



**MINUTES**  
**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE**  
**THURSDAY, APRIL 26, 2012 - 8:00 A.M.**  
**COURTHOUSE CONFERENCE CENTER**  
**SECOND FLOOR – EAST WING**  
**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, April 26, 2012 at the Rock County Courthouse. Chair Al Sweeney presided. Supervisors present: Mary Mawhinney, Phil Owens, and Supervisor Wayne Gustina. Supervisor Jensen arrived at 8:04 a.m.

Planning & Development Staff present: Paul Benjamin (Director), Colin Byrnes (Zoning Administrator), David Somppi (Community Development Manager) and Steve Schraufnagel (Acting Secretary).

Citizens present: Kevin Blazyk, Sam Wilcox and Neil Lothson.

**2. ADOPTION OF AGENDA**

Supervisor Owens moved to adopt the agenda, Supervisor Gustina seconded. **ADOPTED 4-0.**

**3. MEETING MINUTES – APRIL 12, 2012**

Supervisor Gustina moved the approval of the April 26, 2012 Committee minutes; seconded by Supervisor Mawhinney. **APPROVED.**

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

None

**5. CODE ENFORCEMENT**

**A. Public Hearing:** Shoreland Conditional Use Permit 2012 002 – Kevin Blazyk (Rock River – Fulton Township)

Supervisor Owens moved to go into Public Hearing; Second by Supervisor Gustina. All in favor – **Approved (Yes – 4, No – 0, Absent –1)**

Mr. Byrnes described the project. The applicant is seeking a conditional use permit to perform landscaping elements in the shoreland to include sod removal, plantings and removal of some existing debris along the shoreline.

Mr. Blazyk explained that he is just trying to clean up along his shoreline and to make it safe for his children. There were no other comments from the public.

Supervisor Owens moved to come out of Public Hearing; Second by Supervisor Mawhinney. All in favor – **Approved (Yes – 5, No – 0, Absent –0)**

**B. Action Item: Shoreland Conditional Use Permit 2012 002**

Staff is recommending approval of the project with several conditions. One being the removal of a stonewall that appears in the proposed plans that is within 75 feet and that staff approve a planting plan using approved vegetation for the shoreland area.

Mr. Byrnes also mentioned that approval of this conditional use in no way allows a deck to be constructed. This is also a part of Mr. Blazyk's proposal but would need a variance from the Rock County Board of Adjustment. It is emphasized that the proposed deck construction is a separate issue and needs approval by the Board of Adjustment granting a variance from the 75-foot setback.

Mr. Blazyk reiterated that this project intends to improve and make safe the shoreline along his property and is willing to abide by the County's conditions.

Supervisor Owens moved to approve the CUP with conditions 1) Removal of stonewall depicted on applicant plan and 2) that staff approve a planting plan; Second by Supervisor Gustina. All in favor – **Approved (Yes – 5, No – 0, Absent –0)**

**C. Public Hearing: Shoreland Conditional Use Permit 2012 003 – County of Rock (Rock River – Fulton Township)**

Supervisor Owens moved to go into Public Hearing; Second by Supervisor Gustina. All in favor – **Approved (Yes – 5, No – 0, Absent –0)**

Mr. Byrnes described the project. Rock County is using grant money to remove a structure in the floodway that was substantially damaged during the 2008 flood. A portion of the lot is outside of the floodway and would be buildable if certain steps are taken. The owner, Neil Lothson handed out several aerials depicting the locations where fill could be placed. Mr. Byrnes stated that public sewer is available to this lot. There was no other public comment at this time.

Supervisor Owens moved to go out of Public Hearing; Second by Supervisor Gustina. All in favor – **Approved (Yes – 5, No – 0, Absent –0)**

**D. Action Item: Shoreland Conditional Use Permit 2012 003**

Staff is recommending approval of this permit with the condition that the illegal fill material is removed. This fill may be placed outside the floodway to provide a future building pad.

Supervisor Jensen moved to approve the Shoreland Conditional Use Permit with the condition to remove the illegally placed rubble; Second by Supervisor Owens. All in favor – **Approved (Yes – 5, No – 0, Absent –0)**

**E. Action Item: Preliminary approval of LD 2012 008 (Center Township) – Ralph & Brenda Uhe**

Mr. Byrnes described this Land Division. Mr. Brynes mentioned that the Town of Center added the condition that a deed restriction be added that no buildings are allowed on the lot.

Supervisor Mawhinney moved the approval of LD 2012 008 with conditions; second by Supervisor Gustina. All in favor – **Approved (Yes – 5, No – 0, Absent – 0)**

Conditions to be met for final approval:

1. 33-foot ½ ROW to be dedicated along N. Coon Island Road.
2. Note on Final Map: “No building which produces wastewater allowed on lot”
3. The Town will rezone lot to A2.
4. A deed restriction to be placed on lot that disallows buildings to be built on lot.
5. Final CSM (1 year time frame) submitted to and approved by the Planning & Development Agency on or before April 26, 2013.
6. CSM's that are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in an Exclusive Agricultural District.
7. As per Section 38-12(8) of the Rock County Land Division Regulations, “Any application not receiving Administrator approval as a final land division within the aforementioned timeline shall be null and void and the applicant shall be required to submit a new application if wishing to proceed with the land division. Extension of the aforementioned timeline may be applied for by the applicant prior to expiration of effectiveness and granted by the Committee at their discretion upon findings that delays are beyond the control of the applicant and that no material exchange in the land division, as stated in the application, has occurred or is reasonably expected to occur.

**F. Action Item: Preliminary approval of LD 2012 017 (Union Township) – Kleisch Trust**

Mr. Byrnes described this Land Division.

Supervisor Owens moved the approval of LD 2012 017 with conditions; second by Supervisor Gustina. All in favor – **Approved (Yes – 5, No – 0, Absent – 0)**

Conditions to be met for final approval:

1. 50-foot ½ ROW to be dedicated along N. Hwy. 14
2. Note 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."
3. Show septic and well location on Final Map.
4. Existing structures shall meet setback regulations.
5. Final CSM (1 year time frame) submitted to and approved by the Planning & Development Agency on or before April 26, 2013.
6. CSM's that are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in an Exclusive Agricultural District.
7. As per Section 38-12(8) of the Rock County Land Division Regulations, "Any application not receiving Administrator approval as a final land division within the aforementioned timeline shall be null and void and the applicant shall be required to submit a new application if wishing to proceed with the land division. Extension of the aforementioned timeline may be applied for by the applicant prior to expiration of effectiveness and granted by the Committee at their discretion upon findings that delays are beyond the control of the applicant and that no material exchange in the land division, as stated in the application, has occurred or is reasonably expected to occur.

6. **FINANCE**

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

Supervisor Mawhinney moved the approval of the Bills; second by Supervisor Owens. All in favor – **Approved (Yes – 5, No – 0, Absent – 0)**

7. **COMMUNITY DEVELOPMENT**

**A. Action Item: Project ID 008072D1 (\$4,720)**

Mr. Somppi described the project. A structure substantially damaged during the 2008 flood will be removed. The ownership of the property will remain with the current owner and has a buildable area on the lot.

Supervisor Jensen moved the approval of Project ID 008072D1 (\$4,720); second by Supervisor Gustina. All in favor – **Approved (Yes – 5, No – 0, Absent – 0)**

**B. Action Item: Project ID 020704D1 (\$18,265)**

Supervisor Jensen moved the approval of Project ID 020704D1 (\$18,265); second by Supervisor Gustina. All in favor – **Approved (Yes – 5, No – 0, Absent – 0)**

**C. Potential Conflict of Interest - NONE**

**D. Information Verification Statement has been completed.**

**8. DIRECTORS REPORT**

Director Benjamin reported on the following:

- **Zoning Ordinance and Farmland Preservation Planning work in the Town of Turtle** – Mr. Benjamin will be working with the Town of Turtle updating their Farmland Preservation Plan and Zoning Ordinance.
- **DOA's Division of Housing County Housing Consortia Update** – Mr. Benjamin believes that it would not be an efficient use of our time if we entered into this 13-county housing consortium. Would entail too much travel time and would stretch staff time to the brink. Will attend a meeting with Dodge, Jefferson and Iowa Counties along with Southwest Wisconsin Regional Planning Commission to discuss this issue.
- **Beloit Area Water Quality Planning TAC Meeting on April 25, 2012**– Mr. Benjamin mentioned that the major action items at this meeting resulted in the plan amendment being sent up to the DNR without a vote from this body. A steering committee was established with representatives from each of the municipalities to discuss topics that are to come before the TAC. Supervisor Owens attended the meeting as a County Board representative on the TAC.
- **Change in Office Responsibilities** – Mr. Benjamin mentioned that staff would be assuming some extra responsibilities to help relieve the pressure in the Housing Section of the Department with duties such as answering the phone, and initial application review.

**10. COMMITTEE REPORTS**

Chair Sweeney welcomed back the Committee as there were no changes due to the April elections.

**11. ADJOURNMENT**

Supervisor Mawhinney moved to adjourn the committee at 9:34 a.m.; second by Supervisor Owens. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, May 10, 2012 at 8:00 a.m.**

Prepared by: Steve Schraufnagel - Acting Secretary