ROCK COUNTY, WISCONSIN

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

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

Agenda

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

Rock County

COMMITTEE APPROVAL REPORT 2014...

01/21/2015

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

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

Claims covering the items are proper and have been previously funded. These items are to be treated as follows:

A. Bills and encumbrances over $10,000 referred to the Finance Committee and County Board.

B. Bills under $10,000 to be paid.

C. Encumbrances under $10,000 to be paid upon acceptance by the Department Head.

Date: JAN 27 2015

Dept Head _____

Committee Chair _____

Rock County

COMMITTEE APPROVAL REPORT 2014 . . .

01/21/2015

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

I have examined the preceding bills and encumbrances in the total amount of **$2,654.52**
Claims covering the items are proper and have been previously funded. These items are to be treated as follows:
A. Bills and encumbrances over $10,000 referred to the Finance Committee and County Board.
B. Bills under $10,000 to be paid.
C. Encumbrances under $10,000 to be paid upon acceptance by the Department Head.

Date: JAN 27 2015

Dept Head _____

Committee Chair _____

Rock County

COMMITTEE APPROVAL REPORT 2015 . . . ■

01/21/2015

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
01-1320-0000-63200	PUBL/SUBCR/DUES				
		P1500805	01/07/2015	ICMA	657.16
		P1500861	01/08/2015	JANESVILLE GAZETTE INC	299.00

Budget	YTD Exp	YTD Enc	Pending	Closing Balance
2,713.00	1,296.19	0.00	956.16	460.65

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
01-1320-0000-64200	TRAINING EXP				
		P1500685	01/07/2015	WISCONSIN COUNTIES ASSOCIATION	300.00

Budget	YTD Exp	YTD Enc	Pending	Closing Balance
4,930.00	0.00	0.00	300.00	4,630.00

COUNTY ADMINISTRATOR PROG TOTAL **1,256.16**

I have examined the preceding bills and encumbrances in the total amount of **$1,256.16**
Claims covering the items are proper and have been previously funded. These items are to be treated as follows:
A. Bills and encumbrances over $10,000 referred to the Finance Committee and County Board.
B. Bills under $10,000 to be paid.
C. Encumbrances under $10,000 to be paid upon acceptance by the Department Head.

Date: JAN 27 2015

Dept Head _____

Committee Chair _____

Rock County

COMMITTEE APPROVAL REPORT

2015. . . 01/21/2015

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
03-1110-0000-64201	CONVENTION EXP				
		P1500685	01/07/2015	WISCONSIN COUNTIES ASSOCIATION	300.00

Budget	YTD Exp	YTD Enc	Pending	Closing Balance
4,500.00	0.00	0.00	300.00	4,200.00

COUNTY BOARD PROG TOTAL **300.00**

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

Claims covering the items are proper and have been previously funded. These items are to be treated as follows:

A. Bills and encumbrances over $10,000 referred to the Finance Committee and County Board.

B. Bills under $10,000 to be paid.

C. Encumbrances under $10,000 to be paid upon acceptance by the Department Head.

Date: JAN 27 2015

Dept Head _____

Committee Chair _____

Rock County

COMMITTEE APPROVAL REPORT 2015...

01/21/2015

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
08-1420-0000-63100	OFC SUPP & EXP				
		P1500679	01/15/2015	STORAGE SYSTEMS MIDWEST INC	50.90

Budget	YTD Exp	YTD Enc	Pending	Closing Balance
5,000.00	0.00	0.00	50.90	4,949.10

HUMAN RESOURCES PROG TOTAL **50.90**

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

Claims covering the items are proper and have been previously funded. These Items are to be treated as follows:

A. Bills and encumbrances over $10,000 referred to the Finance Committee and County Board.

B. Bills under $10,000 to be paid.

C. Encumbrances under $10,000 to be paid upon acceptance by the Department Head.

Date: JAN 27 2015

Dept Head _____

Committee Chair _____

RESOLUTION NO. _____ AGENDA NO._____

RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS

Supervisor Jason Dowd
INITIATED BY

Supervisors Jason Dowd, Jeremy Zajac and Greg Addie
SUBMITTED BY

Jason Dowd, County Board Supervisor
DRAFTED BY

December 1, 2014
DATE DRAFTED

CREATING AD HOC BOARD ORGANIZATION REVIEW COMMITTEE

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

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

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

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

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

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

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

Respectfully Submitted,

COUNTY BOARD STAFF COMMITTEE

J. Russell Podzilni , Chair

Sandra Kraft, Vice Chair

Eva Arnold

Henry Brill

Betty Jo Bussie

Mary Mawhinney

Louis Peer

Alan Sweeney

Terry Thomas

ADMINISTRATIVE NOTE:

Matter of policy.

Josh Smith
County Administrator

FISCAL NOTE:

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

Sherry Oja
Finance committee

LEGAL NOTE:

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

Jeffrey S. Kuglitsch
Corporation Counsel

EXECUTIVE SUMMARY

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

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

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

Introduced by
Supervisor Dowd
Supervisor ZAJAC
Supervisor Addie

ROCK COUNTY, WISCONSIN

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

DATE: January 20, 2015

TO: County Board Staff Committee

FROM: Randy Terronez, RT
Assistant County Administrator

RE: US Cellular Upgrade Request – West Court Street Tower

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

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

The ground space/equipment is to remain the same.

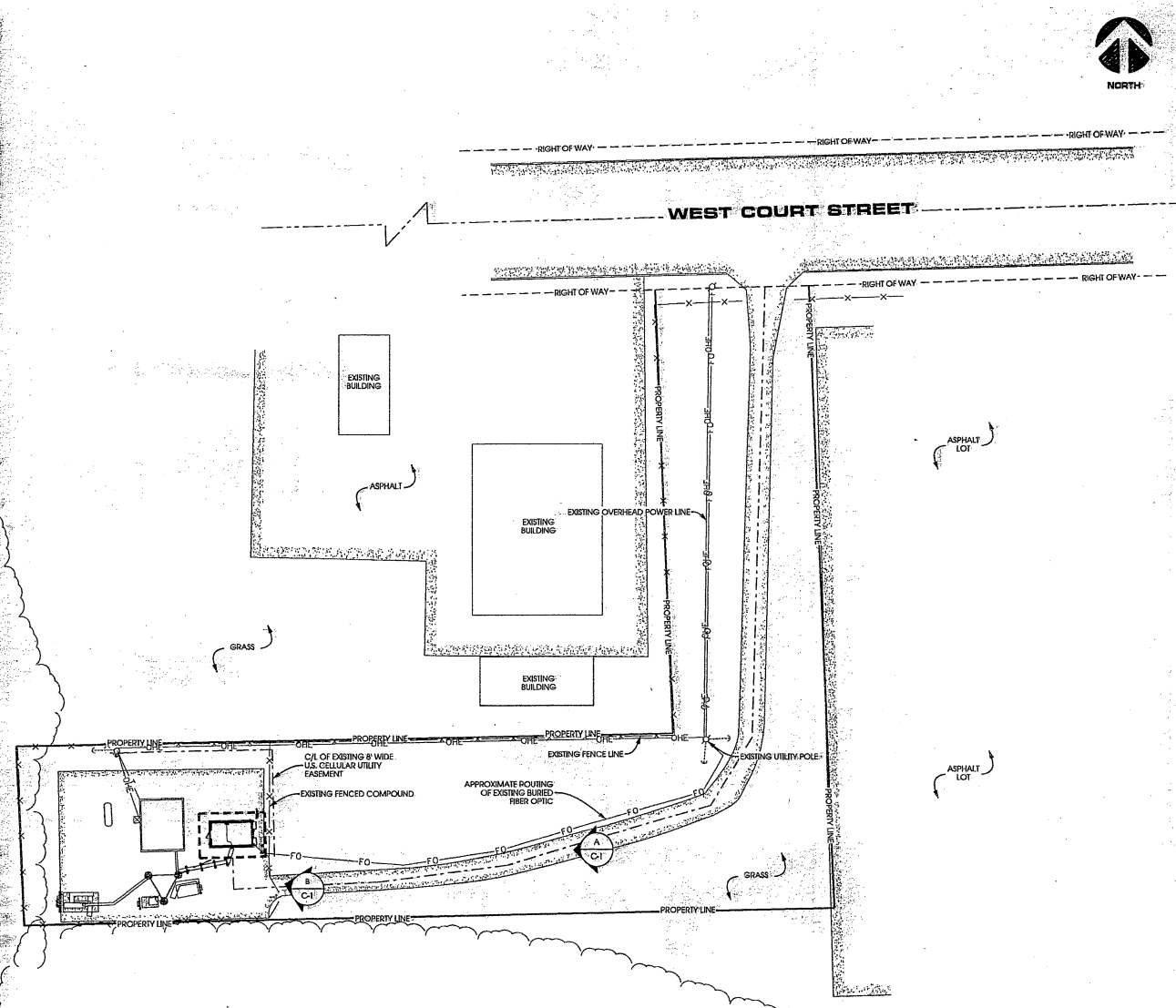
Attached is background correspondence on the request.

It is recommended that the US Cellular request be approved.

BIRD'S EYE AERIAL OVERVIEW

A SITE OVERVIEW [LOOKING WEST]

B COMPOUND OVERVIEW [LOOKING WEST]



NOTE:
NO NEW SURVEY PROVIDED. SITE LAYOUT BASED ON PREVIOUS SURVEY PERFORMED BY AERO-METRIC (DATED 11/15/99).

25' 0' 25' 50'
SCALE: 11" x 17" - 1" = 50'
22" x 34" - 1" = 25'

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SITE PLAN
JANESVILLE CITY TOWER [778310]
JANESVILLE, WISCONSIN

SHEET TITLE:

ISSUE DATE:
PRELIM DRAWINGS - 08/29/2014

REVISIONS:
CSR REVISIONS - 10/21/2014
REVISIONS - 11/11/2014

DRAWN BY:
NME, ADP, LMK
CHECKED BY:
ABB
PLOT DATE:
11/13/2014
PROJECT #:
10838
FILE NAME:
C-1.dgn

SHEET NUMBER:
C-1

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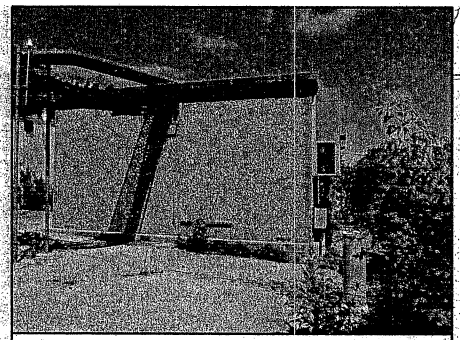
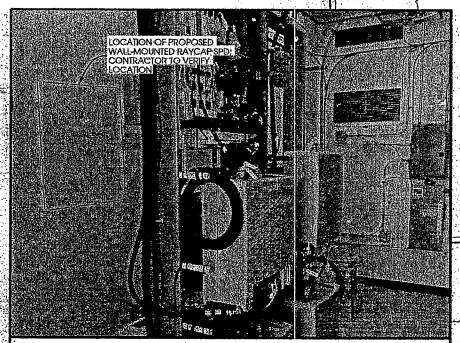
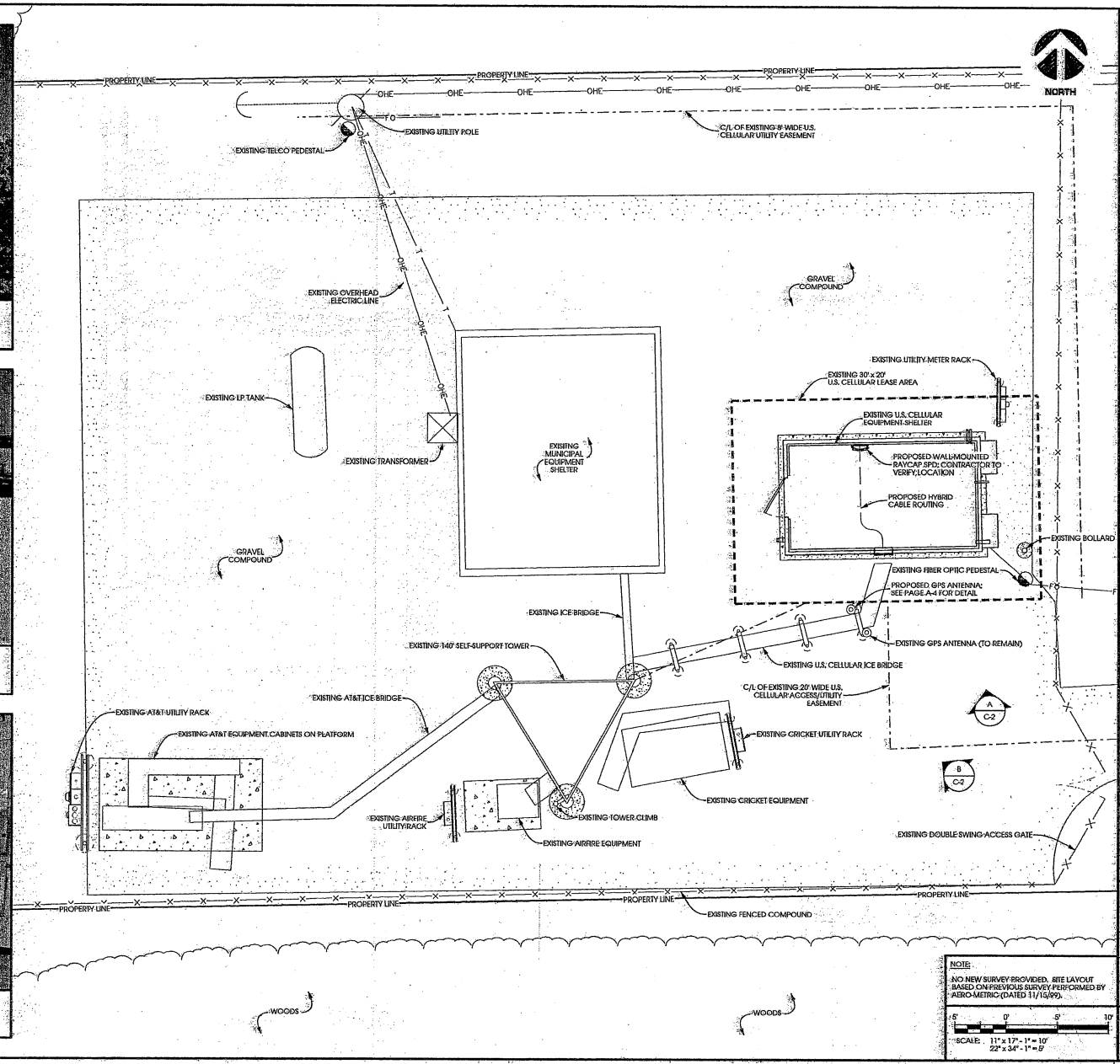


A COMPOUND OVERVIEW [LOOKING NORTH]

B EXISTING ICE BRIDGE



C LOCATION OF PROPOSED RAYCAP SPD



NOTE:
NO NEW SURVEY PROVIDED. SITE LAYOUT BASED ON PREVIOUS SURVEY PERFORMED BY AERO-METRIC (DATED 11/15/99).

5' 0' 5' 10'
SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

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

SHEET TITLE:

ISSUE DATE:
PRELIM DRAWINGS - 08/29/2014

REVISIONS:
CSR REVISIONS - 10/21/2014
REVISIONS - 11/11/2014

DRAWN BY: NME, ADP, LMK
CHECKED BY: ABB
PLOT DATE: 11/13/2014
PROJECT #: 10838
FILE NAME: C-2.dgn
SHEET NUMBER: C-2

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NOTES:

CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER.

ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.

REFER TO STRUCTURAL ANALYSIS (AS IDENTIFIED ON PAGE T-1, CONTRACTOR TO THOROUGHLY REVIEW THE TOWER STRUCTURAL ANALYSIS FOR INFORMATION PERTAINING TO TOWER UPGRADES, MOUNTING TYPES, ANTENNA HEIGHTS, AND COAX ROUTING. ANY DISCREPANCIES BETWEEN THE DRAWINGS, STRUCTURAL ANALYSIS, AND TOWER PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO BIDDING AND INSTALLATION.

8 x 10 HYBRID CABLE LENGTH		
QUANTITY FROM EQUIPMENT SHELTER	1	
LENGTH FROM SHELTER RAYCAP SPD TO TOWER BASE	60 FT	20 m
LENGTH FROM TOWER BASE TO TOWER RAYCAP SPD*	130 FT	40 m
TOTAL LENGTH OF HYBRID CABLE	190 FT	60 m

* HYBRID CABLE LENGTH OF 32 - 164 FT (10 - 50m) = 10 AWG CABLE (0.12 IN DIA.)
* HYBRID CABLE LENGTH OF 165 - 328 FT (50 - 100m) = 8 AWG CABLE (1.3 IN DIA.)
* HYBRID CABLE CAN ONLY BE ORDERED IN 32' (10m) LENGTHS ONLY

FIBER JUMPER CABLE INFO		
	RAYCAP SPD TO RRU	
ALPHA SECTOR	3 FT	0.91 m
BETA SECTOR	11 FT	3.35 m
GAMMA SECTOR	11 FT	3.35 m
* MAXIMUM JUMPER LENGTH OF 16' (5m)		

COAX JUMPER CABLE INFO	
	RRU TO PROPOSED ANTENNA
ALPHA SECTOR	20 FT
BETA SECTOR	20 FT
GAMMA SECTOR	20 FT
COAX JUMPERS TO BE ROUNDED TO 5' INCREMENTS	

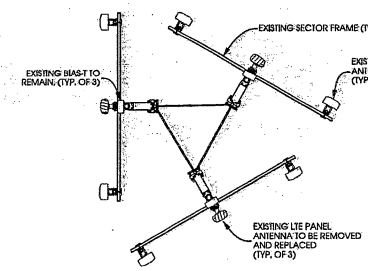
ANTENNA LEGEND:

- PROPOSED ANTENNA TO BE INSTALLED
- PROPOSED RRU TO BE INSTALLED
- PROPOSED RAYCAP SPD TO BE INSTALLED
- EXISTING LTE ANTENNA TO BE REMOVED
- EXISTING CDMA ANTENNA TO REMAIN
- EXISTING BIAS-T UNIT TO REMAIN

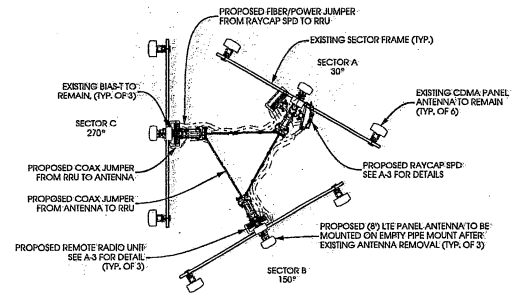
NOTE:
ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH

NOTE:
TOWER WIDTH @ 121'-0" = 4'
FRAME STANDOFF = 3.5'

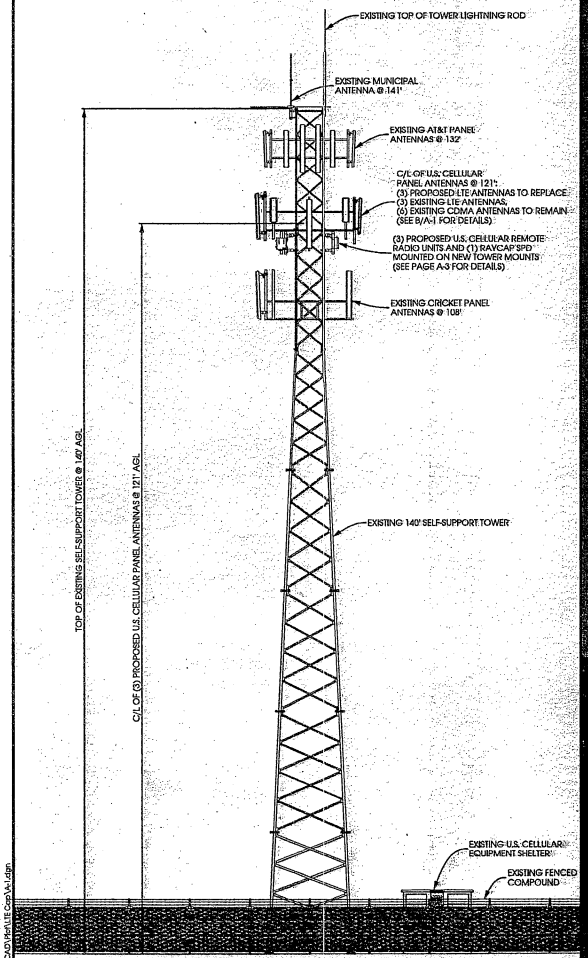
NORTH



EXISTING

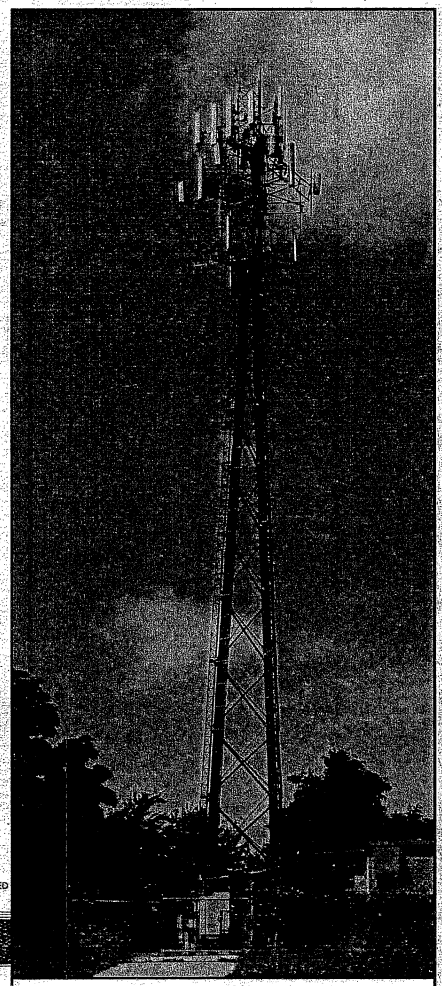


PROPOSED



A TOWER PROFILE (EAST ELEVATION)

SCALE: 1" x 17" - 1" = 20'-0"
22" x 34" - 1" = 10'-0"



TOWER ELEVATION
- LOOKING WEST -

U.S. CELLULAR TO VERIFY & PROVIDE RF INFORMTION

Proposed Loading														
Sector	Antenna Model	Ant Qty	Tech	Band	Rad Ctr	Coax Size	Coax Qty	Coax Length	Azm	Mech Tilt	*RET Tilt	Top Bias-T	Btm Bias-T	Tower Mounted Equipment
Alpha	800 10766V01	1	LTE	B5/B12/B2	121	1-5/8"	2		30°	0°		1	0	Bias-T
			LTE	B2	*	H-9x18	1	60m						RRU 11
Alpha	LPA-80063-4CF	2	CDMA	B5	121	7/8"	2		30°	5		0	0	
Beta	800 10766V01	1	LTE	B5/B12/B2	121	1-5/8"	2		150°	0°		1	0	Bias-T
			LTE	B2										RRU 11
Beta	LPA-80063-4CF	2	CDMA	B5	121	7/8"	2		150°	5		0	0	
Gamma	800 10766V01	1	LTE	B5/B12/B2	121	1-5/8"	2		270°	0°		1	0	Bias-T
			LTE	B2										RRU 11
Gamma	BXA-70063-8CF-EDIN-0	1	CDMA	B5	121	7/8"	2		270°	5°		0	0	

OPERATING BAND	FREQUENCY BAND	COMMON NAME
BAND 2	1900	PCS
BAND 4	1700	AWS
BAND 12	700	SMH

B ANTENNA PLATFORM ASSIGNMENT

SCALE: NTS

SEE N-1 FOR COLOR CODING

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1616 fax
www.edgeconsult.com

TOWER ELEVATION
JANESVILLE CITY TOWER [778310]
JANESVILLE, WISCONSIN

SHEET TITLE

#	ISSUE DATE:
1	PREUM DRAWINGS - 08/29/2014

#	REVISIONS:
1	CSR REVISIONS - 10/21/2014
2	REVISIONS - 11/11/2014

DRAWN BY: NME, ADP, LMK
CHECKED BY: ABB
PLOT DATE: 11/13/2014
PROJECT #: 10838
FILE NAME: A-1.dgn

SHEET NUMBER: A-1

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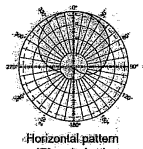
KATHREIN
SCALA DIVISION

800 10766

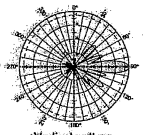
700 MHz Dual Band 8', 65 Degree Antenna RET

- X-polarized (+45° and -45°).
- UV resistant fiberglass radomes.
- Wideband vector dipole technology.
- DC Grounded metallic parts for impulse suppression.
- RET motor housed inside the radome and field replaceable.

698–894 MHz

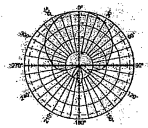


Horizontal pattern ±45°, polarization

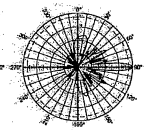


Vertical pattern ±45°, polarization 0°–10° electrical downtilt

1710–2170 MHz



Horizontal pattern ±45°, polarization

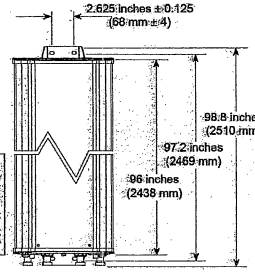


Vertical pattern ±45°, polarization 0°–10° electrical downtilt

General specifications:

Frequency range	698–894 MHz // 1710–2170 MHz
Impedance	50 ohms
VSWR	<1.5:1
Intermodulation (2x20w)	IM3: < -150 dBc
Polarization	+45° and -45°
Connector	4 x 7-16 DIN female (long neck)
Isolation	Intrasystem >30 dB // Intersystem >35 dB

See reverse for order information.

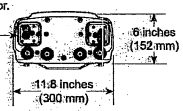


KATHREIN 800 10149

FC Tested To Comply With FCC Standards

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

Note: Refer to part number 860 10149 for the specifications of the remote control actuator.



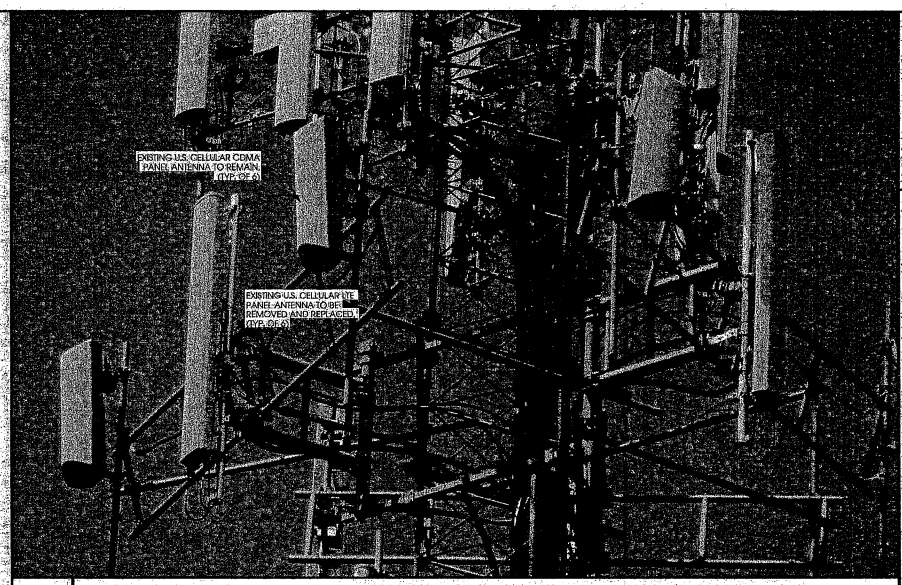
Mechanical specifications:

Weight	58.4 lb (26.5 kg)
Dimensions	96 x 11.8 x 6 inches (2438 x 300 x 152 mm)
Wind load Front/Side/Rear	at 93 mph (150kph) 286 lbf / 106 lbf / 297 lbf (1270 N) / (470 N) / (1320 N)
Mounting category	H (Heavy)
Wind survival rating*	150 mph (240 kph)
Shipping dimensions	104.8 x 12.6 x 7.5 inches (2660 x 320 x 190 mm)
Shipping weight	71.6 lb (32.5 kg)
Mounting	Mounting hardware included for 2 to 4.6 inch (50 to 115 mm) OD masts.

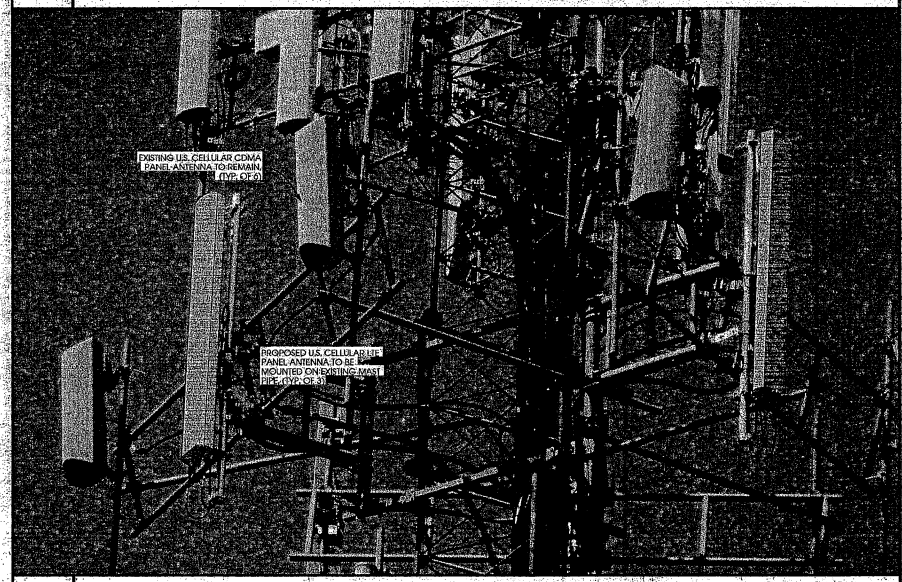
Specifications:

	698–806 MHz	824–894 MHz	1710–1755 MHz	1850–1990 MHz	2110–2170 MHz
Gain	16.4 dBi	16.8 dBi	18 dBi	18.5 dBi	18 dBi
Front-to-back ratio	>30 dB (co-polar) 34 dB (average)	>30 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 34 dB (average)
Maximum input power per input	500 watts (at 50°C)	500 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)
+45° and -45° polarization horizontal beamwidth	68° (half-power)	65° (half-power)	63° (half-power)	62° (half-power)	63° (half-power)
+45° and -45° polarization vertical beamwidth	9.5° (half-power)	8.7° (half-power)	5.8° (half-power)	5.8° (half-power)	5.8° (half-power)
Electrical downtilt continuously adjustable	0°–10°	0°–10°	0°–10°	0°–10°	0°–10°
Min sidelobe suppression for first sidelobe above main beam	0° 5° 10° T 16 16 16 dB average 18 20 18 dB	0° 5° 10° T 18 18 16 dB average 20 20 20 dB	0° 5° 10° T 18 18 18 dB average 20 22 20 dB	0° 5° 10° T 18 18 18 dB average 20 22 20 dB	0° 5° 10° T 18 18 18 dB average 20 22 20 dB
Cross polar ratio Main direction 0°	25 dB (typical)	20 dB (typical)	25 dB (typical)	30 dB (typical)	25 dB (typical)
Sector ±60°	>10 dB, 15 dB (avg)	>10 dB, 12 dB (avg)	>8 dB, 15 dB (avg)	>10 dB, 15 dB (avg)	>8 dB, 15 dB (avg)
Tracking, avg.	1 dB	1 dB	1.5 dB	1.5 dB	1.5 dB
Squint	±2.5°	±2.5°	±3°	±3°	±3°

(A) **ANTENNA SPECIFICATION**
SCALE: NTS



(B) **EXISTING U.S. CELLULAR ANTENNAS @ 121'**



(C) **PROPOSED U.S. CELLULAR ANTENNAS @ 121'**

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1589 fax
www.edgeconsult.com

ANTENNA DETAILS
JANESVILLE CITY TOWER [778310]
JANESVILLE, WISCONSIN

SHEET TITLE

ISSUE DATE:	PRELIM DRAWINGS - 08/29/2014
REVISIONS:	CSR REVISIONS - 10/21/2014 REVISIONS - 11/11/2014
DRAWN BY:	NME, ADP, LMK
CHECKED BY:	ABB
PLOT DATE:	11/13/2014
PROJECT #:	10838
FILE NAME:	A2.dwg
SHEET NUMBER:	A-2

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ROCK COUNTY, WISCONSIN

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

DATE: January 21, 2015

TO: County Board Staff Committee

FROM: Randy Terronez, RT
Assistant to County Administrator

RE: Buck Property Appraisal Report

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

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

Background

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

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

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

Appraisal Report

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

The following are highlights from the report:

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

Property Options

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

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

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