



PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, MARCH 24, 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, March 10, 2016
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Shoreland Conditional Use Permit 2016 002 – Salvador Sanchez
 - B. **Action Item:** Approval/Conditional Approval/Denial of Shoreland Conditional Use Permit 2016 002 – Salvador Sanchez
6. Finance
 - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
 - B. **Information Item:** Discussion on Proposed Board Rules Changes
7. Community Development
 - A. **Action Item:** Citizen Grievance CDBG Program – Christianson (Postponed from January 28, 2016 Meeting)
8. Committee Reports
9. Directors Report
 - A. Lead Hazard Control Grant Extension
10. Adjournment

Future Meetings/Work Sessions

April 14, 2016 (8:00 am)
April 28, 2016 (8:00 am)
May 12, 2016 (8:00 am)
May 26, 2016 (8:00 am)



March 1, 2016

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from Salvador Sanchez for a Conditional Use Permit for filling and grading activities associated with construction of a creek crossing and future building on a lot along the shoreline of a navigable tributary to the East Fork of Raccoon Creek. 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 the SE1/4 of the SE1/4 of Section 30 of Beloit Township. More commonly known as 1132 S. Paddock Rd.

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, March 24, 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

LG2016002 CUP Sanchez

CUP Address: 1132 S. Paddock Rd.

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.	SL-CUP 2006-2
Date Received	2/25/16
Received by	CB

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION

(1) Name	Salvador z Sanchez	Telephone	608-795-1841				
Address	2112 Roosevelt AV	City	Beloit	State	WI	Zip	53511

PROPERTY INFORMATION

LOCATION	1132 S. Paddock Rd., Beloit WI		
Subdivision Name	NA	Lot & Block	Parcel 6-2-375
Lot Size	15.6 acres	Present Use	FOR HORSES
Present Improvements on Land	Clean up paint older barn Fence		
Proposed Use or Activity	Board horses Same day Bilde a house		

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	Estimated - 457 cubic yards (12,350 sf x 1 ft)
Amount of disturbed area (square feet)	12,350 sf
Planned Completion Date	

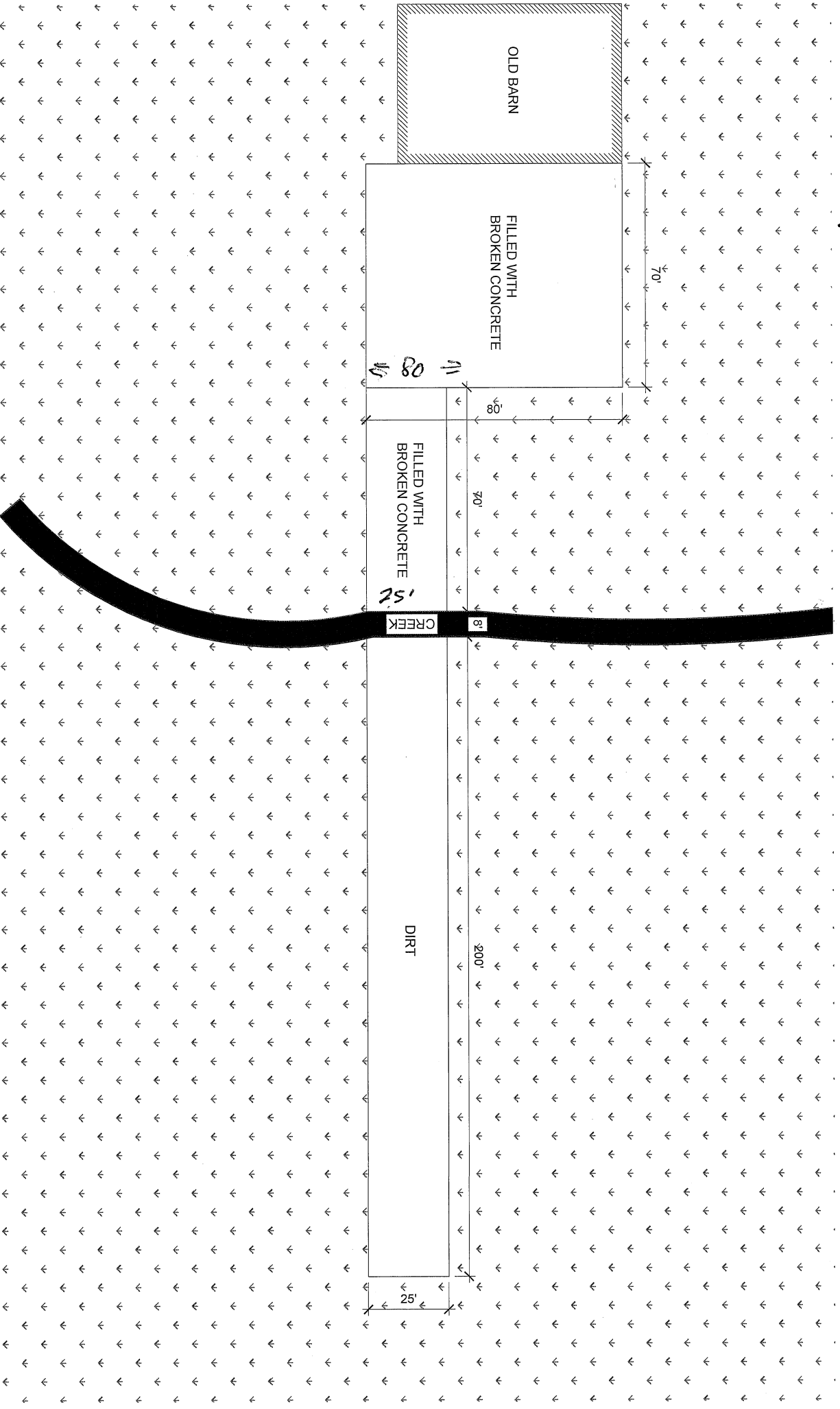
Any change in the approved permit requires review by this agency.
 Any change without prior approval violates the ordinance and will subject applicant to legal action
 (I/We) hereby request a Conditional Use Permit as authorized in Section 4.213 of the Rock County Zoning Ordinance for: Shorelands.

SIGNATURE

Property Owner Salvador Sanchez OR Agent/Surveyor _____
 2-75-16

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

North





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 002 – Salvador Sanchez

DATE: March 14, 2016

Summary:

The Rock County P&D Staff has received a request from Salvador Sanchez for a Shoreland Conditional Use Permit (CUP) for land disturbing activities associated with construction of a creek crossing and future building on a property along a navigable tributary to the East Fork of Raccoon Creek. The site is located at 1132 S. Paddock Rd., Beloit (part of the SE ¼ of the SE ¼ of Section 30, Beloit Township). The project will involve filling and grading on various locations on the lot.

This Shoreland CUP request is in response to a wetland fill violation noted by the local DNR Warden and an attempt to come into code compliance.

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 proposal includes the possibility of a new residence and therefore, the need for fill to create an access to the western area of the lot. The construction of a residence on the lot is difficult at best as the only buildable site requires traversing nearly 700 feet of FEMA Floodway and wetlands.**
2. *The prevention and control of water pollution including sedimentation.* **The creek is a tributary to the East Fork of Raccoon Creek, one of three trout streams in Rock County. The greatest concern is disturbance and alteration of the adjacent wetland areas because of fill material (approximately 457 cubic yards). Section 4.203 Shoreland-Wetland District states development shall occur in a manner that minimizes adverse impacts upon the wetland. In this proposal approximately 12,250 sf of wetland would be filled.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **The entire project area is within the FEMA Floodway. The Applicant indicates a house will be constructed in the future. Residences in the**

FEMA Floodway is not an allowed use. Additionally, land west of the tributary is almost completely Floodway.

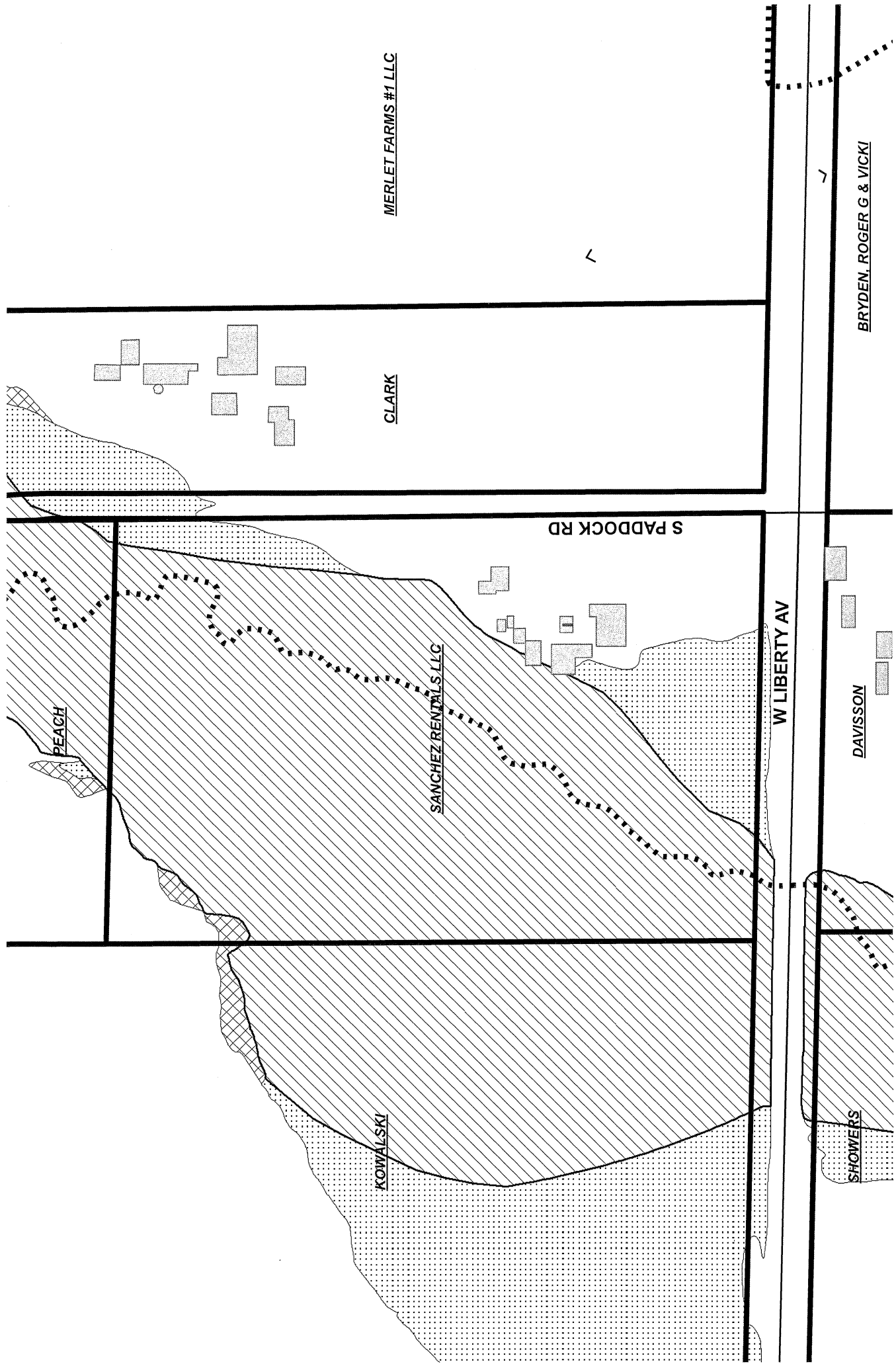
4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. As noted above, the project area is located in the Regulatory Floodway where there is a high potential for erosion. In particular, the material placed without a permit includes broken concrete and other demolition debris. The yearly rise of floodwaters will erode material unless sufficient overburden is placed. This is problematic because of the potential negative impact on Floodway capacity.*
5. *The location of the site with respect to existing or future access roads. The proposal indicates building an access road to land to the west of the tributary for horses and a house.*
6. *The need of the proposed use for a shoreland location. Almost the entire lot is within the Shoreland Zoning District. However, the proposed residential use is not allowed the FEMA Floodway. The proposed access to the west side of the creek can be accomplished without the filling wetlands. Horses may use a bridge to cross the creek without traversing a roadway.*
7. *Its compatibility with uses on adjacent land. The filling and grading work is proposed project is generally incompatible with adjacent land. Historical airphotos indicate this land has minimally been cropped or pastured. Due to the wet nature of the area is has remained in open space.*
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 denial of the Shoreland Conditional Use Permit #2016 002 as the proposal does not meet the required standards as noted above.

If the Planning & Development Committee decides to approve the CUP then Staff recommends the following conditions of approval:

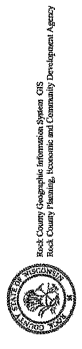
1. Any alteration of surface water drainage must adequately address any potential for impact on adjacent properties or surface waters. Due to the fact that a detailed design for site grading was not developed for this project, all grading work shall be coordinated with P&D Agency Staff on site for approval prior to and during construction.
2. The project shall meet FEMA Floodplain regulations.
3. 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.
4. All other necessary permits, including those required for the building construction from the Town of Beloit, shall be obtained prior to starting construction.
5. This permit expires one year from the date of Committee approval.



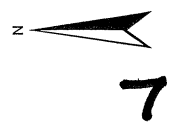
Legend

- Hydro Lines
- ▭ Tax Parcels
- ▨ Floodway
- ⋯ Floodfringe
- ⊠ General Floodplain

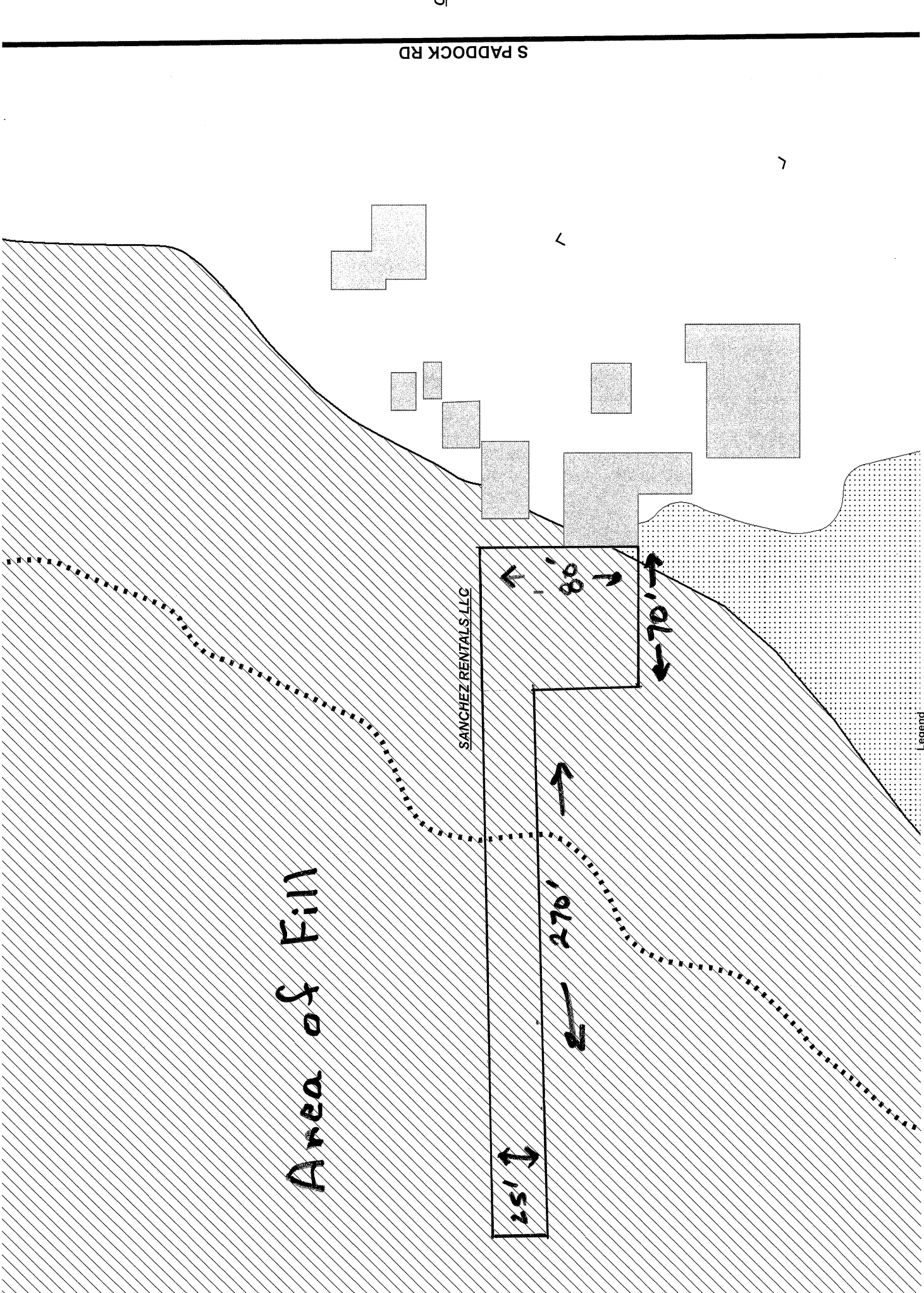
1 inch = 200 feet



Sanchez Property
Beloit Township



7



Area of Fill

SANCHEZ RENTALS, LLC

S PADDOCK RD

- Legend
- ▬ HydroLines
 - ▭ Tax Parcels
 - ▨ Floodway
 - ▨ Floodfringe

Sanchez Property
Beloit Township

1 inch = 60 feet





MEMORANDUM

Date: March 1, 2016

To: Sanchez Rentals LLC

From: Colin Byrnes, Director Rock Co. Planning & Development

Re: Placement of fill in the Floodplain/Shoreland District at 1132 S. Paddock Rd.

The Rock County Planning & Development Agency has been in contact with representatives from the Wisconsin Department of Natural Resources (DNR) concerning your illegal placement of fill along a navigable tributary to the East Fork of Raccoon Creek at 1132 S. Paddock Rd., Beloit Township. At this time you have a couple of options to pursue:

1. Remove the fill consisting of broken concrete, sand & gravel and soil. Restore the area to natural vegetation.
2. Apply for a Rock County Shoreland Conditional Use Permit (CUP) to keep the fill for your proposed bridge project. This involves meeting the criteria addressing the need for your fill in the Floodplain/Shoreland area. The CUP Fee is doubled to \$1,200 since work was commenced prior to the issuance of a permit.

The Planning & Development Committee may deny or approved your application with conditions. If approved Conditions of Approval will include receiving all other permits necessary (i.e. DNR Chapter 30 Permit). If denied the Committee has at times refunded a portion of the fee to be used for remediation purposes.

Enclosed you will find a Shoreland Conditional Use Permit Application and those sections of the Floodplain and Shoreland Codes applicable to your property. Please take this information into consideration as you contemplate your course of action.

ROCK COUNTY, WISCONSIN



Planning, Economic & Community
Development Agency
51 South Main Street
Janesville, WI 53545
Phone: 608-757-5587
Fax: 608-757-5586
Website: www.co.rock.wi.us

November 25, 2015

SANCHEZ RENTALS LLC
2112 ROOSEVELT AVE
BELOIT WI 53511 4823

RE: Placement of Fill in Floodplain/Shoreland District at 1132 S. Paddock Rd., Beloit Township (Parcel # 6-2-375), Rock County WI

To Whom It May Concern:

On a recent inspection in the area, it was noted that fill consisting of broken concrete and earth had been placed illegally along a navigable tributary to the East Fork of Raccoon Creek at 3413 S. Paddock Rd. (Parcel 6-2-375). Please note the enclosed photos. The placement of this fill is in violation of the Rock County Floodplain and Shoreland Zoning Ordinances. Section 4.403 Floodway District (FW) and Sections 4.205 Shoreland Wetlands and 4.208 Filling, Grading, Lagooning, Dredging, Ditching and Excavating regulate the deposition of fill in this area. As owner of record, according to our files, you are the responsible for obtaining proper permits for this work.

Please contact this office by Friday, December 11, 2015 to resolve this issue. Failure to respond is a violation of the Rock County Code of Ordinances and you may be subject to fines accruing at \$500 per day up to \$5,000 per day.

If you have any questions please call at 608.757.5587. Thank you in advance for your timely response.

Sincerely,

A handwritten signature in cursive script that reads "Colin Byrnes".

Colin Byrnes
Code Administration & Enforcement

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6400-0000-64200	TRAINING EXP				
		P1601346	03/10/2016	WISCONSIN COUNTY CODE ADMINIST	115.00
		P1601347	03/10/2016	STONEY CREEK INN	164.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	2,700.00	75.00	0.00	279.00	2,346.00
PLANNING PROG TOTAL				279.00	

I have examined the preceding bills and encumbrances in the total amount of **\$279.00**

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: **MAR 24 2016**

Dept Head _____

Committee Chair _____