



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY JUNE 14, 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, June 14, 2018 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Mary Mawhinney, Wes Davis, Wayne Gustina and Phil Owens – QUORUM PRESENT.

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

Others present: Bob Newell (Alliant Energy), Kristin Belongia (Batterman), Ron Combs (Combs & Assoc.) and Kevin Daskam

2. **ADOPTION OF AGENDA**

Moved by Supervisor Gustina, Seconded by Supervisor Owens to approve the adoption of the agenda. Adopted (5-0)

3. **MEETING MINUTES – MAY 10, 2018 – 8:00 AM & MAY 10, 2018 – 5:30 PM**

Motion made by Supervisors Owens and Mawhinney to accept both of the May 10, 2018 meeting minutes. APPROVED (5-0)

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

NONE

5. **CODE ADMINISTRATION AND ENFORCEMENT**

A. **Public Hearing for a Shoreland Conditional Use Permit 2018 003 – Alliant Energy Riverside Center Expansion Project (Beloit Township)**

Supervisor Mawhinney moved to go into Public Hearing; seconded by Supervisor Gustina at 8:03 am.

Mr. Baker described that the applicant is requesting to conduct grading activities associated with the Riverside Energy Center Expansion project. It will consist of a temporary construction staging area and facilities associated with the permitted wastewater discharge system. The application included a modification to the original

plan for the wastewater discharge system (permitted in 2016), which will require more land disturbance along the shoreline than what was approved in the original permit.

Supervisor Owens moved to go out of public hearing; seconded by Supervisor Gustina. Time 8:09 am.

B. Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2018 003 – Alliant Energy Riverside Center Expansion Project (Beloit Township)

Agency Staff recommended approval of the Shoreland Conditional Use Permit with the following conditions. Supervisor Mawhinney asked whether or not there should be any conditional approvals contingent upon WI DNR approval and Mr. Baker indicated that this would be added.

Motion to approve Shoreland Conditional Use Permit 2018 003 made by Supervisor Mawhinney; seconded by Supervisor Owens. **APPROVED (5-0)**

Conditions:

1. The project shall be completed according to the approved plans unless minor revisions are approved in advance by Staff. Significant plan changes require Committee approval.
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. The topsoil piles indicated on the plans 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. Efforts shall be made to implement measures that will minimize any concentrated flow from running off the laydown areas and damaging perimeter erosion control measures.
5. All other necessary permits for the project shall be obtained prior to starting construction – including WI DNR permits.
6. This permit expires one year from the date of Committee approval unless approved otherwise.

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

▪ **LD2018 008 Newark Township - Britton**

Motion to approve the Land Division with Agency recommended conditions made by Supervisor Gustina; **Seconded** by Supervisor Mawhinney. Discussion followed. **APPROVED (5-0).**

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. Note on final CSM: "No residential construction permitted on Lot 1 due to limited accessibility, lot configuration and other environmental physical features".
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.

▪ **LD2018 018 Janesville Township – Heath**

Motion to approve the Land Division with conditions made by Supervisor Mawhinney; **Seconded** by Supervisor Owens. Discussion followed. **APPROVED (5-0)**

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 the POWTS area with the building that utilize the system.
4. The parent parcel is currently zoned A1FP by the Town of Janesville. Based on the proposed size of Lot 1, a rezone to SFRR has been requested. Therefore, a recommendation of approval to the P&D Committee is contingent on Town approval of this change.
5. Dedicate a forty foot (40) foot half road right of way along County Hwy A.
6. Proposed shared driveway shall be approved prior to final approval as per the process outlined in the Access Control Regs. Section 4.518 (*Change of Use*).
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 028 Porter Township – Hardwick**

Motion to approve the Land Division with Agency recommended conditions made by Supervisor Mawhinney; **Seconded** by Supervisor Gustina. Discussion followed. **APPROVED (5-0)**

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 must include POWTS area with the building that utilize the system.
4. The parent parcel is currently zoned AE by the Town of Porter. Based on the proposed size of Lot 1, a rezone to AG has been requested. Therefore, a

recommendation of approval to the P&D Committee is contingent on Town approval of these changes.

5. Dedicate a 33 foot half road right of way along W. Stebbinsville Rd. at the discretion of the Town of Porter.
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 030 Union Township – Myhre**

Motion to approve the Land Division with Agency recommended conditions made by Supervisor Mawhinney; **Seconded** by Supervisor Gustina. Discussion followed.
APPROVED (5-0)

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 the POWTS area with the building that utilize the system.
4. The parent parcel is currently zoned A1 by the Town of Union. Based on the proposed size of Lot 1, a rezone to A4 has been requested and approved.
5. Dedicate a 33 foot half road right of way along W. Leedle Mill Rd. at the discretion of the Town of Union.
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 031 Union Township – Myhre**

Motion to approve the Land Division with Agency recommended conditions made by Supervisor Owens; **Seconded** by Supervisor Mawhinney. Discussion followed.
APPROVED (5-0)

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 parent parcel is currently zoned A1 by the Town of Union. Based on the proposed size of Lot 1, a rezone has been requested and preliminarily approved.
4. A drainage easement shall be delineated on the final CSM along the natural drainage way with a minimum width of 30 feet.
5. Dedicate a 33 foot half road right of way along W. Leedle Mill Rd. at the discretion of the Town of Union.

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.

6. **FINANCE**

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

7. **COMMITTEE REPORTS**

None.

8. **DIRECTOR'S REPORT**

- A. Agency Intern – 2018 Summer Rock Internship Program sponsored by Blackhawk Technical College, Rock County 5.0 and Southwest Wisconsin Workforce Development Board – Director Byrnes indicated that the County has agreed to be involved with this program by providing an opportunity for an intern for the full 4-week term. This intern will spend time in multiple departments within the County and have a broad spectrum of job responsibilities, within some of the following operations: Administration, Finance, County Clerk and Planning & Development.

9. **ADJOURNMENT**

Supervisors Gustina and Davis moved and seconded to adjourn the Committee at 8:40 a.m. All in Favor (5-0).

Respectfully Submitted – Cheryl Martin, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

July 12, 2018 (8:00 am)
July 26, 2018 (8:00 am)
August 9, 2018 (8:00 am)
August 23, 2018 (8:00 am)