



PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, JULY 28, 2016 – 8:00 A.M.
COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
ROCK COUNTY COURT HOUSE
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of Planning & Development Meeting held Thursday June 23, 2016
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Shoreland Conditional Use Permit – Mallwood Estates Improvement Association
 - B. **Action Item:** Review & Approval Shoreland Conditional Use Permit – Mallwood Estates Improvement Association
 - C. **Action Item:** Public Hearing Shoreland Conditional Use Permit – Alliant Energy & WPL
 - D. **Action Item:** Review & Approval Shoreland Conditional Use Permit – Alliant Energy & WPL
 - E. Information Item: Administrative Quarterly Report
6. Corporate Planning
 - A. Semi-Annual Report - Attendance at Conferences/Conventions
 - Real Property
 - Planning
7. Finance
 - A. **Action Item:** Review of Payments
 - B. **Action Item:** Transfers

8. Community Development

A. **Action Item:** CDBG Project ID 70 - \$18,000

B. **Action Item:** Alteration of Existing Mortgage – Loan ID 020277D1

9. Committee Reports

10. Directors Report

A. Rock County Address Ordinance Update

11. Adjournment

Future Meetings/Work Sessions

August 11, 2016 (8:00 am)

August 25, 2016 (8:00 am)

September 8, 2016 (8:00 am)

September 22 (8:00 am)



July 11, 2016

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from the Mallwood Estates Improvement Association for a Conditional Use Permit for filling and grading activities. The project is designed to stabilize the neighborhood beach area and prevent future erosion of sand into the Rock River / Lake Koshkonong. This request is being made in compliance with Section 4.208(2)(A) and 4.213(3) of the County Shoreland Zoning Ordinance and 4.407 of the Floodplain Zoning Ordinance.

The property is located in part of the SE ¼ of Section 6, Milton Township and the project is located along N Lakeshore Dr between E Road Four and E Road 5.

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, July 28, 2016.

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

Andrew Baker
Senior Planner - Rock County Planning, Economic & Community Development

LG2016010 CUP Mallwood Estates Beach

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.	CUP2016003
Date Received	7/6/16
Received by	AMB

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION

(1) Name	Mallwood Estates / Represented by Badger State Maintenance	Telephone	608 774 8500
Address	117 Sunnyside Dr	City	Milton
		State	WI
		Zip	53563

PROPERTY INFORMATION

LOCATION

Subdivision Name	Mallwood Estates	Lot & Block	Lot 19 Block 10
Lot Size	Approx. 5,000 sq ft	Present Use	Park / beach
Present Improvements on Land	Subdivision sign		
Proposed Use or Activity	beach		

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	150 cubic yards of washed stone / sand
Amount of disturbed area (square feet)	5,000 sq ft
Planned Completion Date	Summer 2016

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 4.213 of the Rock County Zoning Ordinance for: Shorelands.

SIGNATURE

Property Owner _____ OR Agent/Surveyor Nate S Rogers

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

Badger State Maintenance

117 Sunnyside Drive

Milton, WI 53563

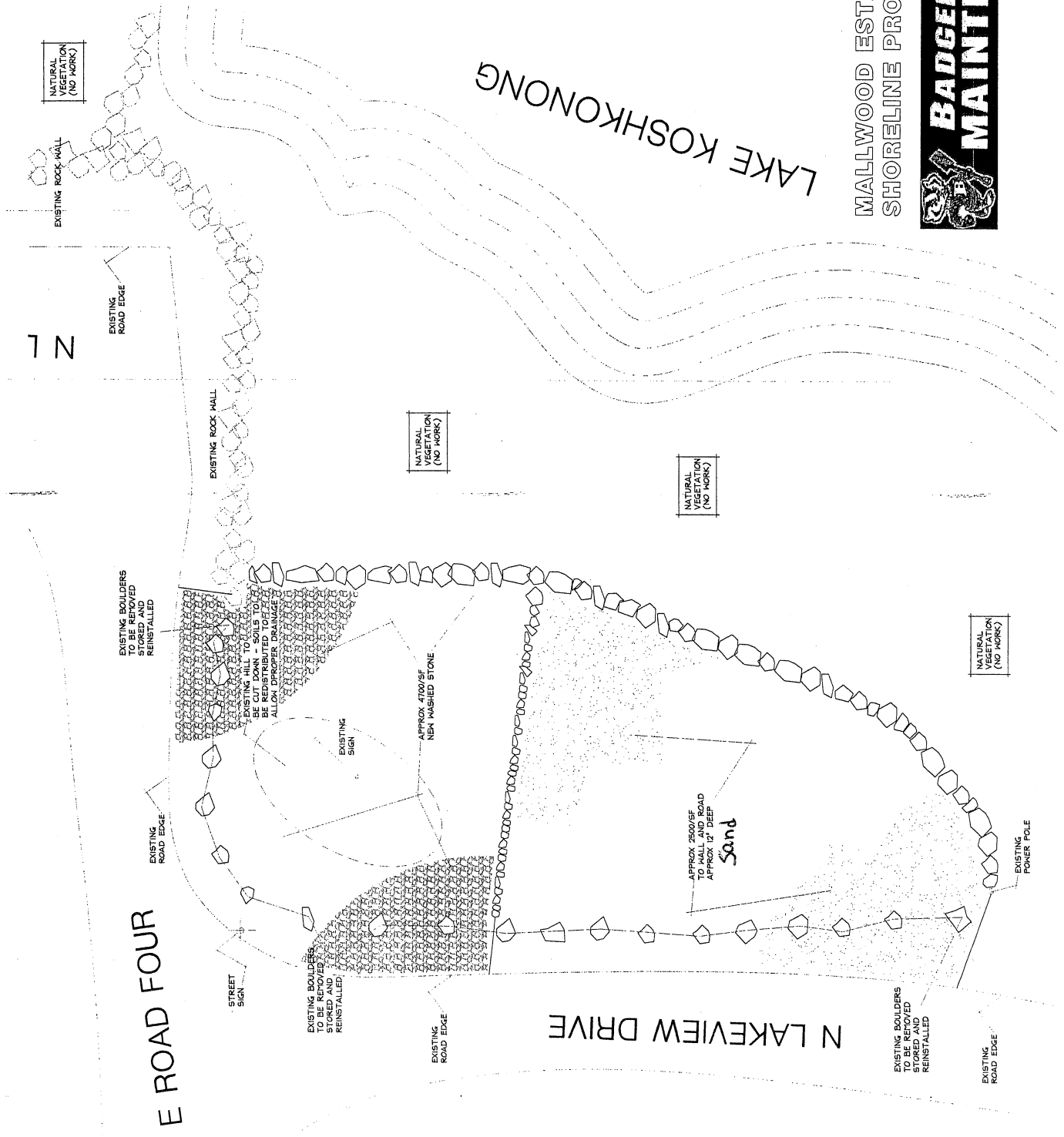
To Whom it may concern,

Badger State Maintenance has been contracted by Mallwood Estates to design a plan to resolve the erosion issues located along the Lake Koshkonong shore line in the Mallwood Estates sub division. The attached plan is our recommended solution to prevent sediment from washing down river as well as create an area that will accommodate residents of the associations needs and prevent the continued erosion of sediment and sand from the beach area.

Nate Rogers

President

1 N



E ROAD FOUR

N LAKEVIEW DRIVE

LAKE KOSHKONONG

MALLWOOD ESTATES
SHORELINE PROJECT

6/9/16



S1



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2016 003 – Mallwood Estates Improvement Association

DATE: July 18, 2016

Summary:

The Rock County P&D Staff has received a request from The Mallwood Estates Improvement Association for a Shoreland Conditional Use Permit (CUP) for land disturbing activities associated with a project designed to stabilize the neighborhood beach area and prevent future erosion of the into the Rock River / Lake Koshkonong. This request is also considered a permit application under section 4.407 for the Floodplain Zoning Ordinance considering the project is located in the Floodway Zoning District. The property is located in part of the SE ¼ of Section 6, Milton Township and the project is located along N Lakeshore Dr between E Road Four and E Road 5.

The applicant has provided a plan and narrative to summarize this proposed project. In general, this area of the subdivision has been used as a beach for the residents for decades. Annual flooding, both large and small events, regularly washes the sand downstream. This is a concern due to the sedimentation caused downstream. It is also a concern to the local residents because the loss of sand leaves an undesirable beach area due to rocks, etc, which causes the association to periodically haul in new sand at the expense of the residents. The proposed project is intended to limit future erosion of the sand and the expense of new sand by concentrating the beach area to one location that can be stabilized. The project area will consist of approximately one third of the area that has been used as beach in the past.

Per Section 4.213(3)(B) of Shoreland Zoning Ordinance, the Planning & Development Committee shall state in writing the grounds for granting or denying a conditional use permit. This memo and recommended Conditions of Approval are intended to provide a basis for the decision.

Section 4.213(3)(C) references “Standards Applicable to All Conditional Uses.” In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon (ordinance language is in *italics* below and staff comments are in standard **bold** font):

1. *The maintenance of safe and healthful conditions.* **This standard can generally be met by limiting the amount of area that is dedicated as a beach.**
2. *The prevention and control of water pollution including sedimentation.* **Erosion control measures should be established during construction to minimize runoff before the entire site can be stabilized. As a whole, the project should result in a reduction of sedimentation.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **The project area located within the Floodway**

Zoning District. By reutilizing/relocated sand already on site, the amount of fill can be kept to a minimum. When completed, based on the plan, the project should improve current surface water drainage not associated with flood events. The proposed Conditions of Approval (below) address this evaluation factor.

4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. The area is generally flat. The existing sand is the erosion problem that is intended to be address. The proposed Conditions of Approval (below) address this evaluation factor further.*
5. *The location of the site with respect to existing or future access roads. Not Applicable.*
6. *The need of the proposed use for a shoreland location. The use of this property as a beach is directly related to the location along the shoreline. It appears that the proposal is a good balance between continuing to have a beach area available for the residents and simply restabilizing the entire area with vegetation to limit further erosion.*
7. *Its compatibility with uses on adjacent land. The proposed project is generally compatible with adjacent land.*
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. Not Applicable. There will be no liquid or solid wastes generated by the project.*
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred;*
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source;*
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility.*

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2016 003 with the following conditions:

1. Efforts shall be made to utilize sand material from the general vicinity or other areas along the shoreline owned by the Mallwood Association where sand has been deposited in the past. The intention is to limit the net new amount of material deposited along the shoreline.
2. The stabilization of the remaining shoreline area generally between Road 4 and Road 5 that is not part of this stabilization project (but has been used in the past as beach area in the past) should be addressed by means of permanent vegetation. The alternatives for this area should be evaluated and completed soon after the primary project is complete.
3. In the future, no additional sand shall be deposited on land owned by the Mallwood Association without all necessary permit applications and approval. Considering a vast majority of the shoreline area in the subdivision is owned by the Association, effort must be made to prohibit private owners from depositing sand on association owned property without first obtaining approval.
4. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices.
5. All other necessary permits shall be obtained prior to starting construction.
6. This permit expires one year from the date of Committee approval.



July 13, 2016

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from Alliant Energy - WPL for a Conditional Use Permit for filling and grading activities associated with the Riverside Energy Center Expansion Project. The portion on the project within the Shoreland Zoning District (1,000 feet landward of the Rock River) will consist of a temporary construction staging area and facilities associated with the permitted wastewater discharge system. The planned power generating facility will be located outside of the Shoreland District. This request is being made in compliance with Section 4.208(2) (A) and 4.213(3) of the County Shoreland Zoning Ordinance.

The property is located in part of the NE $\frac{1}{4}$ of Section 2, Beloit Township at 4201 S Walters Rd, Beloit, WI.

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, July 28, 2016.

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

Andrew Baker
Senior Planner - Rock County Planning, Economic & Community Development

LG2016011 CUP Alliant Energy

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY
 DEVELOPMENT AGENCY
 51 SOUTH MAIN STREET
 JANESVILLE, WI 53545
 TEL: (608) 757-5587
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AGENCY USE ONLY	
Application No.	2 CUP2016009
Date Received	7/13/16
Received by	AMB

SHORELAND CONDITIONAL USE PERMIT APPLICATION

AD 5 600-60

APPLICANT INFORMATION

OWNER INFORMATION

(1) Name	Joe Eil <i>on behalf of Alliant Energy</i>			Telephone	608-458-6311		
Address	4201 S. Walters Road	City	Beloit	State	WI	Zip	53511

PROPERTY INFORMATION

LOCATION

Subdivision Name	Not Applicable		Lot & Block	Parcel 6-3-15.3			
Lot Size	~104 Acres		Present Use	Fallow Agricultural			
Present Improvements on Land	Horizontal Collector Well & Underground Water Pipelines						
Proposed Use or Activity	Electric Generating Facility (See attached project description)						

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	0 Cubic Yards of Net Fill
Amount of disturbed area (square feet)	1,100,000 sq. ft.
Planned Completion Date	12-31-2019

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 4.213 of the Rock County Zoning Ordinance for: Shorelands.

SIGNATURE

Property Owner *Joe Eil* OR Agent/Surveyor _____

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



July 13, 2016

Mr. Andrew Baker
Senior Planner-Code Enforcement
Rock County Planning and Development
Rock County Courthouse
51 S. Main Street, Room 266
Janesville, WI 53545

Re: Rock County Shoreline Conditional Use Permit Application for the Riverside Energy Center Expansion

Dear Mr. Baker,

Enclosed is copy of the Rock County Shoreline Conditional Use Permit Application and supporting documents for our Riverside Energy Center Expansion project. Also enclosed is a check for the application fee of \$600.

Our desire is to be able to start on-site construction along South Walters Road by mid-August which is greater than 1,000 feet from the Rock River. The primary work for this fall is to install the craft parking area, install construction power, install perimeter fencing, perform initial site grading, install the new potable water well, and expand the existing high capacity well. All of this work borders South Walters Road. We are expecting to start full construction activities in early 2017.

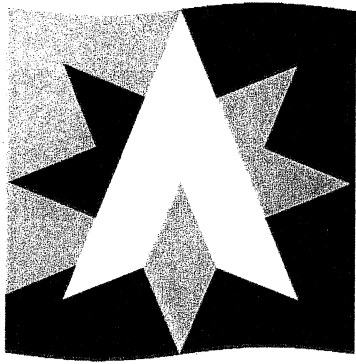
Thank you in advance for your consideration and support of our project.

Sincerely,

A handwritten signature in black ink that reads "Bob Newell".

Robert J. Newell, PE
Sr. Manager Strategic Projects

Cc: Frank McKearn, RH Batterman
David de Leon, WPL
Joe Ell, WPL
Burt LaFontaine, WPL
Chuck Duset, AECOM
Carlton Germany, AECOM



ALLIANT ENERGY®

**ALLIANT ENERGY - WPL
RIVERSIDE ENERGY CENTER EXPANSION
ROCK COUNTY
SHORELAND CONDITIONAL USE APPLICATION**

Revision C

July 06, 2016

HDR Project 219524



Prepared By: K. Kjellman
Checked/Approved By: S. Leigh
Project Manager: R. Koonce

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ATTACHMENTS

Attachment	Document Number	Document Title
1	Not Applicable	Shoreland Conditional Use Permit Application
2	Not Applicable	Site Plan with Shoreland Buffer
3	SK-CVL-001	Construction Facilities and Site Utilization
4	Not Applicable	Stormwater Erosion Control Map
5	Not Applicable	Soils Map
6	Not Applicable	Geology Map
7	Not Applicable	Existing Vegetation Map

1 INTRODUCTION

Alliant Energy's (Alliant's) mission is to deliver energy to its customers in a safe, reliable, responsible, and cost effective manner. Alliant continues to be keenly focused on incorporating more environmentally responsible resources into its portfolio as the long-term energy needs of its customers evolve.

Over the next few years, Alliant Energy's (Alliant) Wisconsin utility, Wisconsin Power and Light Company (WPL), will be retiring several power plants in its fleet. As a result, WPL will need a new source of electric capacity and energy in the 2019 – 2020 timeframe to replace these older retiring units. Alliant Energy is planning to expand WPL's existing Riverside Energy Center (REC) through the construction of a new, nominal 700 megawatt combined cycle, natural gas fired generating facility. The proposed new project, the Riverside Energy Center Expansion (RECE), is proposed to be located on Alliant-owned property adjacent to (west of) the existing REC in the Town of Beloit. In late April 2015, Alliant submitted an application for a Certificate of Public Convenience and Necessity (CPCN) for the RECE project to the Public Service Commission of Wisconsin (PSCW). The PSCW approved the RECE project in May 2016. Additionally, various other environmental and regulatory permitting processes required for the construction of the new facility have been completed or are underway, including the Town of Beloit Conditional Use Permit process.

In late 2014, WPL submitted a generator interconnection request to the Midcontinent Independent System Operator (MISO) to allow for electrical interconnection of the new facility. MISO and the transmission owner, American Transmission Company, LLC (ATC) are nearing completion of the various interconnection studies to determine exact voltage level and location of the interconnection facilities. Based on the study work completed to date and feedback from MISO and ATC, this application assumes an interconnection at 345 kV. The actual location of the substation is yet to be determined. Final details of the electrical interconnection will be worked out over the next few months however the general attributes of the interconnection facilities are not anticipated to vary significantly.

Facility makeup water will be supplied by an existing horizontal collector well on the property, which is planned to be expanded in the Fall of 2016. This well currently supplies the existing REC facility. Process water from the facility will be discharged via an existing underground pipe to the Rock River, which is currently utilized by the existing REC. Water supply and discharge permitting with the Wisconsin Department of Natural Resources (DNR) has been completed.

The purpose of this document is to support the submittal of a Shoreland Conditional Use Permit Application to Rock County for the project. This document provides pertinent project background, a complete Conditional Use Application, and basis and explanation of the drawings and information that support the Application.

HDR Engineering, Inc. (HDR) is Alliant's Owner's Engineer for the project, acting as an extension of Alliant's team for all aspects of the project. The information submitted as part of this application is based on conceptual engineering completed to date, and also based on bid information from the Engineer, Procure, Construct (EPC) contractor selection process. Alliant has selected URS Energy and Construction, Inc., an AECOM company (herein referred to as AECOM), as the EPC contractor to design and construct the facility.

2 APPLICATION SUBMITTAL REQUIREMENTS

WPL is requesting Conditional Use of the existing WPL-owned site in Rock County to construct the RECE facility, consistent with Rock County Ordinances Part 2, Subpart 1, Section 4.2 - Shoreland Zoning Ordinance. Refer to the attached Rock County Shoreland Conditional Use Permit Application included as Attachment 1.

The proposed project will be located at 4201 S Walters Road, Beloit, WI, 53511 and the project area is adjacent to the Rock River. The Rock River is considered a flowage and therefore the regulated area will be within 1,000 ft of the ordinary high-water mark (OHWM). It should be noted that there will be no construction or land disturbance within any designated Wetlands area and, therefore, no impacts to wetlands or associated mitigation would be required.

The contents of this report and the associated attachments provide the information required by the Rock County Shoreland Zoning Ordinance. The Conditional Use Application includes the following information and documentation:

1. A signed copy of the Rock County Shoreland Conditional Use Application, included as Attachment 1;
2. Site Plans and other associated drawings (included as the remaining attachments); and
3. Application fees in the amount of \$600.

3 PROJECT DESCRIPTION

The RECE project is a two-on-one (2x1) natural gas combined cycle generating facility capable of generating approximately 700 MW and supplying power to over 500,000 homes. The facility will use state-of-the-art technology to maximize efficiency and minimize environmental impacts, inclusive of air emissions control systems and a plume abated cooling tower to reduce the impacts of fogging and icing. The 2x1 combined cycle configuration would utilize two combustion turbine generators (CTGs), two heat recovery steam generator (HRSGs), and a single steam turbine generator (STG) to produce power in a very efficient manner. Facility heat rejection (part of the steam cycle) would be through the use of a wet, mechanical draft cooling tower including provisions for plume abatement. The facility would exclusively use natural gas fuel in the CTGs, affording the facility with high efficiency and minimizing environmental impacts.

The new RECE generating facility will be constructed on the north part of the property approximately 1,500 ft to 2,500 ft from the Rock River. The attached site plan and construction facilities drawings show the overall arrangement of the power generation facility equipment and buildings.

As is shown on the Site Plan and associated maps, the vast majority of the proposed project will be located outside the Shoreland regulated area, beyond 1,000 feet from the Rock River. In addition, there will be no construction or land disturbance within any designated wetlands area. It should be noted that, within the regulated area, there will be some clearing and grating for construction laydown and a limited area of construction for a process wastewater discharge wetwell and potentially a small wastewater storage tank. This structure will be located approximately 150 ft from the OHWM and less than 35 ft high as required by the County Shoreland Ordinance. There will also be some construction upgrades to the existing collector well located on the southern portion of the property, but this work will be outside of the 1000 ft buffer zone.

Within the 1,000 ft buffer, the estimated amount of net fill in cubic yards is zero. The amount of net fill in cubic yards is negligible since most of the earthwork in this zone will require cutting rather than filling and it is assumed that the cut from the sediment control devices/flow paths would be used for any areas requiring fill.

Within the 1,000 ft buffer, the approximate amount of Disturbed area = 1,100,000 sqft. It is estimated that less than 10% of the disturbed area will be impervious and the majority of this impervious surface will be temporary pathways for construction laydown purposes. The

amount of disturbed area provided above includes the following within the 1,000 ft buffer zone:

- The proposed pathways;
- The proposed Erosion and Sediment Control Devices (2 sediment basins and perimeter berms); and
- A percentage applied to the proposed pathways allowing for limited regrading along the edges of the pathways for drainage flow paths (approximately 25% of pathway areas);
- Temporary soil stockpiles.

4 CUP APPLICATION DOCUMENTATION

In addition to the signed Shoreline Conditional Use Permit Application, the following drawings and documentation are attached to this report to portray various attributes of the proposed project:

Report Section	Document Number	Document Title
4.1	Not Applicable	Site Plan with Shoreland Buffer
4.2	SK-CVL-001	Construction Facilities and Site Utilization
4.3	Not Applicable	Stormwater Erosion Control Map
4.4	Not Applicable	Soils Map
4.5	Not Applicable	Geology Map
4.6	Not Applicable	Existing Vegetation Map

The following sections provide discussion related to the Conditional Use Application supporting documentation and information. As the EPC contractor selection process was recently completed, AECOM is now beginning detailed facility design. As is common with large infrastructure projects, detailed design may result in some variance as compared to the information included as part of this application. However, the final facility attributes are not anticipated to vary significantly from what is included herein; iteration and slight variances are common with power plant projects as detailed design progresses. Any significant variance(s) from what is included as part of this application will be conveyed to the County; however, significant variance is not anticipated.

4.1 SITE PLAN

The Site Plan with Shoreland Buffer Map (Attachment 2) provides an overall aerial plan view of the proposed RECE facility, the existing REC, the retired Rock River Generating Station and nearby land features. This map also provides delineation of the OHWM and 1,000 ft Shoreland buffer line.

4.2 CONSTRUCTION FACILITIES AND SITE UTILIZATION

The Construction Facilities Plan (Attachment 3) provides an overall plan view of the RECE facility including location and sizes of equipment and major buildings, vehicular access and roads, and electric transmission lines set to scale for dimensional reference. This plan also

shows the temporary construction laydown and parking areas that will be used only during the construction period.

4.3 STORMWATER EROSION CONTROL MAP

The Stormwater Erosion Control map (Attachment 4) is an aerial drawing showing the site layout with the topographic surface contours, stormwater drainage patterns and perimeter control locations.

4.4 SOILS MAP

The Soils Map (Attachment 5) shows the soil types on the project site, along the Rock River and in the surrounding area.

4.5 GEOLOGY MAP

The Geology Map (Attachment 6) shows the geology under the project site and surrounding area. Regarding the groundwater conditions, it should be noted that the geologic materials present in the Project Area consist of unconsolidated glacially-derived sediments deposited within a bedrock valley. These deposits may reach 300 feet in thickness and contain silt- to cobble-sized particles. The water table in the Project Area varies from about 25 to 35 ft below ground surface (bgs). Groundwater flow is towards the Rock River, which is considered to be a regional discharge location for groundwater. The unconsolidated glacial outwash forms a productive aquifer due to its thickness, permeability, and hydraulic connection to the Rock River. Coarse aquifer material at 110 ft bgs is the target formation for the lateral well screens of the existing collector well.

4.6 EXISTING VEGETATION

The Existing Vegetation Map (Attachment 7) shows the existing vegetation and natural features on the project site and surrounding area. After construction of the project, the landscaping plan will be implemented using native natural grasses, trees and shrubs as required by the Town of Beloit.

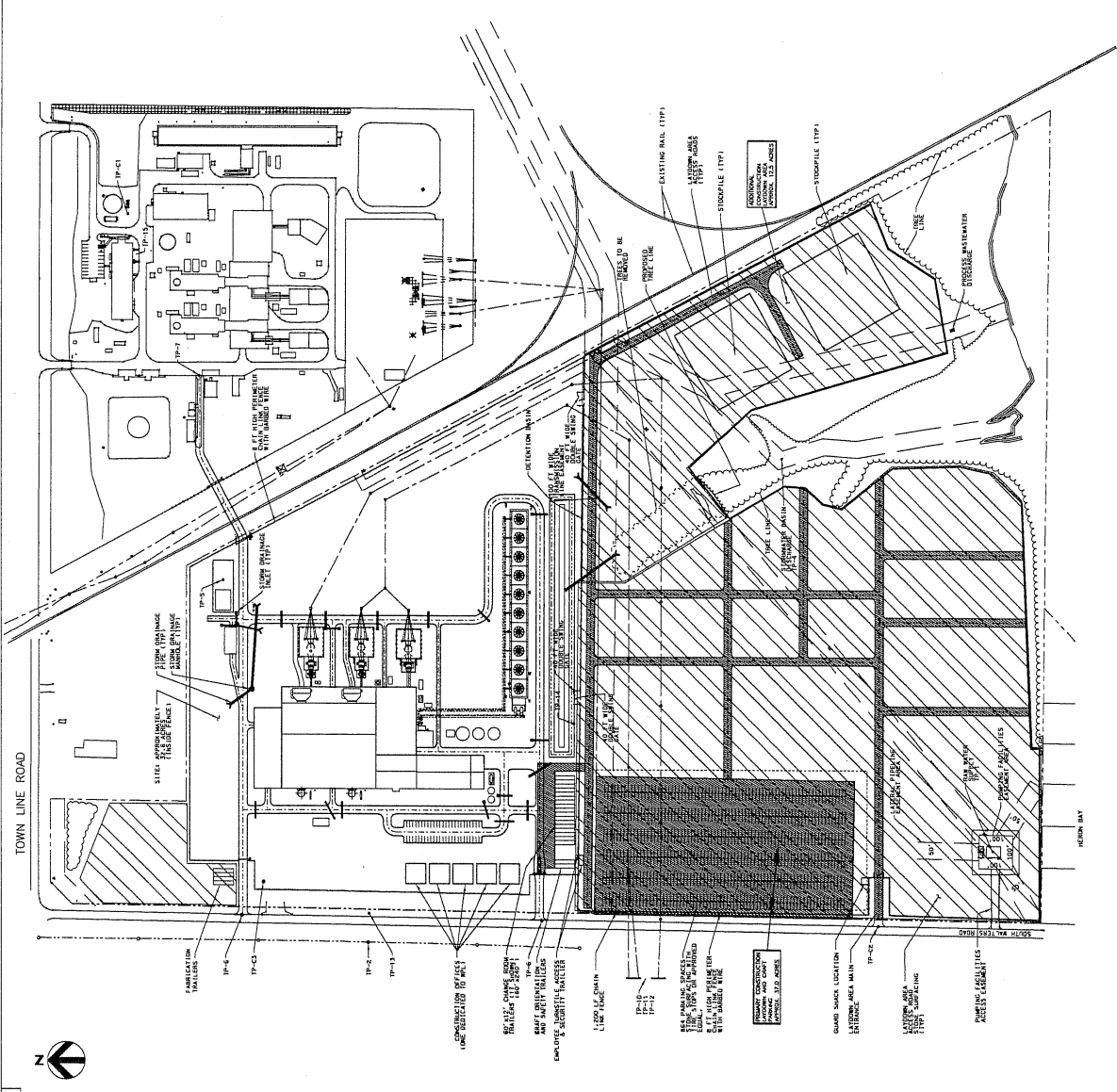
5 SUMMARY DISCUSSION

This report provides an overview of the planned project, anticipated impact on the Shoreland area and summarizes the drawings and documentation included with the Rock County Shoreland Conditional Use Permit Application. This document provides pertinent project background along with a complete Conditional Use Application, and basis and explanation of the drawings and information that support the Application.

6 REFERENCES

- 6.1 Rock County Shoreland Zoning Ordinance, Part 2 – Zoning of Shorelands and County-Owned Lands, Subpart 1, Zoning of Shorelands, Section 4.2.
- 6.2 WPL's Certificate of Public Convenience and Necessity (CPCN), Public Service Commission of Wisconsin Docket # 6680-CE-176.

NO.	TYPE
MECHANICAL & CIVIL TERMINAL POINTS	
TP-1	RAW WATER SUPPLY
TP-2	SANITARY SEWER
TP-3	PROCESS WASTEWATER DISCHARGE
TP-4	STORM WATER BASIN DISCHARGE
TP-5	FUEL GAS SUPPLY
TP-6	PUBLIC ROAD ACCESS
TP-7	PRIVATE ROAD ACCESS
ELECTRICAL TERMINAL POINTS	
TP-10	345 KV TRANSMISSION
TP-11	TRANSMISSION SCADA/RTU INTERFACE
TP-12	TRANSMISSION RELAY
TP-13	TELEPHONE/DATA INTERFACE
TP-14	PHOTO-VOLTAIC ARRAY INTERFACE
TP-15	RECEIVE CONTROL AND SECURITY INTERFACE
CONSTRUCTION TERMINAL POINTS	
TP-C1	CONSTRUCTION WATER
TP-C2	TEMPORARY PUBLIC ROAD ACCESS TO LAYDOWN AREA
TP-C3	CONSTRUCTION POWER



100-100-01-SK-CVL-001

ALLIANT ENERGY COMBINED CYCLE PROJECT

185 SOUTH WATERSIDE DRIVE
 300 GARDNER CIRCLE
 10007 FORT WORTH, TEXAS 76134

PROJECT NO. SK-CVL-001

DATE 10/15/08

SCALE 1" = 100'

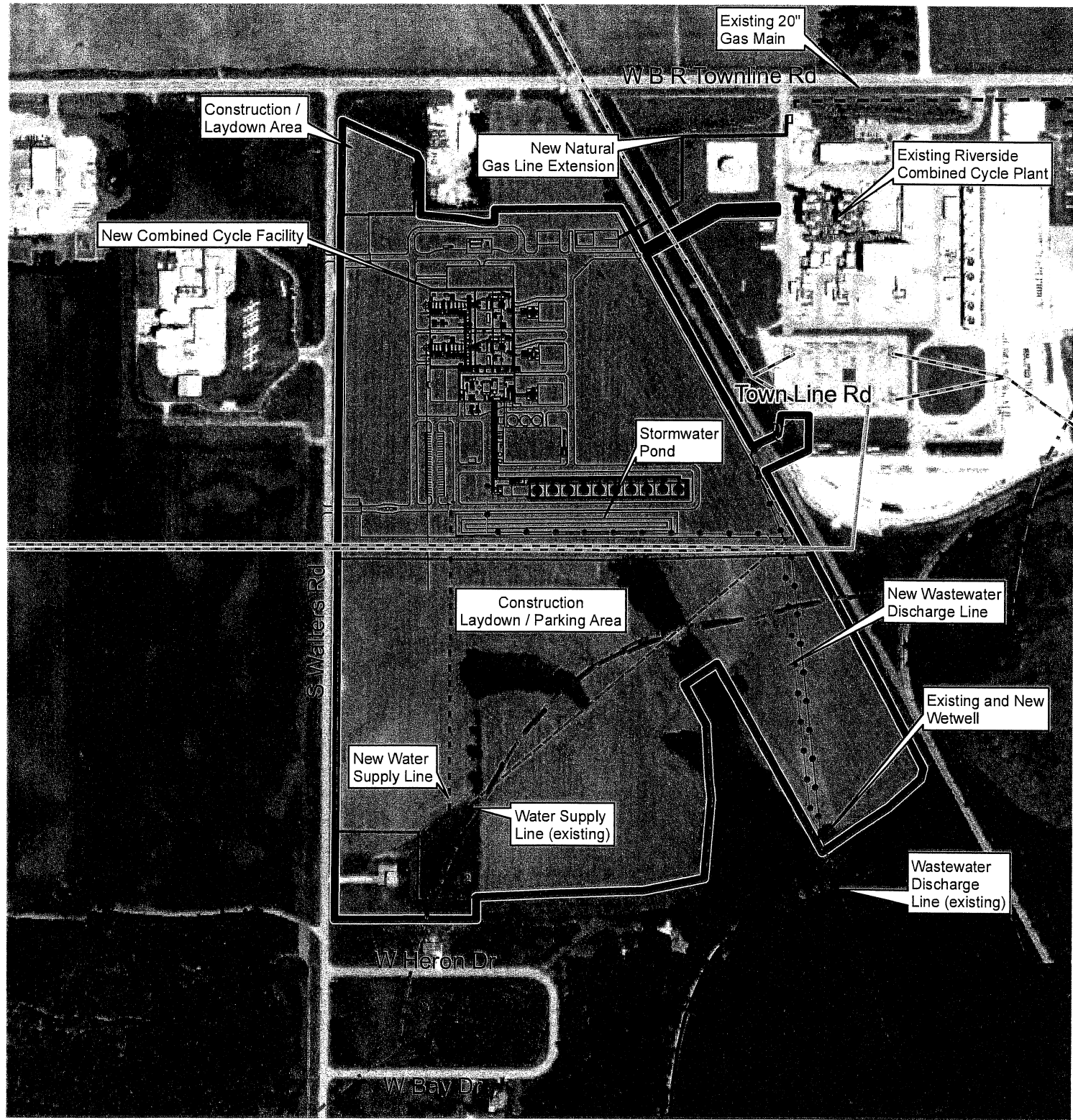
NO.	DATE	BY	CHKD.	DESCRIPTION
1	10/15/08	SK	SK	ISSUED FOR PERMITTING
2	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
3	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
4	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
5	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
6	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
7	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
8	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION

NO.	DATE	BY	CHKD.	DESCRIPTION
1	10/15/08	SK	SK	ISSUED FOR PERMITTING
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4	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
5	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
6	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
7	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
8	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION

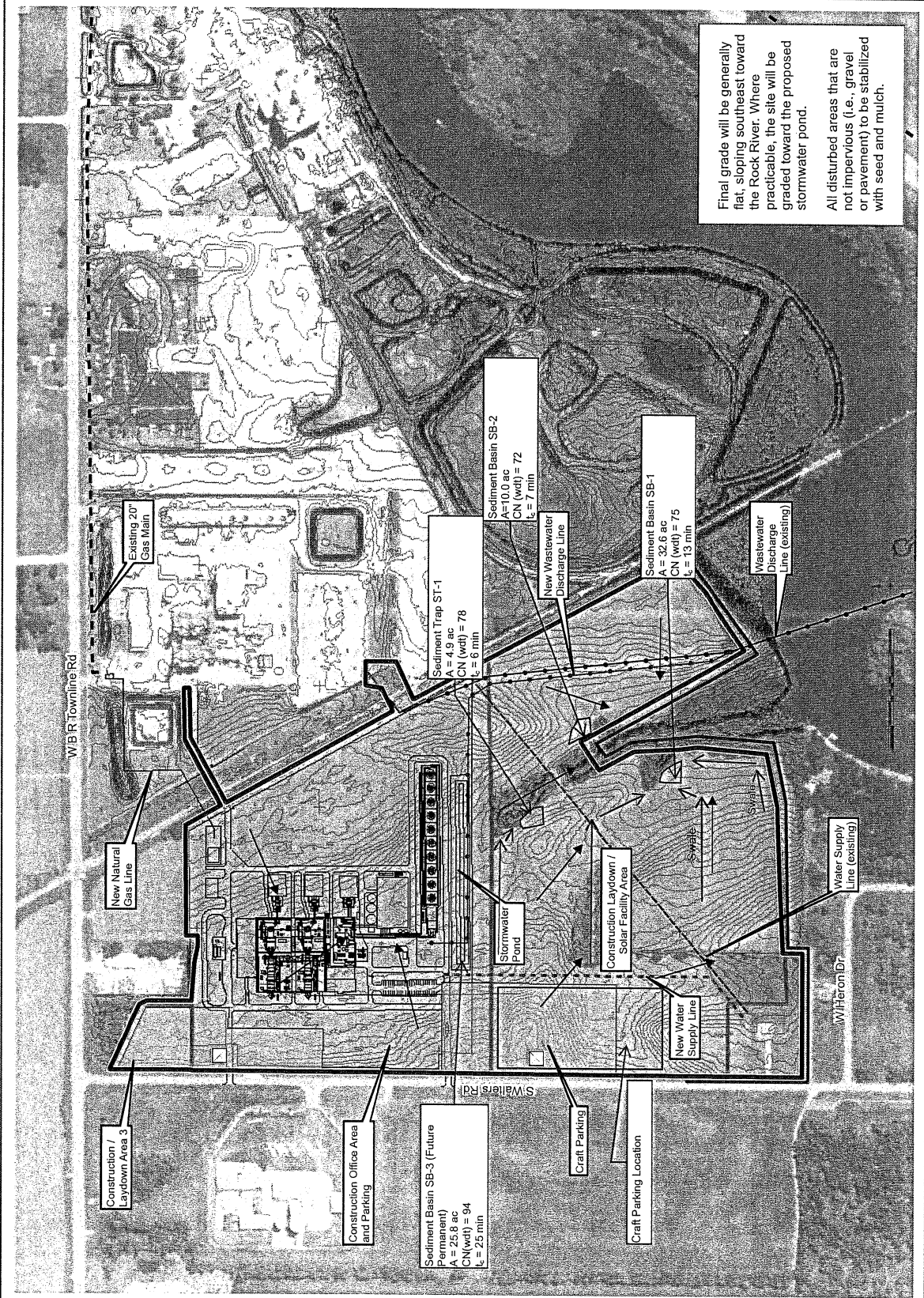
NO.	DATE	BY	CHKD.	DESCRIPTION
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2	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
3	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
4	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
5	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
6	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
7	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
8	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION

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1	10/15/08	SK	SK	ISSUED FOR PERMITTING
2	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
3	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
4	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
5	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
6	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
7	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
8	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION

NO.	DATE	BY	CHKD.	DESCRIPTION
1	10/15/08	SK	SK	ISSUED FOR PERMITTING
2	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
3	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
4	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
5	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
6	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
7	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION
8	10/15/08	SK	SK	ISSUED FOR CONSTRUCTION

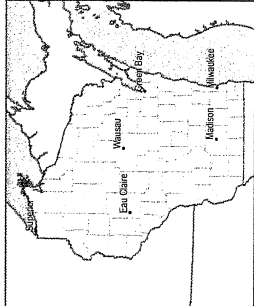


- | | |
|---------------------------------|-----------------------------|
| — New Pipeline Extension | ▭ Project Boundary |
| - - Existing Pipeline | ▭ Construction Laydown Area |
| - - - New Water Supply | ■ Substation |
| - - - Existing Water Supply | — 138 kV Transmission |
| ● New Wastewater Discharge | ▭ Ordinary High Water Mark |
| ● Existing Wastewater Discharge | ▭ 1,000' Shoreland Buffer |
| | ■ 100 Year Flood Area |



Final grade will be generally flat, sloping southeast toward the Rock River. Where practicable, the site will be graded toward the proposed stormwater pond.

All disturbed areas that are not impervious (i.e., gravel or pavement) to be stabilized with seed and mulch.



- Legend**
- Project Boundary
 - Construction Laydown Area
 - Parking and Trailers
 - Existing Pipeline
 - New Water Supply
 - Existing Water Supply
 - New Wastewater Discharge
 - Existing Wastewater Discharge
 - Flow Direction
 - Perimeter Control
 - VTC
 - Flow Lines

**ATTACHMENT A:
CVL-SK-004**





ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2016 004 – Alliant Energy –WP&L Riverside Energy Center Expansion Project

DATE: July 18, 2016

Summary:

The Rock County P&D Staff has received a request from Joe Ell on behalf of Alliant Energy for a Shoreland Conditional Use Permit (CUP) for filling and grading activities associated with the Riverside Energy Center Expansion project. The portion of the project within the Shoreland Zoning District will consist of a temporary construction staging area and facilities associated with the permitted wastewater discharge system. The planned power generating facility will be located outside of the Shoreland District. The property is located in part of the NE ¼ of Section 2, Beloit Township at 4201 S Walters Rd, Beloit, WI.

The applicant's narrative (included in the agenda packet) provides a more detailed description of the request.

Per Section 4.213(3)(B) of Shoreland Zoning Ordinance, the Planning & Development Committee shall state in writing the grounds for granting or denying a conditional use permit. This memo and recommended Conditions of Approval are intended to provide a basis for the decision.

Section 4.213(3)(C) references "Standards Applicable to All Conditional Uses." In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon (ordinance language is in *italics* below and staff comments are in standard **bold** font):

1. *The maintenance of safe and healthful conditions.* **This standard can generally be met.**
2. *The prevention and control of water pollution including sedimentation.* **Erosion control measures must be established and maintained during construction to minimize runoff. The greatest concern is stockpile areas in the south east corner of the project area. Proposed Conditions of Approval (below) address this evaluation factor.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **The project area is not within the Floodplain Zoning District. Long term surface water drainage will not be altered.**
4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover.* **As noted above, the soil stockpile areas will require the most attention for maintenance of Best Management Practices.**
5. *The location of the site with respect to existing or future access roads.* **Not Applicable.**

6. *The need of the proposed use for a shoreland location. The majority of the proposed project in the Shoreland Area is temporary during construction of the new power generating facility. The construction of the permanent wastewater discharge system in the Shoreland Area will be located adjacent to an existing line from the existing generating facility.*
7. *Its compatibility with uses on adjacent land. The proposed project is generally compatible with adjacent land.*
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. The process wastewater discharge system is being approved by other entities.*
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred;*
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source;*
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility.*

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2016 004 with the following conditions:

1. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices.
2. The topsoil piles indicated on the plans shall be shaped and seeded to provide vegetative cover as soon as practical following placement. Perimeter sediment control measures shall also be installed around the piles and on the site in general.
3. Efforts shall be made to implement measures that will minimize any concentrated flow from running off the laydown areas and damaging perimeter erosion control measures.
4. Paragraph 4.6 of the applicant's narrative report refers to existing vegetation and a post construction landscaping plan as required by the Town of Beloit. It is assumed that this plan will primarily address the area immediately surrounding the new generating facility. A post construction landscaping and revegetation plan for the area within the Shoreland Zoning District shall also be submitted to the Planning and Development Agency for review and approval.
5. All other necessary permits for the project shall be obtained prior to starting construction.
6. This permit expires one year from the date of Committee approval unless approved otherwise.

Rock County Planning
Administrative Quarterly Report

	Q1			Q2			Q3			Q4			Year End Totals		
	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr
2010															
BOA	2	1	1	0	0	0	2	2	0	1	0	1	5	3	2
LD	11	0	8	15	0	10	21	0	16	20	0	24	67	0	58
BP	4	0	4	21	0	21	6	0	6	9	0	9	40	0	40
SLP	7	0	7	13	0	13	10	0	10	10	0	10	40	0	40
2011															
BOA	0	0	0	2	0	2	1	1	0	1	0	1	4	1	3
LD	9	0	12	17	0	9	17	0	14	18	0	14	61	0	53
BP	6	0	6	4	0	4	10	0	10	5	0	5	25	0	25
SLP	3	0	3	11	0	11	9	0	9	8	0	8	31	0	31
2012															
BOA	0	0	0	2	0	2	0	0	0	1	1	0	3	1	2
LD	11	0	14	19	0	14	6	0	12	14	0	8	50	0	48
BP	3	0	3	8	0	8	4	0	4	2	0	2	17	0	17
SLP	5	0	5	13	0	13	12	0	12	6	0	6	36	0	36
2013															
BOA	1	0	1	2	0	2	2	0	1	4	2	2	9	2	6
LD	13	0	11	10	0	9	18	0	17	10	0	11	51	0	48
BP	4	0	4	9	0	9	10	0	10	5	0	5	28	0	28
SLP	0	0	0	2	0	2	10	0	10	9	0	9	21	0	21
2014															
BOA	2	1	1	3	1	2	2	0	2	0	0	0	7	2	5
LD	14	0	9	18	0	11	19	0	9	0	0	0	51	0	29
BP	0	0	0	6	0	6	6	0	6	0	0	0	12	0	12
SLP	2	0	2	17	0	17	16	0	16	10	0	10	45	0	45
2015															
BOA	2	0	2	5	1	4	3	2	1	1	0	1	11	3	8
LD	25	0	4	15	0	22	22	0	8	19	0	6	81	0	40
BP	14	0	14	19	0	19	12	0	12	14	0	14	59	0	59
SLP	2	0	2	24	0	24	11	0	11	10	0	10	47	0	47
2016															
BOA	1	0	1	6	1	5									
LD	14	0	14	18	0	18									
BP	8	0	8	21	0	21									
SLP	8	0	8	15	0	15									

ROCK COUNTY, WISCONSIN



**Real Property
Description Department**
51 South Main Street
Janesville, WI 53545
(608) 757-5610

MEMORANDUM

DATE: July 6, 2016

TO: Planning and Development Committee

FROM: Michelle Schultz, Real Property Lister *MS*

RE: Semi-Annual Report – Attendance at Conferences/Conventions

No member of the Real Property Description Department attended any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six months.

Cc: Josh Smith



MEMORANDUM

Date: July 19, 2016

To: Planning & Development Committee

From: Colin Byrnes – Director Planning & Development Agency

Re: Semi Annual Report – Attendance at Conventions/Conferences

Summary:

Per County Board Resolution, all departments heads are required to submit semi-annual updates regarding attendance or training at convention or conferences and exceed a cost of \$1,000 per event, per employee whether instate or out of state. During the last six months, those conditions were met for the following:

1. The Economic Development Manager traveled to Washington, DC as part of the Forward Janesville Initiative
2. The Planning Services Coordinator traveled to Albuquerque, NM as part of the Healthy Homes Lead Hazard Control Program Managers School

COMMITTEE REVIEW REPORT
FOR THE MONTH OF JUNE 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
10-1720-0000-63103	LEGAL FORMS	P1600812	06/05/2016	JP MORGAN CHASE BANK NA	67.10
REAL PROPERTY DESCRIPTION PROG TOTAL					67.10

I have reviewed the preceding payments in the total amount of **\$67.10**

Date:

Dept Head _____

Committee Chair _____

COMMITTEE REVIEW REPORT
FOR THE MONTH OF JUNE 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
13-1730-0000-63200	PUBL/SUBCR/DUES				
		P1602059	06/17/2016	WISCONSIN SOCIETY LAND SURVEYO	170.00
		P1602060	06/17/2016	WISCONSIN COUNTY SURVEYORS AS	100.00
		P1602061	06/17/2016	NATIONAL ASSOCIATION OF COUNTY	50.00
SURVEYOR PROG TOTAL					320.00

I have reviewed the preceding payments in the total amount of **\$320.00**

Date:

Dept Head _____

Committee Chair _____

COMMITTEE REVIEW REPORT
FOR THE MONTH OF JUNE 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6460-0000-62119	OTHER SERVICES	P1600130	06/02/2016	WISCONSIN PARTNERSHIP FOR HOUSING	9,022.01
HOUSING GRANT CLEARING ACCOUNT PROG TOTAL					9,022.01
64-6465-2013-64913	HOME REHAB ACTIV	P1601886	06/02/2016	SAHCI-STAN A HUBER CONSULTANTS	20.00
2013-16 HEALTHY HOMES/LEAD HAZ PROG TOTAL					20.00
64-6900-0000-63107	PUBL & LEGAL	P1600225	05/31/2016	JANESVILLE GAZETTE INC	80.63
BOARD OF ADJUSTMENT PROG TOTAL					80.63

I have reviewed the preceding payments in the total amount of **\$9,122.64**

Date: Dept Head _____

Committee Chair _____

ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN

Date:	July 7, 2016	Project ID:	70
Project Recommended By:		WPHD	
Project Funding Source		CDBG Program Income	
HOUSEHOLD INFORMATION			
Household Size	3	Household Income	\$28,078
		Project Location	Clinton
FAIR MARKET VALUE INFORMATION		ASSESSED VALUE INFORMATION	
LAND	\$38,156	LAND	\$39,900
BUILDINGS	\$40,069	BUILDINGS	\$41,900
TOTAL	\$78,225	TOTAL	\$81,800
MORTGAGE AND LIENS			
1. (Bank)	\$17,878	2. ROCK COUNTY CDBG	\$17,500
3.		PROPOSED ROCK COUNTY LOAN	\$18,000
TOTAL MORTGAGES AND LIENS (with new loan)	\$55,993	LOAN TO VALUE (WITH ROCK COUNTY LOAN)	.68

ELIGIBILITY VERIFICATIONS			
<input checked="" type="checkbox"/>	Income less than 80%	<input checked="" type="checkbox"/>	Title in Name
<input checked="" type="checkbox"/>	Loan to Value less than 120%	<input checked="" type="checkbox"/>	Mortgage Current
<input checked="" type="checkbox"/>	Home value (after rehab) less than \$143,000 (NA)	<input checked="" type="checkbox"/>	Taxes Current
<input checked="" type="checkbox"/>	Insurance	<input checked="" type="checkbox"/>	Conflict of Interest Signed
<input type="checkbox"/>	Flood Insurance (if required)	<input checked="" type="checkbox"/>	Lead Pamphlet received and signed

SUMMARY OF WORK:	
Replacement of deck and roof, encapsulate frieze boards, wrap soffits, install chimney cap, repair siding on front of house. This is an emergency repair of a badly damaged and leaking roof. Roof frieze boards have leaded paint, soffits have substantial chipped and peeling paint.	
Recommended Loan Amount:	\$18,000

COMMITTEE ACTION

<input type="checkbox"/>	APPROVE	<input type="checkbox"/>	DENY
LOAN AMOUNT APPROVED		\$	
Signature-Committee Chair		Date	