



MINUTES  
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY FEBRUARY 23, 2017 - 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, February 23, 2017 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Jason Heidenreich, Wayne Gustina and Wes Davis. Supervisor Absent: Mary Mawhinney. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning & Development Director), Andrew Baker (Sr. Planner/Zoning Administrator), Kurt Wheeler (Planner III/Acting Secretary) and Cheryl Martin (Planning Services Coordinator),

Others present: Mike Grubb (Brennan & Steil), Ron Combs (Combs & Assoc.), Brad Adee, Jeff Fox, and Tammy Eliszewski (Town Bank)

2. **ADOPTION OF AGENDA**

Moved by Supervisor Gustina, Seconded by Supervisor Davis. ADOPTED (4-0)

3. **MEETING MINUTES – FEBRYARY 9, 2017**

Supervisor Davis noted that Supervisor Gustina's attendance at the last meeting was omitted. Motion made by Supervisor Heidenreich to add Supervisor Gustina's name to those present and accept the corrected February 9, 2017 meeting minutes, seconded by Supervisor Gustina. APPROVED (4-0)

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

None

5. **CODE ADMINISTRATION AND ENFORCEMENT**

A. Public Hearing – Shoreland Conditional Use Permit 2017 001 – ABC North River Hills LLC

Supervisor Gustina moved to go into Public Hearing at 8:04 am; second by Supervisor Davis. All in favor – APPROVED (Yes – 4, No – 0, Absent – 1)

Mr. Baker described the project. The applicant is seeking a conditional use permit to perform filling and grading activities associated with the construction of a new public road on the property. A Conditional Use Permit is required because the project will involve greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the Rock River).

Ron Combs described the scope of the work being conducted and stated that the Wisconsin DOT has approved the road plans.

Supervisor Gustina questioned whether or not the addresses of affected residents would change. Mr. Baker stated that it was unknown at this time whether or not any addresses or road names would change.

Supervisor Davis moved to exit the Public Hearing at 8:08 am; second by Supervisor Gustina. All in favor – APPROVED (Yes – 4, No – 0, Absent – 1)

B. Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2017 001 – ABC North River Hills LLC

Staff is recommending approval of the Shoreland Conditional Use Permit #2017 001 with the following conditions:

1. The project shall be completed according to the approved construction plans.
2. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices.
3. Any topsoil piles that will remain on site shall be shaped and seeded to provide vegetative cover as soon as practical following placement. Perimeter sediment control measures shall also be installed around the piles and on the site in general.
4. All other necessary permits or approvals for the project shall be obtained prior to starting construction.
5. This permit expires one year from the date of Committee approval unless approved otherwise.

Supervisor Heidenreich moved to approve Shoreland Conditional Use Permit 2017 001 with the previously stated conditions; second by Supervisor Davis. All in favor – APPROVED (Yes – 4, No – 0, Absent – 1)

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

- LD 2017 002 (Union Township) – Francis  
Supervisor Gustina moved the approval of LD 2017 002 with conditions; second by Supervisor Davis. All in favor – APPROVED (Yes – 4, No – 0, Absent – 1).

Conditions to be met for final approval:

1. Utility easement(s) shall be placed on lots as requested by utility companies.
2. Dedicated a 40-foot half road right of way along County Hwy c.
3. Note to be included on the 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. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. The Rock County Treasurer shall certify that property taxes have been paid prior to approval by Agency.
6. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of the last approval.

• LD 2017 005 (Milton Township) – Jones Revocable Trust

Supervisor Heidenreich moved the approval of LD 2017 005 with conditions; second by Supervisor Gustina. All in favor – APPROVED (Yes – 4, No – 0, Absent – 1).

Conditions to be met for final approval:

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. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies."
4. Dedicate 33-foot half road right of way along N. Vogel Rd. at the discretion of the Town of Milton.
5. County Hwy N is an Accessed Controlled Hwy in the location, therefore the CSM shall indicate no access from Lot 2 onto Hwy. N.
6. The parent parcel is currently zoned A1 by the Town of Milton. Based on the proposed size of Lot 1, a rezone is required.
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 County Register of Deeds within 6 months of their last approval.

**6. FINANCE**

A. Committee Review of Payments  
None at this time.

B. Transfers  
None at this time.

**7. COMMUNITY DEVELOPMENT**

- A. Citizen Grievance Resolution – Loan ID 006088D1  
Mr. Byrnes provided an overview of the subordination request and Staff's decision to deny the request.

After discussion, Supervisor Gustina moved to confirm the denial of the subordination request; seconded by Supervisor Davis. All in favor – DENIED (Yes – 4, No – 0, Absent – 1)

8. **COMMITTEE REPORTS**

None at this time.

9. **DIRECTORS REPORT**

- A. City of Janesville Water Quality Plan Amendment

Mr. Byrnes gave an overview of the meeting that occurred February 22<sup>nd</sup> with Town representatives, City of Janesville and the Rock County Health Department.

10. **ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 8:47am; Seconded by Supervisor Heidenreich. All in favor (4-0).

Respectfully Submitted – Kurt Wheeler, Acting Secretary

These minutes are not official until approved by committee.

**Future Meetings/Work Sessions**

March 9, 2017 (8:00 am)  
March 23, 2017 (8:00 am)  
April 13, 2017 (8:00 am)  
April 27, 2017 (8:00 am)