



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, OCTOBER 9, 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, October 9, 2014 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Mary Mawhinney, Wayne Gustina, Wes Davis and Jason Heidenreich.

Planning & Development Staff present: Colin Byrnes (Acting Planning Director/Zoning Administrator), Steve Schraufnagel (Acting Secretary), and Travis Bangart (GIS Intern).

2. ADOPTION OF AGENDA

Supervisor Davis moved to adopt the agenda; Supervisor Gustina seconded the motion to approve the agenda. **Approved 5-0.**

3. MEETING MINUTES – SEPTEMBER 25, 2014

Supervisor Mawhinney moved the approval of the September 25, 2014 Committee minutes. Supervisor Davis seconded the approval of the minutes. **APPROVED AS 5-0.**

4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

Supervisor Mawhinney reminded the Committee that the property sale of County tax foreclosures will be held in the Courthouse Conference Room on Friday at 9:00 a.m.

5. CODE ADMINISTRATION & ENFORCEMENT

A. Action Item: Preliminary Land Division Approval

Mr. Byrnes discussed the land divisions with the Committee.

LD 2014 049 (Johnstown Township) - Morse

Supervisor Mawhinney made a motion to approve LD 2014 049 with conditions; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions

1. 40' half road right of way (ROW) dedicated along E. CTH A in front of proposed lots 1 & 2.
2. Show well and septic locations for existing structures on Lot 2.
3. Existing structures shall meet setback regulations.
4. Note on Final Map: "Since Lots 1 & 2 contain existing buildings which utilize an existing private sewage system, no soil evaluation on the lots was required at the time of this survey. Soils on the lots may be restrictive to the replacement of the existing systems."
5. Proposed lot lines must include the system area with the building which utilizes the system.
6. Final CSM to be submitted to and approved by the Planning and Development Agency one year (October 9, 2015) of Preliminary Approval.
7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

LD 2014 050 (Lima Township) – Fischer

Supervisor Gustina made a motion to approve LD 2014 050 with conditions; Seconded by Supervisor Davis. All in favor – Approved (Yes –5 No- 0, Absent – 0)

Conditions

1. 40' half road right of way (ROW) dedicated along N. CTH KK in front of proposed Lot 1.
2. Show well and septic locations for existing structures on proposed Lot 1.
3. Existing structures shall meet setback regulations.
4. Note on Final Map: "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. Soils on the lot may be restrictive to the replacement of the existing system."
5. Proposed lot lines must include the system area with the building which utilizes the system.
6. Final CSM to be submitted to and approved by the Planning and Development Agency one year (October 9, 2015) after the date of Preliminary Approval.
7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

6. **FINANCE**

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

No Bills/ Transfers/Pre-Approved Encumbrances at this time.

7. **COMMITTEE REPORTS**

None at this time

8. **DIRECTORS REPORT**

- GIS Mapping – Shoreland Zoning District – Travis Bangart introduced to the Committee the updated Shoreland Map depicting the navigable streams and 300' or 1000' Shoreland County jurisdiction. Mr. Byrnes explained to the Committee how the Hegwood v. Town of Eagle case may affect those land owners claiming farmland preservation tax credits that have land located within that shoreland jurisdiction.

Committee directed the staff to hold a meeting inviting the Towns before the end of the year. This meeting would explain the Hegwood case and how the County is proposing to amend the Shoreland Ordinance to conform to the standards set forth in the case.

9. **ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 8:51 a.m.; second by Supervisor Heidenreich. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, October 23, 2014 at 8:00 a.m.**

Prepared by: Steve Schraufnagel – Acting Secretary