



**Planning and Development
Committee
Minutes – June 9, 2022**

Call to Order: The meeting of the Rock County Planning & Development Committee was called to order at 8:05 am on Thursday, June 9, 2022. Chair Sweeney presided. Supervisors present in person: Sweeney, Podzilni and Sutterlin. Supervisors present via Zoom: Stevens. Supervisors Excused: Winter.

QUORUM present.

Rock County Christine Munz-Pritchard (Senior Planner) and Steve Godding (Planner III)

Adopt Agenda: Chris noted that that Item 5.A, B, and C should be removed from the agenda. Items A and B have not been approved by the Town and item C is pending revised materials based on the last Committee meeting. Agenda moved with suggested revisions by Supervisor Podzilni. Seconded by Supervisor Sutterlin. ADOPTED

Approval of Minutes:

Meeting held May 26, 2022: Moved by Supervisor Podzilni. Seconded by Supervisor Sutterlin. ADOPTED

Citizen Participation, Communications and Announcements: None

Code Enforcement:

D. Review and possible action regarding LD 2022 031 (Center Township) – Krebs (2 Lot CSM)

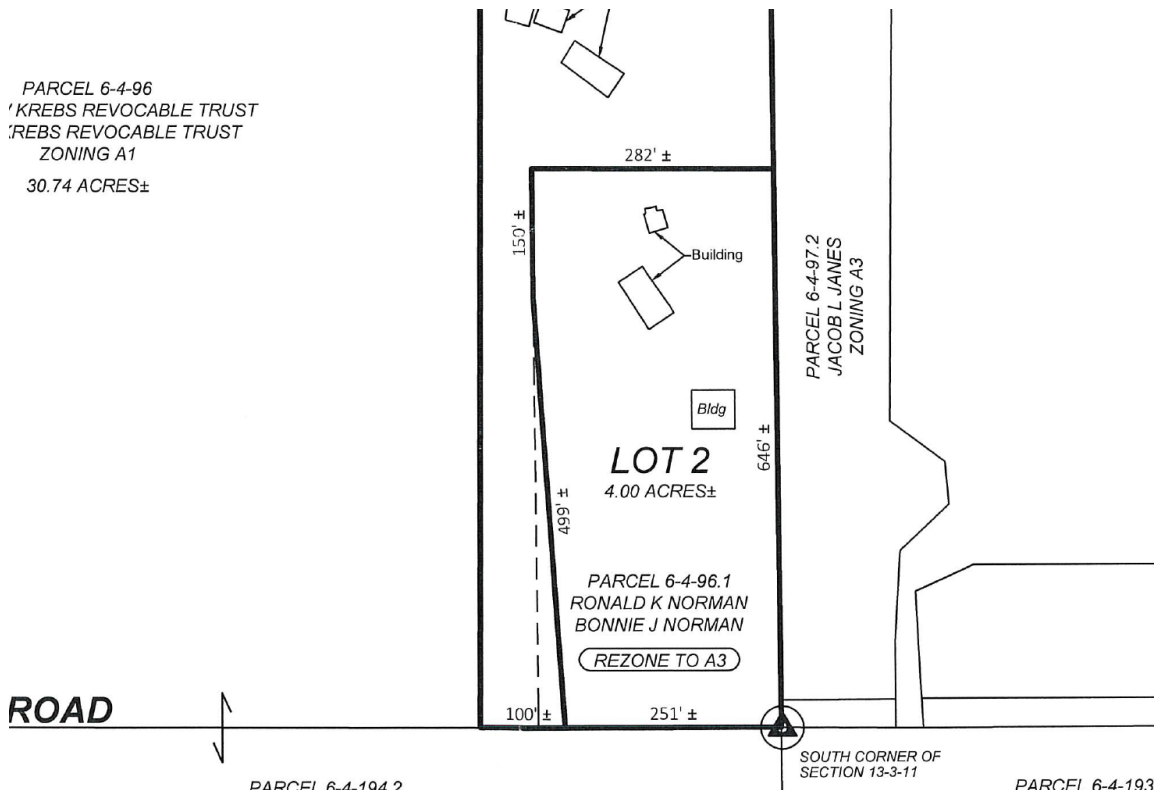
Motion to approved as recommended made by Supervisor Podzilni, seconded by Supervisor Stevens.

Carried.

1. Per Section 4- 4.5 of the Town of Center's zoning ordinance, the proposed lot does not meet the minimum 35-acre requirements of the A-1 zoning district. The lot will need to be rezoned to meet the proper zoning district which includes setback requirements of the existing residence. This include meeting minimum setbacks on the existing buildings.

2. 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"

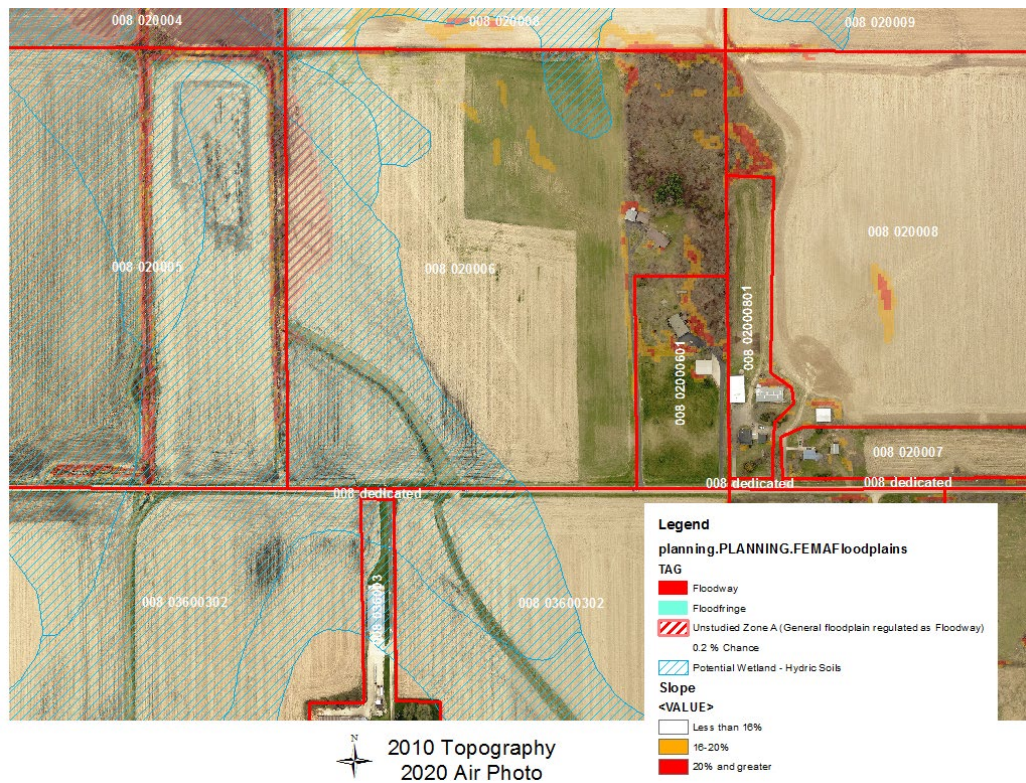
The creation of flag lots are generally discouraged by Ordinance (per sec. 4.116(2)), but if they are approved, they must meet specific standards (found in 4.116(2)(e)). That section of the Ordinance is included in the packet for reference. The proposed "pole," if approved through the Land Division process,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



This flag is 649 feet (499 + 150) long. Recommending that the parent parcel be deed restricted with a no build, staying in Farmland.

3. Dedicate a 33-foot half road right of way at the request of the Town of Center.
4. Per county ordinance the parent lot is under 35 acres and should be added to this CSM. The remainder of the parent parcel cannot be joined with the property across the street for two reasons:
 1. The street dedication and
 2. This is a section line.
5. Existing easements shall be shown, and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
6. Note on Final CSM:

- a. Proposed Lot 1 and Lot 2 contain 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.
7. The environmental areas need to be shown on the final CSM.



8. If land disturbance associated with the construction of a driveway exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is require. Please contact Rock County Land Conservation Department.
9. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
10. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
11. Meet the minimum requirements of 4.112 Preliminary Land Division listed.
 - The lot needs to meet the minimum zoning requirements for that district.
 - Preliminary CSM does not show the POWTS, Private well or ESA.
 - Driveways for both property needs to be added to the CSM.

E. Review and possible action regarding LD 2022 036 (Lima Township) – Flury (1 Lot CSM) LD 2022 036 Packet

Motion to approve as recommended made by Supervisor Stevens, seconded by Supervisor Sutterlin.

Carried.

1. Per Section 4.3 of the Town of Lima zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning. The lot will need to be changed to meet zoning code. Recommended zoning to A-3. Parent lot is larger than thirty five (35) acres and does not require a CSM or POS. It should stay zoned A-1. Existing buildings should meet the proposed zoning setbacks.
2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. 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 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.
4. If land disturbance associated with the construction of a driveway exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is require. Please contact Rock County Land Conservation Department.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
 - Verify with the Town that the lots meet the minimum zoning requirements.
 - Well and POWTS is missing.

Community Development: None

Economic Development: None

Corporate Planning:

- A. Action Item: Consideration of Recommendation from Beloit Area Technical Advisory Committee for an Amendment to the Beloit Area Water Quality Management Plan - Referring to DNR for Approval Submittal to Rock County Planning 2022 Beloit Area Water Quality Plan Amendment.

Chris explain the proposed amendment as detailed in the packet of materials.

Motion to support amendment of 208 to the DNR made by Supervisor Podzilni, seconded by

Supervisor Stevens.
Carried.

Finance:

Information Item: Committee Review of Payments: None

Possible Action Item: Transfers: None

Director's Report:

None

Committee Reports:

Election of Vice Chair: Russell Podzilni is nominated as vice chair by Stevens, and seconded by Sweeney. There were no other nominations. Supervisor Podzilni elected vice-chair by acclamation.

Adjournment: Adjournment at 8:25

Moved by Supervisor Sutterlin, Seconded by Supervisor Podzilni. APPROVED

Respectfully submitted,
Chris Munz-Pritchard – Senior Planner

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.