



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY JULY 27, 2017 - 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, July 27th, 2017 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Wes Davis, Mary Mawhinney, Wayne Gustina and Supervisor Heidenreich. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning & Development Director), Andrew Baker (Sr. Planner), Kurt Wheeler (Planner III / Acting Secretary), and County Surveyor; Brad Heuer.

Others present: Gary Getchell

2. **ADOPTION OF AGENDA**

Moved by Supervisor Gustina, **Seconded** by Supervisor Mawhinney. ADOPTED (5-0)

3. **MEETING MINUTES – JULY 13, 2017**

Motion made by Supervisor Mawhinney to approve the meeting minutes from July 13th, 2017; **Seconded** by Supervisor Davis. APPROVED (5-0)

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

Mr. Byrnes shared an e-mail from Assistant County Administrator Randy Terrones regarding the Neighborworks funding as discussed at last meeting. In addition, he shared that a representative from Neighborworks will be present at the August meeting to give a presentation.

Supervisor Davis asked staff if they had dates for the next Nitrates Study Committee meeting.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

- A. **Action Item:** Public Hearing – Shoreland Conditional Use Permit (CUP 2017 002) – Getchel Storage LLC

Supervisor Mawhinney **Moved** to go into Public Hearing at 8:05 am, **Seconded** by Supervisor Davis.

Discussion followed. Mr. Getchell explained the project and gave the committee an overview of the physical characteristics of the site.

Supervisor Mawhinney **Moved** to go Out of Public Hearing at 8:07 a.m., **Seconded** by Supervisor Heidenreich. There were no public comments.

- B. **Action Item:** Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit CUP 2017 002) – Getchel Storage LLC

Moved by Supervisor Heidenreich to approve with conditions, **Seconded** by Supervisor Mawhinney. Approved (5-0)

- C. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions

- **2017 025 (Turtle Township) – Galante**

Moved by Supervisor Mawhinney, **Seconded** by Supervisor Gustina. Discussion Followed. Approved (5-0) with conditions.

Conditions:

- 1). Utility easements shall be placed on lots as requested by Utility Companies.
- 2). Note on Final CSM “Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system.
- 3). Dedicated 33 ft. half road right of way along S. Clinton Corners Rd. at the discretion of the Town.
- 4). Proposed lot lines shall include POWTS area with the buildings.
- 5). Dedicated 40 ft. half road right of way along STH 67 as shown on the Preliminary CSM.
- 6). The parent parcel is currently zoned AE by the Town of Turtle. Based on the proposed size of lot 1, a rezone is required.
- 7). Final CSM shall be submitted to, and approved by, the Agency one year after preliminary approval.
- 8). CSM’s subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of Final approval.

- **2017 027 (Magnolia Township) – Earlywine**

Moved by Supervisor Gustina, **Seconded** by Supervisor Heidenreich. Discussion followed. Approved (5-0) with conditions.

Conditions:

- 1). Utility easements shall be placed on lots as requested by Utility Companies.
- 2). Note on Final CSM "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system.
- 3). Proposed lot lines shall include POWTS area with the buildings.
- 4). Dedicated 50 ft. half road right of way along STH 104 as shown on the Preliminary CSM.
- 5). The parent parcel is currently zoned AE by the Town of Turtle. Based on the proposed size of lot 1, a rezone is required.
- 6). Final CSM shall be submitted to, and approved by, the Agency one year after preliminary approval.
- 7). CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of Final approval.
- 8). WisDOT has no record of permits for the existing driveway. It is recommended that the owner validate the driveway by filing an application.
- 9). The current parcel is zoned A1 by the Town of Magnolia. Based on the proposed lot size of lot 1, a rezone is required.

• **2017 033 (Fulton Township) – Borgwardt**

Moved by Supervisor Davis, **Seconded** by Supervisor Gustina. Discussion followed. Approved (5-0) with conditions.

Conditions:

- 1). Utility easements shall be placed on lots as requested by Utility Companies.
- 2). Note on Final CSM "No buildings which produce wastewater are allowed on lot 2 until acceptable means of wastewater disposal is approved by the necessary governmental units.
- 3). Proposed lot lines shall include POWTS area with the buildings.
- 4). Dedicated 50 ft. half road right of way along STH 104 as shown on the Preliminary CSM.
- 5). Proposed shared driveway shall be approved prior to final approval as per the process outlined in the Access Control Regulations section 4.518 Change of Use.
- 6). Final CSM shall be submitted to, and approved by, the Agency one year after preliminary approval.

- 7). CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of Final approval.
- 8). Conservation Easement for areas of slope in excess of 16% shall be required. Easement language will be supplied by the P&D Agency.
- 9). Note on Final CSM "No access to lot 2 along frontage of CTH M other than the proposed shared driveway location.

6. **FINANCE**

A. Information Item: Committee Review of Payments

There were no bills/payments.

B. Action Item: Transfers

None at this time.

7. **COMMITTEE REPORTS**

None at this time.

8. **ADJOURNMENT**

Supervisor Gustina **Moved** to adjourn the committee at 8:50 am; **Seconded** by Supervisor Davis. All in favor (5-0).

Respectfully Submitted – Kurt Wheeler, Acting Secretary

These minutes are not official until approved by committee.

Future Meetings/Work Sessions

August 10, 2017 (8:00 am)
August 24, 2017 (8:00 am)
September 14, 2017 (8:00 am)
September 28, 2017 (8:00 am)