



**MINUTES**  
**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE**  
**THURSDAY, SEPTEMBER 11, 2014 - 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, September 11, 2014 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Mary Mawhinney, Wayne Gustina & Wes Davis. Supervisor Jason Heidenreich was not in attendance.

Planning & Development Staff present: Colin Byrnes (Acting Planning Director/Zoning Administrator), Steve Schraufnagel (Acting Secretary), and Adam Pritchard (County Engineer).

Other County Staff: Ron Burdick (Southern Wisconsin Regional Airport Manager), and Jason Houle (County Surveyor).

Citizens present: Greg Boysen (City of Beloit Public Works Director), Betsy Powers and Eric Nelson (SCS Engineers Consultant), and Jeff Maxted (Alliant Energy).

**2. ADOPTION OF AGENDA**

Supervisor Mawhinney moved to adopt the agenda; Supervisor Gustina seconded the motion to approve the agenda. **Approved 4-0.**

**3. MEETING MINUTES – AUGUST 28, 2014**

Supervisor Gustina moved the approval of the August 28, 2014 Committee minutes. Supervisor Davis seconded the approval of the minutes. **APPROVED 4-0.**

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

None at this time.

**5. CODE ADMINISTRATION & ENFORCEMENT**

A. Action Item: Public Hearing Shoreland Conditional Use Permit – Wisconsin Power & Light.

Supervisor Mawhinney made a motion to go into Public Hearing; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Mr. Byrnes briefly explained to the Committee the project proposal. Wisconsin Power & Light is considering the abandonment of the settling ponds and closure of the landfill at their site along the Rock River. They may also utilize the site for solar photovoltaic

system on top of the closed landfill. Besides being within the Rock County Shoreland area of the Rock River, the site is also within the 3-mile jurisdiction of the Southern Wisconsin Regional Airport.

Jeff Maxted of Alliant introduced SCS Consultants who have been contracted to handle this project. Eric Nelson (SCS Consultants) explained the process and timeline of the encapsulation of the site.

Ron Burdick, Manager of the Southern Wisconsin Regional Airport expressed concern that the ponds could become a hazard to navigation due to wildlife specifically Canadian geese. Another concern being that glare off the solar panels could also be hazardous.

Supervisor Davis made a motion to go out of Public Hearing; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

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

Supervisor Mawhinney made a motion to the Conditional Permit with conditions; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Supervisor Mawhinney made an amendment to the above motion to include new and revised conditions; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Conditions

1. The Applicant shall submit additional site plan information for Photovoltaic system concerning solar panel construction to ensure panel reflectivity does not impair Southern Wisconsin Regional Airport operations at the time of vendor selection.
2. Applicant shall apply for and obtain at Town of Beloit Erosion Control Permit.
3. This permit expires on year from the date of Committee approval, however, all earthworks and grading must be completed and the disturbed areas must be seeded or otherwise stabilized prior to October 1, 2015.
4. FAA circular 74-60-1 Notice of proposed construction (pond construction) must be filed before work is started.

C. Action Item: Public Hearing 2030 Beloit Area Water Quality Management Plan.

Supervisor Gustina made a motion to go into Public Hearing; Seconded by Supervisor Mawhinney. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

City of Beloit Public Works Director Greg Boysen commended the staff and supports the Plan.

Supervisor Mawhinney made a motion to go out of Public Hearing; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Supervisor Mawhinney made a motion to approve the 2030 Beloit Area Water Quality Plan Resolution; Seconded by Supervisor Davis. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Mr. Byrnes provided a map depicting the Beloit Service area of the plan and he explained the 208 process. The added areas on the map are densely developed in the unincorporated portions of the sewer service area. The TAC (Technical Advisory Committee) was made up of representatives from Rock County, City of Beloit, Towns of Beloit, Turtle and Rock and DNR.

The Town of Turtle was the only representative to vote against recommending the plan for approval.

It was suggested that an amendment to line 20 of the resolution that “the municipalities continue to discuss land use issues along their borders”. This amendment wording will be added to the resolution at the County Board Meeting tonight.

Supervisor Mawhinney made an amendment to the motion to approve the 2030 Beloit Area Water Quality Plan Resolution; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Supervisor Mawhinney made a motion to approve the resolution as amended; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

6. **FINANCE**

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

Supervisor Mawhinney made a motion to approve the Bills; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

7. **COMMITTEE REPORTS**

None at this time

8. **DIRECTORS REPORT**

- Community Development – HOME Consortium Program - Mr. Byrnes filled in the Committee on the status of the HOME Program. He stated that the County will need to pay back some of the funds due to income ineligibility on the applications.
- Farmland Preservation/Shoreland Zoning – Mr. Byrnes informed the Committee that the Corporation Counsel is reviewing the Hegwood vs. Town of Eagle court case and staff will get back to the Committee with an opinion at a later meeting.

9. **COMMITTEE MEETINGS FOR NOVEMBER & DECEMBER 2014**

There will be scheduled one meeting for the months of November and December. If more meetings are needed staff will inform the Committee Chair and a date will be worked out.

10. **ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 9:54 a.m.; second by Supervisor Mawhinney. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, September 25, 2014 at 8:00 a.m.**

Prepared by: Steve Schraufnagel – Acting Secretary