



MINUTES  
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY January 10<sup>th</sup>, 2019 – 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, January 10<sup>th</sup>, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Phil Owens, Wes Davis, Mary Mawhinney, Wayne Gustina. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning and Development Director), Andrew Baker (Senior Planner), Kurt Wheeler (Planner III), Michelle Schultz (Real Property Lister/LIO), and Dana Sandwick (Planning Dept. Office Coordinator).

Others Present: Ron Combs

2. **ADOPTION OF AGENDA**

Moved by Supervisor Gustina, Seconded by Supervisor Owens. Adopted (5-0).

3. **MEETING MINUTES – DECEMBER 13TH, 2018**

Motion made by Supervisor Mawhinney, Seconded by Supervisor Owens to accept the December 13<sup>th</sup> meeting minutes. APPROVED (5-0)

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

Supervisor Davis reminded all in attendance that there will be Martin Luther King Day celebration and presentation at Blackhawk Technical College on Saturday January 12<sup>th</sup> from 3:00-5:00 pm.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

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

- 2018 074 (Johnstown Township) – McNall

Moved by Supervisor Mawhinney with Conditions, Seconded by Supervisor Gustina.

After discussion, the Motion was amended by Supervisor Mawhinney to allow the removal of the driveway servicing E. CTH A to be completed by June 1<sup>st</sup> 2019, (Agency Recommendation #7) and that the existing northern lot be made code compliant regarding vision triangles, and associated vegetation.

This Amended Motion was Seconded by Supervisor Gustina. Approved (5-0)

Conditions:

1. Utility easements 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 must include the system area with the building which utilizes the POWTS.
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 governmental agencies".
5. Dedicate a 40 foot half road right of way along CTH A.
6. Dedicate a 33 foot half road right of way along N. Emerald Grove Rd. at the discretion of the Town.
7. The existing driveway access point along CTH A be removed within the right of way, and the vision triangle be made code compliant.
8. Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
9. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- 2018 080) – Burkett

Moved by Supervisor Mawhinney with Conditions, Seconded by Supervisor Owens.

Conditions:

1. Utility easements 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. Dedicate a 33 foot half road right of way along E. Bowers Lake Rd. at the discretion of the Town.
4. Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
5. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval

- 2018 083 (Fulton Township) – Borgwardt

Moved by Supervisor Mawhinney with Conditions, Seconded by Supervisor Gustina.

An Amended Motion was made by Supervisor Gustina to review the following Land Divisions as one Action Item with individual Conditions. Seconded by Chairman Sweeney Approved (5-0).

Conditions:

1. Utility easements shall be placed on lots as requested by utility companies.
2. Note on Final CSM: Lot 2 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 must include the system area with the building which utilizes the POWTS.
4. The applicant shall record all deed restrictions or restrictive covenants as deemed necessary per the Town of Fulton Base Farm Tract Standards
5. A note on lot 1 shall indicate the use of the lot is restricted according to separate document recorded at the Register of Deeds.
6. Dedicate a 33 foot half road right of way along N. Pennycook Ln. at the discretion of the Town.
7. Final CSM shall be submitted to and approved by the Agency one year after the 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

- 2018 084 (Fulton Township) – Borgwardt

Conditions:

1. Utility easements shall be placed on lots as requested by utility companies.
2. Note on Final CSM: Lot 2 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. The applicant shall record all deed restrictions or restrictive covenants as deemed necessary per the Town of Fulton Base Farm Tract Standards
4. Dedicate a 33 foot half road right of way along N. Pennycook Ln. at the discretion of the Town.
5. Final CSM shall be submitted to and approved by the Agency one year after the 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

- 2018 085 (Fulton Township) – Borgwardt

Conditions:

1. Utility easements shall be placed on lots as requested by utility companies.
2. Note on Final CSM: Lot 2 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 must include the system area with the building which utilizes the POWTS.
4. The applicant shall record all deed restrictions or restrictive covenants as deemed necessary per the Town of Fulton Base Farm Tract Standards
5. A note on lot 1 shall indicate the use of the lot is restricted according to separate document recorded at the Register of Deeds.
6. Dedicate a 33 foot half road right of way along N. Pennycook Ln. at the discretion of the Town.
7. Final CSM shall be submitted to and approved by the Agency one year after the 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. Info Item: Administrative Quarterly Report 4<sup>th</sup> Quarter/Year End 2018

Mr. Wheeler presented the report for 2018 that records permitting and Board of Adjustment activity for the Agency.

C. **Action Item:** Resolution-Amending the Rock County Land Information Plan.

Moved by Supervisor Mawhinney, Seconded by Supervisor Owens.  
Ms. Schultz gave an overview of the Plan Amendment.  
Approved (5-0).

6. **FINANCE**

**Action Item:**

- A. Committee review of payments  
Reviewed
- B. Transfers  
None

**7. COMMUNITY DEVELOPMENT**

- A. Information Item: Home Program Income and 2014 Funding Balance

Mr. Byrnes gave the Committee an overview of the funding and plans for the reallocation of funds to the Cities of Beloit and Janesville. Discussion followed.

**8. COMMITTEE REPORTS**

None.

**9. DIRECTOR'S REPORT:**

- A. WDNR Floodplain Zoning Ordinance Approval.

Mr. Byrnes detailed the approval of the Ordinance with the Committee

**10. ADJOURNMENT**

Supervisors Owens and Gustina moved and seconded to adjourn the Committee at 8:53 a.m. All in Favor (5-0).

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

**Future Meetings/Work Sessions**

January 24, 2019 (8:00 am)  
February 14, 2019 (8:00 am)  
February 28, 2019 (8:00 am)