



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY NOVEMBER 15TH, 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 8:05 a.m. on Thursday, November 15th, 2018 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Phil Owens, Wes Davis, and Mary Mawhinney Supervisor Gustina was absent. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning and Development Director), Kurt Wheeler (Planner III), and Michelle Schultz (Real Property Lister) and James Otterstein (Economic Development Manager).

2. **ADOPTION OF AGENDA**

Moved by Supervisor Owens, Seconded by Supervisor Davis. Adopted (4-0).

3. **MEETING MINUTES – OCTOBER 25, 2018**

Motion made by Supervisor Davis, Seconded by Supervisor Owens to accept the October 25th meeting minutes. APPROVED (4-0)

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

None.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

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

- 2018 060 (Rock Township) – Hendricks Land Development

Moved by Supervisor Mawhinney with Conditions, Seconded by Supervisor Owens. Approved (4-0)

Conditions:

1. Utility easements shall be placed on lots as requested by utility companies.

2. Deed Restriction on 35 acres of parent parcel per Town Ordinance Standards.
3. 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".
4. Dedicate a 40 foot half road right of way along W. Noss Rd. (as shown on preliminary CSM) at the discretion of the Town.
5. Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- 2018 061 (Rock Township) – Hendricks Land Development

Moved by Supervisor Mawhinney with Conditions, Seconded by Supervisor Owens.
Approved (4-0)

Conditions:

1. Utility easements shall be placed on lots as requested by utility companies.
2. Deed Restriction on 35 acres of parent parcel per Town Ordinance Standards.
3. 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".
4. Dedicate a 40 foot half road right of way along S. Tracey Rd. (as shown on preliminary CSM) at the discretion of the Town.
5. Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- 2018 066 (Avon Township) – Terrones

Moved by Supervisor Mawhinney with Conditions, Seconded by Supervisor Owens.
Approved (4-0)

Conditions:

1. Utility easements shall be placed on lots as requested by utility companies.
2. Proposed lot lines must include the system area with the buildings which utilize the system.
3. 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”.

4. Approval contingent on Town of Avon granting a conditional use permit to create Lot 1 with less than required road frontage.
5. Note on Final CSM “Lot 1 does not meet current minimum road frontage standards, therefore, no buildings which produce wastewater are allowed on Lot 1 until such time as it is made conforming to all zoning standards.
6. Final CSM shall be submitted to and approved by the Agency one year after the 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.

6. **FINANCE**

Action Item:

- A. Committee review of payments
Reviewed
- B. Transfers
None

7. **CORPORATE PLANNING**

- A. **ACTION ITEM:** Review and Recommendation to County Board of the Rock County Land Information Plan 2019-2021.

Moved by Supervisor Mawhinney, Seconded by Supervisor Sweeney
Approved (4-0).

8. **COMMITTEE REPORTS**

None.

9. **ECONOMIC DEVELOPMENT:**

- A. Rock Ready Index Q3

Mr. Otterstein reviewed the Q3 2018 Rock Ready Index, a quarterly dashboard report that is compiled and distributed by the Agency. Various statistical references, trends and observations were woven into his remarks. He also highlighted, as well as responded to questions regarding, specific commercial, industrial and/or residential projects throughout the County. There was discussion. Since it was an information item, there was no Committee action.

10. **DIRECTOR'S REPORT:**

A. Planning Agency Office Coordinator Position

Mr. Byrnes introduced Dana Sandwick, the new Planning Agency Office Coordinator to the Committee. Ms. Sandwick gave a brief overview of her experience and was welcomed by the Committee.

11. **ADJOURNMENT**

Supervisors Owens and Sweeney moved and seconded to adjourn the Committee at 8:43 a.m. All in Favor (4-0).

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

December 13, 2018 (8:00 am)

January 10, 2019 (8:00 am)

January 24, 2019 (8:00 am)