



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, JANUARY 26, 2012 - 8:00 A.M.
COURTHOUSE CONFERENCE CENTER
SECOND FLOOR – EAST WING
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 26, 2012 at the Rock County Courthouse. Chair Al Sweeney presided. Supervisors present: Mary Mawhinney and Wayne Gustina. Absent: Marilyn Jensen & Phil Owens.

Planning & Development Staff present: Paul Benjamin (Director), Colin Byrnes (Zoning Administrator), David Somppi (Community Development Mgr.), Wade Thompson (Planner II) and Steve Schraufnagel (Acting Secretary).

Others present: Dan Salas - ATC

2. **ADOPTION OF AGENDA**

Supervisor Gustina moved to adopt the agenda, Supervisor Mawhinney seconded. A discussion of Agency personnel is to be added to the Directors Report. **ADOPTED** as amended.

3. **MEETING MINUTES – JANUARY 26, 2012**

Supervisor Mawhinney moved the approval of the January 26, 2012 Committee minutes; seconded by Supervisor Gustina. **APPROVED.**

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

Chair Sweeney announced that Dan Salas representing ATC would address the Committee under Code Enforcement.

5. **CODE ENFORCEMENT**

A. Public Hearing: Shoreland Conditional Use Permit 2012 001 Roger Rebout & Sons Farms (Bass Creek – Plymouth Township)

Supervisor Mawhinney moved to go into Public Hearing. Seconded by Supervisor Gustina. **All in favor – Approved (Yes – 3, No – 0, Absent – 2)**

There was no public comment at this time.

Supervisor Gustina moved to go out of Public Hearing. Seconded by Supervisor Mawhinney. **All in favor – Approved (Yes – 3, No – 0, Absent – 2)**

Mr. Byrnes presented the Staff report on the Conditional Use Permit. Mr. Byrnes referred to the aerial photo displayed at the hearing. He described the project pointing out the location of one utility poles location within Bass Creek. ATC would like to move the creek location to preserve the pole location.

Supervisor Mawhinney asked if it would be easier to move the pole. ATC representative Dan Salas replied that moving this pole would require having to move several other poles adjacent to this pole. He also stated that the project is expected to begin in mid-April.

Supervisor Gustina moved to approve Conditional Use Permit 2012 001 subject to recommended conditions. Seconded by Supervisor Mawhinney. **All in favor – Approved (Yes – 3, No – 0, Absent – 2)**

B. Action Item: Preliminary Approval of Land Divisions

Mr. Byrnes presented the Staff report.

- **Land Division 2011 056R (Johnstown Township) – Ed & Ruth Kowalski**
LOCATION: 13000 Block W. Townsend Road.

Supervisor Mawhinney moved to remove LD 2011 056R from the table. Seconded by Supervisor Gustina. **All in favor – Approved (Yes – 3, No – 0, Absent – 2)**

Staff has reviewed the application, associated documentation and recommended Preliminary Approval of the following Land Division with conditions as indicated: Land Division 2011 056R. Mr. Byrnes explained that the land division has been revised to increase the size of the lot to approximately 3 acres. Supervisor Mawhinney stated that the Town of Johnstown has approved this revised land division.

Supervisor Mawhinney moved to approve 2011 056R. Seconded by Supervisor Gustina. **All in favor – Approved (Yes – 3, No – 0, Absent – 2)**

Conditions To Be met Before Final Approval

1. Existing structures shall meet setback regulations.
2. 33-foot ½ ROW to be dedicated along E. Six Corners Rd.
3. Following notation on final map: "Since Lot 1 contains an existing building which utilize an existing private sewer 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 structure on final CSM.
5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before January 26, 2013.
6. Town of Johnstown approval.
7. 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 reasonable expected to occur”. Extension requests must be made in writing prior to the expiration date listed above.
8. 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.

➤ **Land Division 2011 059R (Porter Township) – William Krumwiede**

LOCATION: 12300 Block W. Hwy. 14.

Staff has reviewed the application, associated documentation and recommended Preliminary Approval of the following Land Division with conditions as indicated: Land Division 2011 059R.

Chair Sweeney stated that the Town of Porter has not yet acting on this proposed land division.

Supervisor Mawhinney moved the Tabling of Land Division 2011 059R; seconded by Supervisor Gustina. All in Favor – APPROVED (Yes – 3, No – 0, Absent – 2).
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➤ **Land Division 2011 060 (Rock Township) – Michael Blaser**

LOCATION: 5000 Block S. Driftwood Drive.

Staff has reviewed the application, associated documentation and recommended Preliminary Approval of the following Land Division with conditions as indicated: Land Division 2011 060.

The Town of Rock has not yet approved this proposed land division.

Supervisor Mawhinney moved the Tabling of Land Division 2011 060; seconded by Supervisor Gustina. All in Favor – APPROVED (Yes – 3, No – 0, Absent – 2)
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➤ **Land Division 2011 061 (Newark Township) – Perkins Revocable Trust**

LOCATION: 7200 Block W. St. Lawrence Avenue.

Mr. Byrnes explained that this land division might not in fact occur as a potential buyer may purchase the entire property including the buildings.

Supervisor Mawhinney moved the Tabling of Land Division 2011 061; seconded by Supervisor Gustina. **All in Favor – APPROVED (Yes – 3, No – 0, Absent – 2)**

C. **Information Item: Administrative Quarterly Report**

Mr. Schraufnagel presented the Quarterly Report.

6. **Corporate Planning**

A. **Action Item: Resolution Authorizing Submission of Grant Application For Beloit Area Sewer Service Area Planning**

Planning Director Benjamin presented the Committee the process and that this resolution allows the staff to apply for the grant.

Supervisor Gustina made a motion to recommend the resolution; seconded by Supervisor Mawhinney. **All in Favor – APPROVED (Yes – 3, No – 0, Absent – 2)**

B. **Informational Item: Rock County Comprehensive Plan Implementation Update.**

Wade Thompson presented to the Committee the current status of the Rock County Comprehensive Plan. He explained to the Committee the projects that have been completed, currently being worked on and not yet begun.

7. **FINANCE**

A. **Department Bills/Encumbrances/Pre-Approved Encumbrances/Amendments/Transfers**

Supervisor Mawhinney moved the approval of payment of the department bills, and encumbrances; second by Supervisor Gustina. All in favor - **APPROVED (Yes - 3, No – 0, Absent – 2)**

8. **DIRECTORS REPORT**

Director Benjamin reported on the following:

- The Lead Hazard Control Grant Application was submitted on January 18, 2012. If approved, the grant will provide for 90 projects.

- On Monday night the Village of Orfordville Trustees voted to not apply for a Small Cities Block Grant on a 6-1 vote.
- The Water Quality Planning Resolution is going to the County Board for their approval to apply for the monies to complete a Water Quality Plan for the City of Beloit, Town of Turtle and Town of Beloit.
- Community Development Block Grant funds will be distributed differently in the coming months. The funding will be regionalized into 6-8 regions statewide.
- Interviews for a vacant Planner II position would be held on Tuesday.
- There will be a countywide workshop for all Rock County Townships to discuss MOA's (Memorandums of Agreement) and the Land Division process. It will be held at the Job Center on February 14 at 9 a.m.

10. **COMMITTEE REPORTS**

Chair Sweeney expressed the wish for the quick recovery of Supervisor Owens.

11. **ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 9:00 a.m.; second by Supervisor Mawhinney. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, February 9, 2012 at 8:00 a.m.**

Prepared by: Steve Schraufnagel - Acting Secretary