



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY NOVEMBER 16, 2017 - 9:00 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 9:00 a.m. on Thursday, November 16, 2017 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Wes Davis, Wayne Gustina, Jason Heidenreich and Mary Mawhinney. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning and Development Director), Kurt Wheeler (Planner III), Brad Heuer (County Surveyor) and Michelle Schultz Real Property Lister.

Others present: Ron Combs (Combs & Assoc.), Todd Needham, and Ralph Crull.

2. **ADOPTION OF AGENDA**

Moved by Supervisor Davis, Seconded by Supervisor Gustina to approve the adoption of the agenda. Adopted (5-0)

3. **MEETING MINUTES – OCTOBER 26, 2017**

Motion made by Supervisor Heidenreich to approve the meeting minutes from October 26, 2017; Seconded by Supervisor Davis. Approved (5-0)

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

Supervisor Davis communicated that he spoke with Senator Nass regarding Senate Bill 479-480 that has been presented for a vote. This bill deals with changes to shoreland zoning regulations as they apply to local control.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

A. **Action Item: Public Hearing Shoreland Conditional Use Permit 2017-004 Town of Beloit Armstrong-Eddy Park.**

Supervisor Gustina made a motion to go into public Hearing at 9:03. Seconded by Supervisor Mawhinney. All in Favor (5-0).

Todd Needham from R.H. Batterman gave a project overview. Discussion followed. No others spoke.

Supervisor Mawhinney made a motion to go out of Public Hearing at 9:10. Seconded by Supervisor Gustina. All in favor (5-0)

B. Action Item: Review and Denial or Approval with Conditions Conditional Use Permit 2017-004 Town of Beloit Armstrong Eddy Park.

Supervisor Mawhinney made a motion to approve with conditions and that the Standards applicable to Storm Water-Erosion Control be enforced as part of this project through the Rock County Land Conservation Dept. Seconded by Supervisor Gustina. Discussion followed. Mr. Byrnes prefaced the staff report for the Committee. Approved (5-0).

C. Action Item: Public Hearing Shoreland Conditional Use Permit 2017 005 R & K & Sons Construction.

Supervisor Gustina made a motion to go into Public Hearing at 9:15 am. Seconded by Supervisor Mawhinney. All in Favor (5-0).

Chair Sweeney asked Mr. Byrnes if this application has substantially changed since it was denied at a previous meeting. Mr. Byrnes said that it has.

Ron Combs gave an overview of the updated plan for the project and distributed maps showing project areas of concern. Discussion followed.

Mr. Byrnes read aloud a letter of non-support sent by one of the neighbors regarding this lot's development. Mr. Crull presented additional information on the hydrology of this area, both historically and present day situations. Discussion followed.

Chair Sweeney expressed concern that the City of Evansville's contribution to the storm water entering this area was not being addressed, but should be part of the project. Discussion followed regarding soils, infiltration, FEMA, and the Town of Union

D. Action Item: Review and Denial or Approval with Conditions Conditional Use Permit 2017 004 R & K & Sons Construction.

Supervisor Heidenreich made a Motion to Approve, Seconded by Supervisor Davis. After further discussion it was suggested that a condition be added that the City of Evansville as well as the Town of Union approve this lot development and supply the review back to the Agency as part of the intergovernmental approval process. Supervisor Heidenreich and Davis agreed to amend the motion to add those conditions.

A roll call vote was made with Supervisors Heidenreich and Davis voting to approve, and Supervisors Mawhinney, Gustina, and Sweeney voting to deny.

Conditional Use Permit 2017 005 Denied (2-3).

E. Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions:

▪ **LD2017 058 9Plymouth Township) – Miranda**

Motion to approve the Land Division with Agency recommended conditions made by Supervisor Mawhinney; Seconded by Supervisor Gustina. Discussion followed. APPROVED (5-0)

CONDITIONS:

1. Utility easement(s) 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 this lot may be restrictive to the replacement of the existing system"
3. Proposed lot lines shall include POWTS area with the buildings that utilize the system.
4. The parent parcel is currently zoned A1 by the Town of Plymouth. Based on the proposed size of lots 1 and 2, a rezone is required.
5. The recommendation to conditionally approve this land division is contingent on the Town approving the rezoning from A1.
6. The frontage of lot 2 along STH 11 shall be labeled "No Access" on the final CSM.
7. A Deed Restriction shall be recorded for lot 2 permanently restricting any buildings on the property.
8. A detailed easement for egress through lot 1 to lot 2 shall be recorded as a separate instrument.
9. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
10. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.

▪ **LD2017 061 (Fulton Township) – McKenna**

Motion to approve the Land Division with Agency recommended conditions made by Supervisor Heidenreich; Seconded by Supervisor Mawhinney. Discussion followed APPROVED (5-0)

CONDITIONS:

1. Utility easement(s) shall be placed on lots as requested by utility companies.
2. Note on Final CSM: "No buildings that produce wastewater allowed on lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies.
3. Conservation easement for areas of slope in excess of 16% shall be required. Easement language will be provided by the P&D Agency. Proposed lot lines shall include POWTS area with the buildings that utilize the system.
4. The Regional Floodplain shall be indicated on the Final CSM.

5. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.

▪ **LD2017 067 (LaPrairie Township) – Rye**

Motion to approve the Land Division with Agency recommended conditions made by Supervisor Mawhinney; seconded by Supervisor Gustina. Discussion followed.
APPROVED (5-0)

CONDITIONS:

1. Utility easement(s) 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 that utilize the system.
4. Deed restrictions required by Rock County Board of Adjustment shall be drafted and approved by the Town and County and signed by the Landowner prior to the CSM being approved by the P&D Agency. Deed restrictions shall be recorded following the recording of the CSM.
5. A note on the final CSM shall indicate that no buildings are allowed on lot 2. The parent parcel is currently zoned A1 by the Town of Johnstown. Based on the proposed size Lot 1, a rezone to A3 has been requested and approved. The remaining parent parcel (including 20 ft wide strip) shall be transferred to adjoining land owner to the north and combined via deed as planned and not created as a separate lot.
6. Any necessary rezone shall be approved by the Town of LaPrairie.
7. Dedicate a 33 foot half road right of way along Milton-Shopiere Rd. at the discretion of the Town.
8. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
9. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.

6. **FINANCE**

- A. Committee Review of Payments – Payments were reviewed by Committee.
- B. Transfers
None.

7. **COMMITTEE REPORTS**

Supervisor Heidenreich stated he was stepping down from the County Board as he is moving out of his District.

8. **DIRECTORS REPORT**

A. Southern Housing Region Program Status. Mr. Byrnes updated the committee on the program funding and status.

B. Mr. Byrnes and Mr. Wheeler updated the Committee on the 911 Address Sign Project.

9. **ADJOURNMENT**

Supervisors Gustina and Davis moved and seconded to adjourn the Committee at 10:40 am. All in favor (5-0).

Respectfully Submitted – Kurt Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

January 11, 2018 (8:00 am)

January 25, 2018 (8:00 am)

February 8, 2018 (8:00 am)

February 22, 2018 (8:00 am)