



**Planning and Development
Committee
Minutes – July 11, 2024
In Person and Via Zoom**

Call to Order: The meeting of Rock County Planning & Development Committee was called to order by Chair Sutterlin at 8:08 AM on Thursday, June 27, 2024. Request for roll call was taken by Director Baker. Supervisors present in person: Chair Sutterlin, Cullen, Boehlke, and Wilson. Supervisor present via ZOOM: Rashkin. QUORUM present.

Staff present: Steven Godding (Planner), Andrew Baker (Director), James Otterstein (Economic Development Manager), and Michelle Schultz (Real Property Lister).

Staff present via ZOOM: Brad Heuer (County Surveyor) and Jennifer Borlick (GIS Manager).

Others present: Rebecca Veium (Boys & Girls Club of Janesville)

Others present via ZOOM: Adam Templer and Nick (?)

Adopt Agenda: Motion to change the agenda by moving point 7A before point 5A. Agenda moved with changes by Supervisor Wilson, Seconded by Supervisor Cullen. ADOPTED

Approval of Minutes:

Meeting held June 27: Moved by Supervisor Cullen, Seconded by Supervisor Wilson. ADOPTED

Citizen Participation, Communications and Announcements:

Rebecca Veium (Boys & Girls Club of Janesville) began discussion by explaining what the Boys & Girls Club does and who it services. They offer an afterschool program along with a summer program for working parents and has existed for 30 years. Children can attend from ages 6 – 18 years old. There is a \$20 a month charge for the afterschool program, and a \$70 a week charge during the summer that includes any field trips or activities. There are 70 youths able to attend per day, and currently a wait list of over 100 youths. The current building is at capacity, and the new building will permit for three times the present capacity. Six million dollars have been raised within the past year, and there is a goal of \$12 million to be raised for this new project. One million dollars will be designated specifically for the endowment.

Corporate Planning:

Authorizing American Rescue Plan Act (ARPA) Funds for Janesville Boys & Girls Club Capital Campaign and Amending 2024 Budget

Moved to get on the floor by Supervisor Cullen, seconded by Supervisor Wisconsin. Chair Sutterlin provided a hardcopy with proposed revisions to the resolution. The changes were discussed and Chair Sutterlin made a motion to approve with the amendments, Seconded by Supervisor Wilson. Passed unanimously. CARRIED

Code Enforcement:

Review and Possible Action Regarding LD 2024 042 (Center Township) – Purkapile Recoverable Living Trust (4 Lot CSM)

Discussion carried out by Steve Godding.

Motion for approval of action item with conditions by Supervisor Cullen, Seconded by Supervisor Rashkin. Passed unanimously. CARRIED

Rock County Land Division LD 2024 042

Tax ID/Parcel #: 008 014003 / 6-4-63

Town: Center

Recommendations:

The following conditions are subject to approval of the Minor Land Division in the Town of Center .

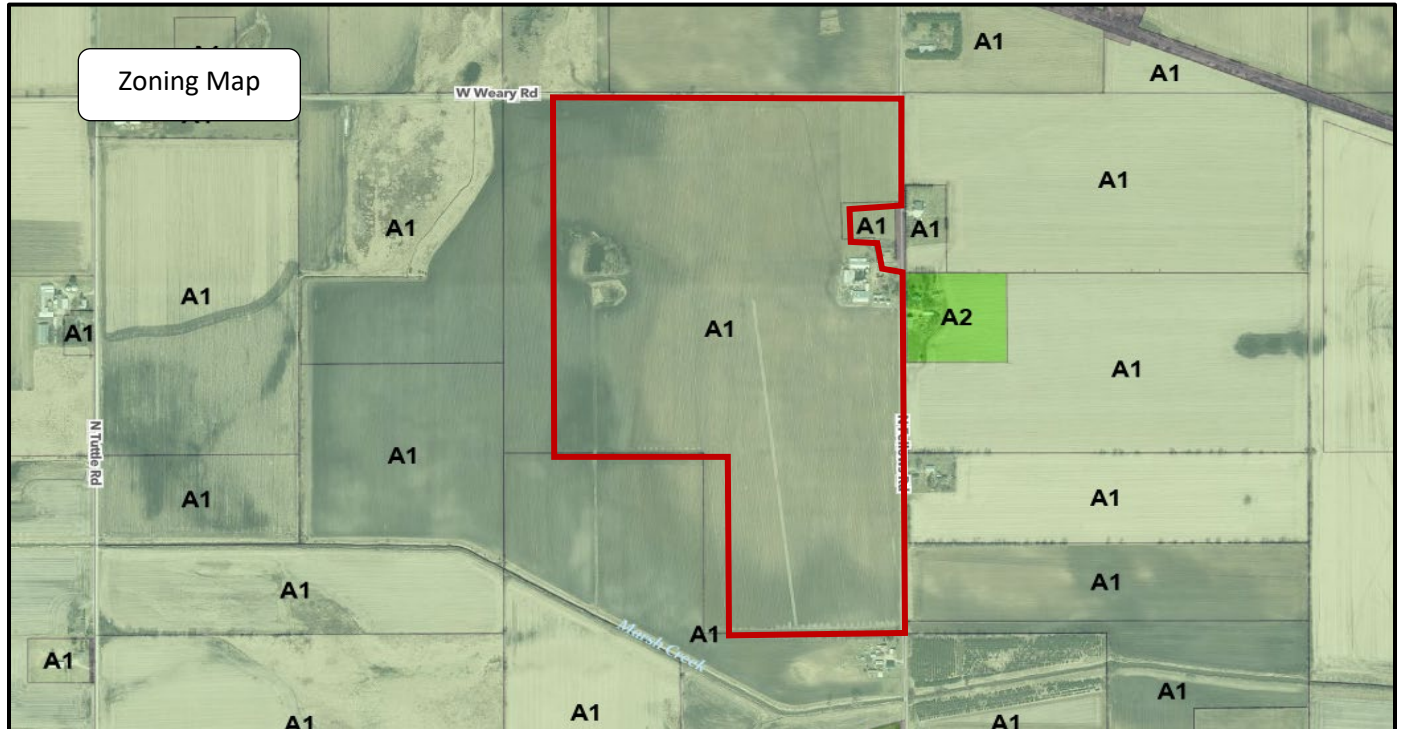
1. Zoning for the proposed lots should be verified by the Town. Proposed Lots 1 & 2 are to be rezoned to A-3.

Per Wisconsin Statute 91.48 and the Town of Center's ordinance, there are requirements for rezoning parcels out of a Farmland Preservation Zoning district. Findings under this section are reported to DATCP and are key to maintaining certification for the Farmland Preservation Program. Failure to maintain certification will result in other landowners being unable to claim tax credits.

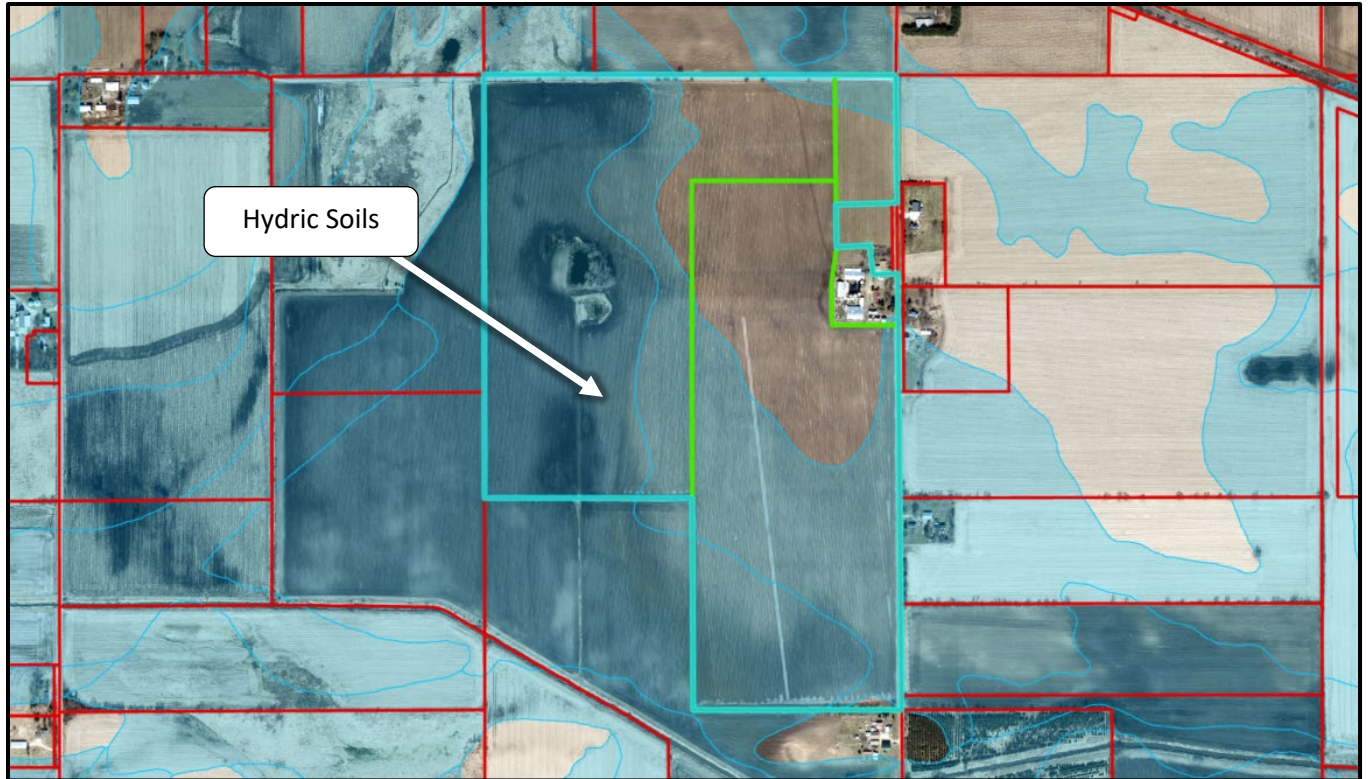
(E) Rezoning Land in Farmland Preservation Zoning District

- (1) The Town of Center may rezone land out of Farmland Preservation Zoning District, after a public hearing, if it meets the following in addition to the requirements of Section 91.48 Wisconsin State Statutes:
 - (a) The rezoned land is better suited for a use not allowed in the Farmland Preservation Zoning District.
 - (b) The rezoning is consistent with any applicable comprehensive plan.

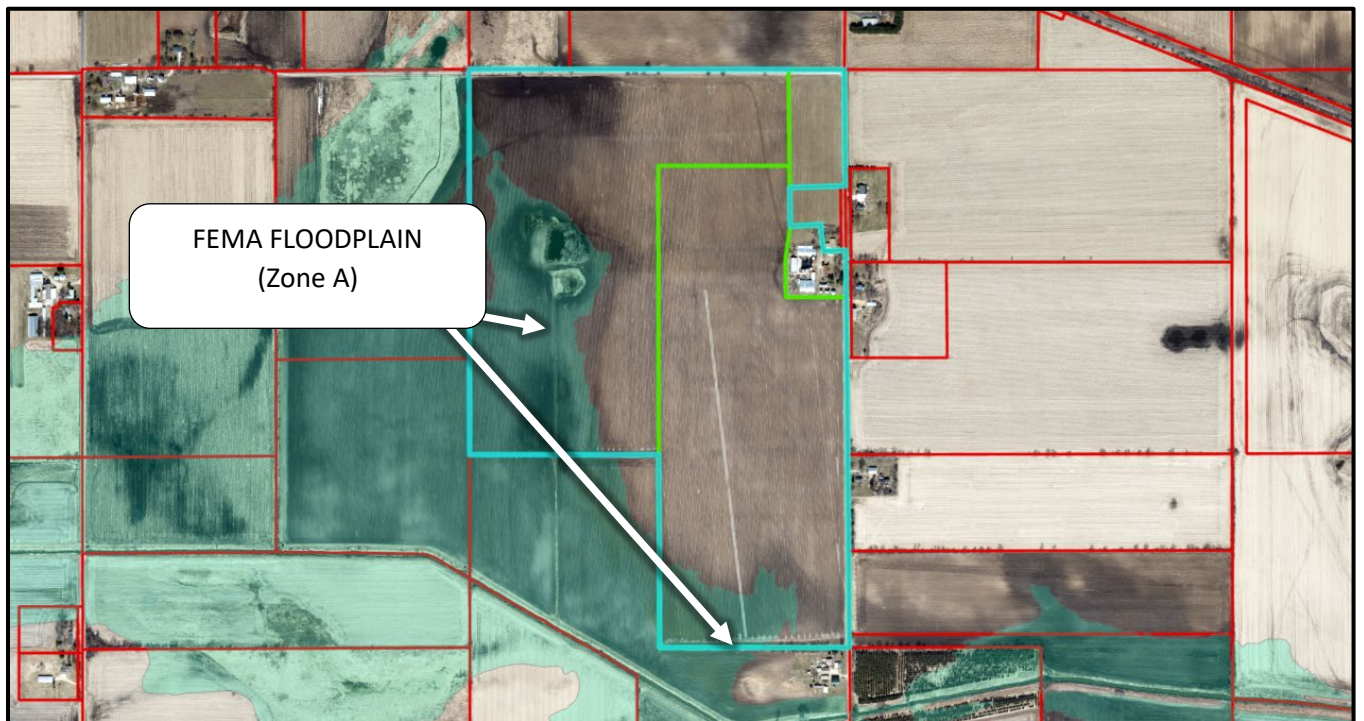
- (c) Per WI §91.48(1)(c) the rezoned land is substantially consistent with the County Certified Farmland Preservation Plan.
- (d) The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.



2. There are hydric soils (blue) present on the property. A note should be placed on the Certified Survey Map that reads: Prior to development, a wetland delineation may be required on parcels per Rock County Ordinance.



3. FEMA designated floodplain (Zone A) is present on the property and will need to be shown on the final certified survey map.



4. Existing easements shall be shown, and proposed utility easements(s) shall be placed on the lots as requested by the utility companies (where applicable).
5. If land disturbance associated with the construction of a driveway that exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is required. Please contact Rock County Land Conservation Department.
6. Note on Final CSM:
 - a. "No buildings which produce wastewater are allowed on lots until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
 - b. Lots 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. Dedicate a 33-foot half road right-of-way along the roadway at the discretion of the Town.
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.
10. The CSM needs to meet the minimum requirements of 4.112 of the County ordinance.

Community Development:

Rock County Board Budgeted ARPA Funds for Affordable Housing: Review and Possible Decision Regarding Recommendation of Projects for Approval

Director Baker began the discussion on this action point. There was an Interoffice Memorandum that was produced. There are three projects on the list, with \$21,500 per unit to be allotted to a total of 209 units combined. Approval to bring a formal resolution before the Planning & Development Committee at the next meeting on August 8th, 2024. The current construction figures are on the lower end but that is subject to change within the next 60 – 90 days. The design of the project will affect the total cost. Each of the projects must remain affordable for the next 20 years as part of the condition for funding.

Motion to approve the amount allocated per unit by Supervisor Cullen, Seconded by Supervisor Wilson. Passed unanimously. CARRIED

The next step is to draft a formal resolution describing how the funds already allocated in the budget will be distributed.

Finance:

Review of June Payments

A general overview of the June 2024 expenses was provided by Director Baker, and nothing is out of the ordinary.

Mid-Year Budget to Actual Reports

Director Baker explained how this is a new County Board rule. Staff will need to provide a budget update mid- year. Smaller departments can be more hands on when it come to being aware of where spending is taking place. The budget for 2025 is due August 1st.

Director's Report:

2025 Budget Review

Director Baker began discussion with how this point was discussed while going into the mid-year budget report.

Steve Godding has been promoted to Senior Planner. There is now the need to fill his previous position.

Committee Reports: None

Adjournment: Adjournment at 9:28 AM.

Moved by Supervisor Cullen, Seconded by Supervisor Wilson. APPROVED

Respectfully Submitted,

Ilana Eisenberg, Office Coordinator

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.