



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, OCTOBER 8, 2015 - 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 8:03 a.m. on Thursday, October 8, 2015 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Wes Davis, Wayne Gustina, Jason Heidenreich, Mary Mawhinney – QUORUM PRESENT.

Planning & Development Staff Present: Colin Byrnes (Director Planning and Development) and Kurt Wheeler (Planner II, Acting Secretary). Kathy Kamp (Wisconsin Partnership For Housing Development).

Others Present: Ron Combs, Bob Leuenberger, and two representatives from Alliant Energy.

2. **ADOPTION OF AGENDA**

Moved by Supervisor Gustina, seconded by Supervisor Davis. ADOPTED (5-0)

3. **MEETING MINUTES – September 24th, 2015**

Motion made by Supervisor Mawhinney to accept the September 24, 2015 meeting minutes, seconded by Supervisor Gustina. PASSED (5-0)

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

Supervisor Davis communicated that he will be attending Forward Janesville meeting.

5. **CODE ADMINISTRATION & ENFORCEMENT**

A. **Public Hearing for Shoreland Conditional Use Permit – Wisconsin Power & Light Company**

Moved by Supervisor Gustina, Seconded by Supervisor Davis to enter Public Hearing at 8:05 a.m. Roll Call was taken. (5-0) Passed.

Moved by Supervisor Mawhinney, Seconded by Supervisor Davis to leave Public Hearing at 8:08 a.m. (5-0) Passed.

B. Review & Approval Shoreland Conditional Use Permit – Wisconsin Power & Light

Moved by Supervisor Gustina, Seconded by Supervisor Mawhinney. After discussion, a Motion to Amend the first Motion to extend the expiration of the Conditional Use Permit to March 2017 was offered by Supervisor Mawhinney, Seconded by Supervisor Gustina. (5-0) Passed

C. Request for Removal of Land Division Conservation Easement from Lot 16, Conifer Hills Third Addition (Union Township) – Kraus

Moved by Supervisor Heidenreich, Seconded by Supervisor Gustina. After a discussion, Supervisor Mawhinney moved to amend the above motion to postpone this decision until the Town of Union acts on this item. Seconded by Supervisor Davis. (5-0) Passed

D. Preliminary Land Division Approval

- LD2015 047 (Milton Township) – Schmidt (Postponed from September 24, 2015)

A Motion was made by Supervisor Mawhinney, Seconded by Supervisor Davis to bring this item back to the floor for consideration. (5-0) Passed

Moved by Supervisor Heidenreich, Seconded by Supervisor Gustina to Approve (5-0) Passed.

Conditions:

1. Proposed lot 1 receives access to controlled access CTH Y. The north lot line is approximately located in the area required for driveway spacing (600').
2. An acceptable soil and site evaluation is received on proposed Lot 1. If the Applicant does not wish to construct a residence and does not submit a soil test to the Rock Co. Health Dept., the following note shall be included on the CSM: "No building which produces wastewater allowed on Lot 1".
3. CSM to be submitted for final approval 1 year after preliminary approval by the Planning & Development Committee.
4. Final CSM shall be recorded within 6 months of their last approval and 24 months of their first approval.

- LD2015 045 (Janesville Township) – Schneider

Moved by Supervisor Gustina, Seconded by Supervisor Davis. After discussion a Motion to Amend was offered by Supervisor Mawhinney, Seconded by Supervisor Davis to postpone this item until the City of Janesville acts on this item. (5-0) Passed.

- LD2015 049 (Plymouth Township) – Abrahamson

Moved by Supervisor Gustina, Seconded by Supervisor Davis to approve with conditions. After discussion a Motion to Amend was offered by Supervisor Mawhinney, after further discussion the motion to amend was withdrawn by Supervisor Mawhinney. (5-0) Passed.

Conditions:

1. Indicate well and septic system location for proposed Lots 1 & 2 on the Final Certified Survey Map.
 2. Dedicate 33' 1/2 road right of way along proposed Lots 1 & 2 at the discretion of the Town of Plymouth.
 3. Note on Final Certified Survey Map: "Since Lots 1 & 2 contain existing building which utilize an existing private sewage systems no soil evaluation on the lots were required at the of this survey. However, soils on the lots may be restrictive to the replacement of the existing system."
 4. Final Certified Survey Map shall be submitted to and approved by the Planning & Development Agency within one year of Preliminary Approval.
 5. Certified Survey Maps that are subject to local approval shall be recorded within six months of their last approval.
- LD2015 054 (Milton Township) – Rogers

Moved by Supervisor Gustina, Seconded by Supervisor Mawhinney to approve with conditions. (5-0) Approved.

Conditions:

1. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to replacement of the existing system."
2. Show well and septic system location on Final CSM.
3. Adjust west lot line for proposed Lot 1 to align with existing westerly Parent Parcel lot line.
4. Final CSM to be submitted for Agency approval one year after Preliminary Approval.
5. Certified Survey Maps subject to local approval must be recorded within 6 months of their last approval.

- LD2015 058 (Rock Township) – Hazeltine

Moved by Supervisor Heidenreich, Seconded by Supervisor Mawhinney to approve with conditions. (4-0) Approved.

Conditions:

1. Driveway Permit is received for access to the proposed lot.
2. Acceptable soil and site evaluation report received from the Rock County Health Department for an onsite septic system.
3. Dedicate a 33' 1/2 road right of way at the discretion of the Town of Rock.
4. Final CSM shall be submitted within one year of Preliminary Approval.
5. Certified Survey Maps that are subject to local approval shall be recorded within 6 months of their last approval.

- LD2015 059 (Lima Township) - Marzahl

Moved by Supervisor Gustina, Seconded by Supervisor Davis to approve with conditions. (5-0) Approved.

Conditions:

1. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil test was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system."
2. Indicate well and septic system location on Final CSM.
3. Acceptable soil and site evaluation report received on Lot 2 from the Rock County Health Department.
4. Final CSM shall be submitted for Agency approval within one year of preliminary approval.
5. Certified Survey Maps subject to local approval shall be recorded within 6 months of their last approval.

6. **FINANCE**

A. **Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances.**

Motion to approve the departmental bills made by Supervisor Mawhinney, Seconded by Supervisor Gustina. All in favor - Approved (5-0)

7. **COMMITTEE REPORTS**

None

8. **ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 9:25 a.m. Seconded by Supervisor Mawhinney. Passed (5-0)

Respectfully Submitted, by Kurt Wheeler, Acting Secretary

These Minutes are not official until approved by Committee.

Future Meetings/Work Sessions

October 28, 2015 (8:00 am)
November 12, 2015 (8:00 am)
2nd November Mtg. (TBD)
December 10, 2015 (8:00 am)
2nd December Mtg. (TBD)