



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, MARCH 14, 2013 - 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 14, 2013 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wayne Gustina, Marilynn Jensen, Mary Mawhinney, and Phil Owens.

Planning & Development Staff present: Paul Benjamin (Director), Colin Byrnes (Zoning Administrator), Steve Schraufnagel (Acting Secretary), David Somppi (Community Development Manager), and Adam Pritchard (County Engineer)

Citizens present: Steve Lathrop (Combs & Associates), and Attorney Rakita.

2. ADOPTION OF AGENDA

Supervisor Owens moved to adopt the agenda as amended, Supervisor Gustina seconded. **ADOPTED 5-0.**

3. MEETING MINUTES – FEBRUARY 28, 2013

Supervisor Gustina moved the approval of the February 28, 2013 Committee minutes as presented; seconded by Supervisor Jensen. **APPROVED. 5-0**

4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

Mr. Benjamin read a letter to the Committee from a Community Development loan customer thanking them for their decision from last meeting approving the subordination of her mortgage.

5. INTRODUCTION OF ADAM PRITCHARD – COUNTY ENGINEER

Adam introduced himself and expressed to the Committee his appreciation and desire to work for Rock County.

6. CODE ENFORCEMENT

A. Action Item: Preliminary Approval of Land Divisions

Mr. Byrnes discussed the submitted land divisions.

- LD 2013 003 (Bradford Township) – Loren Bobolz

Supervisor Gustina made a motion to conditionally approve LD 2013 003; Seconded by Supervisor Mawhinney. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions of Approval:

1. Existing structures shall meet setback regulations.
2. Show septic and well location for existing structures on lot.
3. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before March 14, 2014.
4. Certified Survey Maps that are subject to local approval must be recorded within 6-months of their last approval and 24 months of the first approval.
5. 33' ½ ROW exclusive easement dedicated along S. Emerald Grove Road on front of lot 1 at discretion of the Town Board.
6. Note of Final Map: "Since Lot 1 contains existing buildings which use an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot maybe restrictive to the replacement of the existing system."

B. Information Item: Zoning of County Owned Property

Mr. Byrnes produced a county map depicting the County Owned Property located in the unincorporated areas along with the accompanying zoning. He pointed out that zoning of County Owned Property is not consistent by Town and staff will work with them to get the appropriate zoning for the existing land use.

Supervisor Mawhinney stated that staff should work with the towns in determining the correct zoning and should be done in a timely manner.

Deputy Corp Counsel Dumas stated that the state statutes governing Shoreland Ordinance has changed since 1982. The statutes do not normally address zoning of County Owned Land.

Supervisor Owens moved to amend his original motion to approve the adoption of the Shoreland Ordinance update, with that staff work with individual towns on the zoning of county owned lands within the next 12 months; second by Supervisor Gustina. All in favor – **Approved (Yes – 5, No – 0, Absent – 0)**

7. FINANCE

Action Item: Department Bills/Encumbrances/Amendments/Transfers

None at this time

8. COMMUNITY DEVELOPMENT

Action Item: Request for Removal of Restrictive Covenants (Loan IDs 007018I1 and 007029D1)

Mr. Benjamin explained to the Committee the background on these loans and subsequent foreclosure. The loan from this agency entailed removing lead and adding new windows among other things. Originally, the covenants were added to address that only Low and Moderate-income (LMI) individuals could rent these units. Basically, the new owner's attorney is requesting that the existing restrictive covenants be removed. He feels they do not apply any more and are too restrictive. Mr. Dumas and the planning staff request that the covenants should remain.

Supervisor Jensen moved to approve the request for removal of restrictive covenants; second by Supervisor Gustina. **DENIED (Yes – 0, No – 5, Absent – 0)**

9. DIRECTORS REPORT

- **Farmland Preservation Plan** – The draft plan has been returned to the staff from DATCP with several more minor changes requested. The Town of Janesville has requested that they now be included in the plan and staff is working with them to accomplish that.
- **Water Quality Planning** – Mr. Benjamin announced that the TAC meeting is scheduled for March 27. He also handed out maps created by the Health Department depicting the location of existing private on-site septic systems and also well locations that have nitrate and bacteria well sampling data within the 208-water quality plan area.
- **Workshop in March 19, 2013** – Mr. Benjamin distributed an agenda for the second town workshop that will feature topics such as Land Division Review, MOA's and Town Zoning Ordinance updates.
- **Access Control Ordinance** – Mr. Benjamin announced that Adam would be working with the Public Works Department to update the Access Control Regs that were adopted in 1974.
- **Milton Town Gravel Pit** – Mr. Byrnes informed the Committee that the Town of Milton conditionally approved a gravel pit at their last meeting on the Traynor property located of Klug Rd and CTH N. Staff is expecting that the landowner will

be submitting an application for a County Shoreland Conditional Use Permit to the Committee to consider whether or not to approve pit operation within the shoreland buffer (1,000 feet) of the Storr's Lake Wildlife Area.

10. COMMITTEE REPORTS

None at this time

11. ADJOURNMENT

Supervisor Mawhinney moved to adjourn the committee at 9:56 a.m.; second by Supervisor Gustina. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, March 28, 2013 at 8:00 a.m.**

Prepared by: Steve Schraufnagel – Acting Secretary