



MINUTES  
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY OCTOBER 26, 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, October 26, 2017 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Wes Davis, and Wayne Gustina. Supervisors Jason Heidenreich and Mary Mawhinney excused. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Sr. Planner/Code Enforcement), Kurt Wheeler (Planner III), Cheryl Martin (Planning Svcs. Coord), Brad Heuer (County Surveyor) and Josh Smith (County Administrator).

Others present: Ryan Combs (Combs & Assoc.), John Borgwardt, and Bob Dorr

2. **ADOPTION OF AGENDA**

Moved by Supervisor Gustina, Seconded by Supervisor Davis to approve the adoption of the agenda. Adopted (3-0)

3. **MEETING MINUTES – OCTOBER 12, 2017**

Motion made by Supervisor Davis to approve the meeting minutes from October 12, 2017; Seconded by Supervisor Gustina. Approved (3-0)

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

None

5. **CODE ADMINISTRATION AND ENFORCEMENT**

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

- **LD2017 045 (Newark Township) – Heffel**  
Motion to approve the Land Division with Agency recommended conditions made by Supervisor Gustina; seconded by Supervisor Davis. APPROVED (3-0)

**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 Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
  3. The Town of Newark shall approve the rezone of the proposed lot area as determined necessary according to the Zoning Ordinance.
  4. Dedicate road right of way as indicated on the preliminary CSM at the discretion of the Town.
  5. A restricted area shall be delineated on the final CSM in the wetland areas included on the Wisconsin Wetland inventory map.
  6. A note on the Final CSM shall indicate that all building and land disturbance is prohibited in these areas unless a Certified Wetland Delineation is completed by the owner prior to development.
  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 054 (Johnstown Township) – Taylor**  
Motion to approve the Land Division with Agency recommended conditions made by Supervisor Gustina; seconded by Supervisor Davis. APPROVED (3-0)

**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. Dedicate 40-foot half road right of way along E Co Rd A to the County of Rock.
5. The parent parcel is currently zoned A1 by the Town of Johnstown. Based on the proposed size Lot 1, a rezone to A3 has been requested and approved. The remaining parent parcel (including 20 ft wide strip) shall be transferred to adjoining land owner to the north and combined via deed as planned and not created as a separate lot.
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.

**B. Change of Use on Access Controlled Highway – Borgwardt**

Motion to approve the change of use with Agency recommended conditions made by Supervisor Davis; seconded by Supervisor Gustina. APPROVED (3-0)

CONDITIONS:

1. A note on the final CSM for the Land Division associated with this request (LD 2017033) shall read as follows: "Shared access shall be limited to serving no more than two private residential entrances."
2. All other conditions of approval for LD 2017 033 shall be followed.

6. FINANCE

- A. Committee Review of Payments – No payments were presented for review.
- B. Transfers  
None.

7. CORPORATE PLANNING

- A. Review of 2018 Rock County Departmental Budget Request

County Administrator, Josh Smith, presented a few highlights of the Real Property, Surveyor, and Planning & Development 2018 budget requests.

8. COMMITTEE REPORTS

None at this time.

9. DIRECTORS REPORT

- A. 911 Address Signs – Town of Center  
Kurt Wheeler provided a status report on the inventory of Town 911 Address Signs.

10. ADJOURNMENT

Supervisors Gustina and Davis moved and seconded to adjourn the Committee at 8:30 am. All in favor (3-0).

Respectfully Submitted – Kurt Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

November 16, 2017 (9:00am) – *note the time change*  
December 14, 2017 (8:00am)  
January 11, 2018 (8:00 am)  
January 25, 2018 (8:00 am)