale Thompson								
Funding Source(s) LHC2 and CDBG-Small Cities								
HOUSEHOLD INFOR	MATION				- VALUEBRAY PALEBRAY			
Household Size:	5	Annual Inc	ome:	\$ 51,7	43	Location:	City of N	<i>l</i> iilton
ASSESSED VALUE I	NFORMATION							
Land	\$ 37,700		Appra	aised Va	alue	\$ 120,500)	terre de de managen accessor a l'alterna d'Alleron a communication de de l'article de l'articl
Buildings	\$ 77,000		Wher	า Appra	ised	2009		
Total	\$ 114,700	y = 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Туре	of Appr	aisal	FMV	- 10 - 400 -	
MORTGAGES OR LI	ENS							
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2. \$	Parameter I / Cape-Carried M. Albert i monate consequence and with two		5.	\$	n program odnika nastrija prose-		\$ 60,008	
3. \$	enger species (1966) - 18 7 Februaris de Millerholment de la rechession en collèdit de	- Sandakk Darker op 25 Santak regent Alexandr 27 op oar weer en oar	6.	\$	anno Montales — servindo es referencio es Mindeles de la composició de la composició de la composició de la co	77 Tage - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Ψ 00,000	
Available Equity	\$ 60,492	ls t	here 5	% owne	er equity	y in the pro	perty? `	Yes ⊠ No 🗌
VERIFICATIONS								
		ce 🖂	Taxe	es	⊠ Ti	tle and Mo	rtgage	
Disclosure of Pote	ntial Conflict	of Interest	Yes		None		een - N-1907 Kool Elektrich baar daarbonnen van	
SUMMARY OF PROF	OSED WORK			1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	o August 1	Manual Manual and a second and a		
The house is a 2-story house, about 115 years old. Besides the large family, house is a state-certified foster facility for a young girl. Above listed rehab areas were found defective. Lead testing found lead in the attached 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-SC fund will be a 0% interest loan and would not require repayment until the owners sell the house. There is also rehabilitation work to be done that will use the same CDBG-SC funding.								
Owners exercised their 10% discretion to choose a contractor because of architectural integrity and added services (replace two badly installed windows, fish scale siding, etc).								
Funding Source: Funding Source:	LHC2 CDBG – Sn	nall Cities (0	% Inte		•	Deferred) d Total Proj	iect Amou	\$27,837 \$18,563 nt of: \$ 46,400
	ALLIA MORE AND CONTRACTOR OF THE SECOND CONTRA	COI	ММІТТ	TEE AC	TION		**************************************	
APPROVE	DEI	NY	Cor	nmittee	Approv	ed Bid Tot	al \$	
							-	

Date

\$27,837

DID SUMMARY				LOWEST QUALIFIED BID
LEAD SAFE WINDOW	S (OWNER OVERALL S	ELECTION WITHIN 10%	6)	
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
\$ 12032	\$ 13500	\$ 8800	\$ 12000	\$ 12032
LEAD SAFE SIDING A	ND WINDOW TRIM		TAREN IN NORTH AND	
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
\$ 12700	\$ 10800	\$ 15733	\$ 30000	\$ 12700
LEAD SAFE SOFFITS,	Commission with the state of th	The state of the s	**************************************	оставительный методина и при при при при при при при при при п
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
\$ 4050	\$ 4500	\$ 3145	\$ incl'd above	\$ 4050
LEAD SAFE CROWN	MOLDING ABOVE WIND	OWS		
Artistic Remodeling	No other	bidders treated this histo	rical detail	Artistic Remodeling
\$ 1800				\$ 1800
LEAD SAFE INTERIOR	R WALLS REAR ENTRY	ROOM		Bertill Liver and was discussed to the control of t
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
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Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
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LEAD SAFE SIDEWAL	L INSULATION	AND ALL MAN AND AND AND AND AND AND AND AND AND A		
Marks Construction	Money Savers	Imperial Builders		Marks Construction
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Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
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Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
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Marks Construction	Imperial Builders (c	leclined small part)	Spelling, No. 1, and A., when advances an experience or experience are communications are an experience.	Marks Construction
\$ 1800	\$ 1500	ментования на принципания на при	SPECIAL F. S. SPECIAL SP. AND MICH. (2004). International Conference on Special Specia	\$ 1800
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E&D Water Works	Ron's Plumbing	Imperial Builders	Artistic Remodeling	E&D Water Works
\$1360	\$1897	\$ 1850	\$ 2150	\$1360
CDBG LOAN PROCES	SING FEE	· Let a serve and the serve an	the dark is a second way of the second	998-90-60) - 771,8711,871-14-140,000 https://www.doi.org/10.00-90-110-90-90-90-90-90-90-90-90-90-90-90-90-90
Rock County P&D	SMITAR SWI Nº Nakalika aka a aking pila mina manan hadi aking pila manan na manan kanan na manan na manan na m Manan na manan na ma	тория (при на постания на при на п На при на пр	NORTH ST. S. W. verdene W. Wheel were state to a sea any consistence of the control of the contr	Rock County P&D
\$ 375	**************************************	A MARKET CONTRACTOR OF THE PROPERTY OF THE PRO	. — с общения на предоставления на принципальной предоставления на предоставления на предоставления на предост	\$ 375

LHC2 007042D1

Lead Hazard Control \$27,057

CDBG-Small Cities

Lead Testing & Samples \$ 780 0% LHC Match \$13,528

0% Rehabilitation \$ 5,035 \$18,563 <u>\$46,400</u>

RECOMMEND LOWEST QUALIFIED BID AMOUNTS OF

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION



Project ID(s) 7043D-1

Project Recommended By Dave Somppi Funding Source(s) LHC2 HOUSEHOLD INFORMATION 1 # in Household: 3 Children under 6: Annual Income: \$ Household is LI Location: City of Edgerton ASSESSED VALUE INFORMATION Land \$ 28,300 Appraised Value \$ N/A **Buildings** \$ 96,100 When Appraised Total \$ 124,400 Type of Appraisal **MORTGAGES OR LIENS** 1. \$ 51,847 4. \$ TOTAL MORTGAGE(S) 2. \$ \$ 5. \$ 51,847 \$ 6. \$ \$72,553 Yes 🛛 No 🗀 Available Equity Is there 5% owner equity in the property? **VERIFICATIONS** Income Insurance Taxes \boxtimes Title and Mortgage \boxtimes Ownership Disclosure of Potential Conflict of Interest Yes None M SUMMARY OF PROPOSED WORK The house is a large 2-story Victorian house, about 90 years old. The property was bought through a foreclosure. Extensive work needs to be conducted to remove all lead hazards. An inspection of the property found the following surfaces to be lead hazards: Siding, exterior windows and window trim, door trim, basement walls, front porch structure. The siding and windows are old wood, original to the house, and rotting in many places. The exterior door & window trim, fascia-soffit, and front porch structure are original to the house and old wood. The owner is a certified lead contractor. He will be installing these supplies through the 1st & 2nd quarter, 2011. Lead testing found lead in attached listed areas. This project and the proposed terms are in conformance with the approved HUD LHC2 Grant and the 'Housing & Community Development Policy & Procedures Manual'. Project will remove identified lead hazards and correct the housing deficiencies from this residence. The portion of the LHC project from the Home Rental Rehabilitation – Program Income fund will be a 0% interest loan with a monthly payment amortized over 20 years. Funding Source: LHC₂ \$16,019 Recommend Total Project Amount of: \$16,019 **COMMITTEE ACTION APPROVE** DENY Committee Approved Bid Total Signature of Planning & Development Committee Chair Date

BID	SUMI	VIARY
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LOWEST	QUAL	.IFIED	BID	AMOUNT	٠
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LHC - Windows - Doors			
Nelson Young	Menards	Home Depot	A CONTROL OF THE CONT
\$ 7,102	\$ 7,487	\$ 7,613	\$ 7,102
LHC: SIDING - FASCIA-	SOFFIT - WINDOW T	RIM - WALL TREATMENTS	
Nelson Young	Menards	Home Depot	
\$ 8,137	\$ 8,459	\$ 8,682	\$ 8,137
LHC - RISK ASSESSM	ENT - CLEARANCES	3	A STATE OF THE PROPERTY OF T
Rock County P&D	A mental success and continuous structures are successful to a military labelled to the left different successful and continues are successful as a successful and continues are successful as a successful as		ACCUS CONTRACTOR OF A CONTRACT
\$ 380			\$ 380
LHC - LEAD TESTING	MERCHAN DE PROMOTE SECTION S. 27 SECTION DE COMPETATION DE CONTRACTION DE CONTRAC	TO SEE STOCKED STOCKED SECTION	
ACL	Name of the state		\$ 400
\$ 400		AND	**************************************

LHC2 007042D1

\$16,019 <u>\$16,019</u>

Lead Hazard Control \$15,239

Lead Testing & Samples \$_780

RECOMMEND LOWEST QUALIFIED BID AMOUNTS OF

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION

Date:

February 24, 2011

Project ID(s) 007044D1 / 020677D1

Project Recommended By Neale Thompson_							
Funding Source(s) LHC2 and CDBG-Small Cities and/or Program Income							
HOUSEHOLD INFOR	MATION					- 1 No.	
Household Size:	4	Annual Inc	ome: \$ 23,784	Location:	Town of Beloit	The second secon	
ASSESSED VALUE II	NFORMATIC	ON				W = 1	
Land	\$ 17,600	About the case of	Appraised Value	\$ 69,365	The state of the s	And the second s	
Buildings	\$ 46,000		When Appraised	2010	The state of the s		
Total	\$ 63,600	**************************************	Type of Appraisal	FMV (Fai	r Market Value)		
MORTGAGES OR LIE	ENS						
1. \$ 40,721	And a William on a William of the force		4.		TOTAL MORTGA	4GE(S)	
2.		the control of the co	5.	A TOTAL CONTROL OF THE STATE OF	\$ 40,721		
3.	had the committee of th	ANALI - Almain West Eller Intelligence 1999 3, research as a consen	6.	EPAT PERVIY SEVVIWERANT GAAAR III. AARI	⊅ 4∪,1∠1		
Available Equity	\$ 28,664	ls t	here 5% owner equit	y in the pro	perty? Yes [⊠ No 🗌	
VERIFICATIONS					alanda A Tarish a samanan and a samanan and a samanan a samanan a samanan a samanan a samanan a samanan a sama		
	⊠ Ins	urance 🗵	Taxes 🗵 Ti	itle and Moi	rtgage 🗵 O)wnership	
Disclosure of Pote	ntial Confl	ict of Interest	Yes None	\boxtimes	Milliamer, efter Mills affilianterida extern. 1. miller tillen för fortillandenmeller för "der denn	A CONTRACTOR OF THE PROPERTY O	
SUMMARY OF PROP	OSED WOR	l K				All home the management of the second	
The residence is the 1-1/2 story house about 80 years old with three young children below the age of six. Below listed rehab areas were found defective. Lead testing found lead in the attached 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-SC fund will be a 0% interest loan and would not require repayment until the owners sell the house.							
Funding Source: Funding Source:	LHC2 CDBG	Small Cities (0	0% Interest Payment l Recommend	•	ject Amount of:	\$ 9,717 \$ 4,468 \$14,185	
	The state of the s	CO	MMITTEE ACTION	THE RESERVE THE PROPERTY OF TH	The state of the s		
APPROVE	1	DENY	Committee Approv	ved Bid Tot	al \$		
Signature of Plann	ing & Deve	elopment Comr	nittee Chair	Date			

LEAD SAFE WINDOW	S	
JD Environmental	Marks Construction	JD Environmental
\$ 7,665	\$ 13,175	\$ 7,665

LEAD SAFE EAST FAMILY ROOM FLOORS, ETC						
JD Environmental	Marks Construction			JD Environmental		
\$ 1,060	\$ 1,000	A the control of the second of	Manager 11 - William and Manager M. W. Manager Manager M. Coll. (1997) And	\$ 1,060		

LEAD SAFE EAST FAMILY ROOM SURFACES						
JD Environmental	Marks Construction		A TABLE OF THE PROPERTY OF THE	JD Environmental		
\$ 350	\$ 1600	Control of the Contro	one and the second of the seco	\$ 350		

LEAD SAFE EXTERIOR BACK DOOR, FRAME, TRIM						
JD Environmental	Marks Construction			JD Environmental		
\$ 590	\$ 500	253 AP 2984 P 2 2 2 3 3 3 4 4 5 4 5 4 5 4 5 4 5 4 5 4 5 4 5	material recommendation and the second recommendation of the second recommendation of the second recommendation and recommendat	\$ 590		

LEAD SAFE REAR PORCH FLOOR AND SIDING							
JD Environmental	Marks Construction			JD Environmental			
\$ 575	\$ 1,500	And the second s	one were time, who were recovering a creek too manifely Whilehild Authoritie. William advair, and	\$ 575			

LEAD SAFE OLDER GARAGE DOOR OF ATTACHED GARAGE						
JD Environmental	Marks Construction		JD Environmental			
\$ 1,115	\$ 850		\$ 1,115			

LEAD SAFE DEMOLITION OF REAR DETACHED GARAGE						
JD Environmental	Marks Construction			JD Environmental		
\$ 1,650	\$ 2,100			\$ 1,650		

LEAD SAFE FINAL CLEANING						
JD Environmental	Marks Construction			JD Environmental		
\$ 400	\$ 300			\$ 400		

LHC2 007045D1	Lead Hazard Control	\$ 8,9	37	
	Lead Testing & Samples	\$ 7	80	\$ 9,717
CDBG-Small Cities and/or Program Income	0% LHC Match	\$ 4,4		
-	0% Rehabilitation	\$	0	\$ 4,468
REC	COMMEND LOWEST QUALIFIED BID	AMOU	NTS OF	\$14,185

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION

Date: February 24, 2011

Project ID(s) 7045D-1 & 08055D-1

Proi	ect	Rec	omn	end	ed	Rν
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Project Recommend	iea By	Dave Sompp						
Funding Source(s)		LHC2 and C	,DDG-EAF	Commencial	Tälesivii verovii nyoi kalinto			
HOUSEHOLD INFORMATION								
Household Size:	House is Va	cant Annual	Income: \$	N/A	Location:	Rock Township		
ASSESSED VALUE INFO	RMATION				and the second s	andre Antoniosis com reses demonstratificatives and Laborite A ville Management an	week and any particular description of the second of the s	
Land	\$ 19,200	INC. AND AN ARCHIVE A PROPERTY OF THE ANY ARCHIVE AND A CONTRACTOR AND A C	Appraised \	/alue	\$ N/A	аменический технология и принципальный принципальный принципальный принципальный принципальный принципальный п Принципальный принципальный принципальный принципальный принципальный принципальный принципальный принципальный	annestermina are ser e month stationates, street e territorios, e e acordi	
Buildings	\$ 36,850	NORTH THE PROPERTY OF THE PROP	When Appra		anteriori di literatura di Abdoldillo no menerono Versia ser este e e e e e e e e e e e e e e e e e	an moonthing and a second resemble decouper assessment along a second contract of the secon	ender - mariem er endersteller V (1989 v. VIII) von der met met (1964 v. VIII)	
Total	\$ 56,050		Type of App		**************************************	- Miller III / Miller Miller - Prill a hab hr Miller her Miller hande strade v Albert sammels and a semantic se	manusco de acusticio (AP Establica). E 1973 - 1980 (AP Establica) e la el considerada (AP Establica)	
	Westerland The Assessed To Superior March Street Street		ร้องครับและครั้งและจากการแกรงการแกรงการแกรงการแกรงการเกาะครั้ง	ene al Miller de La energe a en la Miller de Miller de Mandena Andrea	aleran Walkata an Geologica Markata (Markata Series A. Jaman Markata Series II. P. 2014 i Millianninini		3 M. M and M. A. M and M. M and M	
MORTGAGES OR LIENS					immitty och sillermoontermittellillistittistiitiin hyksistelli kenktinad ris och myksomonte			
1. None	**************************************	3.	\$7.6\$\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		TOTAL MORTG	AGE(S) = \$0		
2.	- ONE WAS A	4.				**************************************		
Available Equity	\$:	56,050	Is there 5%	6 owner eq	uity in the propert	ty? Yes 🗵	No 🗌	
VERIFICATIONS								
	⊠ Insura	ance	⊠ Taxes	\boxtimes	Title and Mortg	age 🗵 C	wnership	
Disclosure of Potentia	al Conflict of I	nterest	Yes	☐ Non	e 🗵		adhacogaengarrara amasa - 3000ke/00/ abb.co- 12hamba 614 (3000), 1196	
SUMMARY OF PROF	POSED WOR	K	and committee. Some the committee of the	and the second s	attiloikuleetalaitiikkaantaavaa eerre viinisiini kitharakaraataanna oo illi uuru varaanna	The state of the s	gramma (Ademinian per Archite e e Phrime (AMPA), (El 1980 e phre 1997), e Marie	
and is located on a low spot on the property that has collected water from neighboring properties. The house received damage from storms and flooding of 2008 in accordance with FEMA Disaster – 1768A. The damage was due to a cracked concrete pad that funnels water toward the house, causing rot to the wall & floor structure. General fill and grading need to be conducted around the house to keep water away from the foundation. An inspection and lead risk assessment on the property of the house found items that had been damaged in the flooding of 2008 and are lead hazards. Items that require replacement due to storms and flooding of 2008 include: > Concrete replacement – A section of the concrete pad on the northeast side of the house cracked and settled during the storms and flooding of 2008. The concrete pad under the house itself did not crack & settle. This cracking caused storm water to settle on the north and east side of the house, rotting the floor supports and lower wall structure. This section of concrete will be replaced. > Wall & Floor coverings: Remove and replace damaged wall & floor coverings. > Gutters – Need to be installed on the south side of the house. > Fill dirt – Needed around the foundation to prevent water from flowing toward the foundation. > Lead Hazards: Windows & Doors – To be replaced. Matching funds will be provided by HOME Rental Rehabilitation Program Income Funds. Conducting this project will correct several defects caused by the storms and flooding of 2008, and will remove several lead hazards from this house. The home will be made affordable and available to rent to qualifying lower income households with children under 6. All funds approved for this project are forgivable loan funds. If rented to a qualifying household for 5 years, the funds will not require repayment.								
Funding Source: Funding Source:	LHC2 CDBG – E	Emergency A	ssistance Pr	-	•	oject Amount of:	\$ 3,733 \$ 9,245 \$12,978	
	tinaini (minima) mandi tili latta (+) mili	and the second s	COMMITTE	E ACTION) or the summaries of the distribution of the sum to easily a summaries on the summaries of	- Comment	
☐ APPROVE		DENY			proved Bid Tota	\$		
Signature of Plannin	og & Davalar	mont Commi	ttoo Chair		Date	· · · · · · · · · · · · · · · · · · ·		
Signature of Fidinin	IS OF THEAD	mient čomiu	uce Olidii		Date			

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u	Jι	JIVI	IVI	н	וא

LOWEST QUALIFIED BID AMOUNT

CDBG – EAP Concrete Repair, Wall & Floor Replacement, Gutters, Fill Dirt							
JD Environmental	Action Construction	DBR Builders	ACTION OF THE CONTROL				
\$ 9,245	\$ 10,120	\$ 14,080		\$ 9,245			

JD Environmental	DBR Builders			
\$ 2,953 (\$4,430 total)	\$ 3,000 (\$4,500 total)	\$	\$	\$ 2,953
LHC - RISK ASSESS	MENT - CLEARANCES			
Rock County P&D	9) CONTROL MAN TO MAKE IN HISTORY AND			
\$ 380	\$	\$	\$	\$ 380
\$ 380	\$	\$	\$	\$ 380
ACI		hill (IIII) (III) and a declaration is a majorial field (III) (A c a MC). III) cardiodh (1 Filliadean II, III) (A c a a MC).	kepama Kiliki alikin mikani uma nanduran manana amuni ili. An nilili 100 - 11 - 1100 - 1100 - 1100 - 1100 - 1	\$ 400

LHC2 (007045D1)

Lead Hazard Control

Lead Testing & Samples

\$ 2,953 \$ 780

\$ 3,733

CDBG-EAP (008055D1)

\$ 9,245

RECOMMEND LOWEST QUALIFIED BID AMOUNTS OF

<u>\$12,978</u>

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION

MINIMAN

Date:

February 24, 2011

Project ID(s) 020676-D-1

Date

Project Recommended By	Neale Thompson_
Funding Source(s)	CDBG-Small Cities
omeriki isilika anagamaka Manaka di mawaka kaliki isilika kasa tinin Jahahaman mana antam tanan tana aki kasis	

Signature of Planning & Development Committee Chair

Funding Source(s	c) CDBG-Small	l Cities				
HOUSEHOLD INFORMATION						
Household Size:	4 Annual I	ncome: \$46,577	Location: Tow	n of Harmony		
ASSESSED VALUE	INFORMATION					
Land	\$ 36,500	Appraised Value	\$ 172,436	. Makanin . Makanin man, a gara hala wan andari aka kata Makanin aka kata man a dan mandata saka sa ta ka sa m		
Buildings	\$ 137,200	When Appraised	2010			
Total	\$ 173,700	Type of Appraisal	FMV			
MORTGAGES OR LI	IENS					
1. \$ 33,194		4. \$	TOTA	L MORTGAGE(S)		
2. \$	nikki sailikki nimanon nastabiba sasa sasa sasa sasanin sasa nastaninin kesin basa basa sasa sasa sasa sasa na	5. \$	\$ 33,	194		
3. \$		6. \$	Ψ 00,			
Available Equity	\$139,242 Is	s there 5% owner equit	y in the property?	Yes 🛛 No 🗌		
VERIFICATIONS	VERIFICATIONS					
Income	⊠ Insurance [🛚 Taxes 🖾 T	itle and Mortgage	Ownership		
Disclosure of Pote	ential Conflict of Interest	t Yes 🗌 None	\boxtimes			
SUMMARY OF PROPOSED WORK						
This rural suburban home needs a new roof, chimney repair, siding repair, boiler heat for bathrooms, electrical work, kitchen remodeling, kitchen flooring, and a new accessible bathroom for the elderly relative who has to move in due to foreclosure and cannot use the existing bathroom. Completing this project will have benefits for durability, reliability, and significant health and safety improvements. This accessible bathroom, as a vital health and safety action, pushes the project close to the higher \$29,999 loan limit. Owner is capable of handling some of the work, in accordance with program guidelines, to allow all the work to be accomplished. Loan is 0% deferred.						
Funding Source: CDBG – Small Cities (0% Interest Payment Deferred) \$29,957 Recommend Total Project Amount of: \$29,957						
		OMMITTEE ACTION				
APPROVE	DENY	Committee Appro	ved Bid Total	\$		

BID SUMMARY				LOWEST QUALIFIED BID
ROOF				an dang te dan bidan dang magang mengangan yang menanang saaraman salam, dahili da bida dan salam sebebi s
Asperheim Roofing	DBR Builders	Distinctive Craftsmn	And the second of the second o	Asperheim Roofing
\$ 5,975	\$ 14,995	\$ 8,720	A section of the color of the c	\$ 5,975
CHIMNEY (2) REPAIR	S			odanetera erroma milder mono idea olifficia ladinda se mono in 1854. Never 4 del 2011 i Antis (1964), e e e e e
Bollerud Masonry	DBR Builders	Distinctive Craftsmn	er angegeviegens werde ein augumente off vor in various vorem various various voramischellen vorder de landschaften daß	Bollerud Masonry
\$ 2,645	\$ 3,995	\$ 3,930		\$ 2,645
SIDING REPAIR	1 mg - 10 dans - 10 a a a a a a a a a a a a a a a a a a	and confidence of the state of	an mary plane a consequent and a form a form, and a form a form and a form a form and a form	ikali di Palakalangan kanalangan kalika Palaka kan pangangan nganaka manadarina an managangan sa manarangan ka
Asperheim Roofing	DBR Builders	AN JAINS, A. JA. (1965). AN SAN SAN SAN SAN SAN SAN SAN SAN SAN	erne mus quanter-cyane menad recreases, allamor inhandementermente e e dels idas lett. 18 400ab999 ete edit 190	Asperheim Roofing
\$ 1,675	\$ 1,795			\$ 1,675
BOILER HEAT DELIV	ERY TO BATHROON	is	and the second state of th	
Ryan Plumbing/Htg	Beyers Heating	overtodoviere empressionis au antissa. Auderiaa visarrii valla sekritadi illa sekritadi illa sekritadi illa sek	erger unglieben "Appelle. 3 Tip Lawrence annement gemen. 4 Menundlandride et eus euche additionen der et Anther	Ryan Plumbing/Htg
\$ 1,548	\$ 3,223	The second secon	Mark of the state	\$ 1,548
ELECTRICAL				, mildelander versionalen in der daviende aus en auszer (n. 11.10 de 1474). French en grote (n. 11.10 de 1474)
Kenyon Electric	AgSun Corp.	A CHAP TANK OF THE PROPERTY OF THE OFFICE OF A SACAMA PROMISE OF THE SACAMA PROPERTY OF THE SACAMA PARTY O	norman, reasonare reasonate contribution to the trade of the Marie See Fig., where distinct Marie Prin	Kenyon Electric
\$ 275	\$ 525		A COLUMN TO A COLU	\$ 275
KITCHEN REMODELI	NG	annengana waa requideshah kalemeerimatee shi kii kiibir in iibi iibi yer irijimiyayingingin yerita 2000 metal 2000 m	7 (18) (18) (18) (18) (18) (18) (18) (18) (18) (18)	
Owner/ Kirstling Plb.	DBR Builders	Distinctive Craftsmn		Owner/ Kirstling Plb.
\$ 8,856	\$ 27,950	\$ 15,500		\$ 8,856
KITCHEN FLOORING	Ah.uh.uh.l. 24M (Bhilih) MECH (**) = 944 Weggan yan canggung gagagangap mellumba		Машин (польший м. 2001). Анд на на протова в на применент на применент на применент на применент на применент	
Owner	DBR Builders	Distinctive Craftsmn	Carpet One	Owner
\$ 1,748	\$ 3,150	\$ 3,470	\$ 2,500	\$ 1,748
ACCESSIBLE BATHR	OOM FOR IN-LAW			
Owner, Kirstling, etc	DBR Builders	Distinctive Craftsmn	A STANDARD OF STANDARD STANDAR	Owner, Kirstling,etc
				any paositra dia mandra dia mandra dia mandra dia mandra dia mandra dia dia dia mandra dia dia dia dia mandra

CDBG LOAN PROCESSING FEE				
Rock Co. P& D	ger - Volument of the state of			Rock Co. P& D
\$ 375	mental of the state of the stat			\$ 375

\$ 17,891

CDBG-Small Cities

\$ 19,495

\$ 6,860

0% Rehabilitation \$29,957
RECOMMEND LOWEST QUALIFIED BID AMOUNTS OF

\$ 6,860

\$29,957 \$29,957

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

CHANGE ORDER #_1

Date:		February 24, 2011		
Project Number: Property Location:		20675-CO		
Loan Type: Assessed Value: Total Pre-Rehab Mortgages		0% Deferred 83,200 52,000		
Contractors:	Stelter Plumk	oing/Heating - \$875.00	and \$60 Rock C	o. Filing Fees
CHANGE ORDERED:	Additional am	ount for code plumbing ve this rehabilitation project.	enting and correcti	
waste plumbing system runs are needed becaus performing system. Chand new loan document improved and help the h	had no venting e previous owr ange order inc . This results omeowners. C	In process, plumbing co, as required by code. It ner "T-d" heating supplies ludes \$60 to pay for the new additional cost (\$935) becorrected price is reasonal	was also discovery off of existing duction was more expensive the will also allow the wall also allow the wallow the wall also allow the wall allo	ed that two heating duct ts, resulting in a non- e filing of a satisfaction ne project to be
**************************************		*************** 13,625.00	******	:*********
Previous Change Orders		0.00		
Change Order A Change Order D Revised Contrac	Deduction	\$ 935.00 \$ 0.00 \$ 14,560.00		
********	:**** ***	********	·*******	********
This document shall be of the Contract shall a		nendment to the Contra	ct and all stipula	tions and covenants
	Stelte	er Plumbing/Heating		
Signature of Contracto			Date	
Signature of Owner			Date	<u></u>
Approved by:				
Alan Sı	weeney - Cha	air - Rock County Plann	ing and Develop	ment Committee