

ROCK COUNTY, WISCONSIN



Board of Supervisors
51 South Main Street
Janesville, WI 53545
(608)757-5510

**COUNTY BOARD STAFF COMMITTEE
TUESDAY – JANUARY 27, 2015 – 4:00 P.M.
CONFERENCE ROOM N-1 – FIFTH FLOOR
ROCK COUNTY COURTHOUSE-EAST**

Agenda

1. Call to Order & Approval of Agenda
2. Citizen Participation, Communications and Announcements
3. Approval of Minutes – January 13, 2015
4. Approval of Bills/Transfers/Pre-Approved Encumbrances
5. Resolution
 - A. Creating Ad Hoc Board Organization Review Committee
6. Possible Approval of US Cellular Upgrade Request – West Court Street Tower
7. Review of Buck Property Appraisal Report
8. Adjournment

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
01-1320-0000-63100	OFC SUPP & EXP	P1403775	12/15/2014	HENRICKSEN	372.19
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	800.00	471.59	0.00	372.19	(43.78)
COUNTY ADMINISTRATOR PROG TOTAL				372.19	

I have examined the preceding bills and encumbrances in the total amount of **\$372.19**

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 Finance Committee and County Board.
- B. Bills under \$10,000 to be paid.
- C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JAN 27 2015**

Dept Head _____

Committee Chair _____

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
08-1420-0000-61920	PHYSICALS	P1403960	12/19/2014	STANARD AND ASSOCIATES INC	1,721.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	10,000.00	2,018.00	224.50	1,721.00	6,036.50
08-1420-0000-63100	OFC SUPP & EXP	P1403847	12/02/2014	JAX CUSTOM PRINTING INC	30.00
		P1403987	12/31/2014	OFFICE PRO	7.54
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	3,500.00	4,539.98	50.90	37.54	(1,128.42)
08-1420-0000-63107	PUBL & LEGAL	P1400389	12/31/2014	BELOIT DAILY NEWS	198.20
		P1400390	12/31/2014	JANESVILLE GAZETTE INC	344.47
		P1400391	12/31/2014	CHRONICLE, THE	329.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	54,500.00	68,537.49	0.00	871.67	(14,909.16)
08-1420-0000-64417	RH EXPENSES	P1400390	12/31/2014	JANESVILLE GAZETTE INC	24.31
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	8,500.00	7,755.10	1,009.08	24.31	(288.49)
HUMAN RESOURCES PROG TOTAL				2,654.52	

I have examined the preceding bills and encumbrances in the total amount of **\$2,654.52**
 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 Finance Committee and County Board.
 B. Bills under \$10,000 to be paid.
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JAN 27 2015**

Dept Head _____

Committee Chair _____

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
01-1320-0000-63200	PUBL/SUBCR/DUES				
		P1500805	01/07/2015	ICMA	657.16
		P1500861	01/08/2015	JANESVILLE GAZETTE INC	299.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	2,713.00	1,296.19	0.00	956.16	460.65
01-1320-0000-64200	TRAINING EXP				
		P1500685	01/07/2015	WISCONSIN COUNTIES ASSOCIATION	300.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	4,930.00	0.00	0.00	300.00	4,630.00
COUNTY ADMINISTRATOR PROG TOTAL				1,256.16	

I have examined the preceding bills and encumbrances in the total amount of **\$1,256.16**

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 Finance Committee and County Board.
- B. Bills under \$10,000 to be paid.
- C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JAN 27 2015**

Dept Head _____

Committee Chair _____

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
03-1110-0000-64201	CONVENTION EXP	P1500685	01/07/2015	WISCONSIN COUNTIES ASSOCIATION	300.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	4,500.00	0.00	0.00	300.00	4,200.00
COUNTY BOARD PROG TOTAL				300.00	

I have examined the preceding bills and encumbrances in the total amount of **\$300.00**

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 Finance Committee and County Board.
- B. Bills under \$10,000 to be paid.
- C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JAN 27 2015**

Dept Head _____

Committee Chair _____

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
08-1420-0000-63100	OFC SUPP & EXP	P1500679	01/15/2015	STORAGE SYSTEMS MIDWEST INC	50.90
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	5,000.00	0.00	0.00	50.90	4,949.10
HUMAN RESOURCES PROG TOTAL				50.90	

I have examined the preceding bills and encumbrances in the total amount of \$50.90

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 Finance Committee and County Board.
- B. Bills under \$10,000 to be paid.
- C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: JAN 27 2015

Dept Head _____

Committee Chair _____

RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS

Supervisor Jason Dowd
INITIATED BY



Jason Dowd, County Board Supervisor
DRAFTED BY

Supervisors Jason Dowd, Jeremy Zajac
and Greg Addie
SUBMITTED BY

December 1, 2014
DATE DRAFTED

CREATING AD HOC BOARD ORGANIZATION REVIEW COMMITTEE

1 **WHEREAS** the Rock County Board of Supervisors are made up of 29 Supervisors elected from geographic
2 districts every two years during the spring election cycle of even numbered years; and,
3

4 **WHEREAS** the Board of Supervisors operates under a committee system and County Administrator form of
5 government. Supervisors exercise policy supervision of county activities through its committee system and
6 has certain home rule authority to determine aspects of board structure; and,
7

8 **WHEREAS** the County Board has the authority to establish as many advisory and standing committees to
9 perform its business. Rock County has 13 standing committees and numerous advisory committees that have
10 not received in-depth evaluation regarding scope of services and how each interact and overlap with the
11 other committees for several years; and,
12

13 **WHEREAS** many other Wisconsin counties have taken actions in recent years to review their board of
14 supervisor structure and restructure committees to improve efficiency and effectiveness; and,
15

16 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors hereby creates an
17 Ad Hoc Board Organization Review Committee with the express duties being to recommend changes or
18 support current structure of county board procedures:
19

- 20 • Review the membership of the County Board and determine if the number of supervisors is at an
21 appropriate number to achieve effective and efficient operations for future years to come.
- 22 • Review County Board rules of procedures and recommend any changes and reorganization of the
23 current rules for clarity and to meet the charge of the County Board of Supervisors.
- 24 • Review each current standing and advisory county board committee, board or commission.
25 Investigate scope of services, membership and identify if each committee is properly meeting
26 purpose and intended responsibilities. Each committee should be closely reviewed to evaluate if
27 committees can remain as currently operating or if committees can be restructured for more
28 effective and efficient actions.
- 29 • Review whether County Board Supervisors should serve four year terms versus the current two
30 year term.
- 31 • Review if a change should be enacted for Board Supervisors to be elected in staggering terms
32 during different election cycles versus the current process of the whole board membership being
33 elected during the same election cycle.
- 34 • Investigate options for televising County Board meetings.
- 35 • Review compensation of Board Supervisors and evaluate if it is comparable with similar counties.
- 36 • Offer recommendations for process and procedural improvements of the County Board that may
37 arise during its review.

38
39 **BE IT FURTHER RESOLVED** that the Ad Hoc Committee shall consist of 7 County Board
40 Supervisors, and further that said supervisors shall receive compensation for per diems and mileage
41 reimbursement pursuant to county policies. A completed report detailing the findings of the Ad Hoc
42 Committee should be completed and presented to the whole County Board of Supervisors for
43 consideration in time to enact any proposed changes allowed to become effective following the April 2016
44 Supervisor Election cycle.

Respectfully Submitted,

COUNTY BOARD STAFF COMMITTEE

J. Russell Podzilni, Chair

Sandra Kraft, Vice Chair

Eva Arnold

Henry Brill

Betty Jo Bussie

Mary Mawhinney

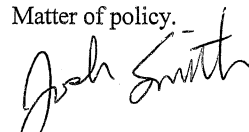
Louis Peer

Alan Sweeney

Terry Thomas

ADMINISTRATIVE NOTE:

Matter of policy.


Josh Smith
County Administrator

FISCAL NOTE:

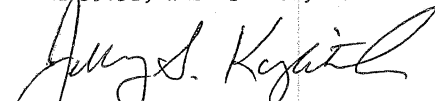
Per County Board Rule IV-C, County Board Supervisors who are members of additional special, single purpose for ad hoc committees are eligible for per meeting allowances and mileage reimbursement



Sherry Oja
Finance committee

LEGAL NOTE:

The County Board is authorized to take this action pursuant to section 59.01 and 59.51, Wis. Stats., as well as Rule IV-C of the County Board rules.


Jeffrey S. Kuglitsch
Corporation Counsel

EXECUTIVE SUMMARY

The Board of Supervisors operates under a committee system and County Administrator form of government. The Board exercises policy supervision of county activities through its committee system and has certain home rule authority to determine aspects of board structure. With the addition of a new county administrator after several decades, there comes a transition where a new administrator develops his own personality and style of leadership and investigates the operations of county government and offers changes according to his individual skill set and experience. The county board has an opportunity to also look at current operations and possibly identify more effective improvements or support how the board operates currently.

This resolution creates a temporary committee to review the county board structure and offer any suggestions that may allow the county board to increase efficiency, effectiveness and streamline procedures. This proposed committee is a self-evaluating tool to develop a discussion and to promote board growth. Identifying best practices from other Wisconsin counties and taking an in-depth look at operations while sharing ideas allow supervisors the ability to better serve the citizen they represent.

The committee would complete a review and issue a report to the whole county board with recommendations. These areas include, membership size of the board; rules of procedures; committee scope of services; structure and possible consolidation or new creation of committees; staggering terms for county supervisors; supervisor compensation; televising county board meetings; other procedural and process improvements and also investigating the idea of changing county supervisor terms to 4 years and creation of a resolution encouraging the State to make this possible.

Introduced by
Supervisor Dowd
Supervisor ZAJAC
Supervisor Addie


ROCK COUNTY, WISCONSIN



County Administrator's Office
51 South Main Street
Janesville, Wisconsin 53545
Phone: 608/757-5510
Web Site: www.co.rock.wi.us

DATE: January 20, 2015

TO: County Board Staff Committee

FROM: Randy Terronez, 
Assistant County Administrator

RE: US Cellular Upgrade Request – West Court Street
Tower

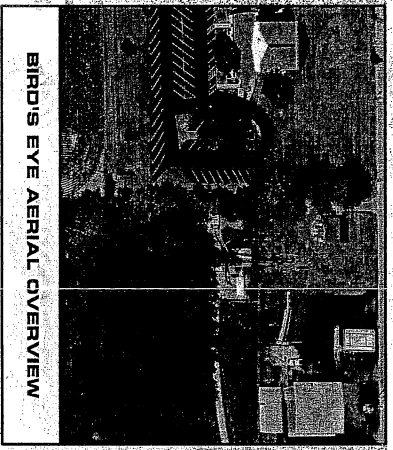
US Cellular has a lease with the County for antennas and supporting equipment at the West Court Street Tower and is requesting to:

1. replace 3 existing antenna,
2. install a power booster under each of the replaced antenna,
3. install a surge protector panel in their equipment building and on the antenna rack,
4. install a cable that connects the surge protector panels, and
5. add a 2nd GPS unit on the ice bridge

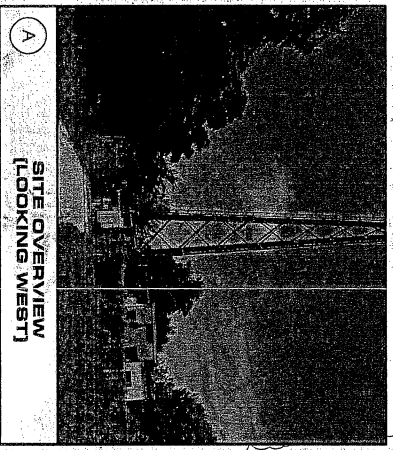
The ground space/equipment is to remain the same.

Attached is background correspondence on the request.

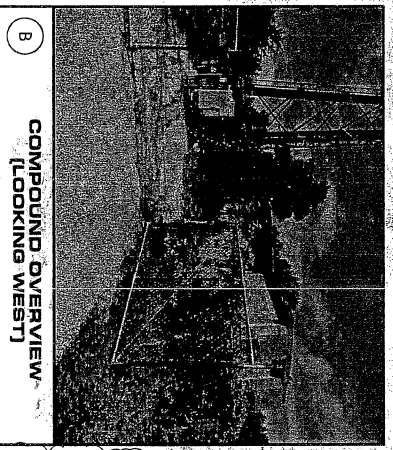
It is recommended that the US Cellular request be approved.



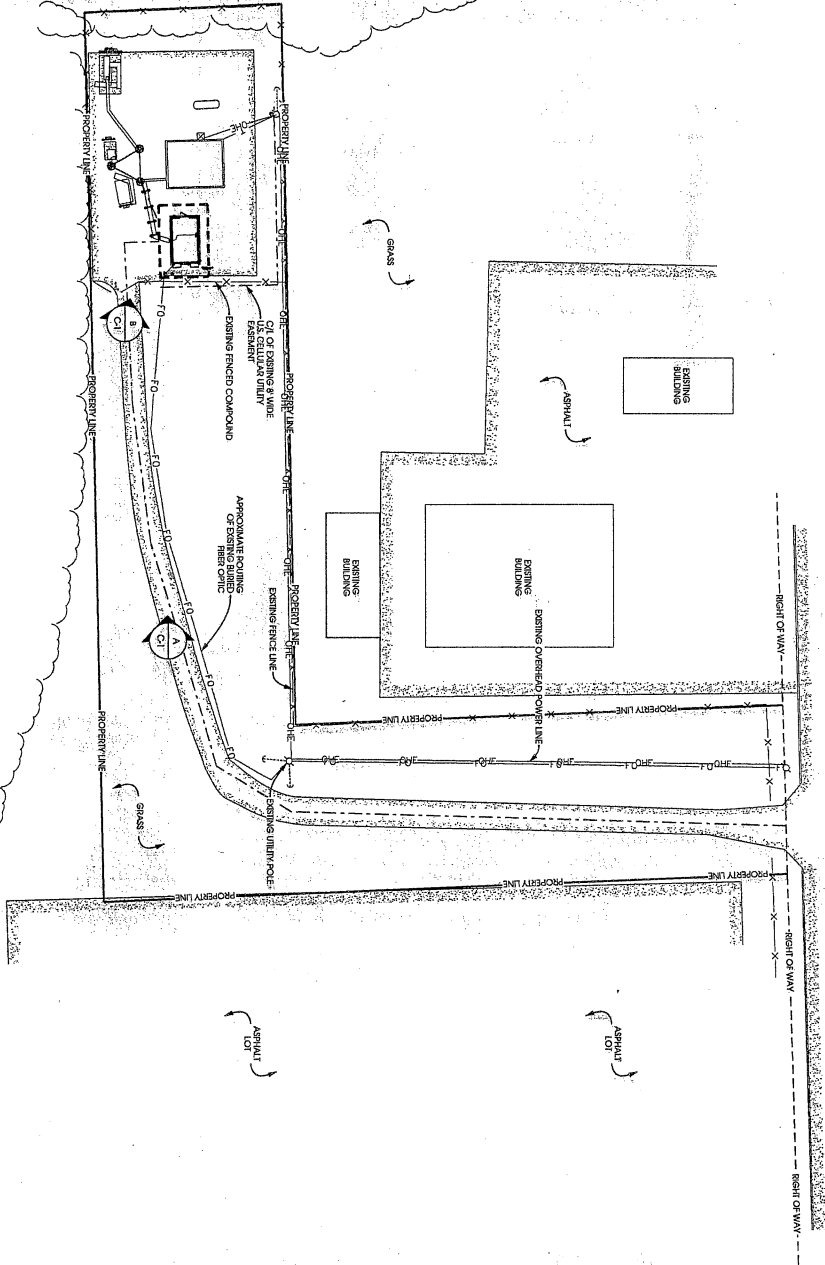
BIRD'S EYE AERIAL OVERVIEW



**A SITE OVERVIEW
(LOOKING WEST)**



**B COMPOUND OVERVIEW
(LOOKING WEST)**



WEST COURT STREET



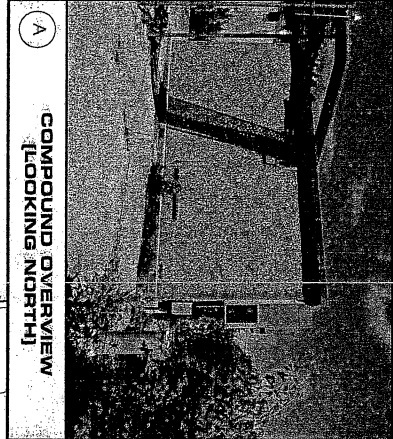
NOTE:
NO NEW/ALTERED PROVIDED. SEE LAYOUT
BASED ON RECORD SURVEY PERFORMED BY
JANESVILLE CITY ENGINEERS, INC. 11/17/2014

SCALE: 1" = 10' - 0"

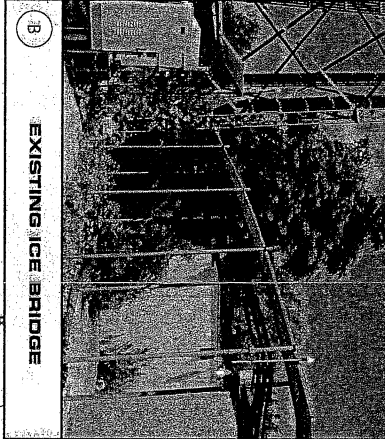
DATE	11/17/2014
PROJECT #	778310
PROJECT NAME	JANESVILLE CITY TOWER
CLIENT	JANESVILLE CITY ENGINEERS, INC.
DRAWN BY	ASB
CHECKED BY	ASB
DATE	11/17/2014
PROJECT #	778310
PROJECT NAME	JANESVILLE CITY TOWER
CLIENT	JANESVILLE CITY ENGINEERS, INC.

SITE PLAN
JANESVILLE CITY TOWER [778310]
JANESVILLE, WISCONSIN

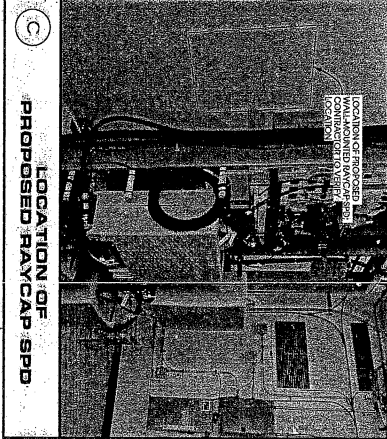
Edge
Consulting Engineers, Inc.
504 Water Street
Pfeife du Soc. WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com



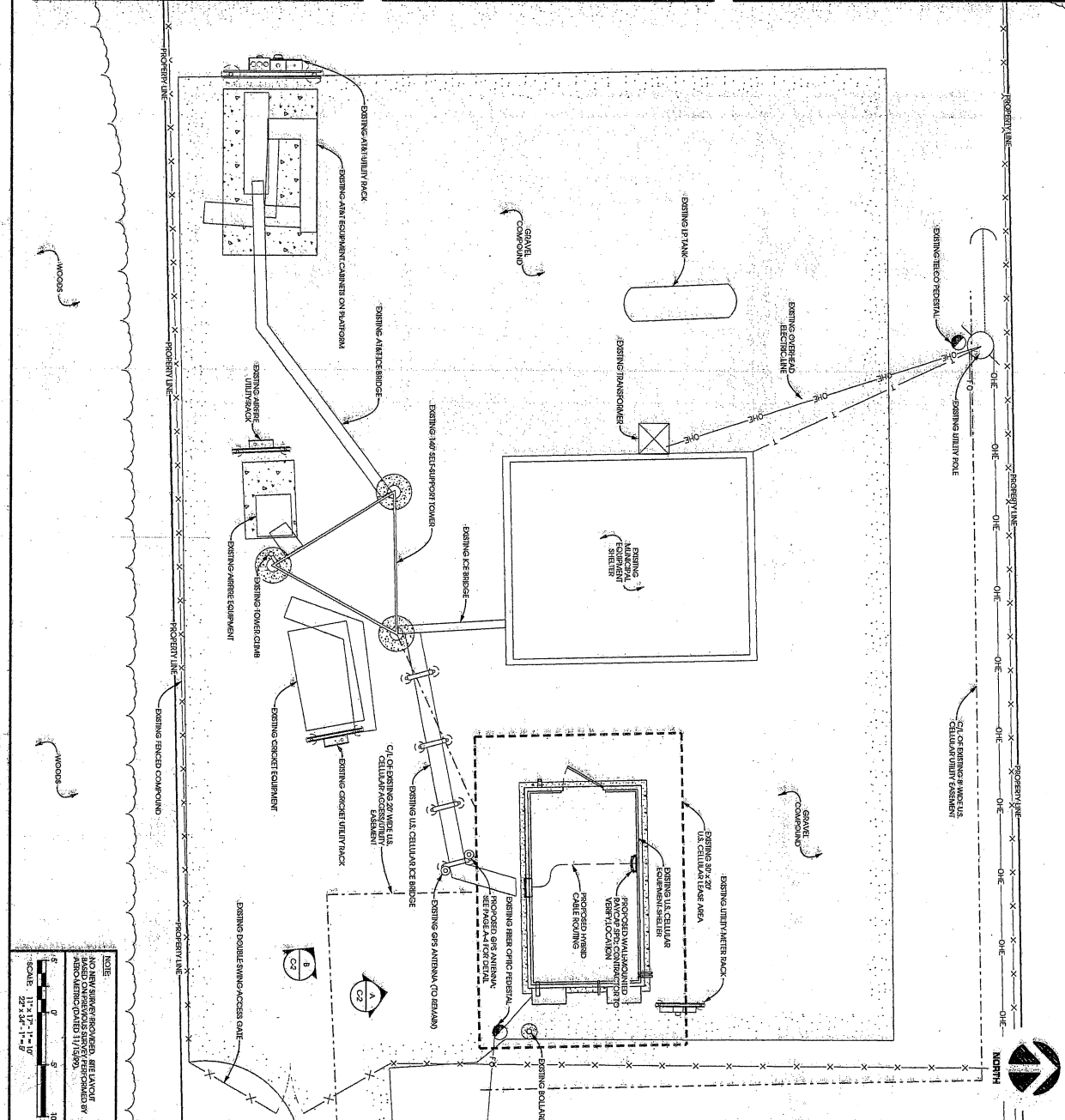
A COMPOUND OVERVIEW
[LOOKING NORTH]



B EXISTING ICE BRIDGE



C LOCATION OF PROPOSED ANTENNA CAP STRUCTURE ON SITE



NOTE:
1. ALL PROPOSED STRUCTURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JANESVILLE PERMITS (DATED 11/15/99).

SCALE: 11'-X-17'-11" = 1" / 22'-X-34'-11" = 1" = 8"

SHEET NUMBER:
C-2

PROJECT NAME:
JANESVILLE CITY TOWER

DATE:
11/15/2016

DRAWN BY:
J.M. ABEY

CHECKED BY:
J.M. ABEY

DATE:
11/15/2016

PROJECT NO.:
1775036

CLIENT:
CITY OF JANESVILLE

ADDRESS:
1174 STATE STREET, JANESVILLE, WI 53501

REVISIONS:
1. 11/15/2016

DESIGNED BY:
J.M. ABEY

PROJECT NO.:
1775036

DATE:
11/15/2016

PROJECT NAME:
JANESVILLE CITY TOWER

CLIENT:
CITY OF JANESVILLE

ADDRESS:
1174 STATE STREET, JANESVILLE, WI 53501

REVISIONS:
1. 11/15/2016

DESIGNED BY:
J.M. ABEY

CHECKED BY:
J.M. ABEY

DATE:
11/15/2016

PROJECT NO.:
1775036

PROJECT NAME:
JANESVILLE CITY TOWER

CLIENT:
CITY OF JANESVILLE

ADDRESS:
1174 STATE STREET, JANESVILLE, WI 53501

REVISIONS:
1. 11/15/2016

DESIGNED BY:
J.M. ABEY

CHECKED BY:
J.M. ABEY

DATE:
11/15/2016

PROJECT NO.:
1775036

PROJECT NAME:
JANESVILLE CITY TOWER

CLIENT:
CITY OF JANESVILLE

ADDRESS:
1174 STATE STREET, JANESVILLE, WI 53501

REVISIONS:
1. 11/15/2016

DESIGNED BY:
J.M. ABEY

CHECKED BY:
J.M. ABEY

DATE:
11/15/2016

PROJECT NO.:
1775036

PROJECT NAME:
JANESVILLE CITY TOWER

CLIENT:
CITY OF JANESVILLE

ADDRESS:
1174 STATE STREET, JANESVILLE, WI 53501

REVISIONS:
1. 11/15/2016

DESIGNED BY:
J.M. ABEY

CHECKED BY:
J.M. ABEY

DATE:
11/15/2016

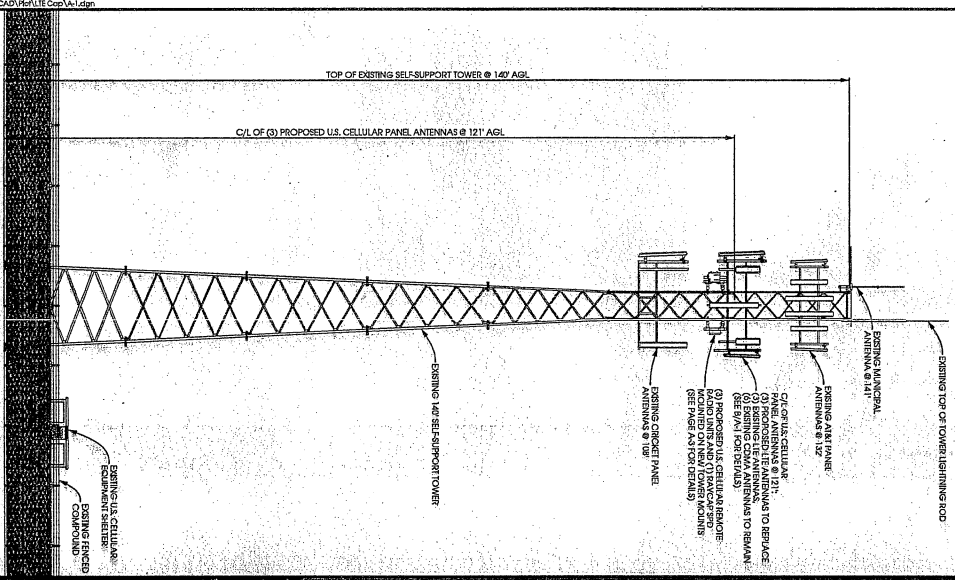
**ENLARGED SITE PLAN
JANESVILLE CITY TOWER [778310]
JANESVILLE, WISCONSIN**

Edge
Consulting Engineers, Inc.
624 Water Street
Profile du Soc. WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgecon.com

NOTES:
 CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER.
 ALL ANTENNA VANDUHS TO BE FROM TRUE NORTH.
 REFER TO STRUCTURAL ANALYSIS AND ENGINEERING ON PAGE #1. STRUCTURAL ANALYSIS FOR NORMAL NON-PRELOADING TO BE CONDUCTED FOR ALL ANTENNAS. STRUCTURAL ANALYSIS FOR PRELOADING TO BE CONDUCTED FOR ALL ANTENNAS. STRUCTURAL ANALYSIS AND TOWER VANDUHS SHALL BE CONDUCTED FOR ALL ANTENNAS. STRUCTURAL ANALYSIS SHALL BE CONDUCTED FOR ALL ANTENNAS. STRUCTURAL ANALYSIS SHALL BE CONDUCTED FOR ALL ANTENNAS.

A TOWER PROFILE (EAST ELEVATION)

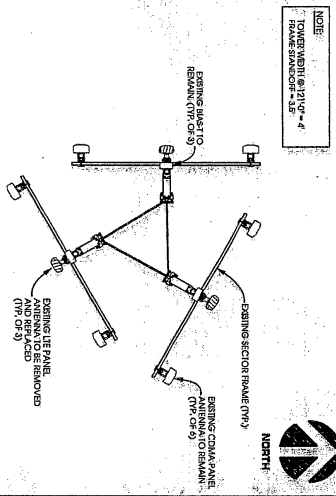
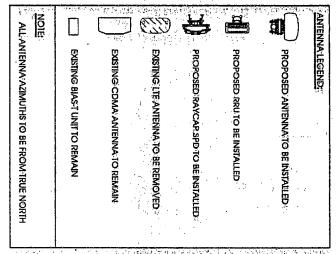
SCALE: 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"



B TOWER ELEVATION - LOOKING WEST -



SECTION	DESCRIPTION	HEIGHT (FT)	WIDTH (FT)	DEPTH (FT)
SECTION 1	EXISTING 1/4\"/>			
SECTION 2	EXISTING 1/4\"/>			
SECTION 3	EXISTING 1/4\"/>			
SECTION 4	EXISTING 1/4\"/>			
SECTION 5	EXISTING 1/4\"/>			
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SECTION 7	EXISTING 1/4\"/>			
SECTION 8	EXISTING 1/4\"/>			
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SECTION 99	EXISTING 1/4\"/>			
SECTION 100	EXISTING 1/4\"/>			



PROPOSED LOADING

SECTOR	ANTENNA MODEL	ANTENNA WEIGHT (LBS)	ANTENNA CENTER OF GRAVITY (FT)	ANTENNA DIRECTION (DEG)	ANTENNA TILT (DEG)	ANTENNA SWAY (FT)	ANTENNA VIBRATION (G)	ANTENNA WIND LOAD (LBS)	ANTENNA ICE LOAD (LBS)	ANTENNA SNOW LOAD (LBS)
Alpha	80010785001	1	121	150	2	0.00	0.00	0.00	0.00	0.00
Beta	124-8005-4CF	2	121	150	2	0.00	0.00	0.00	0.00	0.00
Beta	80010785001	1	121	150	2	0.00	0.00	0.00	0.00	0.00
Beta	124-8005-4CF	2	121	150	2	0.00	0.00	0.00	0.00	0.00
Gamma	80010785001	1	121	150	2	0.00	0.00	0.00	0.00	0.00
Gamma	80010785001	1	121	150	2	0.00	0.00	0.00	0.00	0.00

U.S. CELLULAR TO VERIFY & PROVIDE LOAD INFORMATION

B ANTENNA PLATFORM ASSIGNMENT

SCALE: N/A

SEE N/A FOR COLOR CODING

OPERATING BAND	FREQUENCY BAND	CARRIER WAVELENGTH
BAND 1	190	PCS
BAND 2	190	PCS
BAND 3	190	SMN

A-1

DATE: 08/20/2014
 TIME: 10:00 AM
 PROJECT: JCT
 SHEET: A-1

TOWER ELEVATION
JANESVILLE CITY TOWER [778310]
JANESVILLE, WISCONSIN

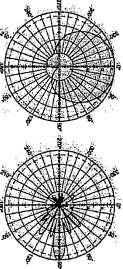
Edge
 Consulting Engineers, Inc.
 604 Water Street
 P.O. Box 1111
 Janesville, WI 53538
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

KOTHREIN SCALA DIVISION

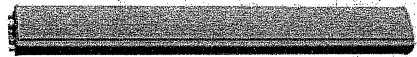
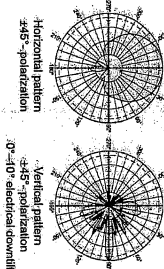
700 MHz Dual Band 8°, 65 Degree Antenna
REI

800 10766

698-894 MHz

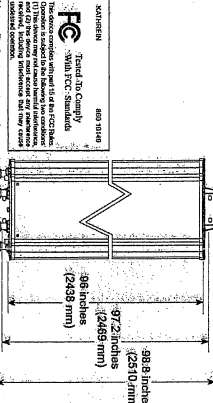


1710-2170 MHz



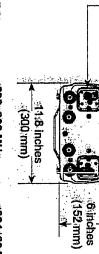
General specifications:
 Frequency range 698-894 MHz // 1710-2170 MHz
 Impedance 50 Ohms
 VSWR <1.5:1
 Intermodulation (2x20W) IM3 < -45.0 dBc
 Polarization +45° and -45°
 Connector 4 x 7-16 DIN female (long neck)
 Isolation Intersystem >30 dB // Intra-system >35 dB
 See reverse for order information.

- X-Polarized (+45° and -45°)
- UV/resistant fiberglass radome.
- Wideband vector/pole technology.
- DC Coupled metal parts for impulse suppression.
- REI motor housed inside the radome and field replaceable.



Mechanical specifications:

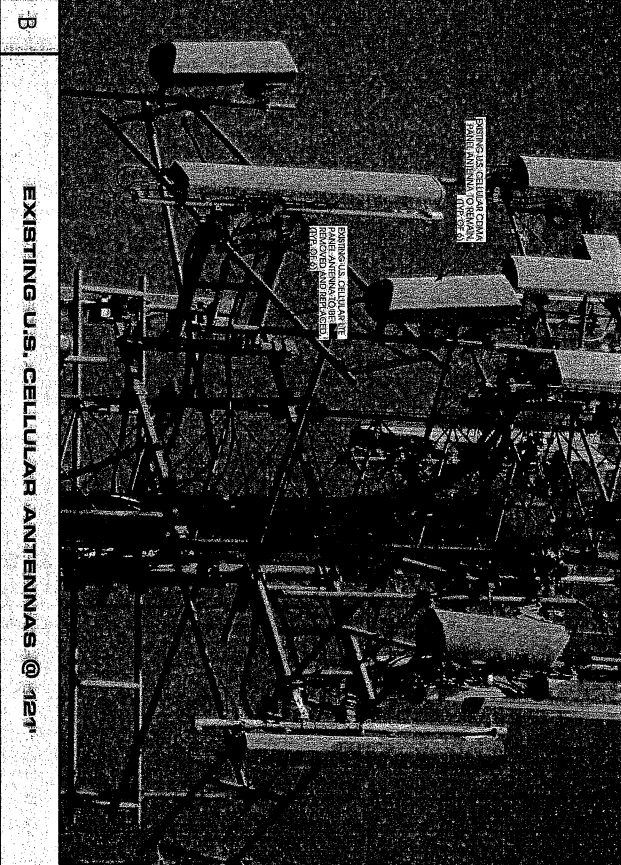
Weight	58.3 lbs (26.5 kg)
Dimensions	at 63 mph (100 km/h) 88.0 in (2235 mm) L x 20.7 in (527 mm) W x 11.0 in (280 mm) H at 150 mph (240 km/h) 103.8 x 12.6 x 7.8 inches (2640 x 320 x 200 mm)
Wind load	at 63 mph (100 km/h) Front/Side/Rear 11 (lb/ft²) (514 N/m²) (1.95 kN)
Mounting category	150 mph (240 km/h)
Wind survival rating	103.8 x 12.6 x 7.8 inches (2640 x 320 x 200 mm)
Shipping dimensions	21.0 x 32.5 x 10.0 inches (533 x 828 x 254 mm)
Shipping weight	73.0 lbs (33.1 kg)
Mounting	Mounting hardware included for 2 to 4.6 inch (50 to 115 mm) OD mast.



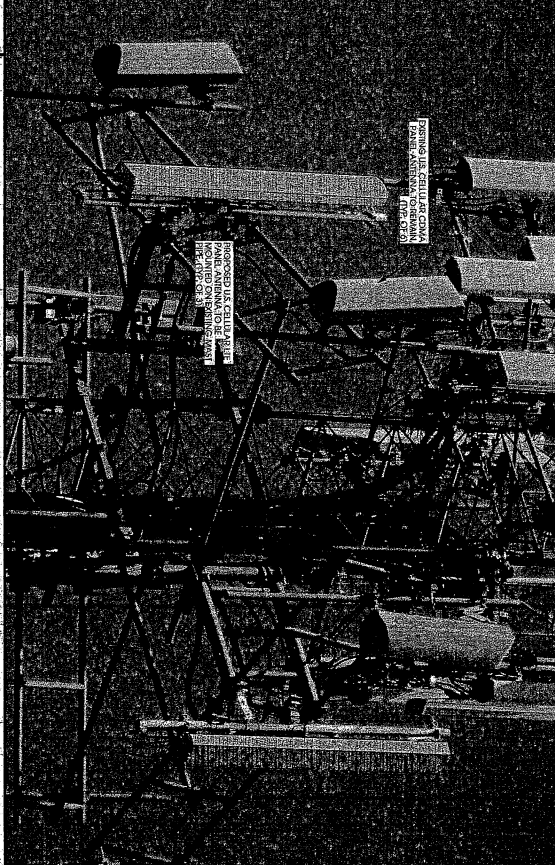
Specifications:

	698-894 MHz	824-894 MHz	1710-1755 MHz	1850-1890 MHz	2110-2170 MHz
Gain	-18.4 dBi	-18.8 dBi	-18 dBi	-18.5 dBi	-18 dBi
Front-to-back ratio	>30 dB (co-polar) 34 dB (average)	>30 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 31 dB (average)	>27 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 34 dB (average)
Maximum input power per port	500 watts (at 50°C)	500 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)
+45° and -45° polarization	65° (half-power)	65° (half-power)	62° (half-power)	63° (half-power)	63° (half-power)
+45° and -45° radiation vertical beamwidth	9.5° (half-power)	8.7° (half-power)	5.8° (half-power)	5.8° (half-power)	5.8° (half-power)
Electrical down tilt continuously adjustable	0° -10°	0° -10°	0° -10°	0° -10°	0° -10°
Min. side-lobe suppression for 10 dB above main beam	0° -5° -10° T 18 18 18 dB 18 20 20 dB	0° -5° -10° T 18 18 18 dB 20 22 20 dB	0° -5° -10° T 18 18 18 dB 20 22 20 dB	0° -5° -10° T 18 18 18 dB 20 22 20 dB	0° -5° -10° T 18 18 18 dB 20 22 20 dB
Main lobe width	3°	3°	3°	3°	3°
Tracking, avg.	-2.5°	-2.5°	-3°	-3°	-3°

ANTENNA SPECIFICATION
SCALE: NIS



EXISTING U.S. CELLULAR ANTENNAS @ 121'



PROPOSED U.S. CELLULAR ANTENNAS @ 121'

ANTENNA DETAILS JANESVILLE CITY TOWER [778310] JANESVILLE, WISCONSIN


Edge
Consulting Engineers, Inc.
654 Water Street
Piquette Hill, WI 53578
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www.edgeconsult.com

DATE:	11/17/14
DESIGNER:	DAVID M. HARRIS
CHECKED BY:	DAVID M. HARRIS
DATE:	11/17/14
PROJECT #:	778310
TITLE:	ANTENNA SPECIFICATION
SCALE:	NIS
PROJECT #:	778310
DATE:	11/17/14
PROJECT #:	778310
SCALE:	NIS

ROCK COUNTY, WISCONSIN



County Administrator's Office
51 South Main Street
Janesville, Wisconsin 53545
Phone: 608/757-5510
Web Site: www.co.rock.wi.us

DATE: January 21, 2015
TO: County Board Staff Committee
FROM: Randy Terronez, 
Assistant to County Administrator
RE: Buck Property Appraisal Report

Last summer, the County Board Staff Committee was made aware that an individual had expressed interest in purchasing the property. Staff was authorized to contract for an independent appraisal, under the currently commercial use or under a residential use. The property covers 3.31 acres with approximately 328 feet of Rock River frontage at 9238 North County Road F, Fulton, in the Indianford area.

Gatlin Fenwick (used by the Land Conservation Department) originally quoted \$1,750 to conduct the appraisal. The initial report needed to be updated to reflect the existence of a pipeline easement along the northern portion of the property. The additional cost of \$300 was charged to reflect the updated information. Project costs are being paid out of the County Board's sundry account.

Background

Donated by the prior property owner in 2008, this property covers 3.31 acres with approximately 328 feet of Rock River frontage at 9238 North County Road F, in the Indianford area. It is zoned Commercial Highway Interchange which dates back to when the property was used as a night club. This zoning allows for limited commercial uses such as hotels/motels, gas stations, restaurants, and auto repair shops. Land surrounding this property is zoned Residential. In 2011, the County has undertaken the following activity with costs charged to the County Board's sundry account: asbestos removal (\$2,200), buildings demolition and removal (\$17,729), capping an abandoned as part of a 75% State Cost-Share Agreement through the Land Conservation Department (County cost of \$466).

In 2012, ANR Pipeline leased the property as a holding site for construction materials and paid the County \$500.

The DPW has been periodically mowing the property for the last couple of years.

Appraisal Report

The report prepared by Gatlin Fenwick (under the company name of Precision Appraisal & Real Estate Consultants, LLC), excluding the attachments is 59 pages in length. Copies of the report (excluding attachments) will be available at the Committee meeting or may be requested by contacting Marilyn in the County Administrator's Office.

The following are highlights from the report:

1. The parcel is valued slightly higher if sold for commercial use (\$210,000) than residential use (\$200,000).
2. Impact of the ANR pipeline along the northern portion of the parcel affects the ability to maximize the property for residential use (from 3 possible splits to 2 possible splits). Of the total 3.572 acres, only 2.82 acres are buildable with approximately 0.75 acres affected by the ANR pipeline easement.
3. In analyzing residential transactions, the report finds the area oversupplied and corresponds to a sluggish market. Comparable sales for residential use identified only 3 sales, all local. A larger number of sales would normally be available in a more active market.
4. Comparable sales for commercial use identified 1 local sale, and 3 sales out of county (as far as Waupaca County).
5. The report states that the property will need "exposure time" for a minimum of 6-12 months even though it can range from 0 to 3 years.

Property Options

In a previous outline provided to the Committee, the following options were identified.

1. Keep ownership of property until more demand is shown.
2. Turn into County Park.
3. Offer property to the Town of Fulton or another local governmental entity.
4. Obtain an appraisal and sell the property through one of the following:
 - a. Sealed bid, and establish a minimum bid.
 - b. Contract with a real estate agent to market the property.
 - c. Negotiate with individual making inquiry.

While it may be advantageous to hold onto the property until market conditions improve, this action would be offset by the appraisal report findings becoming outdated.