



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, NOVEMBER 10, 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, October 27, 2011
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing – Rock County Shoreland Conditional Use Permit – Blackhawk RV LLC
 - B. **Action Item:** Approval of Rock County Shoreland Conditional Use Permit – Blackhawk RV LLC
 - C. **Action Item:** Preliminary Approval of Land Divisions
 - LD 2011 045 (Porter Township) – Sweeney Farms Inc.
 - LD 2011 046 (Porter Township) – Sweeney Farms Inc.
 - LD 2010 047 (Harmony Township) – Terrance J. McCann Etal
 - D. **Action Item:** Approval of Zoning/Building Site Permit Extension Request – Shadco LLC
6. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
7. Housing & Community Development
 - A. **Action Item:** Project ID 008070D1 (\$5,070)
 - B. **Action Item:** Project ID 020693D1 (\$17,534)
 - C. **Action Item:** Change Order – Project ID 020649D1 (+ \$400)

- D. **Action Item:** Resolution Authorizing Receipt Of Additional Community Development Block Grant – Emergency Assistance Funds, Authorizing Revision To Grant Periods, And Amending The 2011 Planning & Development Agency Budget

8. Corporate Planning

- A. **Action Item:** Resolution for the Authorization of Rock County Planning, Economic, & Community Development Agency Products and Services Contracts with the Town of Magnolia and Town of Center: Town Zoning Ordinance Update and Revision

9. Planning Director's Report

- County Planning Directors' Meeting (October 28, 2011)
 - AB 303
 - Draft Amendment to Ch. 236, Wis. Stats
- 208 Water Quality Planning: Discussion with DNR on November 4, 2011
- Presentation at County Board Staff Committee (November 8, 2011) Regarding Disposition of Six Properties Acquired with Emergency Assistance Program Funding
- Debriefing with HUD on Application for Lead Hazard Control Funding (November 11, 2011)

10. Committee Reports

11. Adjournment

Future Meetings/Work Sessions

December 8, 2011 (8:00 AM)
January 12, 2012 (8:00 AM)
January 26, 2012 (8:00 AM)
February 9, 2012 (8:00 AM)
February 23, 2012 (8:00 AM)

Non-Committee Future Meetings



ROCK COUNTY GOVERNMENT
Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2011 009 -- Blackhawk RV LLC, SE1/4 NE1/4
Section 20, Milton Township, 3407 E. Blackhawk Dr.

DATE: November 1, 2011

Summary:

The Rock County Shoreland Zoning Ordinance (Chapter 16 of the Rock County Code of Ordinances) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, which ever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits. These types of permits require a public hearing and review and action (either deny, approve or approve with conditions) by the P&D Committee.

As per sec. 16.23, in part, a Conditional Use Permit in the Shoreland District shall be issued only upon satisfaction of the following requirements:

- (A) The maintenance of safe and healthful conditions
- (B) The prevention and control of water pollution, flood water inundation, and sedimentation
- (C) The need of the proposed use for a shoreland location
- (D) The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover
- (E) The amount of liquid wastes to be generated and the adequacy of the proposed disposal system

A Conditional Use Permit in the Shoreland District is based on the amount of land disturbance created by the use. Section 16.34(3) outlines the threshold for a Conditional Use Permit as any filling, grading, or excavating of an area where there is either a single area of more than 1,000 square feet exposed or the cumulative exposed area exceeds 1,000 square feet or more than 40 cubic yards of fill is deposited.

The Rock County Planning and Development Agency Staff has reviewed the request from Blackhawk RV LLC for a Conditional Use Permit to place more than 40 cubic yards of fill in the Rock County Shoreland Zoning District. The project consists of demolishing an existing campground convenience store and placing 345 cubic yards of sand in an area 35 feet wide by 85 feet long (2,975 sf) along the shore Clear Lake. The property is located in part of the SE1/4 of the NE1/4 of Section 20, Milton Township or more commonly known as 3407 E. Blackhawk Dr.

Staff suggests the Committee ask the applicant about the design of the beach. Specifically, where the sand will be placed and how was the calculation for 345 cubic yards done. Staff analysis indicates if that amount of sand is placed within the area given, the depth of sand would be 3 feet. It appears this would require some excavation of the site.

Recommendations:

In review of the application materials, considering the criteria above, staff recommends approval of the Shoreland Conditional Use Permit 2011 009 subject to the following conditions:

1. The applicant shall provide a site plan indicating the placement of sand if outside the footprint of the building proposed for demolition.
2. The applicant shall limit the amount of new sand deposited on property. Efforts shall be made to redistribute existing sand on beach to cover bare areas rather than bringing in excess additional sand.
3. No sand shall be placed below the Ordinary High Water Mark without written approval from the Department of Natural Resources.
4. Obtain all other necessary permit or approvals from Federal, State and Local Agencies for the project.
5. Shoreland Conditional Use Permit expires one year from date of issuance.



October 25, 2011

LEGAL NOTICE

Notice is hereby given that the Rock County Planning and Development Committee will hear the request of Blackhawk RV LLC for a Shoreland Conditional Use Permit to grade over 1,000 square feet and/or fill over 40 cubic yards in the Shoreland Overlay Zoning District of Clear Lake. The proposed project includes demolition of an existing campground convenience store and creation of a beach area.

The property is located in the SE1/4 of the NE1/4 of Section 20, Milton Township. More commonly known as 3407 E. Blackhawk Dr.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 am on Thursday, November 8th, 2011.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Paul Benjamin
Director of Planning, Economic & Community Development

550

ROCK COUNTY PLANNING, ECONOMIC, & COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545
TEL: (608) 757-5587
FAX: (608) 757-5586
WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY	
Application No.	2011 009
Date Received	10/31/11
Received by	CB

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION

(1) Name	Blackhawk Campground			Telephone	608-668-2586		
Address	3407 E. Blackhawk Rd	City	Milton	State	WI	Zip	53563

PROPERTY INFORMATION

LOCATION						
SE 1/4 NE 1/4 Sec. 20 Milton Township						
Subdivision Name	Blackhawk Campground		Lot & Block	Parcel 6-13-157		
Lot Size	35' x 85'		Present Use	Storage Building		
Present Improvements on Land						
Proposed Use or Activity						
Beach Area						

PROJECT INFORMATION

Submit site plan (scale not less than 1" = 200') indicating: area to be filled, graded or dredged, existing and proposed structures, and erosion control measures

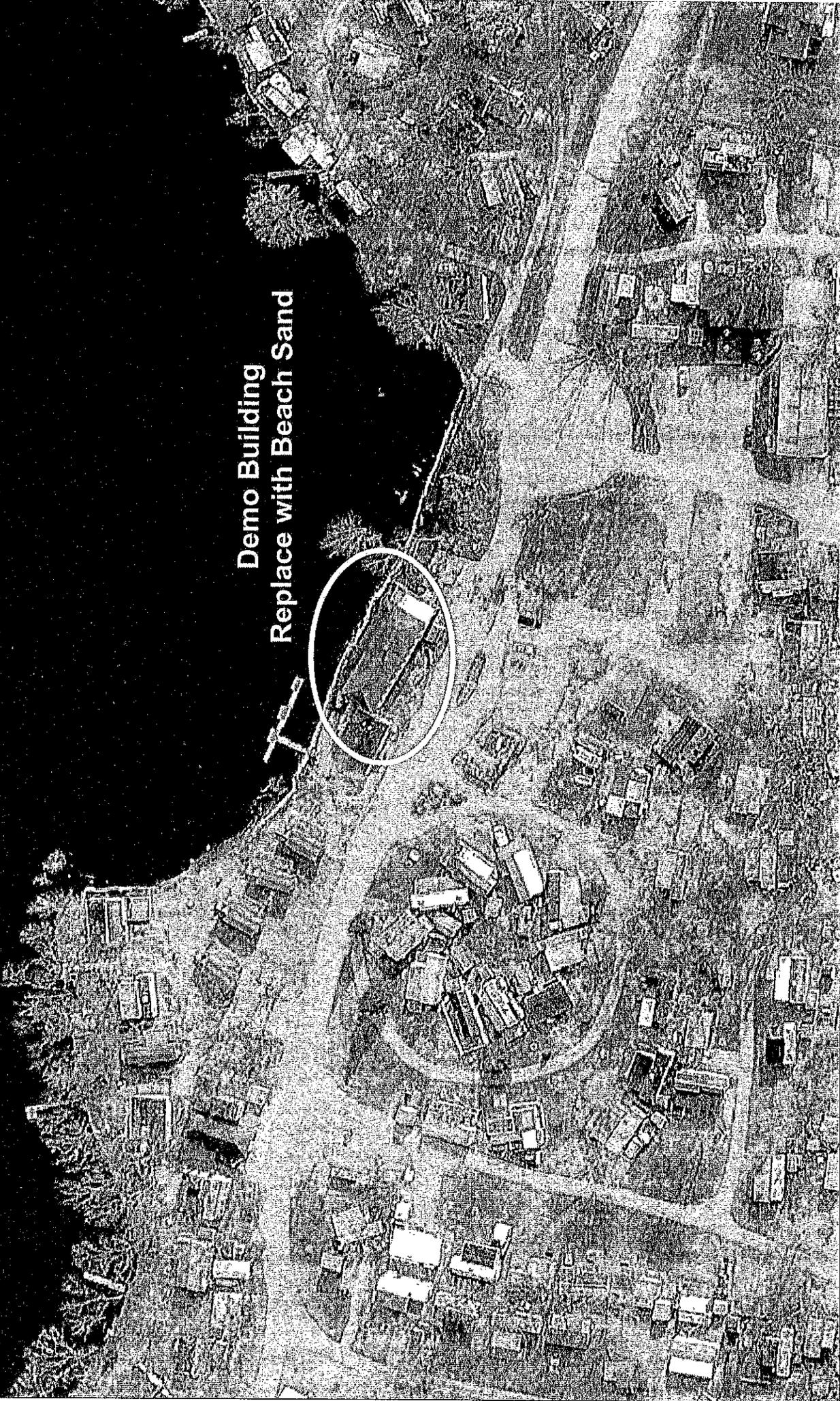
Amount of fill in cubic yards	345.93
Amount of disturbed area (square feet)	2975
Planned Completion Date	12-01-11

Any change in the approved permit requires review by this agency.
Any change without prior approval violates the ordinance and will subject applicant to legal action
(I/We) hereby request a Conditional Use Permit as authorized in Section 16.23 of the Rock County Zoning Ordinance for: Shoreland and County Property.

SIGNATURE

Property Owner _____ OR Agent/Surveyor BCF

Approved by the Rock County Planning & Development Committee on _____
Committee Designee _____ Date _____



Demo Building
Replace with Beach Sand

Blackhawk RV LLC
Shoreland CUP
Clear Lake

1 inch = 100 feet
Airphoto: March 2011





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: November 1, 2011

Summary:

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

- 2011 045 (Porter Township) – Sweeney Farms Inc.
- 2011 046 (Porter Township) – Sweeney Farms Inc.
- 2011 047 (Harmony Township) – Terrance McCann Etal

Recommendation or Action:

P&D Agency Staff recommends Preliminary Approval of Land Divisions 2011 045, 046 and 047 with conditions as presented.

Town Status: LD 2011 045

- Town Board Approved
- Town Planning & Zoning Approved
- Scheduled

Town Status: LD 2011 046

- Town Board Approved
- Town Planning & Zoning Approved
- Scheduled

Town Status: LD 2011 047

- Town Board Approved
- Town Planning & Zoning Approved
- Scheduled *December*

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Sweeney Farms, Inc. 11327 N. Casey Road Edgerton, WI 53534	LAND DIVISION NO:	LD#2011 045
		DATE SUBMITTED:	October 14, 2011
LOCATION:	SE ¼ NW ¼ Sec. 3	E.T. JURISDICTION:	N/A
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	119 Acres +	TOWNSHIP:	Porter
FINAL AREA:	2.1 Acres +	NUMBER OF LOTS:	2
PRESENT ZONING:	A-1	PROPOSED FUTURE ZONING:	A-1 CUP 2 Lots

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: Separate existing farm residences from production land.

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 11500 Block N. Casey Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. 33-foot 1/2 ROW to be dedicated along N. Casey Rd.
3. Following notation on final map: "Since Lots 1 & 2 contain existing buildings which utilize existing private sewage systems no soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be restrictive to the replacement of the existing systems." 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. Note on Map: "Require shared access on common property line. Each parcel shall have at least 40% of the access within the property boundaries."
6. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before November 10, 2012.

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

Signed Colin M. Byrnes DATE: 10/31/11
Dept. of Planning, Economic & Community Development

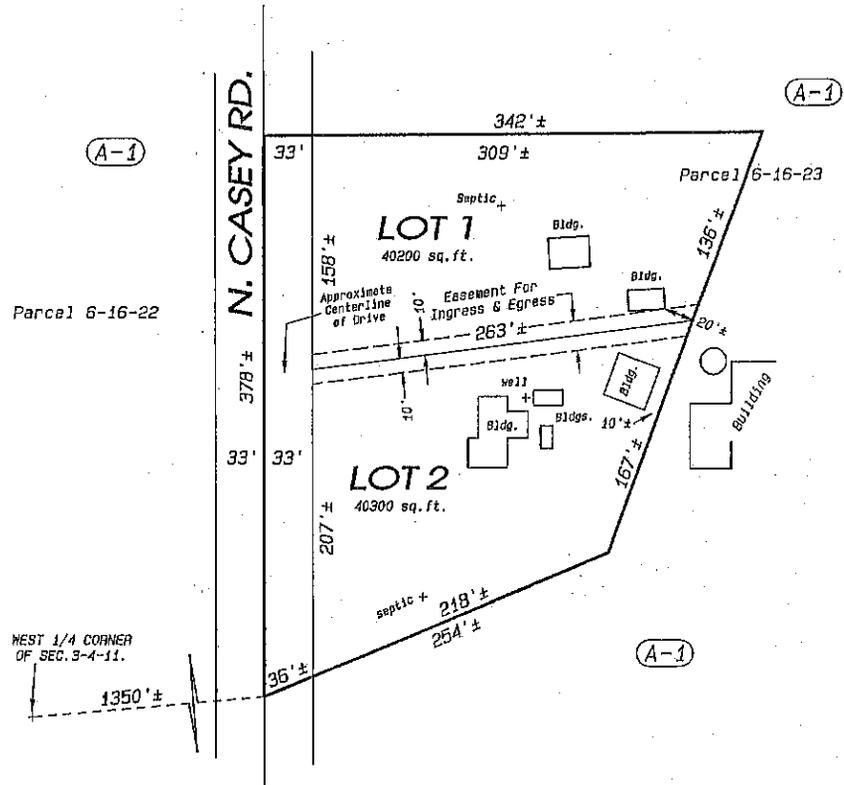
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON NOVEMBER 10, 2011 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

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

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

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 3, T.4N., R.11E OF THE 4TH PM., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



DATE: SEPTEMBER 20, 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 - 255A For: SWEENEY



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548

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

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Sweeney Farms, Inc. 11327 N. Casey Road Edgerton, WI 53534	LAND DIVISION NO:	LD#2011 046
		DATE SUBMITTED:	October 14, 2011
LOCATION:	NW ¼ SW ¼ Sec. 3	E.T. JURISDICTION:	N/A
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	104 Acres +	TOWNSHIP:	Porter
FINAL AREA:	1.4 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: Separate existing farm residence from production land.

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 11400 Block of N. Casey Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structure shall meet setback regulations.
2. 33-foot 1/2 ROW to be dedicated along N. Casey 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 November 10, 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: 10/31/11

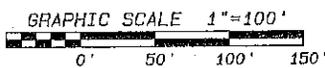
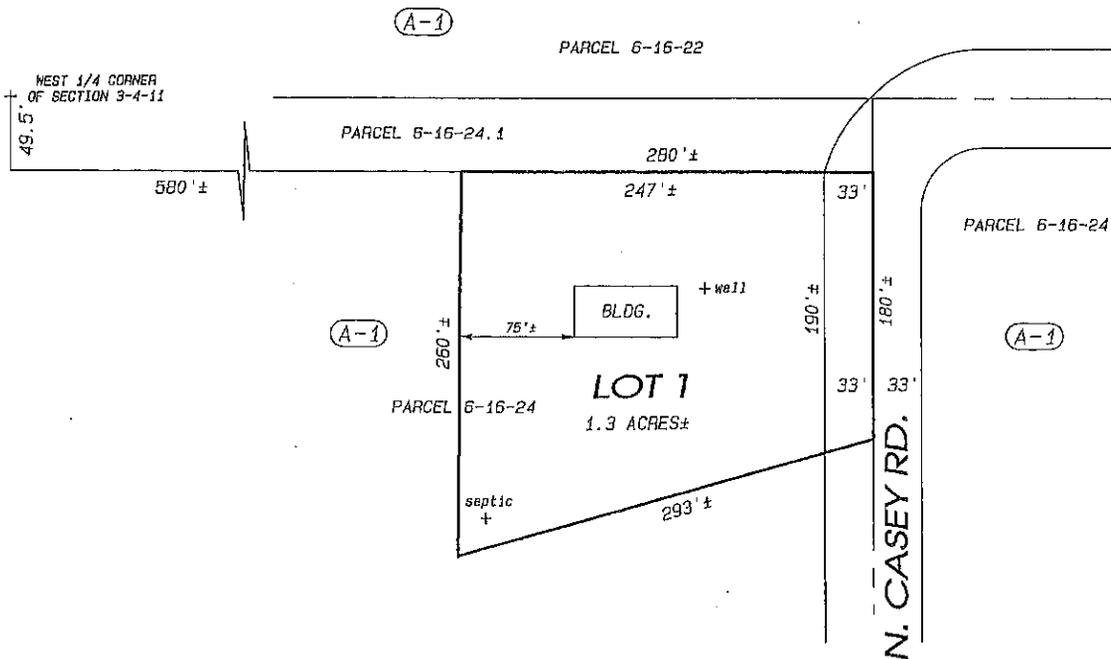
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON **NOVEMBER 10, 2011 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

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

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 3, T.4N., R.11E OF THE 4TH PM., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



DATE: SEPTEMBER 20, 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 - 255 For: SWEENEY



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Terrance J. McCann – Etal 2680 Sharon Drive Beloit, WI 53511 & Michael McCann 2325 W. Oakwood Rd. Oak Creek, WI 53154	LAND DIVISION NO:	LD#2011 047
		DATE SUBMITTED:	October 18, 2011
LOCATION:	NW ¼ NW ¼ Sec. 22	E.T. JURISDICTION:	City of Janesville
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	80 Acres +	TOWNSHIP:	Harmony
FINAL AREA:	4.23 Acres +	NUMBER OF LOTS:	1
PRESENT ZONING:	A-3	PROPOSED FUTURE ZONING:	A-3

A copy of these recommendations is sent to the surveyor and to the owner.

NOTE: The owner/developer and agent shall read and fully understand these conditions of approval prior to being acted upon by the Planning and Development Committee. Any questions or comments on these conditions shall be addressed to the P&D Committee/Staff prior to or while the Land Division is on the table for discussion.

NOTE: Reason for dividing land: Splitting off buildings for owner: Michael McCann.

NOTE: Consistent with the Rock County Agricultural Preservation Plan, as it is in an Urban Agricultural Transition Area.

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 2500 Block N. Harmony Townhall Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. 50-foot 1/2 ROW to be dedicated along N. Harmony Townhall 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 November 10, 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: 10/28/11

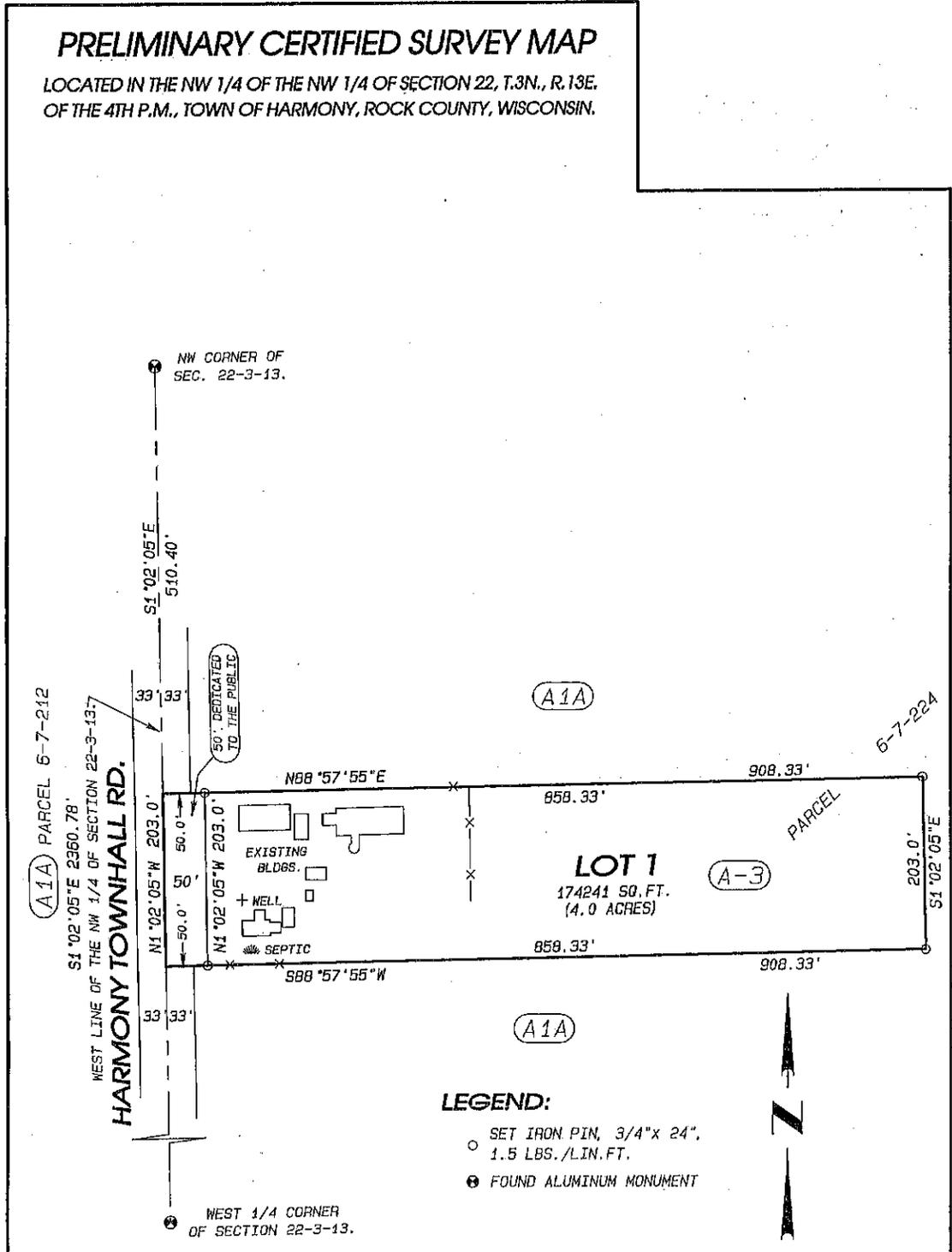
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NOTE: FINAL SURVEY SHALL COMPLY WITH ALL STATE, COUNTY, & LOCAL REGULATIONS.

<u>COMMITTEE ACTION</u>			
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Initials _____		Date _____	

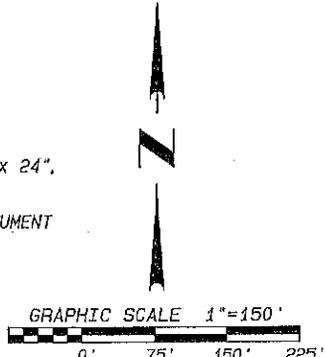
PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 22, T.3N., R.13E.
OF THE 4TH P.M., TOWN OF HARMONY, ROCK COUNTY, WISCONSIN.



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- ⊙ FOUND ALUMINUM MONUMENT



NOTE: ASSUMED $S1^{\circ}02'05''E$ ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 22-3-13.

NOTE: 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 SYSTEM.

DATE: OCTOBER 14, 2011

Project No. 111 - 271 For: McCann

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

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



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: Zoning/Building Site Permit Extension Policy

DATE: November 1, 2011

Summary:

Zoning/Building Site Permit Extension request must be applied for prior to permit expiration. The applicant shall provide information regarding the cause of the delay that is beyond their control. The Planning & Development Committee then must deliberate as to the nature of the delays to determine if the applicant could not reasonably complete the permit project due to these factors. The Committee upon findings that delays are beyond the control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur may, at its discretion, grant an extension.

The Committee may extend the permit duration for a maximum of 12 months. The Committee may consider an additional request on a month-to-month basis if at the end of 12 months the applicant requests another extension.

The fee shall be \$25 per each month of permit extension.

The Applicant, Shadco LLC is requesting a seven month extension. The fee would be \$175.

Scott Shadel, 1903 St. George, Janesville, WI 53545

RECEIVED

OCT 31 2011

ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

October 27, 2011

Mr. Alan Sweeney, Chairperson
Rock County Planning and Development Committee
51 South Main St.
Janesville, WI 53545

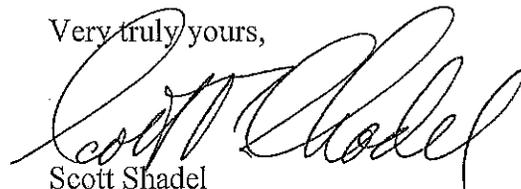
RE: Building permit extension

Dear Mr. Sweeney:

I received a site building permit for a new home in Johnstown Township from the County on February 21, 2011. Subsequently, after some delay, I received a building permit from Johnstown Township on July 12, 2011. The Township permit allows me to commence construction on my home within two years of the issue date. It wasn't until recently that I discovered the County permit will expire prior to that time. Accordingly, I ask that the County permit be extended. I would like an extension until September 2012 to make sure that I have sufficient time to proceed with construction.

Please put this request on the committee agenda for your next meeting and advise me of that date and time. I can be reached at 608-751-1342.

Very truly yours,



Scott Shadel

SFS:KMH

2916 N. Hall Rd.



DATE OF APPLICATION 2/21/11 APPLICATION NO. BS-102

ROCK COUNTY ZONING/BUILDING SITE PERMIT APPLICATION

APPLICANT INFORMATION					
Property Owner Name	Shadco LLC			Telephone	608-755-5740
Address	P.O. Box 8100	City	Janesville	State	W. Zip 53548
Owner/Agent Name	Scott Shadel			Telephone	608-755-5740
Address	1903 St. George Ln	City	Janesville	State	W Zip 53545
LOT / PARCEL INFORMATION					
Location Of Lot / Parcel	TOWNSHIP (Select One)	Johnstown	SE 1/4	SE 1/4	Section 16
Subdivision Name	Parcel 6-9-134.1			Lot Number	—
Lot/Parcel Dimensions	Sq. Ft. X	Sq. Ft.	Lot Area 20000 ±		
Name of Road or Street	Hall Rd.				
Driveway Permit Approved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		State or Limited Access Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Sanitary Permit Issued?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Sanitary Permit issued by RockCo.		
Provide a brief description of the proposed work: <u>new home.</u>					

1. A description of the proposed work and a site plan drawing must be submitted with this application. Any change to the proposed work or site plan must be approved by this agency. Changes made without prior approval violate Rock County Zoning Ordinances and may subject the applicant to legal action.
2. Setback dimensions indicated on the submitted site plan must meet Rock County Ordinance requirements. Contact the Town Building Inspector for the setback requirements of the town and check any applicable subdivision covenants for more restrictive setbacks.
3. A Town Zoning Permit is also required – Contact your Town Zoning Officer or Building Inspector for the Town’s permitting process.

The undersigned makes application for a Zoning/Building Site Permit in compliance with the applicable Rock County Ordinances and the Laws and Regulations of the State of Wisconsin and hereby certifies that the above information is correct to the best of my knowledge.

Name (Please Print) Shadco LLC

Owner Signature: Scott Shadel, member Date: 2/21/11

Name (Please Print) _____

Agent Signature: _____ Date: _____

(DEPARTMENT USE ONLY)

Worksheet to be filled in by County Zoning Administrator for the purpose of Ordinance Compliance

Description of proposed work/site plan attached? Yes No

Has this parcel received a Conditional use Permit? Yes No Unknown

If yes, does the Approved Use meet the requirements of the Conditional Use Permit? Yes No Unknown

SHORELAND AND FLOODPLAIN AREA INFORMATION

NA

PRINCIPAL USE Conforming Non-Conforming

STRUCTURE Conforming Non-Conforming

STRUCTURE New Addition Alteration

FLOOD PROTECTION ELEVATION _____

ZONING DISTRICT

	SHORELAND		FLOOD FRINGE		FLOODWAY
	GENERAL FLOODPLAIN		ELEVATION OF FILL		WETLAND
	SITE ELEVATION		BASEMENT FLOOR		

ESTIMATED COST OR VALUE OF IMPROVEMENTS CALCULATIONS

	Estimated Fair Market Value	\$
	50% of Estimated Fair Market Value	\$
	Estimated Project Cost	\$
	Remaining Balance for Future Projects	\$

APPROVAL

DENIAL

DATE

2/21/11

DATE

STAFF

Colin M. Byrnes

STAFF

REASON FOR DENIAL

Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-64200	TRAINING EXP	2,298.00	73.7%	1,695.06	0.00	602.94	
		11/01/11 -VN#	023669	BYRNES, COLIN		140.00	
				CLOSING BALANCE	462.94		140.00
		PLANNING		PROG-TOTAL-PO		140.00	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$140.00 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

NOV 10 2011 DATE _____ CHAIR

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN.EXPENSE	109,871.00	68.7%	76,346.36	-780.41	34,305.05	
	P1103584-PO# 11/01/11 -VN#018224			MILTON COURIER,THE		24.18	
	P1103585-PO# 11/01/11 -VN#034525			ROCK VALLEY PUBLISHING LLC		27.10	
				CLOSING BALANCE		34,253.77	51.28
				HG CLRING A/C		PROG-TOTAL-PO	51.28

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$51.28 INCURRED BY HOUSING GRANT CLEARING ACCOUNT. CLAIMS COVERING THE ITEMS ARE PROPER AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

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

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

NOV 10 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: November 10, 2011

PROJECT(S) SUMMARY:

1. Project ID: # 08070D-1 Funding Source: CDBG Emergency Assistance Program -
 - Recommend Total Project Amount of: \$ 5,070
2. Project ID: # 20693D-1 Funding Source: CDBG Small Cities or Program Income
 - Recommend Total Project Amount of: \$ 17,534
3. Project ID: # 20649D-1 CO Funding Source: CDBG Small Cities or Program Income
 - Recommend Total Project Amount of: \$ 400
4. Authorizing Receipt Of Additional Community Development Block Grant – Emergency Assistance Funds, Authorization To Enter Into Grant Agreements, And Amending The 2011 Planning & Development Agency Budget

STAFF RECOMMENDATION:

Housing & Community Development staff recommends approval of the above noted projects.

INFORMATION ITEMS:

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
 REQUEST FOR COMMITTEE ACTION



Date: November 10, 2011

Project ID(s) 20693 D-1

Project Recommended By David Somppi

Funding Source(s) CDBG-Small Cities and / or Program Income

HOUSEHOLD INFORMATION

Household Size: 6 Annual Income: \$ 46,724 Location: Town of Turtle

ASSESSED VALUE INFORMATION

Land	\$ 23,800	Fair Market Value	\$ 113,500
Buildings	\$ 92,900	When Determined	2011
Total	\$ 116,700		

MORTGAGES OR LIENS

1. \$ 88,834	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$ 24,666	Is there 5% owner equity in the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
		\$ 88,834

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
 Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

The house is a 1-story ranch house, about 50 years old. The house is occupied by a large family, and requires several improvements to address health and safety concerns. The electrical service is a 60-Amp fusebox. The oldest child lives in the basement. This requires an egress window. The bathroom requires new, heavier-duty fixtures and wall coverings. There is extensive rotting around the stool and shower area because of the usage.

The project proposes to have a 100 Amp electrical service installed. A basement egress window will be installed. Deficiencies in the bathroom will be addressed, including replacing rotted wall and floor structures and coverings, installing a good-quality tub-shower enclosure and faucet, and a heavier-duty stool and tank. Conducting this project will address several health and safety hazards. The CDBG Loan will be for 0% interest to be repaid upon sale of the house.

Funding Source: CDBG Small Cities and / or Program Income \$ 17,534.00
 Funding Source:
Recommended Total Project Amount \$ 17,534.00

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____ Date _____

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

CHANGE ORDER # 1

Date: November 10, 2011

Project Number: 20649-D-1-CO

Property Location: _____

Loan Type: 0% Deferred

Assessed Value: 100,900

Total Pre-Rehab 95,908

Mortgages

Contractors: Nitz Electric - \$400.00

CHANGE ORDERED: Additional amount for new pedestal meter socket directed by local building inspector that is beyond the usual requirements.

REASON for CHANGE ORDER: Local building inspector directs a new pedestal meter mount and electrical supply installed in the front yard instead of using the existing underground electrical feed that goes around the corner to existing meter socket. This results in additional cost (\$400) but will also provide an new supply pedestal electrical service. Corrected price is reasonable and customary.

Original Contract Amount	\$ <u>8,375.00</u>
Previous Change Orders	\$ <u>0.00</u>

Change Order Addition	\$ <u>400.00</u>
Change Order Deduction	\$ <u>0.00</u>
Revised Contract Amount	\$ <u>8,775.00</u>

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

Nitz Electric

Signature of Contractor

Date

Signature of Owner

Date

Approved by: Alan Sweeney - Chair - Rock Planning and Development Committee

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

ROCK COUNTY PLANNING &
DEVELOPMENT AGENCY
INITIATED BY



PAUL BENJAMIN, DAVID SOMMPI
DRAFTED BY

PLANNING & DEVELOPMENT
COMMITTEE
SUBMITTED BY

OCTOBER 14, 2011
DATE DRAFTED

1 **AUTHORIZING RECEIPT OF ADDITIONAL COMMUNITY DEVELOPMENT BLOCK GRANT --**
2 **EMERGENCY ASSISTANCE FUNDS, AUTHORIZATION REVISION TO GRANT**
3 **PERIODS, AND AMENDING THE 2011 PLANNING & DEVELOPMENT AGENCY BUDGET**
4

5 **WHEREAS**, upon approval of the County of Rock Board of Supervisors at the meeting of September
6 10, 2009, the County of Rock entered into a grant agreement with the State of Wisconsin for the
7 purpose of funding approved activities to provide assistance with repair, acquisition and demolition to
8 lower income households whose properties were damaged during the flood event of June-July, 2008,
9 within approved Federal, State and Local guidelines; and,
10

11 **WHEREAS**, the State of Wisconsin has forwarded an amendment to this grant agreement that
12 provides the County of Rock with additional funds for these purposes; and,
13

14 **WHEREAS**, the amendment provides that the grant period be extended from December 31, 2011 to
15 December 31, 2012; and,
16

17 **WHEREAS**, acquiring these funds will have the benefit of reimbursing the Town of Avon for repairs
18 needed due to the storms and flooding of June-July, 2008, and will allow Rock County additional time
19 to conduct projects that will address damage to properties that were damaged by the storms and
20 flooding of June-July, 2008; and,
21

22 **WHEREAS**, acquiring these funds is in accordance with the goals and objectives of the Hazard
23 Mitigation Plan for Rock County; and,
24

25 **WHEREAS**, Rock County will conduct this project in accordance with the provisions of the
26 Comprehensive Plan for Rock County, Rock County Hazard Mitigation Plan, and appropriate local, State
27 and Federal requirements.
28

29 **NOW THEREFORE BE IT RESOLVED**, that the Rock County Board of Supervisors on this ____
30 day of _____, 2011 hereby accepts the amendment to the Community Development Block
31 Grant (CDBG) Emergency Assistance Program Grant Agreement for an additional \$37,000 from the
32 Wisconsin Department of Administration – Division of Housing Assistance; and,
33

34 **BE IT FURTHER RESOLVED**, that the Rock County Board of Supervisors authorizes the County
35 Board Chair to sign, on behalf of Rock County, the respective Grant Agreement amendment with the
36 State of Wisconsin; and,
37

38 **BE IT FURTHER RESOLVED**, that the 2011 County Budget be amended as follows:
39

<u>Source of Funds:</u>	<u>Budget At 06/30/2011</u>	<u>Amount of Increase/Decrease</u>	<u>Amended Budget</u>
64-6411-0000-42200 State Aid	\$ 2,256,291	+ \$ 37,000	\$ 2,293,291
<u>Use of Funds:</u> 64-6411-0000-64913 Project Expense	\$ 1,990,690	+ \$ 37,000	\$ 2,027,690

Respectfully Submitted:

Planning & Development Committee

Alan Sweeney, Chair

Mary Mawhinney, Vice Chair

Marilynn Jensen

Phillip Owens

Wayne Gustina

Finance Committee Endorsement

Reviewed and approved on a vote of

Mary Mawhinney, Chair

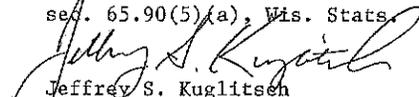
FISCAL NOTE:

This resolution authorizes the acceptance of an additional \$37,000 in State Aid to reimburse the Town of Avon for flood damaged property. No County matching funds are required to accept these grant funds.


Jeffrey A. Smith
Finance Director

LEGAL NOTE:

The County Board is authorized to accept grant funds pursuant to sec. 59.52(19), Wis. Stats. As an amendment to the adopted 2011 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.


Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.


Craig Knutson
County Administrator

**AUTHORIZING RECEIPT OF
ADDITIONAL COMMUNITY DEVELOPMENT BLOCK GRANT –
EMERGENCY ASSISTANCE FUNDS,
AUTHORIZATION TO ENTER INTO GRANT AGREEMENTS, AND
AMENDING THE 2011 PLANNING & DEVELOPMENT AGENCY BUDGET**

EXECUTIVE SUMMARY

The County of Rock, has received an additional allocation of Community Development Block Grant – Emergency Assistance Program funds from the State of Wisconsin. These funds were received to provide assistance to local governments and lower income households that were affected by the flood event of June-July, 2008.

This allocation will reimburse the Town of Avon for \$37,000 for project costs related to a culvert restoration project on Nelson Road that was incurred in May, 2009.

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

PLANNING & DEVELOPMENT
COMMITTEE
INITIATED BY



WADE THOMPSON
DRAFTED BY

PLANNING & DEVELOPMENT
COMMITTEE
SUBMITTED BY

NOVEMBER 3, 2011
DATE DRAFTED

**ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
PRODUCTS AND SERVICES CONTRACTS WITH THE TOWN OF MAGNOLIA AND
TOWN OF CENTER: TOWN ZONING ORDINANCE UPDATE AND REVISION**

1 **WHEREAS**, the Town of Magnolia and the Town of Center ("Towns") desire the services of the Rock County
2 Planning, Economic & Community Development Agency ("Agency") to update and revise the Town's Zoning
3 Ordinances, including re-certification of the Town's Farmland Preservation Zoning Ordinances with the State
4 of Wisconsin Department of Agriculture, Trade & Consumer Protection ("DATCP"); and,

5

6 **WHEREAS**, the Agency is able and willing to provide these services to the Towns, and providing of these
7 services is allowable pursuant to Sec. 66.0301, Wisconsin Statutes; and,

8

9 **WHEREAS**, the Towns and Agency have agreed upon all terms and conditions of these services, and the
10 products resultant, both as delineated in the Agency's *PRODUCTS AND SERVICES CONTRACT WITH THE*
11 *TOWN OF MAGNOLIA: TOWN ZONING ORDINANCE UPDATE AND REVISION* and the Agency's
12 *PRODUCTS AND SERVICES CONTRACT WITH THE TOWN OF CENTER: TOWN ZONING ORDINANCE*
13 *UPDATE AND REVISION* ("Contracts"); and,

14

15 **WHEREAS**, the Contracts are mutually exclusive with and distinguished from all previous agreements
16 between the Towns and the Agency, and are complete and effective upon the execution of the Contracts by both
17 parties.

18

19 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled this
20 _____ day of _____, 2011, do by enactment of this Resolution:

21

22 I. Authorize the Contracts and the terms and conditions stated therein.

23

24 II. If a court of competent jurisdiction adjudges any section, clause, provision or portion of this
25 Resolution unconstitutional or invalid, the remainder of this Resolution shall not be affected
26 thereby.

Respectfully submitted:

PLANNING & DEVELOPMENT COMMITTEE

PURCHASING PROCEDURAL ENDORSEMENT

Alan Sweeney, Chair

Reviewed and approved on a vote of _____

Mary Mawhinney, Vice Chair

Mary Mawhinney, Chair

Wayne Gustina

Marilynn Jensen

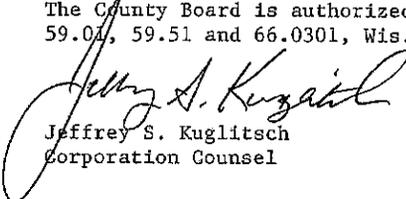
Philip Owens

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
PRODUCTS AND SERVICES CONTRACTS WITH THE TOWN OF MAGNOLIA AND TOWN
OF CENTER: TOWN ZONING ORDINANCE UPDATE AND REVISION

Page 2

LEGAL NOTE:

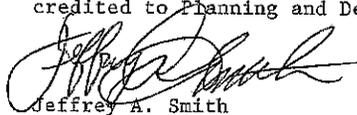
The County Board is authorized to take this action pursuant to secs.
59.01, 59.51 and 66.0301, Wis. Stats.



Jeffrey S. Kuglitsch
Corporation Counsel

FISCAL NOTE:

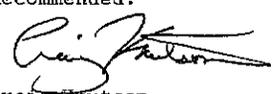
The contract fees Town of Magnolia (\$3,500) and Town of Center (\$4,500) are to be
credited to Planning and Development's budget.



Jeffrey A. Smith
Finance Director

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

EXECUTIVE SUMMARY:

This resolution proposes authorization of the Rock County Planning, Economic & Community Development Agency's PRODUCTS AND SERVICES CONTRACT WITH THE TOWN OF MAGNOLIA and TOWN OF CENTER: TOWN ZONING ORDINANCE UPDATE AND REVISION. The contracts (2) state the Rock County Planning, Economic & Community Development Agency ("Agency") will update and revise both the Town of Magnolia and Town of Center Zoning Ordinances, including re-certification of the Town's Farmland Preservation Zoning Ordinances with the State of Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP), subject to the terms and conditions stated therein. The contracts also state the Town of Magnolia shall compensate the Agency in the amount of \$3,500.00, and the Town of Center shall compensate the Agency in the amount of \$4,500.00, for products and services rendered.

ROCK COUNTY, WISCONSIN



Planning, Economic & Community
Development Agency

51 South Main Street
Janesville, WI 53545
Phone: 608-757-5587
Fax: 608-757-5586

Website: www.co.rock.wi.us

MEMORANDUM

Date: November 3, 2011

To: Rock County Planning & Development Committee

From: Wade Thompson, Planner

Re: Resolution and PRODUCTS AND SERVICES CONTRACTS WITH THE TOWN OF
MAGNOLIA AND TOWN OF CENTER: TOWN ZONING ORDINANCE UPDATE AND
REVISION

Enclosed are copies (2) of the PRODUCTS AND SERVICES CONTRACTS WITH THE TOWN OF MAGNOLIA and TOWN OF CENTER: TOWN ZONING ORDINANCE UPDATE AND REVISION and a Resolution pertaining to authorization of these contracts.

The Contracts state the Rock County Planning, Economic & Community Development Agency ("Agency") will update and revise both Town's Zoning Ordinances, including re-certification of the Town's Farmland Preservation Zoning Ordinances with the State of Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP), subject to the terms and conditions stated therein. The Contracts also state the Town of Magnolia shall compensate the Agency in the amount of \$3,500.00 and the Town of Center shall compensate the Agency in the amount of \$4,500.00, for products and services rendered.

Both Contracts have been through the Rock County Contract Review process. Additionally, the Towns have reviewed the Contracts and are agreeable to the terms and conditions. At the Rock County Planning & Development Committee's discretion, staff is requesting the Committee review the Contracts, and if agreeable to their terms and conditions, approve the Contracts through the enclosed Resolution at its November 10 meeting. Subsequent to adoption of the Resolution by the Rock County Board of Supervisors at its November 17 meeting, the Committee Chair will execute the Contracts. After all of the aforementioned steps are completed, the Towns will execute the Contracts and the Contracts will be effective.

If you need any further information on any of the aforementioned prior to the Committee's meeting on November 10, please do not hesitate to contact me.



Rock County Planning, Economic & Community Development Agency

51 S. Main St.
Janesville, WI 53545
Phone: (608) 757-5587
Fax: (608) 757-5586
Web: www.co.rock.wi.us

**PRODUCTS AND SERVICES CONTRACT WITH THE TOWN OF MAGNOLIA:
TOWN ZONING ORDINANCE UPDATE AND REVISION**

Article 1. PARTIES AND EFFECTIVE DATE. This Contract between the Rock County Planning, Economic & Community Development Agency ("Agency") and the Town of Magnolia ("Town") shall be effective January 1, 2012 to December 31, 2013, unless terminated or extended as provided below.

Article 2. APPLICABLE LAW. This Contract shall be governed under the laws of the State of Wisconsin and venue for any legal action to enforce the terms of the agreement shall be in Rock County Circuit Court.

Article 3. LEGAL RELATIONS AND INDEMNIFICATION. While this Contract represents a cooperative effort by the parties to serve the interests of each party and of their constituents, the Town shall retain control over and responsibility for all policy determinations and discretionary judgments made in the adoption of the products and services identified in Article 4. Consequently, the Town shall indemnify and hold harmless the Agency and all of its officers, agents, and employees from all suits, actions, or claims of any character brought for or on account of any injuries or damages received by any persons or property resulting from utilization of the products and services identified in Article 4.; however the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses directly caused by the negligence or wrongful acts of the Agency, its employees or officers.

All persons acting on behalf of either party with regard to the formation of or discharge of responsibilities under this Contract is acknowledged to have always been and shall, at all future times, be deemed to remain an officer, agent or employee of the party on whose behalf he or she has first been identified in writing as authorized so to act.

Article 4. PRODUCTS AND SERVICES. The Agency shall provide to the Town the following products and services, to include all tasks and duties required. All products shall become the property of the Town and may be copyrighted in its name, but shall be subject to Sec. 19.21 Wisconsin Statutes, *et seq.* The Agency reserves a royalty-free, non-exclusive and irrevocable license to reproduce, publish, otherwise use, and to authorize others to use the work for government purposes. A notation indicating the preparation of all products, as identified in this Article, by the Agency shall be included on said products and all reproductions thereof.

1. Update and revision of the Town's Zoning Ordinance, including re-certification of the Town's Farmland Preservation Zoning Ordinance with the State of Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP);

Article 5. PRODUCT AND SERVICE DELIVERY. All products and services identified in Article 4. shall be delivered to the Town by the Agency within the timeframe identified in Article 1.

Article 6. PERFORMANCE STANDARDS. The Agency shall perform all tasks and duties, and deliver all products and services, as identified in Article 4., pursuant to the standards established by County, State, and Federal ordinances, statutes and administrative rules. The Town reserves the right to suspend payment or request refund of payment, as stipulated in Article 10., if all products and services, as identified in Article 4., are not provided to the Town by the Agency in accordance with any Article of this Contract.

Article 7. ENTIRE AGREEMENT. The terms and conditions contained in this contract, and such attachments and/or appendices as may be expressly incorporated, constitute the entire agreement between the parties.

Article 8. NON - DISCRIMINATION. The parties shall not discriminate against any employee or applicant for employment or services because of race, color, religion, sex, national origin, age or physical or mental handicap in regard to any position or service for which qualified.

Article 9. CONTRACT ADMINISTRATION. The Agency's Contract Administrator is Paul Benjamin, Director, Rock County Planning, Economic & Community Development Agency, whose principal business address is 51 S. Main Street, Janesville, WI 53545. The telephone number of the Agency's Contract Administrator is (608) 757-5587. In the event its Contract Administrator is unable to administer this Contract, the Agency shall designate a new Contract Administrator.

The Town's Contract Administrator is Fern McCoy, Chair, Town of Magnolia, whose principal business address is 14729 W. County Road A, Evansville, WI 53536. The telephone number of the Town's Contract Administrator is (608) 882-5715. In the event its Contract Administrator is unable to administer this Contract Agreement, the Town shall designate a new Contract Administrator.

Article 10. PAYMENT. The Town shall pay the amount of three thousand five hundred dollars (\$3,500.00) to the Agency as total compensation for all products and services identified in Article 4. Payments shall be made in even installments on quarterly basis, commencing three (3) months after the effective date of this Contract, with subsequent payments due every three (3) months thereafter, or in another manner as agreed to by both the Town and the Agency.

Article 11. EXTENSION OR MODIFICATION. Either party may request an extension or modification of this Contract. Any extension or modification of the terms of this Contract shall be in writing, in the form of an Addendum to this Contract, and approved by both the Town and the County in the same manner as this Contract was approved.

Article 12. TERMINATION. Either party shall have the right to terminate this Contract at any time, at that party's sole discretion, with the party terminating the Contract required to provide written notice of termination to the other party by Certified Mail, Return Receipt Requested.

Article 13. COMPLETION. This Contract shall be completed when all products and services, as identified in Article 4., herein or any Addendum to this Contract, have been provided by the Agency to the Town, and all payments payable for such products and services, have been provided by the Town to the Agency. The receipt of all products and services, and payments, shall be acknowledged in writing by the receiving party.

Article 14. COMPLIANCE WITH LAWS. The parties agree to comply with all applicable Federal, State and local codes, regulations, standards, ordinances, and other laws.

IN WITNESS WHEREOF, the parties have executed this Contract.

DATED this _____ day of _____, 2011

Alan Sweeney, Chair, Rock County Planning & Development Committee

ATTEST:

DATED this _____ day of _____, 2011

Lori Stottler, Clerk, Rock County

DATED this _____ day of _____, 2011

Fern McCoy, Chair, Town of Magnolia

ATTEST:

DATED this _____ day of _____, 2011

Graceann Toberman, Clerk, Town of Magnolia



Rock County Planning, Economic & Community Development Agency

51 S. Main St.
Janesville, WI 53545
Phone: (608) 757-5587
Fax: (608) 757-5586
Web: www.co.rock.wi.us

**PRODUCTS AND SERVICES CONTRACT WITH THE TOWN OF CENTER:
TOWN ZONING ORDINANCE UPDATE AND REVISION**

Article 1. PARTIES AND EFFECTIVE DATE. This Contract between the Rock County Planning, Economic & Community Development Agency ("Agency") and the Town of Center ("Town") shall be effective January 1st, 2012 to December 31, 2013, unless terminated or extended as provided below.

Article 2. APPLICABLE LAW. This Contract shall be governed under the laws of the State of Wisconsin and venue for any legal action to enforce the terms of the agreement shall be in Rock County Circuit Court.

Article 3. LEGAL RELATIONS AND INDEMNIFICATION. While this Contract represents a cooperative effort by the parties to serve the interests of each party and of their constituents, the Town shall retain control over and responsibility for all policy determinations and discretionary judgments made in the adoption of the products and services identified in Article 4. Consequently, the Town shall indemnify and hold harmless the Agency and all of its officers, agents, and employees from all suits, actions, or claims of any character brought for or on account of any injuries or damages received by any persons or property resulting from utilization of the products and services identified in Article 4.; however, the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses directly caused by the negligence or wrongful acts of the Agency, its employees or officers.

All persons acting on behalf of either party with regard to the formation of or discharge of responsibilities under this Contract is acknowledged to have always been and shall, at all future times, be deemed to remain an officer, agent or employee of the party on whose behalf he or she has first been identified in writing as authorized so to act.

Article 4. PRODUCTS AND SERVICES. The Agency shall provide to the Town the following products and services, to include all tasks and duties required. All products shall become the property of the Town and may be copyrighted in its name, but shall be subject to Sec. 19.21 Wisconsin Statutes, *et seq.* The Agency reserves a royalty-free, non-exclusive and irrevocable license to reproduce, publish, otherwise use, and to authorize others to use the work for government purposes. A notation indicating the preparation of all products, as identified in this Article, by the Agency shall be included on said products and all reproductions thereof.

1. Update and revision of the Town's Zoning Ordinance, including re-certification of the Town's Farmland Preservation Zoning Ordinance with the State of Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP);

Article 5. PRODUCT AND SERVICE DELIVERY. All products and services identified in Article 4. shall be delivered to the Town by the Agency within the timeframe identified in Article 1.

Article 6. PERFORMANCE STANDARDS. The Agency shall perform all tasks and duties, and deliver all products and services, as identified in Article 4., pursuant to the standards established by County, State, and Federal ordinances, statutes and administrative rules. The Town reserves the right to suspend payment or request refund of payment, as stipulated in Article 10., if all products and services, as identified in Article 4., are not provided to the Town by the Agency in accordance with any Article of this Contract.

Article 7. ENTIRE AGREEMENT. The terms and conditions contained in this contract, and such attachments and/or appendices as may be expressly incorporated, constitute the entire agreement between the parties.

Article 8. NON - DISCRIMINATION. The parties shall not discriminate against any employee or applicant for employment or services because of race, color, religion, sex, national origin, age or physical or mental handicap in regard to any position or service for which qualified.

Article 9. CONTRACT ADMINISTRATION. The Agency's Contract Administrator is Paul Benjamin, Director, Rock County Planning, Economic & Community Development Agency, whose principal business address is 51 S. Main Street, Janesville, WI 53545. The telephone number of the Agency's Contract Administrator is (608) 757-5587. In the event its Contract Administrator is unable to administer this Contract, the Agency shall designate a new Contract Administrator.

The Town's Contract Administrator is Lenny Heath, Chair, Town of Center, whose principal business address is 9119 W. County Road A, Evansville, WI 53536. The telephone number of the Town's Contract Administrator is (608) 876-6788. In the event its Contract Administrator is unable to administer this Contract Agreement, the Town shall designate a new Contract Administrator.

Article 10. PAYMENT. The Town shall pay the amount of four thousand five hundred dollars (\$4,500.00) to the Agency as total compensation for all products and services identified in Article 4. Total compensation for all products and services identified in Article 4 shall not exceed the aforementioned amount. Payments shall be made in even installments on quarterly basis, commencing three (3) months after the effective date of this Contract, with subsequent payments due every three (3) months thereafter, or in another manner as agreed to by both the Town and the Agency.

Article 11. EXTENSION OR MODIFICATION. Either party may request an extension or modification of this Contract. Any extension or modification of the terms of this Contract shall be in writing, in the form of an Addendum to this Contract, and approved by both the Town and the County in the same manner as this Contract was approved.

Article 12. TERMINATION. Either party shall have the right to terminate this Contract at any time, at that party's sole discretion, with the party terminating the Contract required to provide written notice of termination to the other party by Certified Mail, Return Receipt Requested.

Article 13. COMPLETION. This Contract shall be completed when all products and services, as identified in Article 4., herein or any Addendum to this Contract, have been provided by the Agency to the Town, and all payments payable for such products and services, have been provided by the Town to the Agency. The receipt of all products and services, and payments, shall be acknowledged in writing by the receiving party.

Article 14. COMPLIANCE WITH LAWS. The parties agree to comply with all applicable Federal, State and local codes, regulations, standards, ordinances, and other laws.

IN WITNESS WHEREOF, the parties have executed this Contract.

DATED this _____ day of _____, 2011

Alan Sweeney, Chair, Rock County Planning & Development Committee

ATTEST:

DATED this _____ day of _____, 2011

Lori Stottler, Clerk, Rock County

DATED this _____ day of _____, 2011

Lenny Heath, Chair, Town of Center

ATTEST:

DATED this _____ day of _____, 2011

Devona Udulutch, Clerk, Town of Center