



PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY, AUGUST 12, 2010 – 8:00 A.M.  
COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING)  
ROCK COUNTY COURT HOUSE  
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of meetings held Thursday, July 22, 2010
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
  - A. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2010 009 (Milton Township) – Charles Pope
  - B. **Action Item:** Approval of Shoreland Conditional Use Permit 2010 009 – Charles Pope
  - C. **Action Item:** Reduction of Fee for Shoreland Conditional Use Permit 2010 009 – Charles Pope
  - D. **Action Item:** Public Hearing - Shoreland Conditional Use Permit 2010 010 – (Beloit Township) - Scott Harvey
  - E. **Action Item:** Approval of Shoreland Conditional Use Permit 2010 010 - Scott Harvey
  - F. **Action Item:** Reduction of Fee for Shoreland Conditional Use Permit 2010 010 – Scott Harvey
  - G. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2010 011 (Rock Township) – County of Rock
  - H. **Action Item:** Approval of Shoreland Conditional Use Permit 2010 011 – County of Rock
  - I. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2010 012 (Fulton Township) – County of Rock
  - J. **Action Item:** Approval of Shoreland Conditional Use Permit 2010 012 –County of Rock
  - K. Approval of Land Divisions
    - **Action Item:** LD 2010 028 (Plymouth Township) – Dennis & Angela Thiele
    - **Action Item:** LD 2010 029 (Janesville Township) – Mark & Susan O’Leary Gunn Trust

6. Finance

- A. **Action Item:** Department Bills/Encumbrances/Pre-Approved Encumbrance/Amendments/Transfers

7. Housing & Community Development

- A. **Action Item:** Resolution Authorizing Policy On The Prohibition Of The Use Of Excessive Force and Enforcing Laws Against Barring Entrances Or Exits To A Facility That Is Subject Of A Non-Violent Protest Demonstration
- B. **Action Item:** Hazard Mitigation Grant – CDBG Emergency Assistance Grant (ID 008051) = up to \$46,847
- C. **Action Item:** Hazard Mitigation Grant – CDBG Emergency Assistance Grant (ID 008054) = up to 44,963
- D. **Action Item:** Change Order for CDBG Emergency Assistance (CDBG-EAP) Grant (ID 008042) = + \$2,950
- E. **Action Item:** Change Order for Lead Hazard Control (LHC) Grant (ID 007031 and 020610) = + \$3,720
- F. Potential Conflict of Interest – Yes,

8. Strategic & Comprehensive Planning

- A. Information Item: Rock County Planning, Economic & Community Development Products and Services

9. Adjournment

**Future Meetings/Work Sessions**

August 26, 2010 (8:00 AM)  
September 9, 2010 (8:00 AM)  
September 23, 2010 (8:00 AM)  
October 14, 2010 (8:00 AM)  
October 28, 2010 (8:00 AM)

**Non-Committee Future Meetings**

September 2, 2010 – (8:30 AM) PACE (Purchase of Agricultural Easements) Ad Hoc Committee – 2<sup>nd</sup> Floor, Rock County Courthouse Conference Center



**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 #2010 009 – Charles & Dawn Pope  
11802 N. Charley Bluff Rd. (Buckhorn Supper Club), SE1/4 of the NE1/4, Section 5, Milton  
Township

**DATE:** August 4, 2010

**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.

Rock County P&D Staff has received the request of Charles & Dawn Pope for a Conditional Use Permit to fill over 40 cubic yards and grade over 1,000 square feet in the Shoreland and Floodplain Zoning Districts of Rock River/Lake Koshkonong to mitigate a shoreline violation of placing a structure (concrete block wall) within the 75-foot setback (see enclosed documentation). Additionally, under this application is a request to expand an existing concrete patio near the wall.

In short, the Applicants have proposed covering up the wall with fill and vegetation rather remove the nonconforming structure.

Finally, the Applicants have requested a Shoreland Conditional Use Permit Fee reduction.

**Recommendation:**

Staff has reviewed the application and associated drawings and recommends approval subject to the following conditions:

1. Conduct a preconstruction meeting with owner, contractor and staff prior to commencing land-disturbing activity on site to confirm plans on site. Note: Patio expansion as proposed may be accomplished if the 75-foot setback is met.

2. Complete project according to approved plans as specified in Staff letter to Applicant dated July, 9 2010 or field modifications approved by Staff based on on-site conditions.
3. Obtain all other necessary permits from Federal, State and Local Agencies for the project.
4. Install and maintain temporary erosion control measures until the seeded permanent vegetative cover is established. Apply for and obtain a Rock County Erosion Control Permit from the Rock County Land Conservation Department if the necessary as determined by the final landscape plans.
5. This permit expires one year from the date of Committee approval, however, all earthwork and grading must be completed and the disturbed areas must be seeded or otherwise stabilized prior to October 15, 2010. If this cannot be accomplished, the fill portion of the project shall not commence until spring when Staff deems conditions are suitable.
6. Staff recommends a fee waiver to cover the cost of mitigation.



July 21, 2010

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request by Charles Pope for a Conditional Use Permit for placing fill to mitigate a Shoreland Zoning violation of a structure within the setback area and to construct a patio addition. This request is being made in compliance with Section 16.34(3)(A) of the County Shoreland Zoning Ordinance.

The property is located in the SE1/4 of the NE1/4 of Section 5, Lot 24 Howland Estates more commonly known as 11802 N. Charley Bluff Rd., Milton Township.

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, August 12, 2010.

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

Paul Benjamin  
Director of Planning, Economic & Community Development

LG2010013

Fee #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.	_____
Date Received	_____
Received by	_____

### SHORELAND CONDITIONAL USE PERMIT APPLICATION

#### APPLICANT INFORMATION

##### OWNER INFORMATION

(1) Name Charles Pope Telephone \_\_\_\_\_  
 Address 11802 N. Charley Bluff Rd. City Milton State WI Zip 53563

#### PROPERTY INFORMATION

LOCATION Parcel 6-13-640.24, 11802 N. Charley Bluff Rd. SB44NE1/4 Sec. 5  
 Subdivision Name Howland Estates Lot & Block 24 Milton Township  
 Lot Size 1.8 acres ± Present Use \_\_\_\_\_

Present Improvements on Land Restaurant Building, Patio, Retaining Wall  
 Proposed Use or Activity Place fill in front of an existing retaining wall - see attached site plan for details

#### 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 40 + cubic yards  
 Amount of disturbed area (square feet) \_\_\_\_\_  
 Planned Completion Date October 15, 2010

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

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



AXLEY BRYNELSON, LLP

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PETER J. CONRAD  
(608) 260-2483  
pconrad@axley.com

July 21, 2010

VIA E-MAIL

Rock County Planning and Development Committee  
c/o Mr. Colin Byrnes  
Zoning Administrator  
Rock County Courthouse  
East Wing, Room 266  
51 South Main Street  
Janesville, WI 53545

Re: Buckhorn Supper Club  
Our File: 15004.62515

Dear Committee Members:

We represent Buckhorn Supper Club, Inc. Buckhorn is applying for a shoreland conditional use permit in order to place fill in front of its existing retaining wall. The purpose of that fill is to “bury” a significant portion of that wall so that it is not visible from Lake Koshkonong. To that end, Buckhorn is proposing to fill up to approximately six feet in height on the front of the wall. The fill will then be sloped out at a 3:1 slope. Additionally, Buckhorn also plans to add fill around the “wing walls” of the retaining wall. Buckhorn intends to slope the fill placed in front of the wall out at an angle of 3:1, such that the wing walls also are filled. However, due to the presence of mature oak trees, Buckhorn may not be able to place all the fill at a 3:1 slope. In this case, Buckhorn will work with the existing site conditions such that it does not kill any of the existing mature oak trees in these locations.

Additionally, Buckhorn intends to place a 12-foot by 48-foot patio addition onto the current patio. That patio addition, like the existing patio, will be concrete. We note that this addition will be outside of the 75-foot setback; however, in order to insure that the county has a complete understanding of the proposed project, Buckhorn is including this patio addition with the current application.

AXLEY BRYNELSON, LLP

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July 21, 2010  
Page 2

We are looking forward to presenting our proposal at the Committee's August 12, 2010, meeting. If there are any questions in the meantime, please feel free to contact me.

Sincerely,

AXLEY BRYNELSON, LLP



Peter J. Conrad

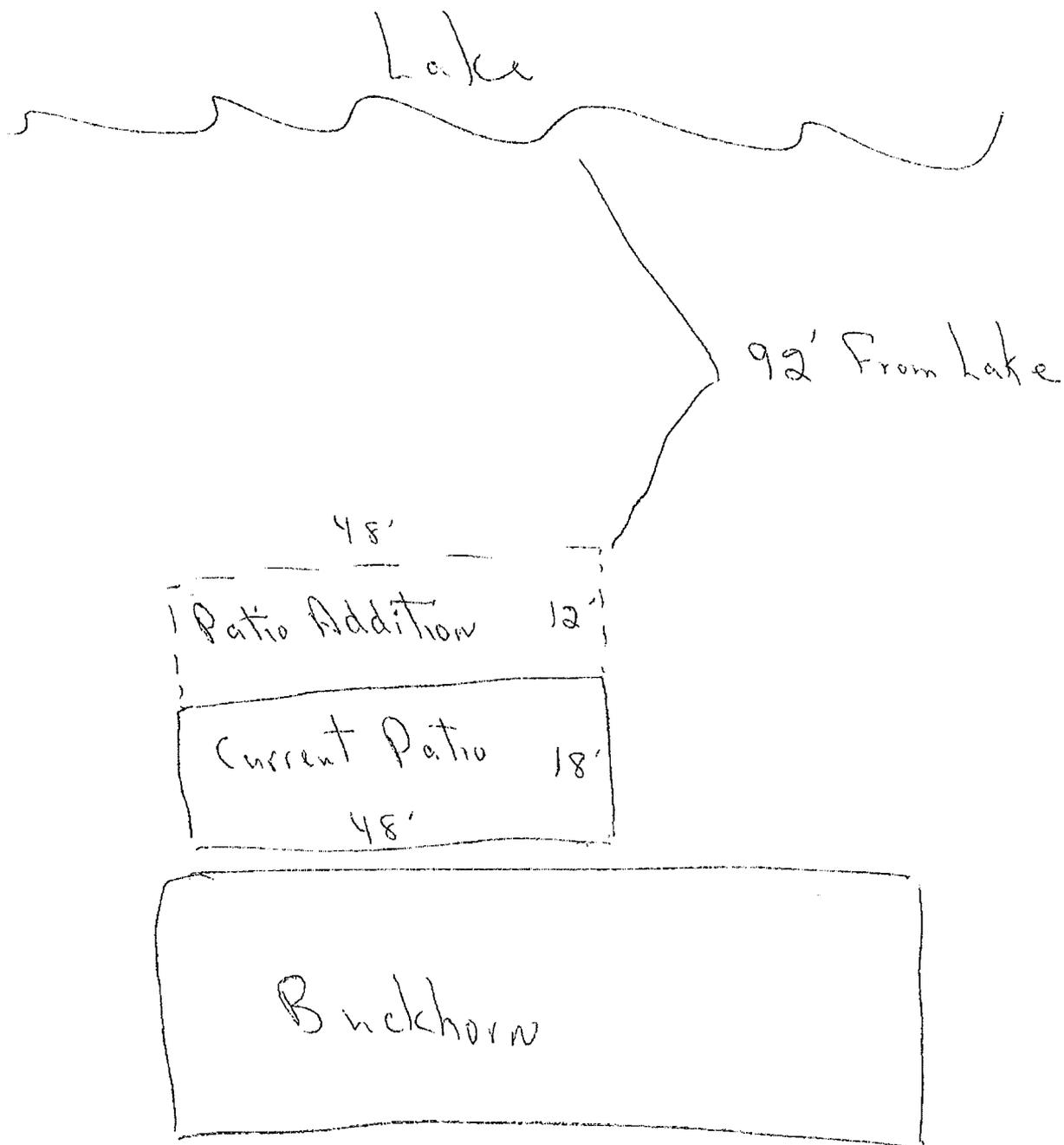
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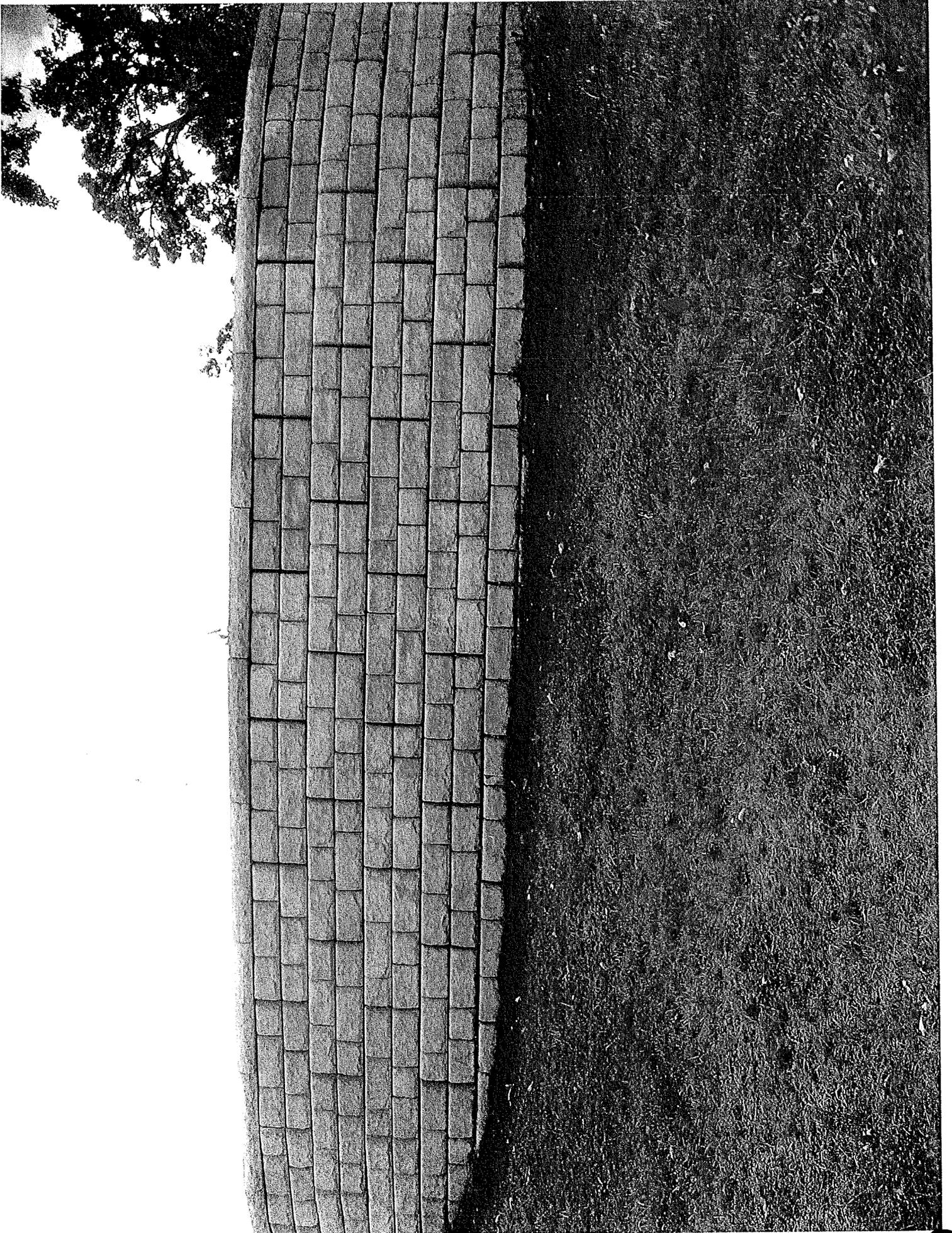
Attachments

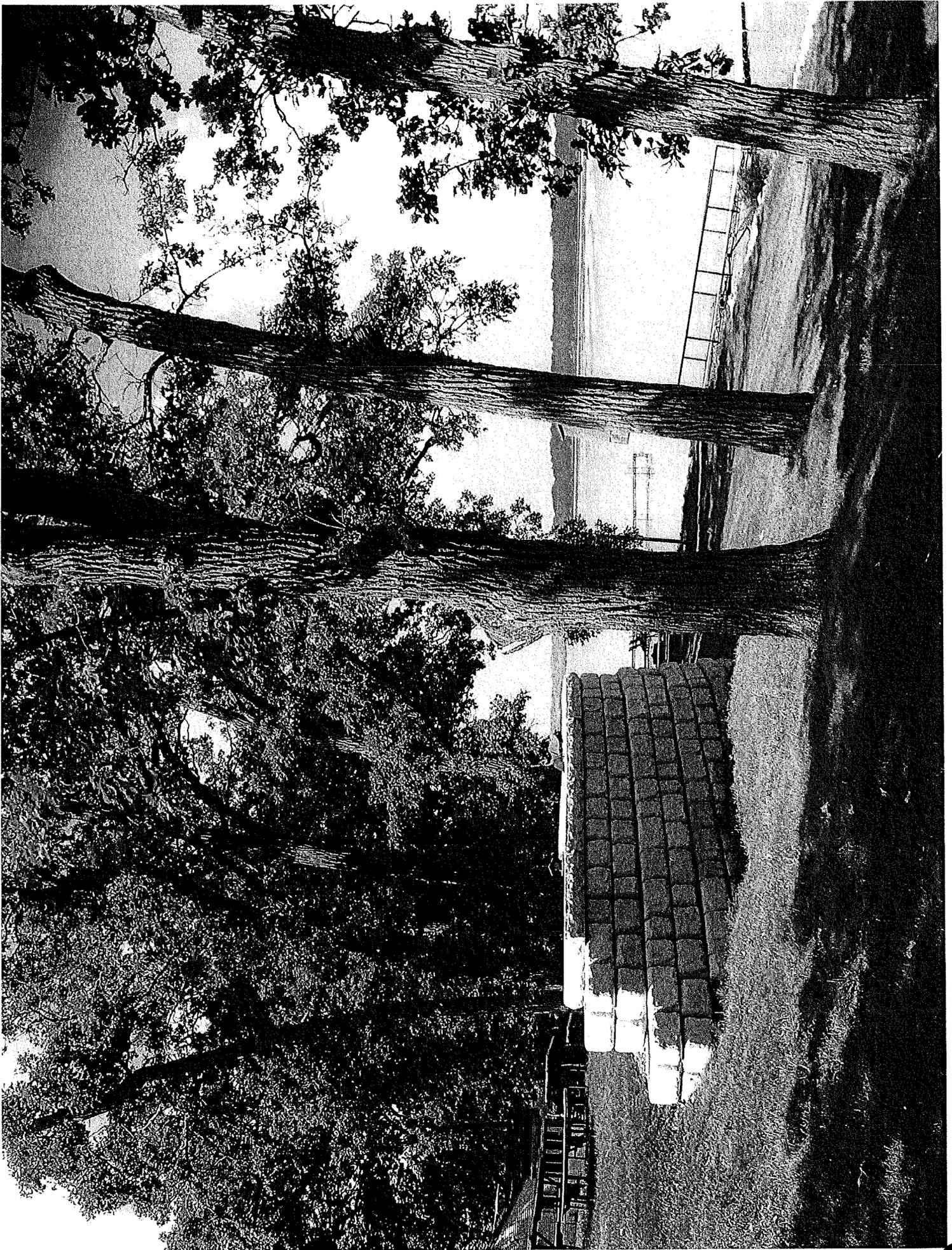
cc: Mr. Charles Pope  
Mr. Charles V. Sweeney

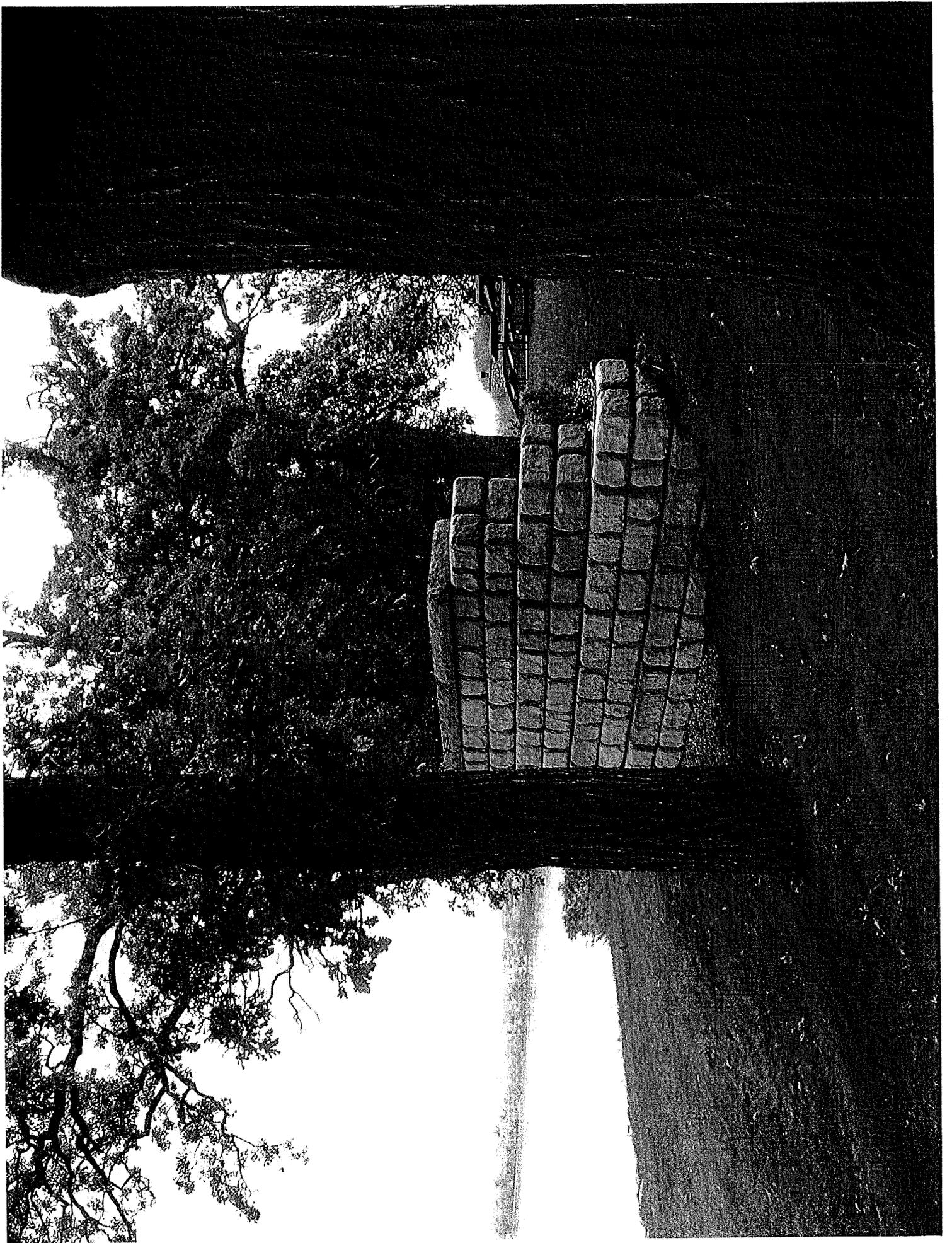
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# Buckhorn Supper Club Patio Addition Plan









ROCK COUNTY, WISCONSIN



Planning, Economic & Community  
Development Agency  
51 South Main Street  
Janesville, Wisconsin 53545  
Phone: 608-757-5587  
Fax: 608-757-5586  
Website: [www.rockcounty.org](http://www.rockcounty.org)

April 13, 2009

Mr. Charles Pope  
11802 N. Charlie Bluff Rd  
Milton, WI 53563

RE: Rock County Shoreland Conditional Use Permit 2008012 – Shoreline work at the Buckhorn  
Inspection Report for inspection on April 1, 2009

Dear Mr. Pope,

I conducted an inspection of the above referenced project on April 1, 2009. A couple of concerns were noted as follows:

1. The effort to stabilize the site with mulch in the fall was generally effective in limiting erosion over the winter. I assume that grass seed was also installed in the fall. There are a few areas where small gullies have formed running into the lake. These areas should be addressed as soon as possible to limit sediment flowing into the lake and repaired adequately so it doesn't happen again (possibly using erosion mat in certain areas) while the grass begins to grow. I have attached a photo of the area I am referring to.
2. The concrete retaining wall installed on site was not permitted as part of this project. We have concerns that the wall, or a portion thereof, is located within 75 feet of the ordinary high water mark of the lake. The Shoreland Zoning Ordinance states that all buildings and structures, including decks and patios, must be setback at least 75 feet from the ordinary high-water mark of navigable waters (part of section 16.34(5)(D)). A structure is defined in the ordinance as any man-made object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lake bed, which includes, but is not limited to, such objects as roofed and walled buildings, gas or liquid storage tanks, or TV dishes. The entire Rock County Shoreland Zoning Ordinance is available on our website at <http://www.co.rock.wi.us/Dept/Planning/ordinances.htm>. We consider retaining walls structures. If it is determined that the wall is within 75 feet of the OHWM, it will not be permitted. This determination will be made once water levels allow. If you have information contrary to this interpretation, or have additional plans for the area between the restaurant and the wall, please let us know as soon as possible so we can consider amending your permit to include this work, if permitted by ordinance.

If you have any questions regarding this notice, please contact Colin Byrnes or myself at 757-5587.

Sincerely,

  
Andrew Baker, CPESC  
Code Administration and Enforcement

ROCK COUNTY, WISCONSIN



Planning, Economic & Community  
Development Agency  
51 South Main Street  
Janesville, Wisconsin 53545  
Phone: 608-757-5587  
Fax: 608-757-5586  
Website: [www.rockcounty.org](http://www.rockcounty.org)

September 14, 2009

Certified Mail: 7005 1820 0007 2034 5983

Mr. Charles Pope  
11802 N. Charlie Bluff Rd  
Milton, WI 53563

**RE: NOTICE OF VIOLATION**

**Retaining wall installed in shoreline setback area at Buckhorn Supper Club  
11802 N Charlie Bluff Rd, Milton**

Dear Mr. Pope,

You are hereby notified that the retaining wall structure on the above referenced property was constructed without a Shoreland Zoning Permit and does not meet the required setback (seventy-five feet) from the Ordinary High Water Mark (OHWM) of Lake Koshkonong/Rock River. Therefore, this structure is a violation of the Rock County Shoreland Zoning Ordinance.

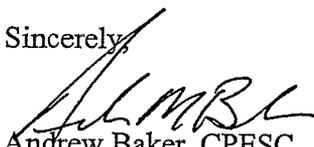
You were originally notified of this potential violation in April and staff confirmed the violation with you in July after completing on site measurements. While on site, we (yourself, Colin Byrnes of this office and I) discussed your options to remedy this violation. Considering the wall is approximately 60 feet from the OHWM, it cannot be permitted by staff without an approved variance from the Rock County Board of Adjustment. The alternative is to remove the wall and stabilize the site.

Colin Byrnes has had contact with Attorney Pete Conrad, acting on your behalf, in the last two months since our site visit. Attorney Conrad has indicated that you intend to apply for variance or an appeal of this decision, but staff has received no official application. Our last contact with Attorney Conrad was on or around August 20, 2009.

Please be advised, you have until September 25, 2009 to respond to this Agency with a written plan to resolve this violation or you may be issued a citation. The maximum forfeiture is \$5000 per day per violation plus court costs. If you choose to apply for an after-the-fact variance, the application is enclosed. The fee for an after-the-fact application is \$1,000.00 (one thousand dollars) as adopted by the County Board.

If you have any questions regarding this notice, please contact Colin Byrnes or myself at 757-5587.

Sincerely,

  
Andrew Baker, CPESC  
Code Administration and Enforcement

ROCK COUNTY, WISCONSIN



Planning, Economic & Community  
Development Agency  
51 South Main Street  
Janesville, Wisconsin 53545  
Phone: 608-757-5587  
Fax: 608-757-5586  
Website: [www.rockcounty.org](http://www.rockcounty.org)

October 29, 2009

Charles Pope  
11802 N. Charley Bluff Road  
Milton, WI 53563

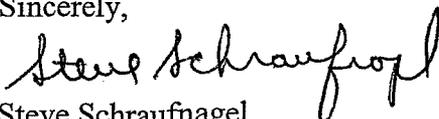
Dear Mr. Pope:

This correspondence is to officially inform you that your variance request for the Buckhorn Supper Club located at 11802 N. Charley Bluff Road is denied. Your options are:

1. Removal of the retaining wall;
2. Appealing the decision to the circuit court; or
3. Moving the retaining back beyond the 75-foot setback.

If you have any further questions, please do not hesitate to contact this agency. If you decide to appeal the decision, there is a time period during which the appeal must be submitted to the court.

Sincerely,

  
Steve Schraufnagel  
Acting Planning Director

cc: Attorney Peter Conrad

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](http://www.co.rock.wi.us)

July 9, 2010

Certified Mail: 7005 1820 0007 2034 7260

MR CHARLES POPE  
11802 N CHARLEY BLUFF RD  
MILTON WI 53563

**RE: Remediation of retaining wall violation installed in shoreline setback area at  
Buckhorn Supper Club 11802 N Charley Bluff Rd, Milton**

Dear Mr. Pope,

You are hereby notified that Planning & Development Agency Staff approves your request to cover the wall with fill as an option to removing the wall in order to come into compliance. This includes placing fill up to the bottom of the top tier of wall blocks at a 3:1 slope (see enclosed photo). Additionally, a suitable planting and maintenance of vegetation shall be done at the top of the fill to cover the remaining portion of the wall. A Maintenance Agreement shall be recorded in the Rock County Register of Deeds for the plantings.

The time frame for the project includes an initiation date after September 15<sup>th</sup> and completion by October 15<sup>th</sup>. If weather is a factor additional erosion measures will be required.

After our onsite visit with you, the County Engineer has indicated that the amount of fill needed to accomplish this action will be over 40 cubic yards. Therefore, a Shoreland Conditional Use Permit needs to be applied for by you. Enclosed is an Application Form with a fee of \$550. You may ask the Planning & Development Committee to waive this amount to cover the cost of remediation.

If you have any questions please contact our office at 608-757-5587.

Sincerely,

A handwritten signature in cursive script that reads "Colin Byrnes".

Colin Byrnes  
Code Administration and Enforcement



**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 #20010 010 – Scott Harvey  
2514 S. Tucker Dr., SW1/4 SW1/4, Section 16, Beloit Township

**DATE:** August 4, 2010

**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, whichever 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.

Rock County P&D Staff received the report that fill had been placed within the Rock County Floodplain/Shoreland And Lowland-Wetland Districts of an unnamed tributary to the East Fork of Raccoon Creek. Upon inspection notice was given to the property owner, Scott Harvey, that an after-the-fact Shoreland Conditional Use Permit to grade over 1,000 square feet and place more than 40 cubic yards of fill in the Shoreland/Floodplain/Lowland-Wetland Zoning Districts was needed. This permit request is required to allow placed fill to remain and allow additional fill as shown by the Applicant's Site Plan.

The Site Plan indicates an existing "road" leading to a barn and proposed new roads leading to a pig house and according to the application "to access land with mower and hay wagons to cut and remove hay for animals". The road to the pig house crosses floodplain while the access roads to cut and remove hay cross floodplain and wetlands.

The fill placed for the roads crossing floodplain must meet the following criteria found in Sec. 32.02(1)(A) of the Rock County Floodplain Ordinance:

1. Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, increasing the regional flood height; or
2. Increase the regional flood height due to floodplain storage lost, which equals or exceeds 0.01 foot.

Concerning the placement of fill in the wetlands, it appears that the hay (marsh hay?) is contained within a wetland area (see enclosed map). The question is why is it necessary to construct an access road through the wetland only to drive equipment off it to harvest hay growing in the wetland area. If the ground does not support equipment to reach hay how would that same ground support the same equipment to harvest? Unless

evidence can be shown as to the necessity of the roads, Staff suggests these access roads should not be approved.

Section 16.35(3)(A) of the Rock County Lowland/Wetland Overlay District states the construction or maintenance of roads to conduct silvicultural activities or are necessary for agricultural cultivation, are a Conditional Use, provided that:

1. The road cannot as a practical manner be located outside of the wetland area; and
2. The road is designed and constructed to minimize the adverse impact upon the natural functions of the wetland and meets the following standards:
  - a. The road shall be designed and constructed as a single lane roadway with only such depth and width necessary to accommodate the machinery required to conduct agricultural and silvicultural activities;
  - b. Road construction activities are to be carried out in the immediate area of the roadbed only; and
  - c. Any filling, flooding, draining, dredging, ditching, tiling or excavating that is to be done must be necessary for the construction or maintenance of the road.

A wetland delineation needs to be done before considering approval of these access roads to determine the extent of the wetlands. Finally, review and approval from the DNR is required before any wetland fill can take place

**Recommendation:**

Staff has reviewed the application and recommends the following conditions for a Shoreland Conditional Use Permit for the roads crossing the floodplain:

1. Fill placed in the floodplain must meet Sec. 32.02(1)(A) of the Rock County Floodplain Ordinance
2. A 35-foot vegetative buffer of appropriate plants shall be established on both sides of the tributary. A maintenance agreement for the buffer shall be approved by Staff and recorded in the Rock County register of Deeds.
3. Obtain all other necessary permits from Federal, State and Local Agencies for the project.
4. Comply with Rock County Erosion Control Permit as approved by the Rock County Land Conservation Department. Install and maintain temporary erosion control measures until the seeded permanent vegetative cover is established.
5. This permit expires one year from the date of Committee approval, however, all earthwork and grading must be completed and the disturbed areas must be seeded or otherwise stabilized prior to September 15, 2010.

Staff recommends denial of the Shoreland Conditional Use permit for construction of roads across the wetland areas of this property.



July 21, 2010

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request by Scott Harvey for a Conditional Use Permit for construction of roads to access land agricultural lands along a tributary to the East Fork of Raccoon Creek. This request is being made in compliance with Section 16.34(3)(A) of the County Shoreland Zoning Ordinance.

The property is located in the SW1/4 of the SW1/4 of Section 16, Beloit Township. More commonly known as 2514 S. Tucker 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, August 12, 2010.

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

Paul Benjamin  
Director of Planning, Economic & Community Development

LG2010012

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.	_____
Date Received	_____
Received by	_____

**SHORELAND CONDITIONAL USE PERMIT APPLICATION**

**APPLICANT INFORMATION**

**OWNER INFORMATION**

(1) Name	SCOTT D HARVEY			Telephone	608 365-1888		
Address	2541 S. TUCKER DRV	City	BELOIT	State	WI	Zip	53511

**PROPERTY INFORMATION**

**LOCATION** SW 1/4 SW 1/4 Sec. 16 Town of Beloit

Subdivision Name	Parcel 6-2-195	Lot & Block	outlot 7 Assessors Plat
Lot Size	19.75 Acres	Present Use	FARM
Present Improvements on Land	HOUSE - BARN - STORAGE Bldgs. Pond		
Proposed Use or Activity	NEED ROADS TO ACCESS LAND WITH MOWER & HAY WAGONS TO CUT & REMOVE HAY FOR ANIMALS		

**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	2,500
Amount of disturbed area (square feet)	33,750
Planned Completion Date	6-10-2011

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.

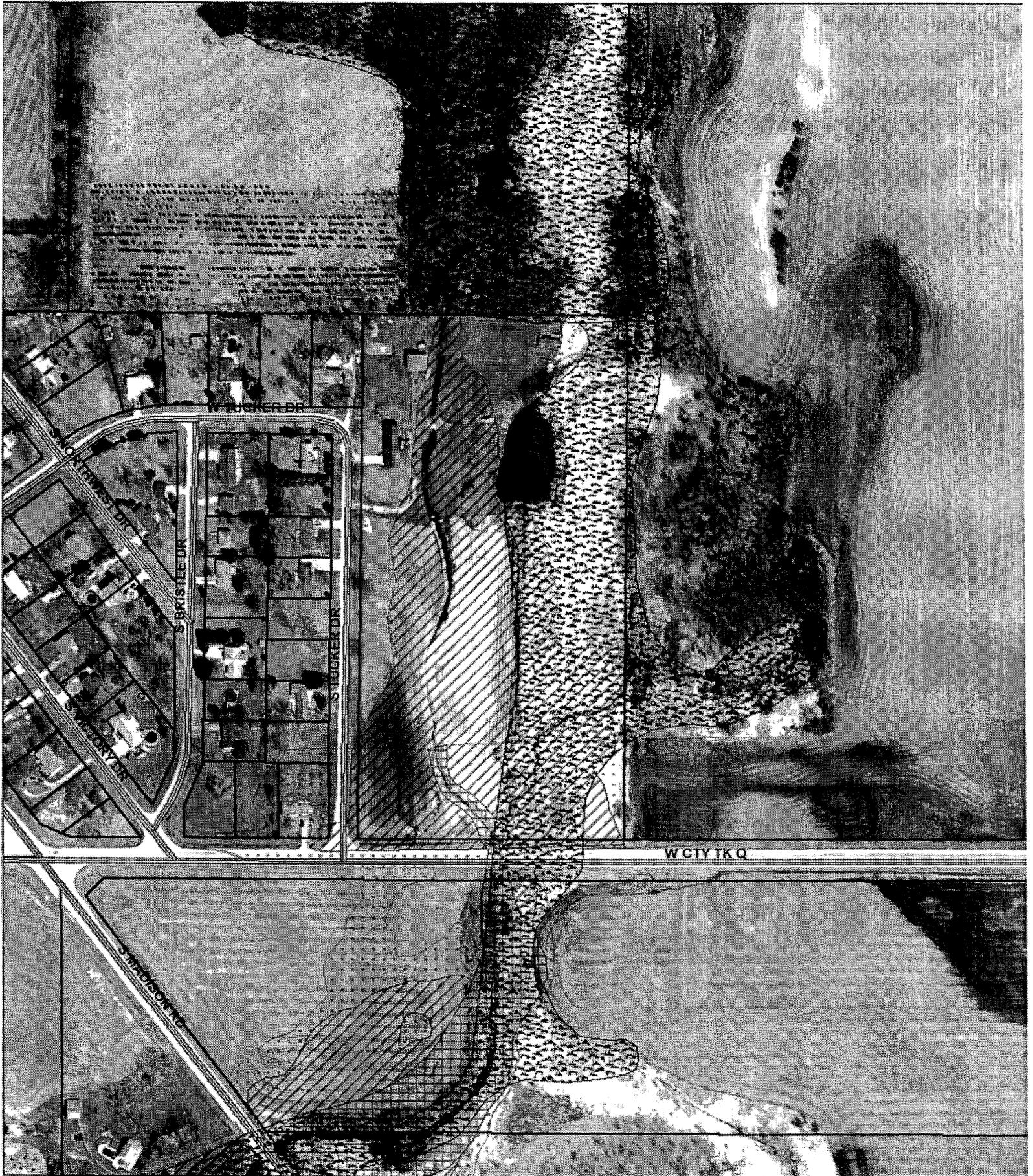
**SIGNATURE**

Property Owner Scott D Harvey OR Agent/Surveyor \_\_\_\_\_

Approved by the Rock County Planning & Development Committee on \_\_\_\_\_

Committee Designee \_\_\_\_\_ Date \_\_\_\_\_





Harvey Property  
 2514 S. Tucker Dr  
 Parcel 6-2-195  
 Beloit Township



Legend

-  Floodway
-  Floodfringe (1% Annual Chance Storm)
-  General Floodplain (2% Annual Chance Storm)
-  WDNR Wetlands 2007
-  Tax Parcels

1 inch = 300 feet  
 Airphoto: April 2001

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](http://www.co.rock.wi.us)

June 28, 2010

SCOTT HARVEY  
2514 S TUCKER DR  
BELOIT, WI 53511

RE: Placement of Fill in Floodplain/Shoreland/Lowland-Wetland Districts at 2514 S. Tucker Dr. (Parcel # 6-2-195), SW1/4 SW1/4 Section 16, Beloit Township, Rock County

Mr. Harvey:

On a recent inspection in the area (6/17/2010), it was noted that fill consisting of sand, gravel, broken concrete and earth had been illegally placed in the Floodplain/Shoreland/Lowland-Wetland Districts of an unnamed tributary to the East Fork of Raccoon Creek.

**A Conditional Use Permit (CUP) is required from the Rock County Planning and Development Committee due to the location of fill within the Rock County Floodplain/Shoreland/Lowland -Wetland Zoning Districts.**

Enclosed are applicable sections of these Ordinances and a Conditional Use Permit application. The application fee is doubled from \$550 to \$1,100 because the fill was placed on the lot prior to receiving a permit. You may request a reduction in fees at the time of the Public Hearing and consideration of your CUP Application by the Planning & Development Committee. Additionally, these Ordinances are also available for your review on our website at:

<http://www.co.rock.wi.us>

**Failure to respond by July 16, 2010 is a violation of the Rock County Ordinance and you maybe subject to fines accruing at \$500 per day up to \$5,000 per day.**

Thank you in advance for your timely response.

Sincerely,

A handwritten signature in cursive script that reads "Colin Byrnes".

Colin Byrnes  
Code Administration & Enforcement



**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 Permits:

2010 011 NW1/4 SW1/4, Sec.26, Rock Township, 5252 S. Christianson Rd.

2010 012 NW1/4 SW1/4, Sec. 14, Fulton Township, 553 E. Applewood Rd.

**DATE:** August 4, 2010

**Summary:**

The above properties were deemed substantially damaged as a result of the Flood of June/July 2008 (FEMA Disaster 1768A). They were subsequently purchased by Rock County with grant money and slated for removal. The Shoreland Conditional Use Permit is required due to the land disturbance and this process allows public notice and input on these individual projects. Project specifications were provided for perspective bidders and the selected bids were based on cost (see enclosed bid documentation). Agency Staff will perform lead and asbestos testing prior to demolition.

**Recommendation or Action:**

Staff has reviewed the application and recommends approval of the Shoreland Conditional Use Permits 2010 011, and 012 subject to the following conditions:

1. Any project modifications or additions shall be submitted to Staff for review and approval.
2. Install and maintain temporary erosion control measures until seeded permanent vegetative cover is established (such as mulch and or erosion matting). Ground disturbance shall be kept to a minimum.
3. Obtain all permits or approvals for your project from the US Army Corps of Engineers, Department of Natural Resources, or other local government agencies before starting the project.
4. This permit expires one year from the date of Committee approval, however, all earthwork and grading must be completed and the disturbed areas must be seeded or otherwise stabilized prior to October 15, 2010.



July 21, 2010

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request by the County of Rock for a Conditional Use Permit for demolition of a residence and accessory structures and site restoration along the Rock River. This request is being made in compliance with Section 16.34(3)(A) of the County Shoreland Zoning Ordinance.

The property is located in the NW1/4 of the SW1/4 of Section 26, Rock Township. More commonly known as 5252 S. Christianson Rd.

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, August 12, 2010.

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

Paul Benjamin  
Director of Planning, Economic & Community Development

LG2010014



5252 S. Christianson Rd.



July 21, 2010

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request by the County of Rock for a Conditional Use Permit for demolition of a residence and accessory structures and site restoration along the Rock River. This request is being made in compliance with Section 16.34(3)(A) of the County Shoreland Zoning Ordinance.

The property is located in the NW1/4 of the SW1/4 of Section 14, Fulton Township. More commonly known as 553 E. Applewood 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, August 12, 2010.

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

Paul Benjamin  
Director of Planning, Economic & Community Development

LG2010015



(c) Copyright 2008, Pictometry International Corp.

553 E. Applewood DR.



## 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:** August 4, 2010

#### Summary:

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

2010 028 (Plymouth Township) – Mark & Susan O’Leary Gunn Trust

2010 029 (Janesville Township) – Dennis & Angela Thiele

#### Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Divisions LD 2010 028 and LD 2010 029 with conditions as presented.

**PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION**  
**CONDITIONS OF APPROVAL**

<b>OWNER:</b>	Mark & Susan O'Leary Gunn Trust 1915 S. Hayner Road Janesville, WI 53548	<b>LAND DIVISION NO:</b> <b>DATE SUBMITTED:</b>	LD#2010 028 July 6, 2010
<b>LOCATION:</b>	SW ¼ SE ¼ Section 1	<b>E.T. JURISDICTION:</b> <b>SURVEYOR:</b>	N/A Combs & Associates, Inc.
<b>ORIGINAL AREA:</b> <b>FINAL AREA:</b>	79 Acres 3.4 Acres±	<b>TOWNSHIP:</b> <b>NUMBER OF LOTS:</b> <b>PROPOSED FUTURE ZONING:</b>	Plymouth 1 A-1 CUP
<b>PRESENT ZONING:</b>	B-1, A-1		

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 and Comprehensive Plan if zoned A-1(CUP).*

**RECOMMEND**

APPROVAL                       CONDITIONAL APPROVAL                       DENIAL

**LOCATION: 6800 Block W. 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. 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. Utility easements put on lot as requested by utility companies.

- 6. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before August 12, 2011.
- 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: 7/22/10  
 Dept. of Planning, Economic & Community Development

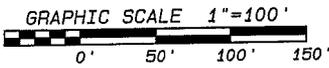
**NOTE:** THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON AUGUST 12, 2010 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

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

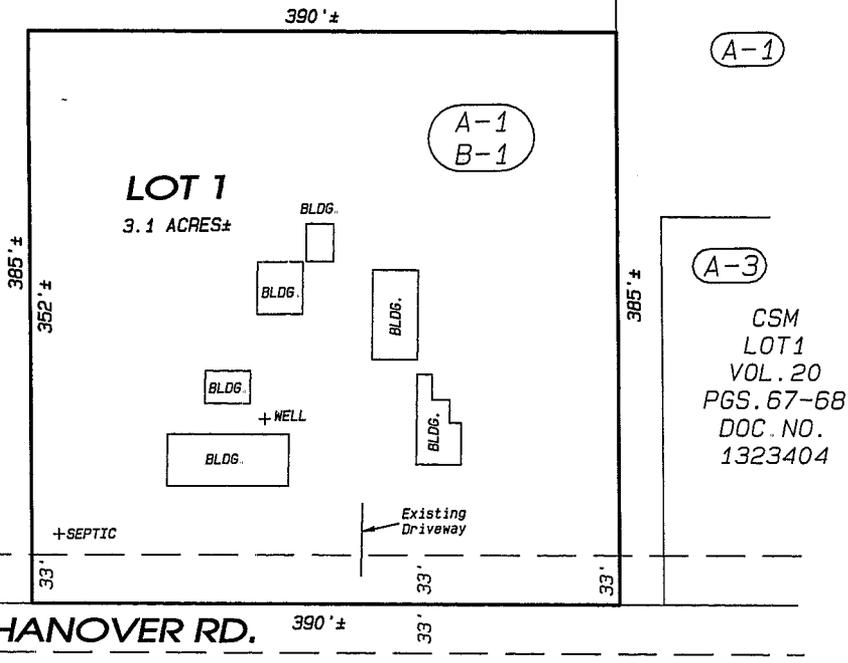
<u>COMMITTEE ACTION</u>			
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> CONDITIONAL APPROVAL	<input type="checkbox"/> DENIAL	<input type="checkbox"/> TABLED
Initials _____		Date _____	

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 1, T.2N., R.11E. OF THE 4TH P.M., TOWN OF PLYMOUTH, ROCK COUNTY, WISCONSIN.



(A-1)



SOUTH 1/4 CORNER OF SEC. 1-2-11.

DATE: MAY 26TH, 2010  
REVISED JULY 20TH, 2010

**NOTES:**

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 110 - 143 For: GUNN



- 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**

<b>OWNER:</b>	Dennis & Angela Thiele 2131 N. Burdick Road Janesville, WI 53548	<b>LAND DIVISION NO:</b>	LD#2010 029
		<b>DATE SUBMITTED:</b>	July 6, 2010
<b>LOCATION:</b>	SE ¼ NE ¼ Section 20	<b>E.T. JURISDICTION:</b>	City of Janesville
		<b>SURVEYOR:</b>	Combs & Associates, Inc.
<b>ORIGINAL AREA:</b>	35.1 Acres	<b>TOWNSHIP:</b>	Janesville
<b>FINAL AREA:</b>	3.0 Acres	<b>NUMBER OF LOTS:</b>	1
<b>PRESENT ZONING:</b>	A-2	<b>PROPOSED FUTURE ZONING:</b>	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: Enlarging outlot to create buildable lot.*

*NOTE: Consistent with Rock County Agricultural Preservation Plan and Comprehensive Plan.*

**RECOMMEND**

APPROVAL                       CONDITIONAL APPROVAL                       DENIAL

**LOCATION: 2100 Block N. Burdick Rd.**

**CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:**

1. Existing structures shall meet setback regulations.
2. Access Permit for joint driveway onto N. Burdick Rd. will be required from the Town of Janesville.
3. Acceptable soil and site evaluation report received on Lot 1.
4. Show the location of the on-site soil test on the preplanned lot map.
5. Utility easements put on lot as requested by utility companies.
6. Require a Rock County Land Division Conservation Easement for steep slopes. Prior to any land disturbing activity on the parcel, the Conservation Easement boundaries shall be marked with highly visible flagging tape. Erosion control measures are also required if the Conservation Easement is down slope from disturbance.
7. Lot 1 to be pre-planned due to being in an environmentally significant area. Lot drawing to include slopes over 16%, utility easements, access location, conservation easement, soil

test area and building envelope. No Conservation Easement Area shall be contained within the Building Envelope as depicted on the pre-planned lot. A copy of the lot layout to be placed on file with the committee designee. Submit for approval ten (10) days prior to submitting final map.

- 8. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before August 12, 2011.
- 9. 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.
- 10. 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. Bowers  
Dept. of Planning, Economic & Community Development

DATE: 7/23/10

**NOTE:** THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON AUGUST 12, 2010 AT 8:00 A.M. AT THE ROCK COUNTY COURTHOUSE.

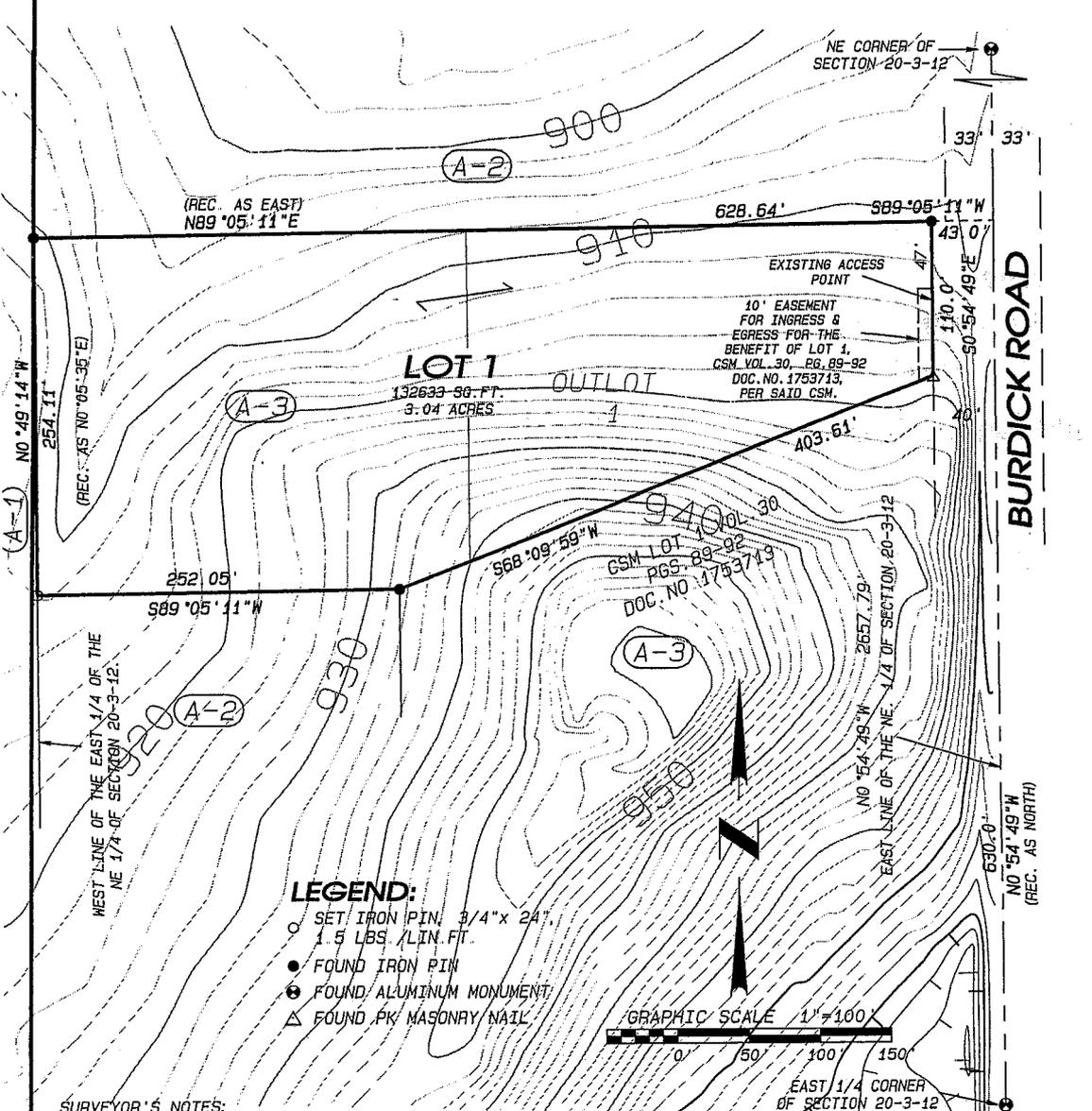
NOTE: FINAL SURVEY SHALL COMPLY WITH ALL STATE, COUNTY, & LOCAL REGULATIONS.

<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

OUTLOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 30, PAGES 89 THRU 92 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1753713; ALSO PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 20, T.3N., R.12E. OF THE 4TH P.M., TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN.

NOTE: THIS CSM INTENDS TO ENLARGE AN EXISTING OUTLOT INTO A LOT THAT IS 3.04 ACRES IN SIZE.



**LEGEND:**

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



**SURVEYOR'S NOTES:**

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

ASSUMED N0°54'49"W ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 20-3-12.

Project No. 110-171

For: THIELE

DATE: JULY 2, 2010

**Combs**  
& Associates Inc.

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.  
Janesville, WI 53548

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



## ROCK COUNTY GOVERNMENT

*Planning & Development Agency*

### INTEROFFICE MEMORANDUM

**TO:** Rock County Planning & Development Committee  
**THROUGH:** Steve Schraufnagel, Acting Director, Planning & Development Agency  
**FROM:** David Somppi, Community Development Manager  
**SUBJECT:** Recommendations – Actions for P&D Agenda  
**DATE:** August 4, 2010

#### RECOMMENDATION – ACTION:

1. **Action Item:** Authorizing Policy On The Prohibition Of The Use Of Excessive Force; And Enforcing Laws Against Barring Entrances Or Exits To A Facility That Is Subject Of A Non-Violent Protest Demonstration - Staff Recommends Approval
2. **Action Item:** Hazard Mitigation Grant Program - CDBG Emergency Assistance Program #08051 - Staff Recommends Approval.
3. **Action Item:** Hazard Mitigation Grant Program - CDBG Emergency Assistance Program - #08054 - Staff Recommends Approval.
4. **Action Item:** CDBG – Emergency Assistance Grant - #08042-CO – Staff Recommends Approval
5. **Action Item:** Lead Hazard Control Grant & CDBG Revolving Fund - #07033 & 20610-CO - Staff Recommends Approval

Cc:

Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-63200	PUBL/SUBCR/DUES	2,343.00	31.4% 08/01/10 -VN#047296	737.47 CANNON,RICH	0.00	1,605.53	82.00
				CLOSING BALANCE		1,523.53	82.00
		PLANNING	PROG-TOTAL-PO			82.00	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$82.00  
 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

**AUG 12 2010**

DATE \_\_\_\_\_ CHAIR





RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

ROCK COUNTY PLANNING &  
DEVELOPMENT AGENCY  
INITIATED BY



PAUL BENJAMIN, DAVID SOMPPI  
DRAFTED BY

PLANNING & DEVELOPMENT  
COMMITTEE  
SUBMITTED BY

JULY 16, 2010  
DATE DRAFTED

**AUTHORIZING POLICY ON THE PROHIBITION OF THE USE OF EXCESSIVE FORCE,  
AND ENFORCING LAWS AGAINST BARRING ENTRANCES OR EXITS TO A FACILITY  
THAT IS SUBJECT OF A NON-VIOLENT PROTEST DEMONSTRATION**

1 **WHEREAS**, the County of Rock is applying for Community Development Block Grant – Small Cities  
2 (CDBG) Funds administered by the State of Wisconsin; and,  
3

4 **WHEREAS**, Section 519 of the Department of Veteran Affairs and U.S. Department of Housing and  
5 Urban Development, and Independent Agencies Appropriations Act of 1990 requires that all CDBG  
6 recipients adopt and enforce a policy that prohibits the use of excessive force by law enforcement  
7 agencies within the recipients jurisdiction against any individual engaged in non-violent civil rights  
8 demonstrations; and,  
9

10 **WHEREAS**, State of Wisconsin program certification further requires that all recipients of CDBG funds  
11 adopt a policy of enforcing applicable state and local laws against physically barring entrances or exits to  
12 a facility that is subject of a non-violent protest demonstration; and,  
13

14 **WHEREAS**, the County of Rock endorses a policy prohibiting the use of excessive force by law  
15 enforcement agencies within Rock County’s jurisdiction against any individual engaged in non-violent  
16 civil rights demonstrations; and,  
17

18 **WHEREAS**, the County of Rock endorses a policy of enforcing applicable state and local laws against  
19 physically barring entrances or exits to a facility that is subject of a non-violent protest demonstration.  
20

21 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors on this \_\_\_\_\_  
22 day of \_\_\_\_\_, 2010 hereby adopts a policy against physically barring entrances or exits to  
23 a facility that is subject of a non-violent protest demonstration; and,  
24

25 **BE IT FURTHER RESOLVED**, that the Rock County Board of Supervisors hereby adopts a policy  
26 prohibiting the use of excessive force by law enforcement agencies within Rock County’s jurisdiction  
27 against any individual engaged in non-violent civil rights demonstrations.

Respectfully Submitted:

**Planning & Development Committee**

\_\_\_\_\_  
Alan Sweeney, Chair

\_\_\_\_\_  
Mary Mawhinney, Vice Chair

\_\_\_\_\_  
Wayne Gustina

\_\_\_\_\_  
Marilynn Jensen

\_\_\_\_\_  
Phillip Owens

**Public Safety & Justice Committee**

Ivan Collins  
Ivan Collins, Chair

Larry Wiedenfeld  
Larry Wiedenfeld, Vice Chair

Mary Beaver  
Mary Beaver

Henry Brill  
Henry Brill

Brian Knudson  
Brian Knudson

**AUTHORIZING POLICY ON THE PROHIBITION OF THE USE OF EXCESSIVE FORCE,  
AND ENFORCING LAWS AGAINST BARRING ENTRANCES OR EXITS TO A FACILITY  
THAT IS SUBJECT OF A NON-VIOLENT PROTEST DEMONSTRATION**

Page 2

FISCAL NOTE:

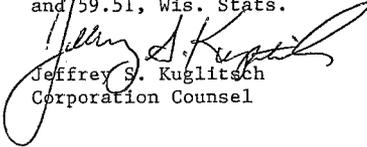
This resolution addresses a policy issue and has no fiscal impact on Rock County operations in and by itself.



Jeffrey A. Smith  
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to §§ 59.01, 59.03 and 59.51, Wis. Stats.



Jeffrey S. Kuglitsch  
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended,



Craig Knutson  
County Administrator

**AUTHORIZING POLICY ON THE PROHIBITION OF THE USE  
OF EXCESSIVE FORCE, AND ENFORCING LAWS AGAINST BARRING  
ENTRANCES OR EXITS TO A FACILITY THAT IS SUBJECT OF A NON-  
VIOLENT PROTEST DEMONSTRATION**

The County of Rock is applying for Community Development Block Grant – Small Cities (CDBG) Funds administered by the State of Wisconsin.

State of Wisconsin CDBG Program certification rules require that all recipients of CDBG funds adopt and enforce a policy that prohibits the use of excessive force by law enforcement agencies within the recipients' jurisdiction against any individual engaged in non-violent civil rights demonstrations.

State of Wisconsin program certification further requires that all recipients of CDBG funds adopt a policy of enforcing applicable state and local laws against physically barring entrances or exits to a facility that is subject of a non-violent protest demonstration.

The County of Rock is required to approve this resolution to be eligible to receive these CDBG – Small Cities funds.

The text of this resolution is the model provided by the State of Wisconsin – Department of Administration.





**ROCK COUNTY PLANNING & DEVELOPMENT AGENCY  
51 SOUTH MAIN STREET  
JANESVILLE, WISCONSIN 53545  
CDBG EMERGENCY ASSISTANCE GRANT (CDBG-EAP)**

**CHANGE ORDER # 1**

Meeting Date: \_\_\_\_\_ August 12, 2010 \_\_\_\_\_

Project Number: \_\_\_\_\_ 008042-CO1 \_\_\_\_\_

Property Location: \_\_\_\_\_ Town of Harmony \_\_\_\_\_

Assessed Value: \_\_\_\_\_ 122,900 \_\_\_\_\_

Total Pre-Rehab \_\_\_\_\_ 0 \_\_\_\_\_

Mortgages

Contractors: \_\_\_\_\_ Ag Sun Corporation. - \$2,950.00 \_\_\_\_\_

\*\*\*\*\*

**CHANGE ORDERED:** Unique situation and location has frequent power outages that nullify the extensive flood repair work in the basement. Additional amount for automatic back up generator and transfer switch to run three pumps of flood-prevention work keep the new concrete slab dry. This will protect the structure and provide certain operation of the flood repair system.

**REASON for CHANGE ORDER:** Back up generator system needed to operate flood repair dry basement system during reoccurring power failures. Corrective price is reasonable, customary, and less than the other bids of \$4,520 from The Electrician, Inc. and \$4,700 from KE Electric. Note: These automatic back up generators are only available in larger systems that are almost "whole house" size.

\*\*\*\*\*

Original Contract Amount	\$	<u>13,550.00</u>
Previous Change Orders	\$	<u>0.00</u>

Change Order Addition	\$	<u>2,950.00</u>
Change Order Deduction	\$	<u>0.00</u>
Revised Contract Amount	\$	<u>16,500.00</u>

\*\*\*\*\*

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

\_\_\_\_\_  
Signature of Contractor Ag Sun Corporation

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

Approved by: \_\_\_\_\_  
Signature of Chair - Rock County Planning and Development Committee

**ROCK COUNTY PLANNING & DEVELOPMENT AGENCY  
51 SOUTH MAIN STREET  
JANESVILLE, WISCONSIN 53545  
LEAD HAZARD CONTROL (LHC) GRANT (LHC-CDBG)**

**CHANGE ORDER # 1**

Meeting Date: August 12, 2010

Project Number: 07033 and 20610-CO1

Property Location: City of Edgerton

Assessed Value: 119,000

Total Pre-Rehab 134,185

Mortgages

Contractors: Artistic Remodeling. - \$3,720.00

\*\*\*\*\*

**CHANGE ORDERED:** Additional amount for front porch window replacement upgrade to ensure lead hazard control on this multi-season porch that can have complete usage. These painted wood windows have levels of lead readings but were initially seen not to have a hazard. However, the need to "free" the sashes for wrap the sills discovered the source of a certain water intrusion problem and the warped and difficult condition of the windows.

**REASON for CHANGE ORDER:** Wrapping the exterior trim of the front porch that has a very high lead content is important for the current lead hazard control project. Investigating these painted-shut porch windows revealed that they are in warped and worse shape than the rather intact painted surface. These old single pane wood windows also seem to be the source of some water intrusion into the porch wall. The owner also produced old painted wooden screen frames from the garage that are presumed lead and not desirable to use. With 14 windows, the cost of storm/screen units was \$80 and the cost of simple vinyl replacement units with a half screen was \$130. The cost of labor to add storm/screen units would negate the savings in materials. Corrective price is reasonable, customary, and a worthwhile addition to his project.

\*\*\*\*\*

Original Contract Amount	\$	<u>14,843.00</u>
Previous Change Orders	\$	<u>0.00</u>
Change Order Addition	\$	<u>3,720.00</u>
Change Order Deduction	\$	<u>0.00</u>
Revised Contract Amount	\$	<u>18,563.00</u>

\*\*\*\*\*

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

Artistic Remodeling

Signature of Contractor \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Approved by: \_\_\_\_\_  
Signature of Chair - Rock County Planning and Development Committee