



MINUTES  
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY April 25<sup>th</sup>, 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 8:00 a.m. on Thursday, April 25<sup>th</sup>, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wes Davis, Mary Mawhinney, Wayne Gustina. And Supervisor Owens. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director) Andrew Baker (Senior Planner), and Jenifer Borlick; GIS Manager Rock County Planning.

Others Present: Ari Borlick, Magdalena Twarowski.

2. **ADOPTION OF AGENDA**

Moved by Supervisor Davis, Seconded by Supervisor Owens. Adopted (5-0).

3. **MEETING MINUTES – APRIL 11TH, 2019**

Motion made by Supervisor Mawhinney, Seconded by Supervisor Gustina to accept the April 11<sup>th</sup> meeting minutes. APPROVED (5-0)

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

Jennifer Borlick; GIS Manager for the agency, introduced Ari Borlick that was participating in the Bring your child to work day.

Supervisor Davis noted that Colin Byrnes was speaking tonight as part of a presentation on diversity at Craig High School.

5. **COMMUNITY DEVELOPMENT**

A. **Action Item:** Citizen Objection-Appeal of a Denial of 0% Loan Funding for Housing Rehabilitation.

Mr. Byrnes referenced materials handed out at the meeting. The applicant was deemed not eligible by the WPHD after they determined that the applicant did not live at the residence in questions after investigation.

The applicant stated that they were keeping belongings at the address, but that it was uninhabitable, citing no running water, and having to run an extension cord from the main power box in the basement. Discussion and questions followed.

Mr. Byrnes referenced to the WPHD Policy and Procedure Manual where it states that at least one owner of the property must reside in the structure to obtain approval for funding.

After additional discussion, questions, and statements from the applicant, a Motion was made by Supervisor Owens to deny the objection, Seconded by Supervisor Davis. Denied (5-0)

## 6. CODE ADMINISTRATION AND ENFORCEMENT

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

- (2019 006) – Huber (Harmony Township).

Motion to approve with conditions made by Supervisor Owens with Conditions, Seconded by Supervisor Davis. Approved (5-0)

#### Conditions:

1. Utility easements shall be placed on lots as requested by utility companies.
2. Note on Final CSM: "Lot 1 and 2 contain existing buildings which utilize an existing private sewage system at the time of this survey, however soils on the lots may be restrictive to the replacement of the existing system".
3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
4. Dedicate a 33 foot half road right of way along Harmony Townhall Rd and Bingham Rd. at the discretion of the Town.
5. The proposed rezone of each new lot out of a certified Farmland Preservation Zoning District shall be approved at the discretion of the Town of Harmony prior to final approval of the Land Division.
6. Final CSM shall be submitted to and approved by the Agency one year after the 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 007 Hess (Newark Township)**

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

Conditions:

1. Utility easements shall be delineated and proposed utility easements shall be placed on lots as requested by utility companies.
2. Note on Final CSM: "Lot 3 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. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- **LD2019 008 Sayre (Fulton Township)**

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

Conditions:

1. Utility easements shall be delineated and proposed utility easements shall be placed on lots as requested by utility companies.
2. Note on Final CSM: "Lot 3 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. The applicant shall record all deed restrictions or restrictive covenants as deemed necessary by the Town of Fulton for Farm Base Tract standards.
5. Dedicate a 33 foot half road right of way along W. Stone Farm Rd. at the discretion of the Town.
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 009 McCann (Fulton Township)**

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

Conditions:

1. Existing utility easements shall be delineated and proposed 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 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 CSM "No buildings which produce wastewater are allowed on Lot 3 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
5. Due to the standards of the Rock County Access Control Ordinance, a "No Access" note shall be included along the frontage of Lot 2.
6. A note on Lot 2 shall indicate "No buildings shall be permitted on Lot 2 unless direct access is provided to a public road".
7. An Access Easement to service Lot 2 shall be indicated on Lot 1 with a note that "it is for ingress/egress of Lot 2, not to serve as a future building site".
8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
9. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

7. **FINANCE**

**Action Item:**

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

8. **COMMITTEE REPORTS**

None

9. **DIRECTOR'S REPORT:**

A. Diversity Action Team of Rock County meeting April 25<sup>th</sup>, 2019 Craig High School  
6:30.

Discussed as previously mentioned.

10. **ADJOURNMENT**

Supervisors Gustina and Owens moved and seconded to adjourn the Committee at 9:00  
a.m. All in Favor (5-0).

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

**Future Meetings/Work Sessions**

May 9, 2019 (8:00 am)  
May 23, 2019 (8:00 am)  
June 13, 2019 (8:00 am)  
June 27, 2019 (8:00 am)