



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,
- 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:	LD#2011 003
		DATE SUBMITTED:	February 3, 2011
LOCATION:	SE ¼ SW ¼ Section 3	E.T. JURISDICTION:	Village of Footville
		SURVEYOR:	Combs and Associates, Inc.
ORIGINAL AREA:	80 Acres ±	TOWNSHIP:	Plymouth
FINAL AREA:	2.2 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: 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.
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 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 Colin M. Byrnes
Dept. of Planning, Economic & Community Development

DATE: 2/9/11

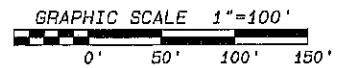
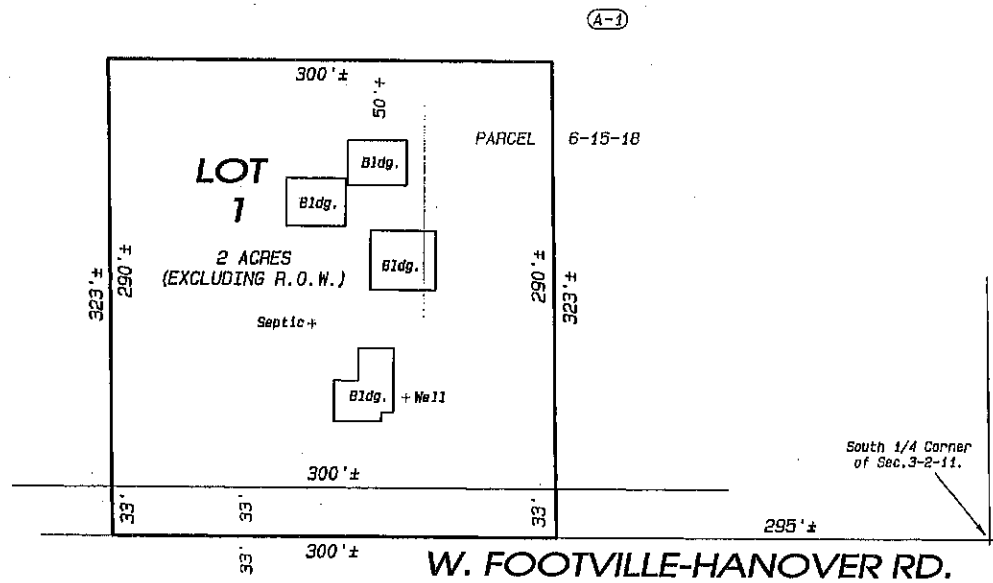
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON FEBRUARY 24, 2011 AT 8:00 A.M. AT THE ROCK COUNTY COURTHOUSE.

NOTE: 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

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

NOTES:
 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

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

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

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-63110	ADMIN.EXPENSE	0.00 100.0%	0.00	0.00	0.00		
	P1000350-PO# 12/31/10 -VN#013607					46.72	
							JANESVILLE GAZETTE INC
							CLOSING BALANCE
						-46.72	46.72
							PLANNING
							PROG-TOTAL-PO
						46.72	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$46.72 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

FEB 24 2011 DATE _____ CHAIR

2011 . . .

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
1017200000-63200	PUBL/SUBCR/DUES	75.00	0.0%	0.00	0.00	75.00	
	P1101122-PO# 02/16/11 -VN#030586					WISCONSIN REAL PROPERTY LISTER	60.00
						CLOSING BALANCE	15.00
						REAL PROPERTY	60.00
						PROG-TOTAL-PO	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

FEB 24 2011 DATE _____ CHAIR

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
1317300000-63200	PUBL/SUBCR/DUES	345.00	0.0%	0.00	0.00	345.00	
	P1101224-PO# 02/16/11 -VN#017449					WISCONSIN SOCIETY LAND SURVEYO	130.00
						CLOSING BALANCE	215.00
							130.00
1317300000-64200	TRAINING EXP	760.00	0.0%	0.00	0.00	760.00	
	P1100826-PO# 02/16/11 -VN#016925					UNIVERSITY OF WISCONSIN STEVEN	240.00
						CLOSING BALANCE	520.00
							240.00
						SURVEYOR	
						PROG-TOTAL-PO	370.00

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$370.00 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 24 2011 DATE _____ CHAIR

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-63201	BOOKS	300.00	0.0%	0.00	0.00		
ENC		R1101257-PO# 02/03/11	-VN#036201	AMAZON.COM		25.34	
				CLOSING BALANCE	274.66		25.34
		PLANNING		PROG-TOTAL-PO		25.34	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$25.34 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

FEB 24 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: February 24, 2011

ACTION ITEMS:

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

INFORMATION ITEMS

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

**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
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 INFORMATION

Household Size: 5	Annual Income: \$ 51,743	Location: City of Milton
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ASSESSED VALUE INFORMATION

Land	\$ 37,700	Appraised Value	\$ 120,500
Buildings	\$ 77,000	When Appraised	2009
Total	\$ 114,700	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 60,008	4. \$	TOTAL MORTGAGE(S) \$ 60,008
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$ 60,492	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 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: LHC2 \$27,837
 Funding Source: CDBG – Small Cities (0% Interest Payment Deferred) \$18,563
 Recommend Total Project Amount of: \$ 46,400

COMMITTEE ACTION

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

BID SUMMARY

LOWEST QUALIFIED BID

LEAD SAFE WINDOWS (OWNER OVERALL SELECTION WITHIN 10%)				
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
\$ 12032	\$ 13500	\$ 8800	\$ 12000	\$ 12032
LEAD SAFE SIDING AND WINDOW TRIM				
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
\$ 12700	\$ 10800	\$ 15733	\$ 30000	\$ 12700
LEAD SAFE SOFFITS, FASCIA, ROOF TRIM				
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
\$ 4050	\$ 4500	\$ 3145	\$ incl'd above	\$ 4050
LEAD SAFE CROWN MOLDING ABOVE WINDOWS				
Artistic Remodeling	No other bidders treated this historical detail			Artistic Remodeling
\$ 1800				\$ 1800
LEAD SAFE INTERIOR WALLS REAR ENTRY ROOM				
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
\$ 1300	\$ 2200	\$ 1130	\$ 3500	\$ 1300
LEAD SAFE FLOORING AND STAIRWAY				
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
\$ 3803	\$ 1500	\$ 1845	\$ 4000	\$ 3803
LEAD SAFE SIDEWALL INSULATION				
Marks Construction	Money Savers	Imperial Builders		Marks Construction
\$ 2500	\$ 3250	\$ 2800		\$ 2500
LEAD SAFE PORCH ON REAR NW CORNER				
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
\$ 1200	\$ 2200	\$ 1200	\$ 2000	\$ 1200
LEAD SAFE FINAL INTERIOR CLEANING				
Artistic Remodeling	Marks Construction	JD Environmental	Imperial Builders	Artistic Remodeling
\$ 1200	\$ 300	\$ 560	\$ 3000	\$ 1200
REHAB GUTTERS AND DOWNSPOUTS				
Marks Construction	JD Environmental	Imperial Builders		Marks Construction
\$ 1500	\$ 2250	\$ 2000		\$ 1500
REHAB ATTIC INSULATION				
Marks Construction	Imperial Builders (declined small part)			Marks Construction
\$ 1800	\$ 1500			\$ 1800
REHAB HOT WATER HEATER				
E&D Water Works	Ron's Plumbing	Imperial Builders	Artistic Remodeling	E&D Water Works
\$1360	\$1897	\$ 1850	\$ 2150	\$1360
CDBG LOAN PROCESSING FEE				
Rock County P&D				Rock County P&D
\$ 375				\$ 375

LHC2 007042D1
CDBG-Small Cities

Lead Hazard Control
Lead Testing & Samples
0% LHC Match
0% Rehabilitation

\$27,057
\$ 780
\$13,528
\$ 5,035

\$27,837

\$18,563
\$46,400

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

# in Household:	3	Children under 6:	1	Annual Income:	\$ Household is LI	Location:	City of Edgerton
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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. \$	
3. \$	6. \$	
Available Equity \$ 72,553	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 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 SUMMARY

LOWEST QUALIFIED BID AMOUNT

LHC - Windows - Doors				
Nelson Young	Menards	Home Depot		
\$ 7,102	\$ 7,487	\$ 7,613		\$ 7,102

LHC: SIDING - FASCIA-SOFFIT - WINDOW TRIM - WALL TREATMENTS				
Nelson Young	Menards	Home Depot		
\$ 8,137	\$ 8,459	\$ 8,682		\$ 8,137

LHC - RISK ASSESSMENT - CLEARANCES				
Rock County P&D				
\$ 380				\$ 380

LHC - LEAD TESTING				
ACL				\$ 400
\$ 400				

LHC2 007042D1

Lead Hazard Control

\$15,239

Lead Testing & Samples

\$ 780

\$16,019

RECOMMEND LOWEST QUALIFIED BID AMOUNTS OF

\$16,019

**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 INFORMATION

Household Size: 4	Annual Income: \$ 23,784	Location: Town of Beloit
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ASSESSED VALUE INFORMATION

Land	\$ 17,600	Appraised Value	\$ 69,365
Buildings	\$ 46,000	When Appraised	2010
Total	\$ 63,600	Type of Appraisal	FMV (Fair Market Value)

MORTGAGES OR LIENS

1. \$ 40,721	4.	TOTAL MORTGAGE(S) \$ 40,721
2.	5.	
3.	6.	
Available Equity \$ 28,664	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 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: LHC2 \$ 9,717

Funding Source: CDBG – Small Cities (0% Interest Payment Deferred) \$ 4,468

Recommend Total Project Amount of: **\$14,185**

COMMITTEE ACTION

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

BID SUMMARY

LOWEST QUALIFIED BID

LEAD SAFE WINDOWS

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			\$ 1,060

LEAD SAFE EAST FAMILY ROOM SURFACES

JD Environmental	Marks Construction			JD Environmental
\$ 350	\$ 1600			\$ 350

LEAD SAFE EXTERIOR BACK DOOR, FRAME, TRIM

JD Environmental	Marks Construction			JD Environmental
\$ 590	\$ 500			\$ 590

LEAD SAFE REAR PORCH FLOOR AND SIDING

JD Environmental	Marks Construction			JD Environmental
\$ 575	\$ 1,500			\$ 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 \$ 8,937

Lead Testing & Samples \$ 780

\$ 9,717

CDBG-Small Cities and/or Program Income

0% LHC Match \$ 4,468

0% Rehabilitation \$ 0

\$ 4,468

RECOMMEND LOWEST QUALIFIED BID AMOUNTS OF

\$14,185

**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION**



Date: February 24, 2011

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

Project Recommended By **Dave Somppi**
Funding Source(s) **LHC2 and CDBG-EAP**

HOUSEHOLD INFORMATION

Household Size:	House is Vacant	Annual Income:	\$ N / A	Location:	Rock Township
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ASSESSED VALUE INFORMATION

Land	\$ 19,200	Appraised Value	\$ N / A
Buildings	\$ 36,850	When Appraised	
Total	\$ 56,050	Type of Appraisal	

MORTGAGES OR LIENS

1. None	3.	TOTAL MORTGAGE(S) = \$0
2.	4.	
Available Equity	\$ 56,050	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 1-story 2-bedroom wood frame house, about 60 years old, vacant for 1+ yrs. The house is built on a concrete pad, 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: LHC2 \$ 3,733
 Funding Source: CDBG – Emergency Assistance Program (EAP) Grant \$ 9,245
 Recommend Total Project Amount of: **\$12,978**

COMMITTEE ACTION

APPROVE DENY

Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____

Date _____

BID SUMMARY

LOWEST QUALIFIED BID AMOUNT

CDBG – EAP Concrete Repair, Wall & Floor Replacement, Gutters, Fill Dirt

JD Environmental	Action Construction	DBR Builders		
\$ 9,245	\$ 10,120	\$ 14,080		\$ 9,245

LHC - Window & Door Replacement 2/3 of total cost

JD Environmental	DBR Builders			
\$ 2,953 (\$4,430 total)	\$ 3,000 (\$4,500 total)	\$	\$	\$ 2,953

LHC - RISK ASSESSMENT - CLEARANCES

Rock County P&D				
\$ 380	\$	\$	\$	\$ 380

LHC - LEAD TESTING

ACL				\$ 400
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LHC2 (007045D1)	Lead Hazard Control	\$ 2,953	
	Lead Testing & Samples	\$ 780	\$ 3,733

CDBG-EAP (008055D1) **\$ 9,245**

RECOMMEND LOWEST QUALIFIED BID AMOUNTS OF \$12,978

**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION**



Date: February 24, 2011

Project ID(s) 020676-D-1

Project Recommended By Neale Thompson

Funding Source(s) CDBG-Small Cities

HOUSEHOLD INFORMATION

Household Size: 4	Annual Income: \$46,577	Location: Town of Harmony
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ASSESSED VALUE INFORMATION

Land	\$ 36,500	Appraised Value	\$ 172,436
Buildings	\$ 137,200	When Appraised	2010
Total	\$ 173,700	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 33,194	4. \$	TOTAL MORTGAGE(S) \$ 33,194
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$139,242	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

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

COMMITTEE ACTION

APPROVE
 DENY
 Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____
 Date _____

BID SUMMARY

LOWEST QUALIFIED BID

ROOF

Asperheim Roofing	DBR Builders	Distinctive Craftsmn		Asperheim Roofing
\$ 5,975	\$ 14,995	\$ 8,720		\$ 5,975

CHIMNEY (2) REPAIRS

Bollerud Masonry	DBR Builders	Distinctive Craftsmn		Bollerud Masonry
\$ 2,645	\$ 3,995	\$ 3,930		\$ 2,645

SIDING REPAIR

Asperheim Roofing	DBR Builders			Asperheim Roofing
\$ 1,675	\$ 1,795			\$ 1,675

BOILER HEAT DELIVERY TO BATHROOMS

Ryan Plumbing/Htg	Beyers Heating			Ryan Plumbing/Htg
\$ 1,548	\$ 3,223			\$ 1,548

ELECTRICAL

Kenyon Electric	AgSun Corp.			Kenyon Electric
\$ 275	\$ 525			\$ 275

KITCHEN REMODELING

Owner/ Kirstling Plb.	DBR Builders	Distinctive Craftsmn		Owner/ Kirstling Plb.
\$ 8,856	\$ 27,950	\$ 15,500		\$ 8,856

KITCHEN FLOORING

Owner	DBR Builders	Distinctive Craftsmn	Carpet One	Owner
\$ 1,748	\$ 3,150	\$ 3,470	\$ 2,500	\$ 1,748

ACCESSIBLE BATHROOM FOR IN-LAW

Owner, Kirstling, etc	DBR Builders	Distinctive Craftsmn		Owner, Kirstling, etc
\$ 6,860	\$ 19,495	\$ 17,891		\$ 6,860

CDBG LOAN PROCESSING FEE

Rock Co. P&D				Rock Co. P&D
\$ 375				\$ 375

CDBG-Small Cities**0% Rehabilitation****\$29,957****\$29,957****RECOMMEND LOWEST QUALIFIED BID AMOUNTS OF****\$29,957**

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

CHANGE ORDER # 1

Date: _____ February 24, 2011 _____

Project Number: _____ 20675-CO _____

Property Location: _____

Loan Type: _____ 0% Deferred _____

Assessed Value: _____ 83,200 _____

Total Pre-Rehab _____ 52,000 _____

Mortgages

Contractors: _____ Stelter Plumbing/Heating - \$875.00 and \$60 Rock Co. Filing Fees _____

CHANGE ORDERED: Additional amount for code plumbing venting and correction of two furnace ducts (not functioning) that are necessary for this rehabilitation project.

REASON for CHANGE ORDER: In process, plumbing contractor doing work discovered that the waste plumbing system had no venting, as required by code. It was also discovered that two heating duct runs are needed because previous owner "T-d" heating supplies off of existing ducts, resulting in a non-performing system. Change order includes \$60 to pay for the new more expensive filing of a satisfaction and new loan document. This results in additional cost (\$935) but will also allow the project to be improved and help the homeowners. Corrected price is reasonable and customary.

Original Contract Amount \$ 13,625.00

Previous Change Orders \$ 0.00

Change Order Addition \$ 935.00

Change Order Deduction \$ 0.00

Revised Contract Amount \$ 14,560.00

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

_____ Stelter Plumbing/Heating _____

Signature of Contractor

_____ Date _____

_____ Signature of Owner _____

_____ Date _____

Approved by: _____

Alan Sweeney - Chair - Rock County Planning and Development Committee