



MINUTES  
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY NOVEMBER 10, 2016 - 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, November, 2016 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Wayne Gustina, Jason Heidenreich, Wes Davis. Mary Mawhinney arrived at 8:02. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning & Development Director), Andrew Baker (Sr. Planner/Zoning Administrator), Kurt Wheeler (Planner III/Acting Secretary), Brad Heuer (Rock County Surveyor), and Cheryl Martin (Planning Services Coordinator).

Others present: Bob Leuenberger, Kevin Kawula, Kathy Kamp.

2. **ADOPTION OF AGENDA**

Adoption of the agenda moved by Supervisor Gustina, seconded by Supervisor Heidenreich. Agenda ADOPTED (4-0).

3. **MEETING MINUTES – OCTOBER 13, 2016**

Motion made by Supervisor Davis to accept the October 13, 2016 meeting minutes, Seconded by Supervisor Gustina. APPROVED (4-0)

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

Supervisor Heidenreich asked the staff if they had been contacted by a representative of Astar Capital Management as it relates to the Wisconsin Housing Preservation Corp. Mr. Byrnes discussed his discussion with Astar with the committee members.

5. **CODE ADMINISTRATION & ENFORCEMENT**

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

- 2016 041 (Spring Valley Township) – Thayer Trust / Shank

Moved by Supervisor Gustina, Seconded by Supervisor Mawhinney. Mr. Baker explained that staff has worked with the potential buyer of Lot 1 regarding the location of a new house prior to the submittal Land Division and the buyer was made aware of the

restrictions to building in steep slopes. The owner-preferred location of the home is within areas of steep slope 16% and above, which is not permitted based on Rock County Land Division Ordinance and MOA with the Town of Spring Valley. Kevin Kawula from Spring Valley spoke to say that the proposed building footprint was not the same as originally presented to the Town when the Land Division was approved, and that it appeared that the footprints were now located well into the areas of steep slopes. The Committee affirmed that recommended condition #4 should remain, which would require relocating the building footprint to areas southwest of the proposed location out of steep slope areas.

Approved with conditions (5-0)

Conditions:

1. Utility easements to be located on lots as requested by utility companies.
2. Note on final CSM "No building that produces wastewater allowed on lots 1 and 2 until acceptable means of wastewater disposal is approved by the necessary governmental units".
3. Dedicated 33' half road right of way along S. Dorner Rd. at the discretion of the Town of Spring Valley
4. A Conservation Easement shall be identified and delineated on the final CSM in areas of slope exceeding 16%. All building and land disturbance will be prohibited in these areas. Complete easement language will be provided by the Planning and Development Department.
5. Indicate all known existing easement boundaries on final CSM.
6. CSM's that are subject to local approval shall be recorded within 6 months of last approval.

## 6. **FINANCE**

A. Information Item: Committee Review of Payments  
The payments were reviewed by the Committee

B. **Action Item:** Transfers  
None at this time

C. **Action Item:** 911 Address Sign Contract BID Review & Approval

Supervisor Mawhinney moved to accept the bid as presented, Seconded by Supervisor Heidenreich. Discussion followed.

A friendly amendment was proposed by Supervisor Davis to discuss with purchasing if the yearly increases of 3% cited in the 2017 contract could be negotiated to a 1.5% increase per year. If not possible, bid will be accepted as submitted. Passed (5-0)

7. **COMMUNITY DEVELOPMENT**

A. Action Item: CDBG Loan Project ID: 74 = \$23,795

Moved by Supervisor Gustina, Seconded by Supervisor Heidenreich. Discussion followed. Ms. Kamp and Ms. Martin explained the procedure and details of the project. Approved (5-0).

B. Action Item: CDBG Loan Project ID: 75 = \$47,830

Moved by Supervisor Heidenreich, Seconded by Supervisor Davis. Ms. Kamp and Ms. Martin explained the procedures for repayment and background on the project. Approved (4-1) with Supervisor Davis voting No.

8. **INFORMATION ITEM:** Surveyor Project Report

Mr. Heuer demonstrated the updates to the Surveyors office website that simplified the search functions for various Surveyor records offered to the public.

9. **COMMITTEE REPORTS**

None

10. **DIRECTORS REPORT**

ATC Transmission Line: Mr. Byrnes presented and discussed the preliminary routing maps for the electric line corridor options with the Committee.

11. **ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 9:15 am; second by Supervisor Heidenreich. ADOPTED by acclamation.

The next meeting of the Planning & Development Committee is scheduled for Thursday, November 10, 2016.

Respectfully submitted by Kurt Wheeler, Acting Secretary P&D Committee.

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.

**Future Meetings/Work Sessions**

December 15, 2016 (9:00 am) as needed (NOTE THE TIME CHANGE)  
January 12, 2017 (8:00 am)  
January 26, 2017 (8:00 am)