



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY May 9th, 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 8:03 a.m. on Thursday, May 9th, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wes Davis, Wayne Gustina. And Supervisor Owens. Supervisor Mawhinney was absent. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director) Andrew Baker (Senior Planner), and Kurt Wheeler (Planner III, Acting Secretary), Michelle Schultz (Real Property Lister), and Matt Wesson (Rock County Health Department).

Others Present: Kathy Jennings, Cindy Viney, Larry Schoman, Patricia Lombardo, Crystal Boie, Mary Boie, Rebecca Kanable, and Leon Wargowsky.

2. ADOPTION OF AGENDA

Amended to remove original item 5a. All other items moved up. Moved by Supervisor Gustina, Seconded by Supervisor Davis. Adopted (4-0).

3. MEETING MINUTES – APRIL 25TH, 2019

Motion made by Supervisor Davis, Seconded by Supervisor Owens to accept the April 25th meeting minutes. APPROVED (4-0)

4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

Supervisor Davis reminded all in attendance that there will be a Law Enforcement program to remember and honor fallen Law Enforcement officers Weds, May 15th at the lower Courthouse Park Pavilion at 6 pm.

5. CODE ADMINISTRATION AND ENFORCEMENT

- A. **Action Item:** Public Hearing Shoreland Conditional Use Permit – MHC Blackhawk LLC (aka Blackhawk Campground -3407 E. Blackhawk Dr. Milton WI)

Moved to go into Public Hearing by Supervisor Owens, Seconded by Supervisor Gustina.
Time In: 8:07

Mr. Byrnes and Mr. Baker presented an overview of the project. Mr. Wesson addressed the issue of the septic system located within the project area.

Several residents of the campgrounds and lake area asked questions and voiced concerns related to the lake levels and engineering principles associated to the project.

MSA Engineer Kathy Jenkins addressed those questions with a project overview, studies that have been completed by the firm, and described construction techniques and aesthetics.

Moved to go out of Public Hearing by Supervisor Owens, Seconded by Supervisor Davis.
Time In: 8:17

B. Action Item: Approve, Approve with Conditions or Deny Shoreland Conditional Use Permit:

Supervisor Owens made a Motion to approve with the plans supplied by MSA today at the meeting and with all conditions pertaining to the Conditional Use Permit drafted by Staff. Seconded by Supervisor Gustina. Approved (4-0)

Conditions:

1. Considering the location and the potential to displace water, only fill associated directly with the proposed road is approved. Specifically, the fill on each side of the road shall extend laterally only as needed to allow the 4:1 side slopes to match existing grades.
2. Any fill material brought to the site as part to raise the subgrade of the proposed road shall be native stone, rock or gravel. No earthen fill shall be used, other than for surface restoration and seeding of the side slopes. The purpose of this restriction is to limit the possibility of sedimentation or other forms of contamination.
3. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices (BMPs). Temporary BMPs shall be installed to minimize the chance of erosion and sedimentation during the duration of the project.
4. If dewatering is necessary during construction all discharge shall be in upland areas and treated with BMPs designed to trap sediment.
5. The project shall be completed according to the approved plans and conditions of approval unless minor revisions are approved in advance by Staff. Significant revisions to the plans will require additional review and action by the Committee.
6. All other necessary permits or approvals for the project shall be obtained prior to starting work on site.
7. This permit expires one year from the date of Committee approval unless approved otherwise.

C. Action Item: Approve, Approve with Conditions or Deny Land Division:

- **(2019 011) – Union Township -Mosher**

Motion to approve with conditions made by Supervisor Gustina with staff Conditions, as well as the issue of creating a Flag Lot. Seconded by Supervisor Davis. Approved (3-1)

Conditions:

1. Existing utility easements shall be shown and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
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 lots may be restrictive to the replacement of the existing system".
3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
4. The deed from the adjoining owner to the Town to create frontage for the new lot shall be recorded prior to final approval.
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.

• **LD2019 014 - Janes (Union Township)**

Motion to approve with conditions made by Supervisor Davis with Conditions, Seconded by Supervisor Gustina. Approved (3-1)

Conditions:

1. Utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. Note on Final CSM: "Lots 1 and 2 contain existing buildings which utilize an existing sewage treatment 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(s) that utilize the POWTS.
4. Final CSM shall be submitted to and approved by the Agency within one year after 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.

6. **FINANCE**

Action Item:

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

7. **COMMITTEE REPORTS**

None

8. **DIRECTOR'S REPORT:**

- A. Analysis of Impediments to Fair Housing Plan and County Board.

Mr. Byrnes gave an update of the study and asked for opinions from the Committee on whether to bring the study to the County Board as an Information Item or a possible future Action Item.

9. **ADJOURNMENT**

Supervisors Gustina and Owens Moved and Seconded to adjourn the Committee at 9:15 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

- May 23, 2019 (8:00 am)
- June 13, 2019 (8:00 am)
- June 27, 2019 (8:00 am)
- July 11, 2019 (8:00 am)