



**MINUTES**  
**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE**  
**THURSDAY, SEPTEMBER 12, 2013 - 8:00 A.M.**  
**COURTHOUSE CONFERENCE ROOM**  
**SECOND FLOOR**  
**ROCK COUNTY COURTHOUSE**  
**JANESVILLE, WI**

**1. CALL TO ORDER**

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, September 12, 2013 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Mary Mawhinney, Phil Owens, Marilynn Jensen and Wayne Gustina.

Planning & Development Staff present: Colin Byrnes (Acting Planning Director/County Zoning Administrator), David Somppi (Community Development Manager), and Chris Munz Prichard (Acting Secretary).

Others Present: Dale Peterson, (Land Division Applicant), Jason Houle (County Surveyor), Ron Combs (Combs & Associates), and Randy Terronez (Assistant County Administrator).

**2. ADOPTION OF AGENDA**

Supervisor Owens moved to adopt the agenda; Supervisor Gustina seconded.  
**ADOPTED 5- 0.**

**3. MEETING MINUTES – AUGUST 22, 2013**

Supervisor Mawhinney moved the approval of the August 22, 2013 Committee minutes. Supervisor Owens seconded the approval of the minutes as amended. **APPROVED 5-0**

**4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS**

None at this time.

**5. CODE ADMINISTRATION & ENFORCEMENT**

**Action Item:** Preliminary Land Division Approval

Mr. Byrnes introduced the land divisions.

The applicant stated that he parceled off a portion of the parent parcel in the past to an adjoining cemetery. Now the parent would be reduced to less than the necessary 35 acres (A-1 zoning required by Spring Valley) after the splitting off existing farm buildings. This requires the odd shape lot crossing over W. Church Rd.

**LD 2013 031 (Spring Valley Township) – Peterson**

Supervisor Gustina made a motion to approve LD 2013 031 with conditions;  
Seconded by Supervisor Owens. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions:

1. 66' road right of way (ROW) dedicated along W. Church Rd. at the discretion of the Town of Spring Valley.
2. If Lot 2 is proposed for a building site then an acceptable soil and site evaluation report shall be received on Lot 2.
3. If Lot 2 is not proposed for a building site then Note on Final Map shall read: "No building which produces wastewater allowed on Lot 2.
4. Lot 1 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, Soils on the lot may be restrictive to the replacement of the existing system."
5. Show septic and well locations on Lot 1 on Final CSM.
6. Areas of Lot 2 include Steep Slopes (areas greater than 12%). Suggest the Town of Spring Valley manage development in this area via zoning, deed restriction or conservation easement with an approved site plan.
7. Final CSM to be submitted to and approved by the Planning and Development Agency on or before 9/12/14.
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.

**LD 2013 035 (Plymouth Township) – Geis**

Supervisor Gustina made a motion to approve LD 2013 035 with conditions;  
Seconded by Supervisor Owens. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions:

1. 40' half road right of way (ROW) dedicated along S. County Road H in front of Lot 1 & 2.

2. Note on final Map: "No building which produces wastewater are allowed on Lots 1&2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
3. Utility easements put on lot as requested by utility companies.
4. Final CSM to be submitted to and approved by the Planning and Development Agency on or before 9/12/14.
5. 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.

6. **FINANCE**

**Action Item: Department Bills/ Encumbrances/Amendments/Transfers**

Supervisor Jensen made a motion to approve the Bills; Seconded by Supervisor Mawhinney. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

7. **Community Development**

Mr. Somppi presented this item.

**A. Action Item: Resolution Approving Intergovernmental Agreement with the City of Janesville for the HUD Lead Hazard Control and Healthy Homes Grant Program.**

This resolution will delegate the administration of the Lead Hazard Control Grant to the City of Janesville.

Supervisor Jensen made a motion to approve the Resolution; Seconded by Supervisor Owens. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

**B. Action Item: Project ID: 07068D-1, 07069D-1, 07070D-1, & 07071D-1**

Supervisor Jensen made a motion to approve all these projects as one; Seconded by Supervisor Mawhinney. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Supervisor Gustina made a motion to approve ID 07068D1, 69D1, 70D1, and 71D1; Seconded by Supervisor Mawhinney. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

8. **Committee Reports**

None at this time

9. **DIRECTORS REPORT**

- **Shoreland Zoning – Traynor Property Town of Milton** – Staff is looking at a reforestation plan to resolve the Shoreland Violation on land adjacent to the Bowers Lake Public Hunting Grounds
- **Rock County Farmland Preservation Plan** – The Plan is up at the DATCP offices. We are waiting for approval. Subsequent steps include Committee action and County Board approval.

11. **ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 8:50 a.m.; second by Supervisor Owens. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, September 26, 2013 at 8:00 a.m.**

Prepared by: Christine Munz-Pritchard – Acting Secretary