



**LAND CONSERVATION COMMITTEE
MONDAY, NOVEMBER 3, 2014, 7:15 P.M.
LAND CONSERVATION DEPARTMENT
CONFERENCE ROOM
440 N US HWY 14
JANESVILLE WI**

AGENDA

1. Call Meeting to Order.
2. Approval of Agenda.
3. Approval of Minutes – October 15, 2014.
4. Citizen Participation, Communications, and Announcements.
5. Bills/Encumbrances.
6. Erosion Control Storm Water Management – Waiver request from Deere & Company for the John Deere CCDC Outdoor Storage Expansion located at 2900 Beloit Ave.
7. Land and Water Resource Management
 - a. Cost Share Funds Transfer Agreement.
 - b. Approval of Cost Share Agreements.
8. Discussion and possible action: Enbridge's proposal to increase flow rates for Pipeline 61 and the need for an updated Environmental Impact Statement.
9. Purchase of Agriculture Conservation Easements (PACE) – Program Update.
10. Adjourn.

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
62-6225-0000-62119	OTHER SERVICES	P1400069	10/04/2014	USDA APHIS GENERAL	1,651.39
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	5,500.00	2,482.90	0.00	1,651.39	1,365.71
WILDLIFE DAMAGE/ASSMTS. PROG TOTAL				1,651.39	
62-6280-0000-42200	STATE AID	P1403376	10/01/2014	OAK CREEK FARM LLC	3,500.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	150,000.00	(7,000.00)	0.00	3,500.00	153,500.00
62-6280-0000-64928	COST SHARING	P1403358	07/30/2014	RAYMOND,JAMES S	4,340.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	150,000.00	65,782.57	0.00	4,340.00	79,877.43
LWC PLAN IMPLEMENTATION GRANT PROG TOTAL				7,840.00	

I have examined the preceding bills and encumbrances in the total amount of **\$9,491.39**

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 Finance Committee and County Board.

B. Bills under \$10,000 to be paid.

C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **NOV 03 2014**


Dept Head _____

Committee Chair _____

MEMORANDUM

DATE: October 28, 2014

TO: Rock County Land Conservation Committee

FROM: Andrew Baker, Conservation Specialist 

SUBJECT: Request for waiver of Erosion Control and Storm Water Management Permit requirements

**John Deere Outdoor Storage Expansion
Part of SE 1/4 of NE 1/4, Section 13, Rock Township
(NW Intersection of Hwy 11 and County Rd G / Beloit Ave)**

John Deere has applied for a waiver of County Erosion Control and Storm Water Management Permit requirements for a project on property they own, which is currently located in the unincorporated area of Rock Township. The purpose of the project is to expand their existing outdoor storage area at an existing facility on the south side of the City of Janesville. The total new project area is approximately four acres.

Around the middle of October, LCD staff noticed that work on this project had commenced, including demolition of an existing building and site grading. Staff made contact with City of Janesville Staff due to the fact that the existing storage facility is within the city limits and it was clear that the intention of John Deere is to have the City annex the subject property. The City intends to act on the annexation request on November 10, 2014. In the mean time construction work on the site continues. Based on the attached memo from the City of Janesville Community Development Department and the memo from GRAEF, consultants for John Deere, the City has been working with John Deere to be certain the project meets their various development standards in advance of being annexed.

However, due to the fact that the property is not yet annexed and construction work is already taking place, Rock County Erosion Control and Storm Water Management Permits, or an approved waiver of permit requirements, are necessary for this project considering greater than one acre of land will be disturbed and a considerable amount of impervious surface will be added.

The Land Conservation Committee has the ability to waive any or all of the Ordinance requirements, including the need to obtain a permit. The waiver process includes review by the Technical Review Committee (staff) and a recommendation made to the Rock County Land Conservation Committee for action.

John Deere chose to apply for this waiver after the option was brought to their attention. As noted in the application memo from GRAEF, the annexation process was delayed and John Deere simply chose to move forward to get as much done as possible prior to winter. Erosion control measures have been installed, but LCD staff has not done a complete review of the erosion control and storm water management plans pending this waiver application. It is unknown if the project meets all County standards or not. A stop work order has not been issued pending this application.

It is the recommendation of the LCD to approve this waiver request due to the fact that it is the intention of the property owner/applicant to have the property annexed to the City of Janesville in the near future and the fact that site plan design, review and approval has already taken place in preparation for annexation to City jurisdiction.

The LCC has the choice to take the recommendation, or modify it as you see fit, and make a decision on whether to approve this waiver.



One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

collaborāte / formulāte / innovāte

MEMORANDUM

TO: Land Conservation Committee
Rock County

FROM: Terry M. Foster, P.E.

DATE: October 27, 2014

SUBJECT: John Deere
Outdoor Storage Expansion

John Deere has proposed an expansion of outdoor storage at their existing 2900 Beloit Avenue facility. Towards that end, two separate parcels were acquired at the northwest corner of CTH "G" and STH "11". A Certified Survey Map (attached hereto) has been prepared to combine the parcels. The north parcel, defined by a green boundary line, is presently situated within the Town of Rock. The south parcel is located within the City of Janesville and is defined with a purple boundary line.

The "Petition for Annexation" had been submitted to the City of Janesville in late August. However, there were a number of unforeseen delays in this process. The Janesville City Council will conduct a public hearing related to the annexation at their November 10th meeting. In the meantime, construction activity has already initiated at the site given the filling and paving activities that must be complete prior to the onset of winter conditions.

GRAEF has engaged in previous dialogue with Andrew Baker related to Rock County Land Conservation permit requirements. The purpose of these conversations was to determine overall project compliance from the perspective of Rock County. It is my understanding that an "Application for Waiver" will suffice given the looming parcel annexation to the City of Janesville. The following items have been attached for your reference:

- An owner authorized "Application for Waiver" and check for application fee
- The afore-mentioned "Certified Survey Map" that combines the separate parcels
- WPDES General Permit No. WI-S067831-04 for construction site storm water runoff
- A conditional approval letter from the City of Janesville

On behalf of John Deere, I would like to thank you all in advance for consideration of a waiver. If you have any questions or concerns related to this matter, please feel free to contact me directly at (414) 266-9194.

TMF:tmf

L:\20140131\Project_Information\Correspondence\memo\Land Conservation Committee_10272014.docx

**APPLICATION FOR WAIVER
ROCK COUNTY EROSION CONTROL AND STORM WATER MANAGEMENT
PERMIT**

Waiver #: 2014001

Date: 10/28/14

Project Name: John Deere - Outdoor Storage Expansion

Township: 2N Section: 13 ¼: SE ¼: NE Parcel #: 034-0220040010

Landowner: John Deere Horicon Works Applicant: GRAEF
 Landowner Address Attn: Steve Johnson Applicant Address Attn: Terry Foster
300 N. Vine Street 125 South 84th Street, Suite 401
Horicon, WI 53032 Milwaukee, WI 53214-1470

Landowner Phone: 920-485-5384 Applicant Phone: 414-266-9194
 FAX: _____ FAX: 414-259-0037
 e-mail: johnsonstevenh@johndeere.com e-mail: terry.foster@graef-usa.com

Type of Waiver (check 1):

- Erosion Control Only Erosion Control and Storm Water Management
 Storm Water Management Only

Provide complete documentation of the justification for the requested waiver (Use attachments if additional space is required)

SEE ATTACHMENT

Fee Determination (check one):

<input type="checkbox"/> Waiver of an Erosion Control Ordinance requirement only:	\$ 75.00
<input type="checkbox"/> Waiver of a Storm Water Management Ordinance requirement only:	\$ 75.00
<input checked="" type="checkbox"/> Waiver of a combined Erosion Control Ordinance and Storm Water Management Ordinance requirement:	\$ 100.00
Total Waiver Application Fee (please make your check payable Rock County LCD)	= \$ 100.00

Notes:

1. No responsible party may undertake a land disturbing construction activity subject to the ordinances without receiving a permit or a waiver prior to the beginning of the proposed activity.
2. This Waiver Application does not guarantee that a waiver will be granted.
3. The fee for the Waiver Application will be deducted from an application fee if an erosion control and/or storm water management permit for the site is required.

Landowner or Applicant Signature: Steve Johnson Date: 24 Oct 2014
 (If applicant is not the landowner, attach a notarized statement authorizing applicant to act as landowner's agent)

Application Review by: _____ Date: _____

Waiver to a Permit Issued by: _____ Date: _____

Revised May 2013



CITY OF JANESVILLE

Wisconsin's Park Place

October 23, 2014

Property Owner:

Deere & Company

c/o Chris Bayley

Via email at: BayleyChrisM@JohnDeere.com

Designer/Architect:

GRAEF

c/o Terry Foster

Via email at: terry.foster@graef-usa.com

SUBJECT: Review of revised site plan for 2900 Beloit Avenue, Janesville, Wisconsin (John Deere)

The revised site plan dated October 16, 2014 for the above-noted location has been approved subject to the conditions listed below. Should you have questions or require additional information, please contact me at (608) 755-3188. Thank you for your time and consideration in complying with this request.

- A. **Requirement for Annexation Petition:** At its meeting of November 10, 2014, the Janesville City Council will hold a public hearing and review your annexation petition for that portion of the development site that is currently located in the Town of Rock.
- B. **Requirement for Certified Survey Approval:** The certified survey map you have submitted will be reviewed by the Plan Commission at its meeting of November 3, 2014 and the City Council at its meeting of November 10, 2014. Any conditions which are attached to those approvals may be satisfied once both reviews are complete.
- C. **Exterior Lighting Standards:** A number of new exterior light fixtures are delineated by the site plan. Please provide cut sheets for each of the fixtures you plan to install. All exterior lighting must utilize full cut-off fixtures and be directed downward. Open-face wall-packs are not permitted.
- D. **Site Landscaping:** Per our earlier discussion on this matter, the plantings delineated by your landscape plan are required to be installed upon completion of the CTH G/Beloit Avenue right-of-way expansion project.
- E. **Permits Required:** If you have not already done so, please contact the Building and Development Services Division at (608) 755-3060 for information on permits for the electrical work and fence.

Sincerely,

Brian Schweigl, Associate Planner
Site Plan Review Coordinator

c: Manager of Building & Development Services
Fire Inspector
Assessor
File

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING & DEVELOPMENT SERVICES (608) 755-3060 • PLANNING SERVICES (608) 755-3085
MUNICIPAL BUILDING • 18 N. JACKSON ST., P.O. BOX 5005 • JANESVILLE, WI 53547-5005
WEBSITE: <http://www.ci.janesville.wi.us>

