



Minutes – April 14, 2022

Call to Order: The meeting of the Rock County Planning & Development Committee was called to order at 8:00 am on Thursday, April 14, 2022. Chair Sweeney presided and requested a roll call. Supervisors present in person: Sweeney and Podzilni. Supervisors present via Zoom: Potter and Davis. Supervisor excused: Gustina
QUORUM present.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Randy Terronez (Assistant County Administrator, portion of meeting)

Rock County Staff via Zoom: Steve Godding (Planner III), Jen Borlick (GIS Manager)

Others present: None

Adopt Agenda: Andrew asked that Land Division 5. B. (LD 2022 018) be removed from the agenda because it was tabled at the Town. Revised agenda moved by Supervisor Podzilni. Seconded by Supervisor Potter. ADOPTED

Approval of Minutes:

Meeting held March 24th, 2022: Moved by Supervisor Podzilni. Seconded by Supervisor Davis. ADOPTED

Citizen Participation, Communications and Announcements: None

Code Enforcement:

Review and possible action regarding LD 2022 012 (LaPrairie Township) – Leach Farms 1 Lot CSM Moved with conditions by Supervisor Potter. Seconded by Supervisor Podzilni. APPROVED.

Conditions of approval:

Tax ID: 020 032004 Parcel Number: 6-10-146

1. Lot 1 is by definition a "Flag lot" per County Ordinance. The max "pole" is 250 feet. This is 461.35 feet.



A "Flag lot" in County Ordinance: "A lot whose width at the building site far exceeds its street frontage, containing both a "pole", a long, narrow strip of land utilized solely to provide vehicular access to the building site, and a "flag", containing the building site"

The creation of flag lots are generally discouraged by Ordinance (per sec. 4.116(2)), but if they are approved, they must meet specific standards (found in 4.116(2)(e)). That section of the Ordinance is included in the packet for reference. The proposed "pole," if approved through the Land Division process, will exceed the maximum of 250 feet in length allowed by Ordinance.

UPDATE: The Town deed restricted the lot. It will be farmed with the adjacent (west) lot.

2. The 2.61 proposed acres does not fit in any of the Town zoning districts.
 - a. The proposed lot size does not meet the minimum 3 acres for the A-3 district and the A-4 district requires: *Rezoning land to an A-4 District from an A-1 District shall apply only to units of land of at least 50 acres falling within an area of mapped common ownership lands as of January 1, 2002.*

UPDATE: The Town amended the ordinance:

The A-4 District does this by allowing groupings of contiguous, commonly owned land of at least 50 acres for new construction or 32 acers for existing residence.

Residential structures existing prior to January 1, 2002 on legal A-1 parcels between 32 and 50 acres may be set off creating a 1.5 to 5 acre lot, provided 100% of the remaining original parcel is to be deed restricted to A-1 Zoning District uses.

- b. It does not meet the following on the RURAL RESIDENTIAL/AGRICULTURAL DISTRICT (R-R/A):
 - i. No more than one house and up to a three-car garage may only be built upon a lot as originally platted. Two other storage buildings may be built, which may not exceed a total of 1,200 square feet per building and must conform to the aesthetic design of the house.
 - ii. Maximum Lot Coverage Not to exceed 12.5 % of total lot.

UPDATE: The Town approved because of the existing structures and the parent parcel being deed restricted.

3. If land disturbance associated with the construction of a driveway that exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is require. Please contact Rock County Land Conservation Department.
4. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
 - a. Rock Energy is requesting a 10' Utility Easement on the south lot line where the existing power line is located.
5. This falls into the extra Territorial Jurisdiction (ETJ) Area boundary for the City of Janesville.



6. Note on Final CSM:
 - a. "The lot contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems." Proposed lot lines must include the system area with the building which utilizes the system.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

Community Development: None

Economic Development: None

Corporate Planning:

8.A. Recognizing Colin Byrnes. Supervisor Davis moved approval. Seconded by Supervisor Potter. Approved. Andrew noted that this Resolution will be at County Board this evening by Colin will not be in attendance.

Finance:

Information Item: Committee Review of Payments: Andrew reviewed the payments. There was a questions about the bills to RSM LLP. Andrew explained that these were the bills for the consultant working with applicants for the Small Business Grant and Loan programs. Supervisor Davis asked if this is a flat rate our hourly. Andrew confirmed with James later in the day and relayed to the Committee that the bills are based on a hourly rate for time spent with applicants (or potential applicants).

Possible Action Item: Transfers: None

Director's Report: Andrew noted that the interviews for the Office Coordinator position were reduced from the four selected to two prior to the interview on April 8th. The strongest candidate was notified and would like to move for in the process, which includes background checks. This is a good sign.

Committee Reports: Mutual thanks were exchanged between the Committee members and staff as this is the last meeting for Supervisors Davis and Potter.

Adjournment: Adjournment at 8:22 a.m.

Moved by Supervisor Davis. Seconded by Supervisor Sweeney. APPROVED

Respectfully submitted,
Andrew Baker - Director

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.