



MINUTES  
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY MAY 25, 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, May 25, 2017 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Wes Davis, Wayne Gustina and Jason Heidenreich. Supervisors Absent: Mary Mawhinney. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning & Development Director), Andrew Baker (Sr. Planner), James Otterstein (Economic Development Mgr.), Kurt Wheeler (Planner III/Acting Secretary) and County Surveyor; Brad Heuer.

Others present:

2. **ADOPTION OF AGENDA**

Moved by Supervisor Gustina, Seconded by Supervisor Davis. ADOPTED (4-0)

3. **MEETING MINUTES – MAY 11, 2017**

Motion made by Supervisor Davis to approve the meeting minutes from May 11, 2017; seconded by Supervisor Gustina. APPROVED (4-0)

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

None at this time.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

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

▪ **2017 012 (LaPrairie Township) – Kopac**

The Committee discussed various aspects of this proposed Land Division, including the Town requirements for deed restrictions on the tillable land, approving access easement to Hwy 14 and the fact the neighboring landowner to the east intends to purchase Lot 2.

Motion to approve with conditions made by Supervisor Gustina; seconded by Supervisor Heidenreich. APPROVED (4-0).

Conditions:

1. Utility easement(s) shall be placed on lots by Utility companies (where applicable).
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 system.
3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
4. Deed restrictions required by the Town of LaPrairie shall be drafted and approved by the Town and signed by the landowner prior to the CSM being approved by the P&D Agency. Deed restrictions shall be recorded following the recording of the CSM.
5. The proposed easement for access to Lot 2 shall be approved by the Wisconsin DOT and recorded prior to approval of CSM.
6. Note on final CSM indicating no access to Lot 2 along frontage on Hwy. 14.
7. Dedicate a 50 foot half road right of way as indicated on the preliminary CSM.
8. Final CSM shall be submitted to, and approved by the agency within one year after preliminary approval.
9. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of the last approval.

▪ **2017 017 (Beloit Township) – Town of Beloit**

In review of the proposed Land Division, the Committee discussed the fact that the existing parent parcel owned by the Town of Beloit contains an easement to Rock County for a recreational trail, which was surveyed and recorded in 2015. A note on the proposed CSM indicates that the easement will be released and relocated (to the Outlot). That formal process has not been approved by the County, however staff from the Parks Department have indicated that they are working a plan to construct a new trail within the Outlot. Supervisor Davis stated that he has received feedback from members of the Rock Trail Coalition whom are in support of keeping the trail where it is and not relocating it to the Outlot area.

Motion to approve with conditions made by Supervisor Gustina; seconded by Supervisor Heidenreich. APPROVED – YES (3) AND NO (1).

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.
3. Note on final CSM: "Development of Lots 1 and 2 shall conform to the Airport Overlay Zoning District standards administered by the Rock County P&D 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 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  
None at this time.
- B. Transfers  
None at this time.

7. **COMMITTEE REPORTS**

None at this time.

8. **ECONOMIC DEVELOPMENT**

- A. Rock Ready Index Q1 2017  
Mr. Otterstein reviewed the Rock Ready Index Q1 2017, a quarterly dashboard report published by the Agency, which highlights various local economic indicators. During the review, trends and examples were noted. Discussion followed.

9. **DIRECTORS REPORT**

- A. Beloit Power Plant Exhaust Tower & Airport Height Overlay Ordinance  
Mr. Byrnes reported that the site plan for the power plant had been submitted by Alliant Energy and that the height of the exhaust tower is in compliance with the Rock County Airport Overlay Zoning Ordinance.
- B. Courthouse Security Project – Topographic Survey  
County Surveyor, Brad Heuer reported on the topographic survey that he has been working on and is nearing completion.

10. **ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 9:05 am; seconded by Supervisor Heidenreich. All in favor (4-0).

Respectfully Submitted – Kurt Wheeler, Acting Secretary

These minutes are not official until approved by committee.

**Future Meetings/Work Sessions**

June 8, 2017 (8:00 am)  
June 22, 2017 (8:00 am)  
July 14, 2017 (8:00 am)  
July 28, 2017 (8:00 am)  
August 10, 2017 (8:00 am)  
August 24, 2017 (8:00 am)