



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, JULY 28, 2011 – 8:00 A.M.
COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
ROCK COUNTY COURT HOUSE
JANESVILLE, WI
AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of meeting held Thursday, July 14, 2011
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2011 007 (Milton Township) – Pettit's Lakeview Campground LLC
 - B. **Action Item:** Approval of Shoreland Conditional Use Permit 2011 007 – Pettit's Lakeview Campground LLC
 - C. **Action Item:** Preliminary Approval of Land Divisions
 - LD 2011 024 (Porter Township) – Ruth C. Bauer Trust
 - D. **Information Item:** Land Division Regulation Update – Final Listening Session
6. Semi-Annual Reports – Attendance at Conferences/Conventions
 - A. Surveyor
 - B. Real Property
 - C. Planning & Development
7. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
8. Director's Report
 - Planning Director's Absence – July 28 to August 3, 2011
 - 208 Water Quality Planning

- Rock River Coalition
- Budget Update
- Redistricting Update

9. Committee Reports

10. Adjournment

Future Meetings/Work Sessions

August 11, 2011 (8:00 AM)
August 25, 2011 (8:00 AM)
September 8, 2011 (8:00 AM)
September 22, 2011 (8:00 AM)
October 13, 2011 (8:00 AM)

Non-Committee Future Meetings



ROCK COUNTY GOVERNMENT
Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2011 007 – Pettit's Lakeview Campground,
NW1/4 NE1/4 Section 7, Milton Township, 1901 E State Rd. 59

DATE: July 20, 2011

Summary:

The Rock County Shoreland Zoning Ordinance (Chapter 16 of the Rock County Code of Ordinances) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits. These types of permits require a public hearing and review and action (either deny, approve or approve with conditions) by the P&D Committee.

As per sec. 16.23, in part, a Conditional Use Permit in the Shoreland District shall be issued only upon satisfaction of the following requirements:

- (A) The maintenance of safe and healthful conditions
- (B) The prevention and control of water pollution, flood water inundation, and sedimentation
- (C) The need of the proposed use for a shoreland location
- (D) The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover
- (E) The amount of liquid wastes to be generated and the adequacy of the proposed disposal system

A Conditional Use Permit in the Shoreland District is based on the amount of land disturbance created by the use. Section 16.34(3) outlines the threshold for a Conditional Use Permit as any filling, grading, or excavating of an area where there is either a single area of more than 1,000 square feet exposed or the cumulative exposed area exceeds 1,000 square feet or more than 40 cubic yards of fill is deposited.

Rock County P&D Staff has received a request from Pettit's Lakeview Camp to construct a restaurant/bar (70' x 40') and parking area within the Shoreland\Floodplain District of Lake Koshkonong. As such, Sec. 32.02 of the Rock County Floodplain Zoning Ordinance applies.

The Applicant's Site Plan indicates that the restaurant bar will be out of the 1% Annual Chance Flood Area (Elevation: 784.6 feet). As proposed small portions of the deck and handicap ramp to the deck and restaurant /bar are shown to be in this area. Approximately, 12,000 square feet of disturbed surface area and 1,115 cubic yards of fill will be placed in the Shoreland Area. Again, as the Site Plan indicates, a small portion of that fill will be placed within the Floodplain.

Recommendations:

In review of the application materials, considering the criteria above, staff recommends approval of the Shoreland Conditional Use Permit 2011 007 subject to the following conditions:

1. The 1% Annual Chance Flood Elevation (784.6 feet) shall be delineated on the site to ensure the structure is out of the floodplain.
2. Any project modifications or additions shall be submitted to Staff for review and approval.
3. Applicant or contractor shall contact staff prior to the start of construction for an on site preconstruction meeting to confirm plans.
4. Obtain all other necessary permits from Federal, State, and Local Agencies for the project.
5. Install and maintain temporary erosion control measures until seeded permanent vegetative cover is established. Ground disturbance shall be kept to a minimum.
6. This permit expires one year from the date of Committee approval.

ROCK COUNTY PLANNING, ECONOMIC, & COMMUNITY
 DEVELOPMENT AGENCY
 51 SOUTH MAIN STREET
 JANESVILLE, WI 53545
 TEL: (608) 757-5587
 FAX: (608) 757-5586
 WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY	
Application No.	2011 007
Date Received	7/19/11
Received by	CB

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION					
(1) Name	Pettit's Lakeview Camp Ground LLC			Telephone	608-868-7800
Address	1901 E. STATE ROAD	City	MULTON	State	WI Zip 53563

PROPERTY INFORMATION

LOCATION			
Subdivision Name	BAY SHORE	Lot & Block	
Lot Size	11 ACRES	Present Use	CAMP GROUND - BAR, BOAT RAMP
Present Improvements on Land	CAMP GROUND - HOUSE - PALE BARN - BAR, ETC.		
Proposed Use or Activity	SAME		

PROJECT INFORMATION

Submit site plan (scale not less than 1" = 200') indicating: area to be filled, graded or dredged, existing and proposed structures, and erosion control measures

Amount of fill in cubic yards	Approx: 900 c.y. bldg - 215 c.y. Parking = 1,115 c.y.
Amount of disturbed area (square feet)	6,000 sq ft bldg - 6,000 sq ft PARKING = 12,000 sq ft
Planned Completion Date	12/2011 ESTIMATED

Any change in the approved permit requires review by this agency.
 Any change without prior approval violates the ordinance and will subject applicant to legal action
 (I/We) hereby request a Conditional Use Permit as authorized in Section 16.23 of the Rock County Zoning Ordinance for: Shoreland and County Property.

SIGNATURE

MIDWEST CONSTRUCTION OF NORTHERN ILL. INC.

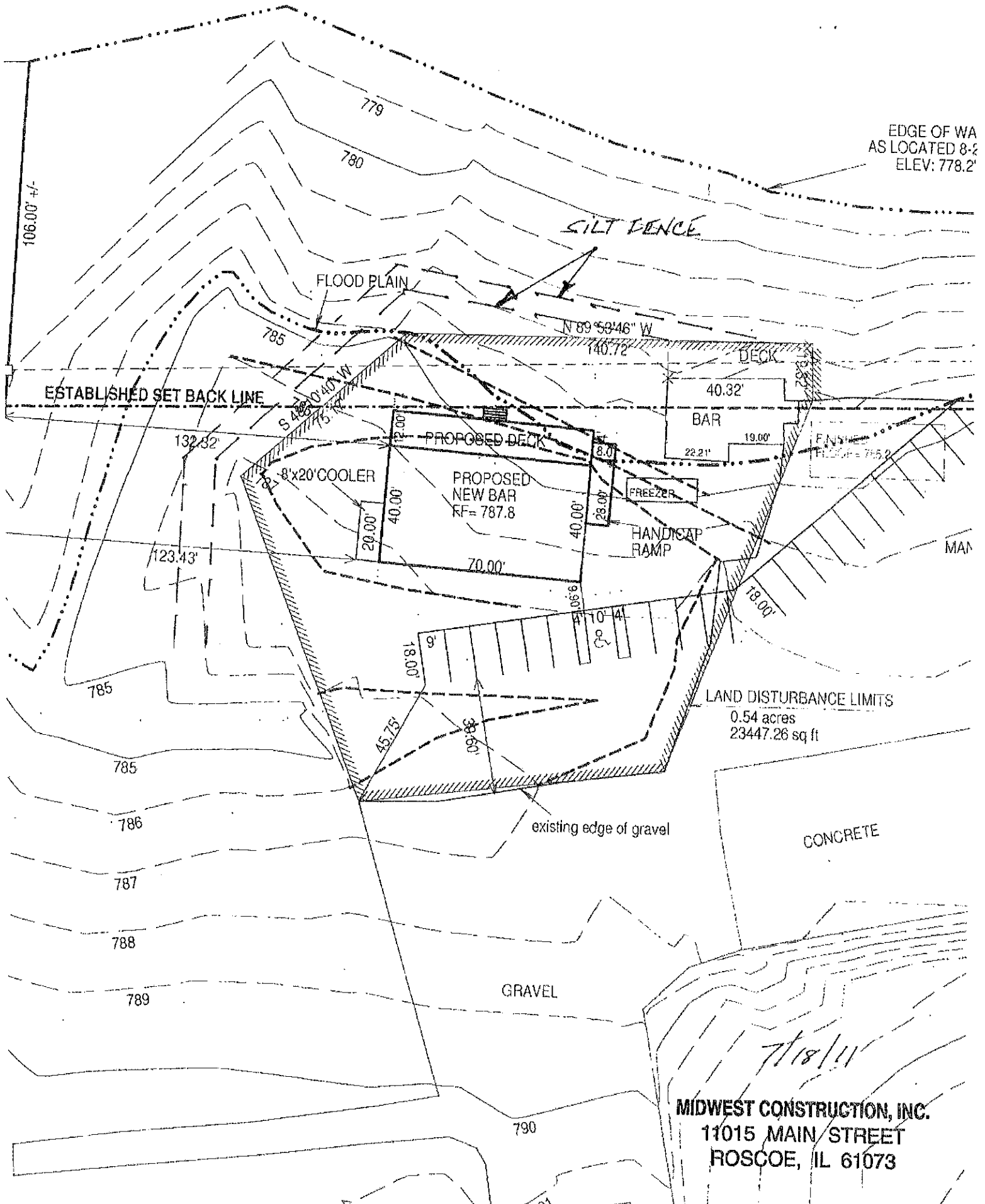
Property Owner _____ OR Agent/Surveyor

Approved by the Rock County Planning & Development Committee on _____

Committee Designee _____ Date _____

LAKE
KOSHKONONG

EDGE OF WA
AS LOCATED 8-2
ELEV: 778.2'





July 13, 2011

LEGAL NOTICE

Notice is hereby given that the Rock County Planning and Development Committee will hear the request of Pettit's Lakeview Campground LLC for a Shoreland Conditional Use Permit to grade over 1,000 square feet and/or fill over 40 cubic yards in the Shoreland Overlay Zoning District of Lake Koshkonong. The proposed project includes demolition of an existing restaurant/bar and construction of a new restaurant/bar.

The property is located in the NW1/4 of the NE1/4 of Section 7, Milton Township. More commonly known as 1901 E. State Rd. 59.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 am on Thursday, July 28th, 2011.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Paul Benjamin
Director of Planning, Economic & Community Development



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: July 19, 2011

Summary:

The following applicants are seeking Preliminary Land Division approval from the P&D Committee:

- LD 2011 024 (Porter Township) – Ruth C. Bauer Trust

Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Division 2011 024 with the conditions presented.

Town Status: LD 2011 024

- Town Board Approved
- Town Planning & Zoning Approved
- Scheduled

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Ruth C. Bauer Trust 1151 Liberty Avenue Cary, IL 60013	LAND DIVISION NO:	LD#2011 024
		DATE SUBMITTED:	June 29, 2011
LOCATION:	NW ¼ SW ¼ Section 35	E.T. JURISDICTION:	N/A
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	80 Acres	TOWNSHIP:	Porter
FINAL AREA:	5.2 Acres	NUMBER OF LOTS:	1
PRESENT ZONING:	A-1	PROPOSED FUTURE ZONING:	A-1 CUP

A copy of these recommendations is sent to the surveyor and to the owner.

NOTE: The owner/developer and agent shall read and fully understand these conditions of approval prior to being acted upon by the Planning and Development Committee. Any questions or comments on these conditions shall be addressed to the P&D Committee/Staff prior to or while the Land Division is on the table for discussion.

NOTE: Reason for dividing land: Splitting off existing building.

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 6400 Block N. Eagle Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. 33-foot 1/2 ROW to be dedicated along N. Eagle Rd.
3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structures on final CSM.
5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before July 28, 2012.
6. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval.

Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.

- 7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

Signed Colin M. Byrnes DATE: 7/6/11
Dept. of Planning, Economic & Community Development

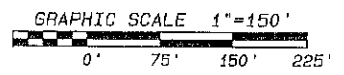
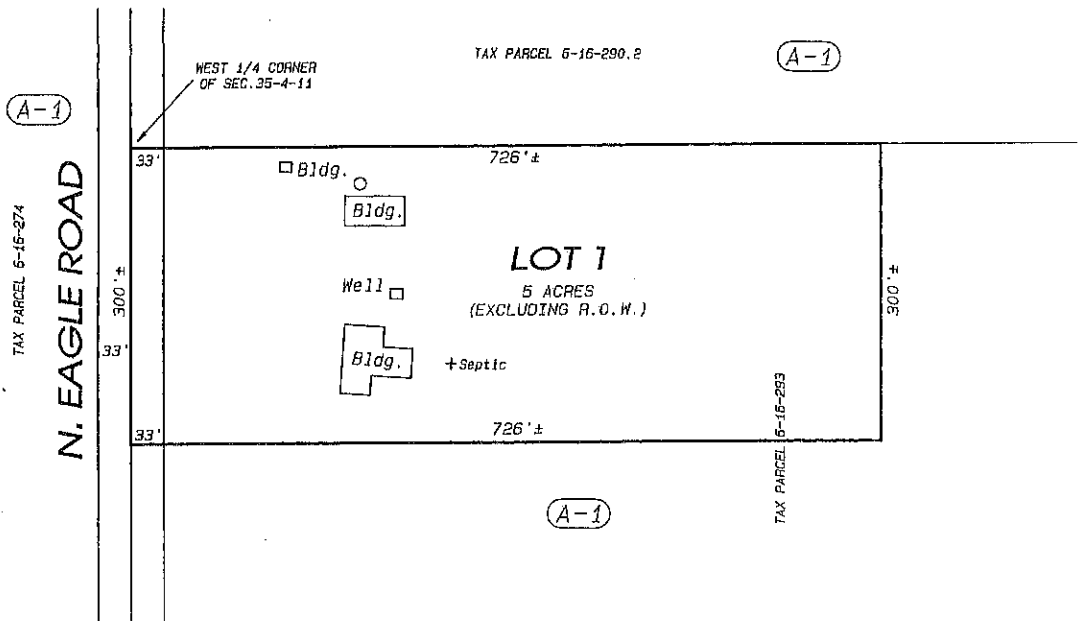
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON JULY 28, 2011 AT 8:00 A.M. AT THE ROCK COUNTY COURTHOUSE.

NOTE: FINAL SURVEY SHALL COMPLY WITH ALL STATE, COUNTY, & LOCAL REGULATIONS.

<u>COMMITTEE ACTION</u>			
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> CONDITIONAL APPROVAL	<input type="checkbox"/> DENIAL	<input type="checkbox"/> TABLED
Initials _____		Date _____	

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 35, T.4N., R.11E. OF THE 4TH P.M., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



DATE: JUNE 27, 2011

NOTES:
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
THE BASIS OF BEARINGS IS ASSUMED.

Project No. 111 - 179 For: BAUER

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

TO: Alan Sweeney, Chair
Planning & Development Committee

FROM: Donald Barnes, PLS
Rock County Surveyor

DATE: July 11, 2011

RE: Semi-Annual Report-Attendance at Conventions/Conferences

Per County Board resolution 06-8A-050, I am submitting my semi-annual report. No one in my department attended any out-of-state training, conventions, or conferences that cost exceeded \$1,000 per event, per employee.

Cc: Craig Knutson, County Administrator

ROCK COUNTY, WISCONSIN



**Real Property
Description Department**
51 South Main Street
Janesville, WI 53545
(608) 757-5610

MEMORANDUM

DATE: July 5, 2011
TO: Planning and Development Committee
FROM: Michelle Schultz, Real Property Lister *MS*
RE: Semi-Annual Report – Attendance at Conferences/Conventions


No member of the Real Property Description Department attended any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six months.

Cc: Craig Knutson



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Planning & Development Committee
FROM: Paul Benjamin,  Director – Planning & Development Agency
SUBJECT: Semi-Annual Report—Attendance at Conventions/Conferences
DATE: July 21, 2011

Summary:

All department heads are required to submit semi-annual updates regarding attendance or training at conventions or conferences and that exceed a cost of \$1,000 per event, per employee whether in-state or out-of-state. Please know that during the last six months, there was no attendance or training at conferences or conventions that exceeded a cost of \$1,000, per event, per employee, either in-state or out-of-the State of Wisconsin.

The Economic Development Manager traveled to various out of State locations for the purpose of supporting private sector interests in Rock County. While the Economic Development Budget covers some of these instances, other expenses are slated to be reimbursed by the Economic Development Administration Grant and/or private sector dollars.

As Housing & Community Development Team members, David Somppi and Cheryl Martin also traveled out of state to Denver, Colorado to attend Housing & Urban Development's (HUD) Healthy Homes training. All travel and training expenses for this event were reimbursed through the Healthy Homes grant.

Cc: Craig Knutson, County Administrator

Account Number	Name	Yearly Prcent Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-63107	PUBL & LEGAL	675.00	7.2%	264.00	-312.84	723.84	
	P1100520-PO# 07/15/11 -VN#011191			BELOIT DAILY NEWS		110.65	
				CLOSING BALANCE	613.19		110.65
	PLANNING			PROG-TOTAL-PO		110.65	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$110.65 INCURRED BY PLANNING. CLAIMS COVERING THE ITEMS ARE PROPER AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

- A. BILLS AND ENCUMBRANCES OVER \$10,000 REFERRED TO THE COUNTY BOARD.
- B. BILLS UNDER \$10,000 TO BE PAID.
- C. ENCUMBRANCES UNDER \$10,000 TO BE PAID UPON ACCEPTANCE BY THE DEPARTMENT HEAD.

PLANNING & DEVELOPMENT COMMITTEE APPROVES THE ABOVE. COM-APPROVAL _____ DEPT-HEAD

JUL 28 2011

DATE _____ CHAIR