



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY November 14, 2019 – 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 8:03 a.m. on Thursday, November 14, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wes Davis, Phil Owens and Mary Mawhinney. Supervisor Gustina was absent. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director) Andrew Baker (Senior Planner), Kurt Wheeler (Planner III, Acting Secretary) and Dana Sandwick, Rock County Planning Office Coordinator.

Others Present: Michelle Schultz Real Property Lister and Brad Heuer County Surveyor, Duane Jorgenson, Public Works Director; Terri Carlson, Corp Council Risk Analyst, Ron Combs.

2. **ADOPTION OF AGENDA**

The adoption of an amended agenda Moved by Supervisor Mawhinney, Seconded by Supervisor Owens. Amended Agenda Adopted (4-0).

3. **MEETING MINUTES – MAY 23, 2019**

Motion made by Supervisor Mawhinney, Seconded by Supervisor Owens to accept the October 24, 2019 meeting minutes. APPROVED (4-0)

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

Mr. Baker gave the committee an update of a solar project in Rock County. Discussion followed.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

A. **Action Item: Approve, Approve with Conditions or Deny Land Division:**

- **(2019 055) – Janesville Township – Boughton**

Motion to approve with conditions made by Supervisor Mawhinney. Seconded by Supervisor Gustina. Approved (5-0)

Conditions:

1. Existing and proposed utility easements shall be shown and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. Note on Final Plat: "Lot 2 contains existing buildings which utilize an existing sewage treatment 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 must include the system area with the building(s) that utilize the POWTS.
4. Note on Final Plat: "No buildings which produce wastewater are allowed on Lot 1 and 3-6 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
5. Due to Floodplain Zoning and restrictions on building in slopes greater than 16%, the Final Plat shall indicate "No building or Land Disturbance" below approximately the 800 ft. contour line on each lot.
6. Dedicate a 33 foot half road right of way on N. River Road at the discretion of the Town.
7. Final Plat shall be submitted to and approved by the Agency three years after the preliminary approval.
8. Final Plat shall be recorded with the Rock County Register of Deeds within 6 months of their final approval.

• **LD2019 056 (LaPrairie Township) – Reid**

Motion to approve with conditions made by Supervisor Owens with Conditions, Seconded by Supervisor Mawhinney. Approved (4-0)

Conditions:

1. Existing utility easements shall be shown and proposed easements placed on the lots as requested by utility companies (where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
3. Comply with the Town of LA Prairie's Zoning Ordinance related to creating a new lot in the A4 Zoning district
4. Dedicate a 40 ft. half road right of way along CTH J.
5. Lot lines must include the system area with the building(s) that utilize the POWTS.
6. Final CSM shall be submitted to and approved by the Agency within 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 their last approval.

- **LD2019 062 (Avon Township) – Thom Trust**

Motion to approve with conditions made by Supervisor Mawhinney with Conditions, Seconded by Supervisor Owens. Approved (4-0)

Conditions:

1. Existing and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
3. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
4. Proposed lot lines must include the POWTS area with the building which utilizes the system.
5. CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- **LD2019 065 (Beloit Township) – Benedetti**

Motion to approve with conditions made by Supervisor Mawhinney with Conditions, Seconded by Supervisor Davis. Approved (4-0)

Conditions:

1. Existing and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
3. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

B. Action Item: Driveway change of use on an Access Controlled County Highway.

Mr. Baker gave an overview of the Change of Use and the location of the Project. Mr., Jorgenson and Mr. Baker answered questions and discussion followed.

Supervisor Davis made a motion to approve, Seconded by Supervisor Owens. Approved (4-0).

6. **Community Development**

- A. **Action Item:** Citizen Objection to Determination made by the Planning Director to deny a request for Subordination of Rock County Community Development Loans IDs – 005008D1 & 020352D1

The applicant, nor representatives were in attendance for the meeting. Mr. Byrnes gave a history and status of the loan agreement, correspondence, and policies regarding this appeal. After lengthy discussion, Supervisor Owens made a Motion to deny the objection. Seconded by Supervisor Davis. Appeal Denied (4-0).

- B. **Action Item:** Reduction in Accounts Receivable – Rock County's Community Development Loan Program.

Ms. Sandwick explained the reductions and dollar amounts to the Committee. Motion to Accept the reduction was made by Supervisor Mawhinney, Seconded by Supervisor Owens. Approved (4-0).

7. **ECONOMIC DEVELOPMENT**

- A. Information Item: Rock Ready Index Quarter 3 2019 Dashboard Report.

Mr. Otterstein reviewed the Q3 2019 Rock Ready Index, a quarterly dashboard report that is compiled and distributed by the Agency. Various statistical references, trends and observations were woven into his remarks. He also highlighted, as well as responded to questions regarding, specific economic and workforce development projects throughout the County. There was discussion. Since it was an information item, there was no Committee action.

8. **FINANCE**

Action Item:

- A. Committee review of payments
Reviewed
- B. Transfers
None

9. **COMMITTEE REPORTS**

None

10.

DIRECTOR'S REPORT:

- A. Mr. Byrnes gave the committee an update on the Town of Newbold (Oneida County) Shoreland Zoning Court of Appeals Case.

11. ADJOURNMENT

Supervisors Davis and Owens Moved and Seconded to adjourn the Committee at 9:03 a.m. All in Favor (4-0).

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

December 12, 2019 (8:00 am)

January 9, 2020 (8:00 am)

January 23, 2020 (8:00 am)

February 14, 2020 (8:00 am)