



Minutes - January 13, 2022

Call to Order: The meeting of the Rock County Planning & Development Committee was called to order at 8:06 a.m. on Thursday, January 13, 2022. Chair Sweeney presided. Supervisors present in person: Al Sweeney, Russ Podzilni. Supervisors present via Zoom: Robert Potter, Wayne Gustina. Supervisor present by phone: Wes Davis at 8:11AM. Quorum Present.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Dana Sanwick (Office Coordinator).

Rock County Staff via Zoom: Jennifer Borlick (GIS Manager), Steve Godding (Planner III), James Otterstein (Economic Development Manager).

Others present via ZOOM: Supervisor Shirley Williams

Adopt Agenda: Moved by Supervisor Gustina. Seconded by Supervisor Potter. Approved 4-0

Approval of Minutes:

Meeting Held January 13, 2022: Moved by Supervisor Podzilni. Seconded by Supervisor Gustina. Approved 4-0.

Citizen Participation, Communications and Announcements:

Code Enforcement:

2021 070 (Beloit Township) – Graf (2 Lot CSM): Moved with conditions by Supervisor Gustina. Seconded by Supervisor Potter. Approved 5-0.

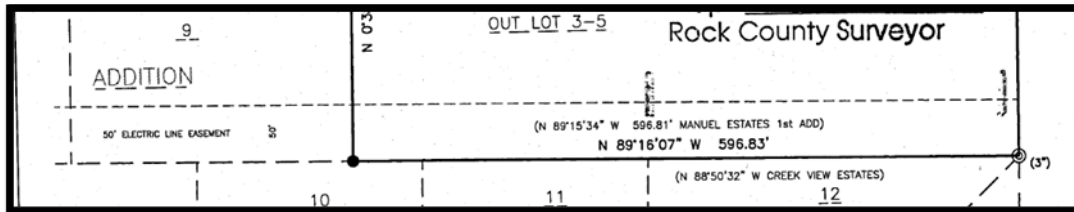
Recommendation:

I recommend approval of this minor land division # LD 2021 70 in the Town of Beloit with the following conditions:

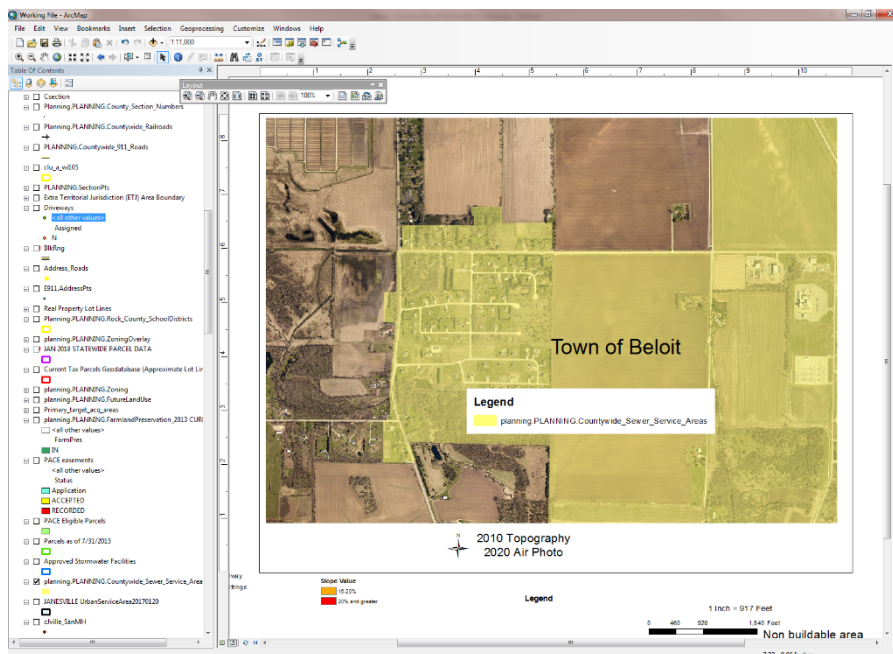
1. Frontage – The length of the front lot line of a lot abutting a street. Lot frontage on a public street shall be at least one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system and at least fifty (50) feet for all lots with access to a connection to said system or fronting a cul-de-sac.
2. Utility easements to be located on lots as requested by utility companies.
 1. Per 4.116 (4)(a) An easement, entailing a minimum of eight (8) feet on each side of all

rear lot lines or side lot lines, running across lots or along front lot lines where necessary, shall be required for the installation of utility facilities. If required, such easements shall be noted as "Utility Easement" on the CSM or Subdivision Plat.

2. Utilities shall be installed prior to the final approval. And exception to this requirement may be approved if evidence is provided that the utility installation has been paid or in full and there is an agreement as to which contractor is responsible for site restoration and stabilization.
3. There looks to be a 50' electric line easement running east to west on the south side of the original plat.



1. This is property falls into the Town of Beloit Sewer Service Area. However, if a POWTS is needed a note on Final CSM "No buildings which produce wastewater are allowed on Lots 1 or 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".



1. This does fall into the extra Territorial Jurisdiction (ETJ) Area boundary for the City of Beloit and the City of Janesville. See map below.

Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval

2021 073 (Lima Township) – Holle (1 Lot CSM): Moved by Supervisor Potter. Seconded by Supervisor Davis.

Discussion ensued regarding the policies of zoning in Lima Township. Chair Sweeney recommends contacting Lima for more clarification before proceeding with the vote as it appears Lima is going against their own ordinance.

Motion to table item for further clarification made by Supervisor Davis. Seconded by Supervisor Podzilni. Approved 5-0

2021 080 (Newark Township) – Heldt (1 Lot CSM): Motion to approve with conditions made by Supervisor Davis. Seconded by Supervisor Potter. Approved 5-0

Recommendation

Staff recommends preliminary approval subject to the following conditions of approval:

1. Parent lot thirty five (35) acres or smaller and not included in a Sub-division plat require a CSM. The Parent Parcel is estimated at under 35 acres.
2. Note on Final CSM “No buildings which produce wastewater are allowed on Lots 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
3. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
4. If land disturbance associated with the construction of the shared driveway exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is require. Please contact Rock County Land Conservation Department.
5. Dedicate a thirty-three foot half road right-of-way along the Road at the discretion of the Town
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

Community Development:

Approval of Reduction in Accounts Receivable: Motion made by Supervisor Podzilni. Seconded by Chair Sweeney. Approved 5-0

Economic Development: James Otterstein provided an update that the former General Motors property sale did not go through. The property owner of record is evaluating the other bids that have been received.

Corporate Planning:

Finance:

Information Item: Committee Review of Payments:

Possible Action Item: Transfers:

Director's Report:

Semi-Annual Report - Attendance at Conventions/Conferences:

Committee Reports:

Adjournment: Motion made at 8:47AM to adjourn by Supervisor Podzilni. Seconded by Supervisor Gustina. Approved 5-0

Respectfully submitted by Dana Sanwick - Office Coordinator

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