



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, MARCH 26, 2015 - 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, March 26, 2015 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wayne Gustina and Ex-Officio Russ Podzilni (County Board Chair). Supervisors absent: Wes Davis, Jason Heidenreich and Mary Mawhinney. QUORUM PRESENT

Planning & Development Staff present: Colin Byrnes (Acting Planning Director/Zoning Administrator) and Kurt Wheeler (Acting Secretary).

Other County Staff present: Jeff Kuglitsch (Corporation Counsel), Andrew Baker (Land Conservation) and Jason Houle (County Surveyor).

Citizens present: Steve Lulich (Dodge Concrete), Joe Marx (Dodge Concrete), John Gritt (Sunset Forestry, LLC), Michael Ettner (Bluewater consulting), Warren Hansen (Farris, Hansen & Assoc.), Steve Gaffield (Montgomery Assoc.), Mike Foy (WI DNR), Bran Meyer (Town of Milton), Russ & Sandra Caley (Klug Road Resident), Ken Soergel (Klug Road Resident), James Hanlon (Klug Road Resident), Scott Traynor (Traynor Gravel Pit), Marian Trescher (Town of Milton), Leonard Stalker (Town of Milton), Brandon Crandall (Camp Wakonda), David Keber (Klug Road Resident), Rebecca Kanable (Milton Courier), Linda Bricco Schalk (Klug Road Resident), and Matt Fleming (Representing Neighboring Residents).

2. **ADOPTION OF AGENDA**

Chair Sweeney moved Item 6. Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Item 4. Supervisor Gustina and County Board Chair Podzilni moved the agenda as amended. APPROVED as amended.

3. **MEETING MINUTES – MARCH 12, 2015**

Supervisor Gustina and County Board Chair Podzilni moved the approval of the minutes of March 12, 2015 as presented. ADOPTED as presented by acclamation.

4. **FINANCE**

Supervisor Gustina made a motion to approve the Department Bills; Seconded by County Board Chair Podzilni. All in favor – **Approved (Yes –3 No- 0, Absent – 3)**

5. CODE ADMINISTRATION & ENFORCEMENT

A. Public Hearing Shoreland Conditional Use Permit – Harold Traynor Revocable Living Trust

Supervisor Gustina moved to go into Public Hearing at 8:10 a.m. with a second by County Board Chair Podzilni and the roll call was read. Present: Chair Sweeney, Supervisor Gustina and County Board Chair Russ Podzilni. Absent: Supervisors Davis, Heidenreich and Mawhinney.

Representatives of the applicant presented the request for a Conditional Use Permit for the proposed Traynor gravel pit for both mineral extraction – non-metallic mining and to build a replacement bridge for the Otter Creek crossing.

At this time, a PowerPoint presentation totaling 49 slides covering the Proposed Traynor Gravel Pit was given by Mike Ettner (Bluewater Consulting), Warren Hansen (Farris, Hansen, and Associates), John Gritt (Sunset Forestry), Steve Gaffield (Montgomery and Associates), and Steve Lulich (Dodge Concrete).

The presentation covered the 5 elements needed to site a sand and gravel operation: 1). Willing Property Owner 2). Need for Materials, 3). Suitable Aggregate Materials, 4). Engineered Design, and 5). Local and State Approvals. Topics also included water retention and quality, project history, engineering specifications, environmental concerns, as well as hydrologic characteristics of the site, reforestation events, floodplains, bridge replacement, and types of aggregate and associated costs.

During the presentation, County Board Chair Russ Podzilni left the meeting and County Board Vice-Chair Sandra Kraft took over as Ex-Officio Committee member.

After the applicant's presentation, Mr. Byrnes was given the floor and presented the Staff Report explaining the Rock County Shoreland Ordinance and key points as to the Staff's recommendation to deny the Conditional Use Permit.

Following Mr. Byrnes presentation, meeting attendees that had signed up as wishing to speak were called.

Bryan Meyer, Milton Town Board Chair, addressed the committee as to the rationale of the Town of Milton issuance of a Conditional Use Permit for the project and briefly explained the numerous conditions that the Town of Milton has imposed upon the project. He discussed the Town's stance on the importance of agricultural land uses as it pertained to this application and the Town's belief that this project should be approved.

Neighborhood residents in close proximity to the project area: Linda Bricco Shalk, Brandon Crandall, Ken Soergel, Sandy Caley, and Dave Keber voiced several concerns including: water pollution, noise, dust, view shed, environmental, forestry, and road access, as well as the close proximity to the Storr's Lake Wildlife Area and fishery associated to this project. They asked the committee to deny this application for a Shoreland Conditional Use Permit based on these factors.

Nearby resident James Hanlon informed the committee that there was a water control device that had been in existence for decades within the marsh that has had blockages

and unauthorized cementing of the opening, thus creating a water backup on to his property. Mr. Hanlon spoke in favor of the proposed project.

Attorney Matt Fleming spoke to the fact that he had previously represented the neighborhood residents (Linda Shalk, Brandon Crandall, Ken Soergel, Sandy Caley, and Dave Keber) and had initiated a lawsuit with the Town of Milton, but that it was cancelled when the original applicant B.R. Amon and Sons Concrete was dissolved.

County Board Vice-Chair Kraft moved to close the Public Hearing at 10:10 a.m. with a second by Supervisor Gustina and the roll call was read. Present: Chair Sweeney, Supervisor Gustina and County Board Vice-Chair Sandra Kraft. Absent: Supervisors Davis, Heidenreich and Mawhinney.

B. Shoreland Conditional Use Permit – Harold Traynor Revocable Living Trust

Supervisor Gustina moved to postpone committee action on the applicant's request for the conditional use permit until the April 9th, 2015 committee meeting; seconded by County Board Vice-Chair Kraft. ALL IN FAVOR (Yes – 3, No – 0, Absent – 3)

C. Request to Reduce Shoreland Conditional User Application Fee – Harold Traynor Revocable Living Trust

County Board Vice-Chair Kraft moved to postpone committee action on the applicant's request for a reduction in the Shoreland Conditional Use Permit application fee until the April 9th, 2015 committee meeting; seconded by Supervisor Gustina. ALL IN FAVOR (Yes – 3, No – 0, Absent – 3)

8. COMMITTEE REPORTS

None

9. DIRECTORS REPORT

- Orfordville CDBG-Small Cities Grant – Mr. Byrnes reported that an internal review was conducted on 3 project files that were conducted by Rock County and indicated in the State Dept. of Administration monitoring report.

9. ADJOURNMENT

Supervisor Gustina and County Board Vice-Chair Kraft moved to adjourn the committee at 10:23 a.m. ADOPTED by acclamation.

The next meeting of the Planning & Development Committee is scheduled to be held **Thursday, April 9, 2015 at 8:00 a.m.**

Prepared by: Kurt Wheeler – Acting Secretary