



MINUTES  
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY, JANUARY 24, 2013 - 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 24, 2013 at the Rock County Courthouse. Chair Al Sweeney presided. Supervisors present: Wayne Gustina, Phil Owens, and Mary Mawhinney. Supervisor Jensen arrived at 8:02 a.m.

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

Citizens present: Steve Lathrop (Combs & Associates).

2. **ADOPTION OF AGENDA**

Supervisor Owens moved to adopt the agenda as presented, Supervisor Gustina seconded. **ADOPTED 4-0.**

3. **MEETING MINUTES – JANUARY 10, 2013**

Supervisor Mawhinney moved the approval of the January 10, 2013 Committee minutes as presented; seconded by Supervisor Owens. **APPROVED AS AMENDED. 4-0**

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

Director Benjamin mentioned that he and Chair Sweeney attended a DOT hearing on I-90/39 project. Main discussion points were Roundabouts and Park & Rides.

It was also mentioned that the next meeting of the Committee (February 14) would be held on Fifth floor in N1 or N2.

5. **CODE ENFORCEMENT**

**A. Action Item: Preliminary Approval of Land Divisions**

Mr. Benjamin discussed the submitted land division.

- LD 2012 036 (Milton Township) – Matthew Messner.

Supervisor Gustina made a motion to conditionally approve LD 2012 036; Seconded by Supervisor Owens. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions of Approval:

1. Existing structures shall meet setback regulations.
2. Acceptable soil and site evaluation received on Lot 2.
3. Show septic and well location for existing structures on lot.
4. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before January 24, 2014.
5. 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.
6. 33' ½ ROW along N. John Paul Road at the discretion of the Town of Milton.
7. Note of Final Map: "Since Lot 1 contains existing buildings which use an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot maybe restrictive to the replacement of the existing system."

- LD 2012 040 (Magnolia Township) Michael & Gerene Krumwiedie Trust.

Mr. Byrnes discussed the remaining land divisions.

Supervisor Mawhinney made a motion to conditionally approve LD 2012 045; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions of Approval:

1. Documentation form State of Wisconsin Transportation Department to verify existing access point.
2. Acceptable Soil and Site evaluation report received on Lot 1 & Special Building conditions put on lot and/or pre-planned as needed after review of report data.
3. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before January 24, 2014.

4. 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.
  5. Dedicate a 50' ½ ROW along N. State Road 213.
  6. Recommend Town of Magnolia Conservation Easement for bedrock 20 inches or less.
- LD 2012 048 (Fulton Township) Russell Gauss.

Supervisor Jensen made a motion to conditionally approve LD 2012 048; Seconded by Supervisor Owens. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions of Approval:

1. Existing structures shall meet setback regulations.
  2. Show septic and well location for existing structures on lot 2.
  3. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before January 24, 2014.
  4. 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.
  5. Note of Final Map: “Since Lot 2 contains existing buildings which use 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.”
- LD 2012 049 (Turtle Township) Tom Straub.

Supervisor Gustina made a motion to conditionally approve LD 2012 049; Seconded by Supervisor Mawhinney. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions of Approval:

1. Utility easements put on lots as requested by utility companies.
2. Acceptable soil and site evaluation report received on Lot 1 and Special Building Conditions put on lot and/or pre-planned as needed after review of report data.

3. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before January 24, 2014.
4. 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.
5. 50-foot wide drainage easement to be located on Lot 1 in natural drainage swale.

**B. Information Item: 2012 Administrative Quarterly Report**

Mr. Schraufnagel gave a report of the final quarter of 2012.

**6. FINANCE**

**Action Item: Department Bills/Encumbrances/Amendments/Transfers**

Supervisor Mawhinney moved to approve the bills; second by Supervisor Jensen. All in favor – <b>Approved (Yes – 5, No – 0, Absent – 0)</b>
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**7. COMMUNITY DEVELOPMENT**

- **Action Item: Resolution Authorizing Submission of the 2013 Rock County Application For Lead Hazard Control Grant Funds.**

Mr. Somppi explained to the Committee that the grant application includes a proposed 120 projects (units) and requests 2.5 million dollars. The grant application is due February 4.

Mr. Benjamin handed out to the Committee a flow chart indicating the grant process and a timeline of when tasks were due from the participating agencies (Cities of Janesville and Beloit, the Health Department and Rock County).

**8. DIRECTORS REPORT**

- **Farmland Preservation Plan** – The draft plan is at DATCP for their review.
- **County Engineer** – Have hired an Engineer that will begin work on March 4. He will spend up to ¼ of his time at the Public Works Department.
- **Water Quality Planning** – Mr. Benjamin announced that staff would be meeting with the City of Beloit on January 31.
- **Shoreland Ordinance** – Mr. Benjamin indicated that when the Shoreland Ordinance was recodified the County Owned Property section was not included. Staff will continue the process to get the Shoreland Ordinance approved and meet

with the Corp Counsel's office to work out the issue of where the County Owned Property portion should be located. This will be brought back to the Committee in March.

- **Workshop in February 2013** – The Agency will be holding a workshop focusing on AEA's on February 5 at 2:00 p.m. in the Courthouse Conference Center.
- **Edgerton Community Outreach Public Facilities Grant** – The rehab project has been started.

**9. COMMITTEE REPORTS**

There were no committee reports at this time.

**10. ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 9:30 a.m.; second by Supervisor Mawhinney. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, February 14, 2013 at 8:00 a.m.**

Prepared by: Steve Schraufnagel - Acting Secretary