



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY SEPTEMBER 14, 2017 - 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 14, 2017 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Wes Davis. Jason Heidenreich, Mary Mawhinney, Wayne Gustina. QUORUM PRESENT.

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

Others present: Jerusha Daniels; WPHD and Brian Cook; Alliant Energy.

2. **ADOPTION OF AGENDA**

Moved by Supervisor Davis, Seconded by Supervisor Gustina to amend agenda as follows: Moved Item 7A to immediately after item 4. Adopted (5-0)

3. **MEETING MINUTES – AUGUST 24, 2017**

Motion made by Supervisor Mawhinney to approve the meeting minutes from August 24, 2017; Seconded by Supervisor Davis with one change (Section B, 3rd paragraph “no to not”). APPROVED (5-0)

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

Real Property Lister Michelle Schultz informed the committee that the oversight for the Land Records Committee has been assigned to the Planning and Development Committee per Administrator Smith. She will give an overview presentation to the committee regarding the Land Records Committee functions at a future date.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

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

▪ **2017 039 Bjugstad Living Trust**

Motion to approve with conditions made by Supervisor Heidenreich; **Seconded** by Supervisor Mawhinney. APPROVED (5-0).

Conditions:

1. Utility easement(s) shall be placed on lots as requested by utility companies.
2. 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.
3. Proposed lot lines shall include POWTS area with the buildings that utilize the system.
4. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 2 until acceptable means of wastewater disposal is approved by the necessary government agencies".
5. Dedicate 40' half road right of way along CTH M adjacent to Lot1 and 33 foot half road right of way adjacent to Lot 2 at the discretion of the Town of Union.
6. The parent parcel is currently zoned A1 by the Town of Union. Based on the proposed size and use of Lot 1 a rezone is being requested.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of the last approval.

▪ **2017 044 Wisconsin Power and Light**

Motion to approve with conditions made by Supervisor Gustina; **Seconded** by Supervisor Mawhinney. APPROVED (5-0).

Conditions:

1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
2. Dedicate road right of way as indicated on the preliminary CSM at the discretion of the Town (where applicable).
3. Note on Final CSM: "Development on Lots 1, 2, or 3 shall conform to the Airport Overlay District standards administered by the Rock County Planning and Development Agency.
4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. The Rock County Treasurer shall certify that property taxes have been paid prior to approval by the Planning and Development Agency.
6. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of the last approval.

6. **FINANCE**

- A. Committee Review of Payments
Reviewed
- B. Transfers
None at this time.

7. **COMMUNITY DEVELOPMENT**

- A). **Action Item:** (Owner Occupied Home Rehabilitation) Project ID: 87=\$28,235

Moved by Supervisor Heidenreich, **Seconded** by Supervisor Gustina.

WPHD representative Jerusha Daniels explained the project details. Discussion Followed.

Project ID: 87 Approved for an amount not to exceed \$28,235 (5-0)

- B). Information Item: Alteration of Mortgage Request- Loan ID 02041311 from 8/24/2017

Mr. Byrnes updated the committee on a previous request to alter an existing mortgage.

8. **COMMITTEE REPORTS**

None at this time.

9. **DIRECTORS REPORT**

Mr. Byrnes and Mr. Wheeler updated the committee on the Town of Janesville 911 Address Sign Inventory.

Mr. Byrnes updated the committee on the Tax Foreclosed Property procedures based on Corporation Councils advice.

10. **ADJOURNMENT**

Supervisors Gustina and Davis **Moved** and **Seconded** to adjourn the committee at 8:55 am.
All in favor (5-0).

Respectfully Submitted – Kurt Wheeler, Acting Secretary

These minutes are not official until approved by committee.

Future Meetings/Work Sessions

September 28, 2017 (8:00 am)
October 12, 2017 (8:00 am)
October 26, 2017 (8:00 am)