



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY SEPTEMBER 8, 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, September 8th, 2016 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Wayne Gustina, Jason Heidenreich, Wes Davis. Supervisors Absent: Mary Mawhinney. QUORUM PRESENT.

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

Others present: Jodi Timmerman (Corporation Counsel), Ron Combs

2. **ADOPTION OF AGENDA**

Moved by Supervisor Gustina, to adopt agenda. **Seconded** by Supervisor Davis. ADOPTED (4-0)

3. **MEETING MINUTES – August 25, 2016**

Motion made by Supervisor Davis to accept the July 28rd, 2016 meeting minutes, **Seconded** by Supervisor Gustina. APPROVED (4-0)

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

None

5. **CODE ADMINISTRATION & ENFORCEMENT**

A. **Action Item:** Land Division Review & Approval LD2016 033 (Rock Township) – Dennis Selvog

Moved by Supervisor Gustina, **Seconded** by Supervisor Heinrich with conditions. Approved (4-0)

Conditions:

- 1) Utility easement(s) shall be placed on lots as requested by utility companies (if applicable)
- 2) Note on Final CSM: "No buildings which produce wastewater allowed on Lot 2 unless acceptable means of wastewater disposal is approved by the necessary governmental agencies."

- 3) 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".
- 4) Proposed lot lines shall include the POWTS area with the building that utilizes the system.
- 5) Indicate boundary of 100 year floodplain on the final CSM.
- 6) Proposed parcel A (to be transferred to adjoining parcel) is owned by Dennis G Selvog. The adjoining parcel is owned by Dennis G and VICKI Selvog. The ownership must be the same in order to combine the parcels into one parcel.
- 7) Final CSM shall be submitted to and approved by the Agency 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 their last approval.

B. **Action Item:** Land Division Review & Approval LD2016 035 (Johnstown Township) – R&W Ventures LLC

Moved by Supervisor Heinreich, **Seconded** by Supervisor Davis with conditions.
Approved (4-0)
Conditions:

- 1) Dedicate a minimum of a 33' half road right of way along E. Six Corners Rd. at the discretion of the Town.
- 2) Dedicate sufficient road right of way along N. Scharine Rd. so that the result is a 33' half road right of way on the east side at the discretion of the Town. This is a non-typical dedication because the property extends west of the centerline of Scharine Rd.
- 3) 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".
- 4) Proposed lot lines shall include the POWTS area with the building that utilizes the system.
- 5) Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
- 6) CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.
- 7) All buildings to be demolished within 6 months of point of sale excluding the horse barn and pole shed.
- 8) If the owner has a 3rd party inspection of the buildings and finds that they can be repaired, they must present a plan to the town board for approval.

6. **FINANCE**

A. Committee Review of payments.
The Committee accepted the report.

B. Transfers
None at this time

7. **COMMITTEE REPORTS**

None.

8. **DIRECTORS REPORT**

Mr. Byrnes discussed the status of the address ordinance update with the Committee.
Discussion followed.

Mr. Baker discussed the recent Floodplain Management Workshop that He and Mr.
Wheeler attended during the previous week. Discussion followed.

9. **EXECUTIVE SESSION:**

Per Section 19.85(1) (g), Wis. Stats. – Confer with Legal
Counsel Regarding Pending Litigation.

Moved by Supervisor Gustina. **Seconded** by Supervisor Heidenreich to enter executive
session. All in favor. (4-0)

The committee entered into Executive Session at 8:40 a.m.

Moved by Supervisor Heidenreich. **Seconded** by Supervisor Davis to exit executive
session. All in favor. (4-0)

The committee exited out of Executive Session at 8:53 a.m.

10. **ADJOURNMENT**

Motion to Adjourn made by Supervisor Gustina, Seconded by Supervisor Davis.
Passed (4-0). Time: 8:53 a.m.

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.

Future Meetings/Work Sessions

September 22 (8:00 am)
October 13, 2016 (8:00 am)
October 27, 2016 (8:00 am)