



**Planning and Development
Committee**

**Minutes – February 9, 2023
In Person and Via Zoom**

Call to Order: The meeting of Rock County Planning & Development Committee was called to order at 8:01 am on Thursday, February 9, 2023. Chair Sweeney presided and requested a roll call. Supervisor present in person: Sweeney, Podzilni, and Sutterlin. Supervisors present via Zoom: Stevens and Winter. QUORUM present.

Rock County Staff Present: Andrew Baker (Director), Christine Munz-Pritchard (Senior Planner), and James Otterstein (Economic Development Manager). Staff present via Zoom: Steve Godding (Planner III), Jennifer Borlick (GIS Manager), Supervisor Jim Farrell (County Board), and Supervisor Mike Zoril (County Board).

Others Present: Christine Rebout (Janesville Convention and Visitors Bureau), Sally Horton, Jim Blouin, Matthew Kealey, Sabrina Bowerman, Paul Limmerick (sp?), and Marge Kinnaur (sp?). Others present via Zoom: Sheila Williams.

(Please note: The sign in sheet was removed from the meeting room by one of the attendees, therefore staff was unable to collect all in attendance and correct spellings of names).

Adopt Agenda: Andrew asked that the Committee amend the agenda to move item 7A to below item 10. Agenda moved as amended by Supervisor Sutterlin, Seconded by Supervisor Podzilni. ADOPTED

Approval of Minutes:

Meeting held January 12, 2023: Moved by Supervisor Podzilni, Seconded by Supervisor Sutterlin. ADOPTED

Citizen Participation, Communications and Announcements: None

Code Enforcement:

Review and Possible Action: Regarding LD 2022 085 (Janesville Township) – Roger Rebout and Sons Farms (1 Lot CSM)

Chris Munz- Pritchard explained the document attached. Modified the language in 1 to accommodate for the modification made. Doug Rebout spoke on behalf of the landowners. They are requesting a septic easement of the property in question rather than including more land with the lot in order to incorporate the septic field. The goal is for it to be preserved as farmland. The

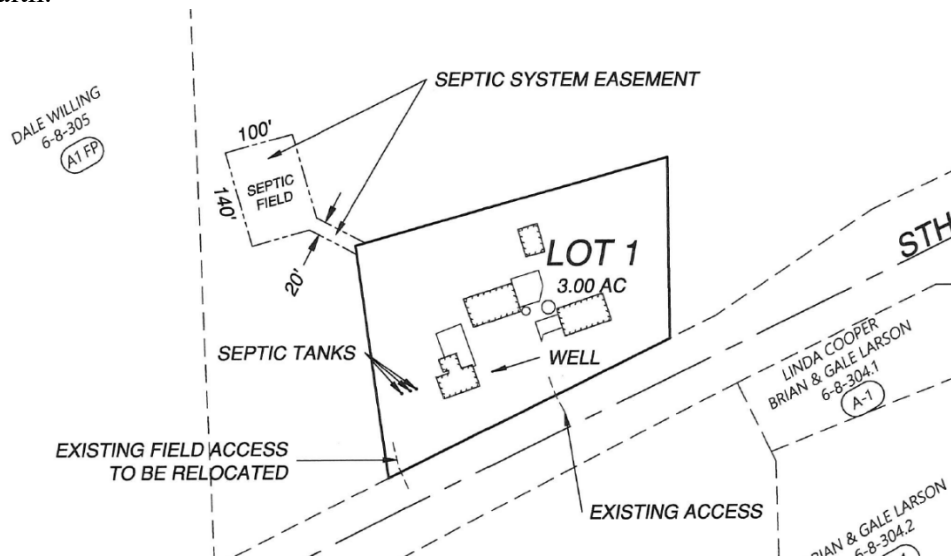
family owns the land to the North and East of this lot. Rock County requirement is that the threshold of farmland preservation be at 35 acres. If under 35 acres, it would need to be added to the CSM. City of Janesville does not have this requirement. Ultimately it would be creating one lot. Ryan Combs questions the new parcel on the South lot side of the road. Andrew Baker verified that the options would be to work with out the landowners to resolve this and come to a mutual agreement.

Moved for approval by Supervisor Podzilni, Seconded by Supervisor Winter with the emphasis that the septic easement be approved on the parent parcel, to be removed when system fails. Passed unanimously

Lot Minor Land Division # LD 2022 085
Parcel Number: 6-8-304, Tax ID: 016 030004
Town of Janesville

1. The County ordinance states that the POWTS needs to be on the same property as the building served “whenever possible”. It is possible in this case to include the POWTS area with the building served. The POWTS needs to be included in the Land Division.

6.123 (5)(c) Private sewage systems shall be on the same property as the building or structure which produces the wastewater, whenever possible. Existing lots can utilize septic easements after necessary state and county approval. Private sewage systems serving multiple buildings, where the buildings are located on a separate parcel and owned by multiple owners, must be owned and maintained by a governmental entity or Sanitary District, unless specifically exempted from this requirement by the Board Of Health.



Planning Board recommends the approval of the easement of the septic system; however, a “sunset” be added to the easements that states when the septic field is no longer in use that the easement will dissolve.

2. The Lot is currently zoned A-1 Farmland Preservation District (A-1 FP). The minimum lot size for this district is 35 acres. The following needs to be met to rezone the property out of A-1 Farmland Preservation for lot 2, per ordinance (4.3 A-1 FP (6)).

Rezoning Land Out of A-1 Farmland Preservation District.

(A) Except as provided in sub. (8), the Town of Janesville may not rezone land out of the A-1 Farmland Preservation District unless the Town of Janesville finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

- (1) The rezoned land is better suited for a use not allowed in the A-1 Farmland Preservation District.
- (2) The rezoning is consistent with any applicable comprehensive plan.
- (3) The rezoning is substantially consistent with the certified Rock County Farmland Preservation Plan, which is in effect at the time of the rezoning.
- (4) The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

(B) Subsection (A) does not apply to any of the following:

- (1) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats.
- (2) A rezoning that makes the A-1 Farmland Preservation Ordinance Map more consistent with the County Farmland Preservation Plan Map, certified under ch. 91, Wis. Stats., which is in effect at the time of the rezoning.

3. This lot may fall under extraterritorial jurisdiction with the City of Janesville and may need additional approvals.



4. 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.
5. Utility easements to be located on lots as requested by utility companies.
6. Land disturbance greater than 4,000 sq. ft. (i.e. site prep for a shed, etc...) not associated with single family home; and/or construction of an access road or driveway exceeding 100 feet in length requires a Rock County Construction Site Erosion Control permit.
7. Parent lot thirty-five (35) acres or smaller required a CSM or Plat. This property is currently 36.8 acres (+/-). With the proposed land division this will drop the property below the 35-acre threshold. The applicant has two choices:
 - a. The applicant can add it to the proposed CSM
 - b. The parent parcel could be combined via deed with north Parcel (6-8-303, Tax ID: 016 030003) or east parcel (6-8-302.1, Tax ID: 016 03000201) lot under common ownership. The Deed needs to be provided during filing.
8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
9. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

Community Development:

Information Item: Policy Changes for HOME Program Approved by Housing Authority: Purchase-Rehab Program

Andrew Baker discussed how the modification to this document will benefit potential applicants. The Down Payment Assistant program has been made user friendly. It was approved by the Housing Authority Committee. Supervisor Sutterlin commented how the alterations to the document make sense to allow more people to use this program. Supervisor Stevens asked where information about the program can be found. Director Baker mentioned the webpage and the Wisconsin Partnership for Housing Development posts marketing materials at churches and other community centers. City of Janesville and Beloit each have their own program.

Corporate Planning:

Sending a Letter of Support of a Referendum on Woodman's Sports Complex Project to the Janesville City Council

To begin discussion, Supervisor Podzilni motioned to approve the letter of support of the referendum on the Woodman's Sports Complex project to the Janesville City Council. Supervisor Winters seconded this motion.

Discussion commenced with the Committee's comments:

Supervisor Sutterlin felt that this could be viewed as micromanaging the cities and towns. Supervisor Stevens expressed that the document was an inappropriate way of how to manage. Supervisor Sweeney thought it to be questionable oversight of policy decision by another municipality and a "reach," particularly the recommendation of an individual auditor to review the financial particulars. He also disagreed that the opinions of staff should not have been made as is outlined in the resolution. Supervisor Sutterlin agree with all the comments made by the Administrator Smith. Supervisor Stevens felt that any letters of support concerning the referendum would tie the Committee's hands in terms of other proposed development projects. Supervisor Jim Farrell felt that it was inappropriate and is in complete disagreement with this resolution. Speaking from experience on the City Council, it would not be well received with the City of Janesville. There should not be an issue of "quid pro quo" and there is an attempt at the restriction of free speech. Supervisor Farrell urged the Committee to reject this motion.

The floor then became open to discussion with the public:

Christine Rebout (Janesville Convention and Visitors Bureau) began with statistics that tourists bring to Rock County. In 2021, \$237 million was accumulated and \$26.8 million was gained in taxes of state, county, and local. The area needs visitors in order to aid in the support of the community. This is a way to not solely depend on the taxpayers.

Sally Horton is against raising the taxes. Her husband is a retired disabled veteran. She is in support of freedom of speech. She felt that Mr. Otterstein writing letters in support benefits him as an individual. Also questioned if he lives in the City of Janesville and would pay taxes that would rise. Again, expressing her opposition to the raise in taxes.

Jim Blouin moved to the area about 3 years ago due to the cheaper taxes and law enforcement incentives. He is not in favor of the taxes going up to offset this new debt that could be brought to Rock County.

Doug Rebout resides in the Town of Janesville and is on the Town Planning and Zoning Committee. He felt the document was an overstep of bounds in terms of on unit of government

weighing in on the decisions of others. The city should decide in the end. If this were to pass, wonders where it would end.

Matt Kealey has/had multiple hospitality businesses throughout the county also possesses rentals in Janesville. This would create a precedence over capital spending. This complex would help lift and create new jobs of all levels and he is very much in support of the project.

Sabrina Bowerman is part of the Friends of Woodman's Center. The complex would not only be for hockey. There were a few letters submitted from other businesses in area in support of the complex (all are document in the email that Ms. Bowerman sent).

Supervisor Mike Zoril stated that various letters/emails from members of the County Board have been sent to the Janesville City Council. Supervisor Bostwick was in favor, but it failed when brought to the attention of the Board. The Board ultimately looked at the objections and building a consensus. The resolution was not meant to limit personal opinion or freedom of speech. There was an email showing that there was a lack of support. City of Janesville came to the County Board initially and explained what was going to occur. They asked for input or involvement in order to address hurdles.

Andrew Baker summarized the three written documents that were submitted by other members of the community: Steve Brown (opposed resolution), Sabrina Bowerman (spoke above in opposition of resolution), and Jennifer Petuzzello from the City of Janesville (opposed to resolution).

Paul Limmerick (sp?) is objecting to the project continuing. He feels that it will be an eyesore and that crime elements will increase such as the likes of Rockford or Chicago. He prefers that there is no further growth and that Janesville remain that way it currently stands.

Sheila Williams questioned how many people on the Committee lived in Janesville. Supervisor Sweeney explained that this was not an open discussion where questions could be asked but for the public to state declarations.

Marge Kinnaur questioned if the document meant that the County would no longer be asked for money for this project. Supervisor Sweeney again mentioned that there was not to be dialogue between supervisors and the public. She then proceeded to talk about rights.

Motion to approve the decision to support the referendum conducted by roll call: Supervisor Stevens – No, Supervisor Winter – Yes, Supervisor Sutterlin – No, Supervisor Podzilni – No, Supervisor Sweeney - No. Motion Failed.

Finance:

Review January Bills Paid. Andrew reviewed, there were not questions.

Directors Report: Andrew Baker took the opportunity to thank the staff. Since he became Director, he has hired three new staff member. He appreciates their efforts to get up to speed and the efforts of existing staff to help in that process. Thanking Dana Sanwick as well for her help training Ilana on the finances, which is going great. Again, showing much appreciation.

Economic Development:

James Otterstein gave a presented 4th quarter Rock Ready Index. Real estate was affected due to rising interest rates. Sales and tax collection in Q4 was strong. Projects were 50% leaner, but larger projects were taken on. New company purchased 85,000SF to construct a facility that will employee more than 70 people. Timeframe is about three years.. There is not a lot of industrisical

park acreage left available on the east side of Janesville, which is causing a shortage of building sites due to shrinking inventory. Director Baker commented that Janesville is growing towards the South (near the airport). Staff is involved as part of the 208 Water Quality (Sewer Service Area) Plan. Mr. Otterstein stated that many companies can reduce their footprint with aid of newer technology. The types of projects they are taking on could benefit from a new system.

Committee Reports: None

Adjournment: Adjournment at 9:22 am

Moved by Supervisor Sutterlin, Seconded by Supervisor Podzilni. APPROVED

Respectfully Submitted,

Ilana Eisenberg, Office Coordinator

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.