



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY MARCH 8, 2018 – 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 8, 2018 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Wes Davis, Wayne Gustina and Owens. Supervisors Mawhinney was excused. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning and Development Director), Andrew Baker (Zoning Administrator), and Cheryl Martin (Office Coordinator).

Others present: Ron Combs, Eva Arnold, Cathy Arnold, Todd Popanz.

2. **ADOPTION OF AGENDA**

Amended Agenda (Item 7a moved to precede Item 5) Moved by Supervisor Davis, Seconded by Supervisor Gustina to approve the adoption of the agenda. Adopted (4-0)

3. **MEETING MINUTES – FEBRUARY 22, 2018**

Motion made by Supervisor Davis to accept the February 22, 2018 meeting minutes, Seconded by Supervisor Gustina. APPROVED (4-0)

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

NONE

5. **COMMUNITY DEVELOPMENT**

Housing Rehabilitation Loan Alteration Request-Loan ID 020129D1

Staff presented a request from the spouse of a deceased customer to alter the terms of the existing mortgage. The new request had to do with the commencement of monthly installment payments. Motion to approve the requested mortgage alteration with the Staff recommended conditions moved by Supervisor Owens, Seconded by Supervisor Davis. Approved (4-0).

6. **CODE ADMINISTRATION AND ENFORCEMENT**

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

▪ **LD2017 073 Center Township - Kaun**

Motion to approve the Land Division with Agency recommended conditions made by Supervisor Gustina; **Seconded** by Supervisor Owens. Discussion followed. APPROVED (4-0).

CONDITIONS:

1. Utility easement(s) shall be placed on lots as requested by utility companies.
2. Note on final CSM: approved by the necessary governmental agencies.
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 Center. Based on the proposed size of Lot 1, a rezone is required. The recommendation to conditionally approve this land division is contingent on the Town approving the rezoning from A1 as described further below (*).
5. Dedicate a 33 foot half road right of way along N. Roherty Rd. at the discretion of the Town.
6. A 40 foot wide drainage easement shall be delineated equally on each side of the centerline or drainage way in the northwest portion of Lot 1.
7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.

▪ **LD2017 075- Beloit Township – Carroll Family Trust**

Motion to approve the Land Division with conditions made by Supervisor Gustina; **Seconded** by Supervisor Owens. Discussion followed. APPROVED (4-0)

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. The parent parcel is currently zoned A1 by the Town of Beloit. Based on the proposed size and use of Lot 1, a rezone is required. The recommendation to

conditionally approve this division is contingent on the Town approving the rezoning from A1 as described further below.

5. Dedicate a 33 foot half road right of way along W. Saint Lawrence Ave. at the discretion of the Town.
6. A 40 foot wide drainage easement shall be delineated equally on each side of the centerline of drainage way beginning in the northeast corner of Lot 1.
7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.

▪ **LD2018 002 Turtle Township – Arnold**

Motion to approve the Land Division with Agency recommended conditions made by Supervisor Gustina; **Seconded** by Supervisor Owens. Discussion followed.
APPROVED (4-0).

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 AE by the Town of Turtle. Based on the proposed size of Lot 1, a rezone is required by Ordinance. The recommendation to conditionally approve this division is contingent on the Town approving the rezoning from AE as described further below.
5. Dedicate a 33 foot half road right of way along s. Schroeder Rd. at the discretion of the Town.
6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.

▪ **LD2018 011 Magnolia Township – Hoerler Trust**

Motion to approve the Land Division with Agency recommended conditions made by Supervisor Gustina; **Seconded** by Supervisor Owens. Discussion followed.
APPROVED (4-0)

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

7. **FINANCE**

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

8. **COMMITTEE REPORTS**

None.

9. **ADJOURNMENT**

Supervisors Gustina and Davis moved and seconded to adjourn the Committee at 8:22 a.m. All in Favor (4-0).

Respectfully Submitted – Cheryl Martin, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

March 22, 2018 (8:00 am)
April 12, 2018 (8:00 am)
April 26, 2018 (8:00 am)