



MINUTES  
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY AUGUST 10, 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, August 10, 2017 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Wes Davis. Jason Heidenreich and Mary Mawhinney. Supervisors Absent: Wayne Gustina was excused. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning & Development Director), Andrew Baker (Sr. Planner), James Otterstein (Economic Development Mgr.), Kurt Wheeler (Planner III/Acting Secretary) and County Surveyor; Brad Heuer.

Others present: Cathy Rollie and Craig O'Leary (Farmers & Merchants Bank of Orfordville)

2. **ADOPTION OF AGENDA**

Supervisors Davis and Mawhinney moved the agenda; Agenda ADOPTED and amended as follows: moved Item 8A. to follow Item 4.

3. **MEETING MINUTES – JULY 27, 2017**

Motion made by Supervisor Mawhinney to approve the meeting minutes from July 27, 2017; seconded by Supervisor Davis. APPROVED (4-0)

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

Andrew Baker provided an update on the Boy Scout Camp Pond project along the Rock River.

5. **COMMUNITY DEVELOPMENT**

A. Alteration of Mortgage Request – Loan ID 02041311

Mr. Byrnes presented the request from a Community Development loan customer that was in default on both their 1<sup>st</sup> mortgage and their Community Development monthly installment loan. The loan customer had an accepted offer to purchase their property; but the purchase price was less than what was needed to cover both the 1<sup>st</sup> and 2<sup>nd</sup> mortgages. The applicant was asking to have the remaining balance of their Rock County loan forgiven.

Mr. Byrnes indicated that there were three possible responses: 1) Request full repayment of the amount owed (Principal + Interest/Penalties), 2) Forgive the full amount owed, or 3) Request partial repayment of the amount owed. Discussion followed with input by the 1<sup>st</sup> mortgage holder and the homeowner.

Supervisors Heidenreich and Mawhinney made the motion that the County's settlement offer to the 1<sup>st</sup> mortgage holder be the following:

75% of Offer to Purchase Price = First Mortgage Holder Settlement

25% of Offer to Purchase Price = Rock County Planning & Development Settlement

APPROVED (**Yes – 3** [Mawhinney – Heidenreich – Sweeney] / **No – 1** [Davis])

## **6. CODE ADMINISTRATION AND ENFORCEMENT**

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

#### **▪ 2017 031 (Fulton Township) – Rock River Threshere**

Motion to approve with conditions made by Supervisor Mawhinney; seconded by Supervisor Sweeney. APPROVED (4-0).

Conditions:

1. Utility easement(s) shall be placed on lots as requested by utility companies.
2. Note on final CSM: "No buildings which produce wastewater are allowed on Lots 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies."
3. Dedicate 33' half road right of way along N Hurd Rd at the discretion of the Town of Fulton.
4. A deed restriction shall be required on the remaining parent parcel (6-6-334) which states it may not be sold separate from parcel 6-6-343a until such time that a CSM is approved.
5. The CSM shall show "no-access" along USH 51 and County Hwy M.
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.

▪ **2017 032 (Fulton Township) – Rock River Threshere**

Motion to approve with conditions made by Supervisor Heidenreich; seconded by Supervisor Mawhinney. APPROVED (4-0)

Conditions:

1. Utility easement(s) shall be placed on lots as requested by utility companies.
2. Note on final CSM: “No buildings which produce wastewater are allowed on Lots 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies.”
3. Dedicate 33’ half road right of way along N Consolidated School Rd at the discretion of the Town of Fulton.
4. The CSM shall show “no-access” along USH 51.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. CSM’s subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of the last approval.

▪ **2017 035 (Plymouth Township) – Sylvia M. Schmitt Declaration of Trust**

Motion to approve with conditions made by Supervisor Mawhinney; seconded by Supervisor Heidenreich. 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 system.
3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
4. The parent parcel is currently Zoned A1 by the Town of Plymouth. Based on the proposed size of Lot 1, a rezone is required.
5. Dedicate 50 foot half road right of way to the public as proposed on Preliminary CSM.
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.

▪ **2017 040 (Spring Valley Township) – Steven K Lund**

Motion to approve with conditions made by Supervisor Mawhinney; seconded by Supervisor Heidenreich. 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 Spring Valley. Based on the proposed size of Lot 1, a rezone is required.
5. The Town of Spring Valley granted approval indicating that property line shall go to the center of the road (no dedication required).
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 the last approval.

**7. FINANCE**

- A. Committee Review of Payments  
The bills that have been paid were presented and reviewed.
- B. Transfers  
None at this time.

**8. COMMUNITY DEVELOPMENT**

- B. Review and Recommendation to County Administration/County Board Staff Committee funding for Community Agency Initiative – NeighborWorks Blackhawk Region

Staff reported that no response had been received from NeighborWorks regarding their attendance at this month's committee meeting. The Committee recommended Staff contact the organization and offer the opportunity again to present their program and mission. Therefore, no action would be taken today to provide a funding recommendation to County Administration or County Board Staff Committee.

**9. COMMITTEE REPORTS**

None at this time.

**10. ECONOMIC DEVELOPMENT**

A. Rock Ready Index Q2 2017

Mr. Otterstein reviewed the Rock Ready Index Q2 2017, a quarterly dashboard report published by the Agency, which highlights various local economic indicators. During the review, trends and examples were noted. Discussion followed.

**11. DIRECTORS REPORT**

A. FEMA/County Purchased Property Flood 2008

Mr. Byrnes reported on County owned property that was acquired through FEMA flood mitigation during the 2008 flooding. The property had 2 trees that had uprooted and were needing removal as they were impacting a neighboring property. Staff will be working with the Purchasing Division to secure a contractor for removal of the trees.

**12. ADJOURNMENT**

Supervisors Heidenreich and Mawhinney moved to adjourn the committee at 9:41 am. All in favor (4-0).

Respectfully Submitted – Kurt Wheeler, Acting Secretary

These minutes are not official until approved by committee.

**Future Meetings/Work Sessions**

August 24, 2017 (8:00 am)  
September 14, 2017 (8:00 am)  
September 28, 2017 (8:00 am)  
October 12, 2017 (8:00 am)  
October 26, 2017 (8:00 am)