



**Planning and Development
Committee
Minutes – October 10, 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 8:02 AM on Thursday, October 10, 2024. Supervisors present in person: Chair Sutterlin, Cullen, and Wilson. Supervisor present via ZOOM: Rashkin and Boehlke. QUORUM present.

Staff present: Steven Godding (Senior Planner), Andrew Baker (Director), Michelle Schultz (Real Property Lister), Rachel Sarow (Planner), James Otterstein (Economic Development Manager), Bradley Heuer (Land Surveyor), and Joshua Smith (County Administrator).

Staff present viz ZOOM: Jennifer Borlick (GIS Manager) and Randolph Terronez (Assistant to County Administrator).

Others present via ZOOM: Philip Gorman (Rock County Supervisor).

Adopt Agenda: Agenda moved by Supervisor Wilson, Seconded by Supervisor Cullen. ADOPTED

Approval of Minutes:

Meeting held September 12: Moved by Supervisor Cullen, Seconded by Supervisor Wilson. ADOPTED

Citizen Participation, Communications and Announcements: None

Code Enforcement:

Review and Possible Action Regarding LD 2024 050 (Beloit Township) – Prairie Corners Subdivision (23 Lots)

Discussion carried out by Steven Godding. The Town of Beloit is very involved in development of subdivisions in their Town. Rock County has a limited role in construction of the infrastructure compared to in other Townships.

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

Rock County Land Division LD 2024 050

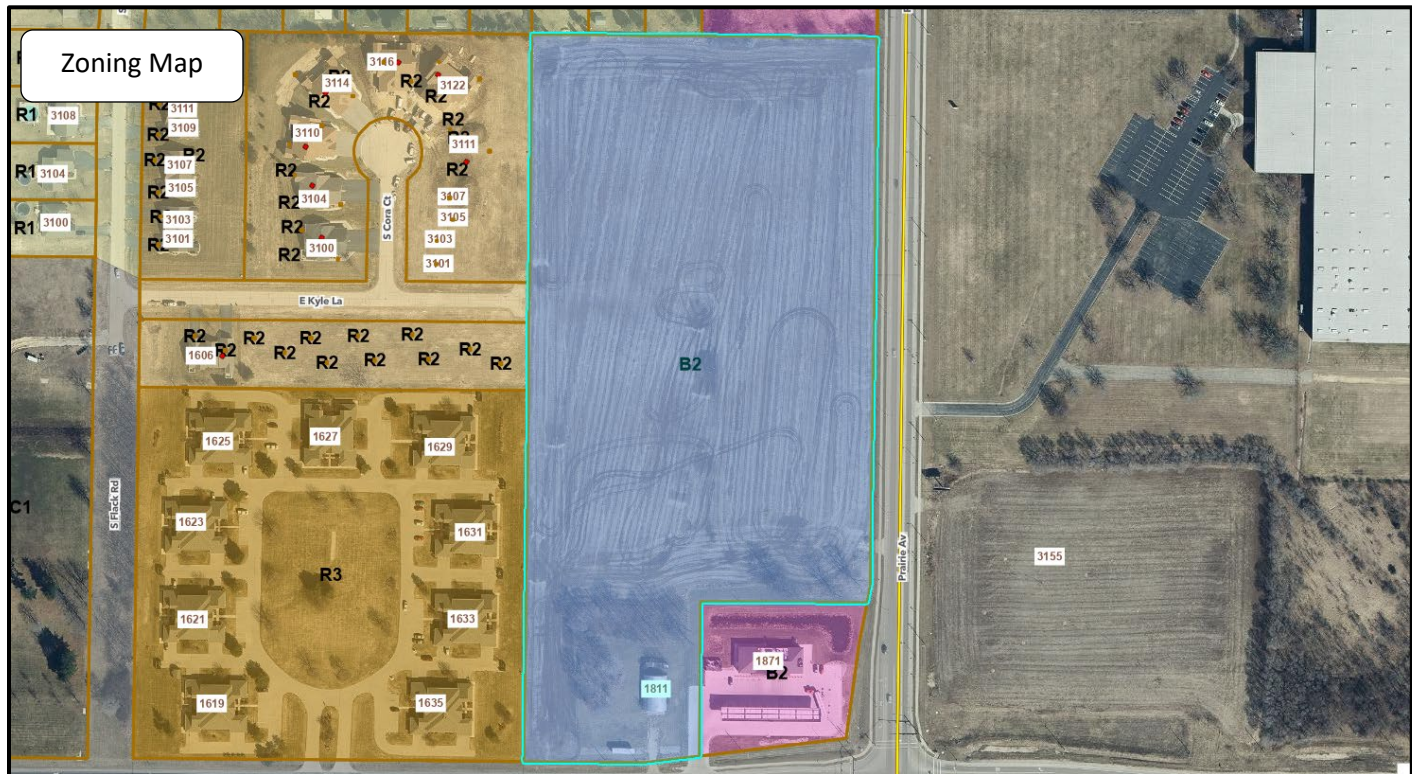
Tax ID/Parcel #: 004 012007 / 6-2-135

Town: Beloit

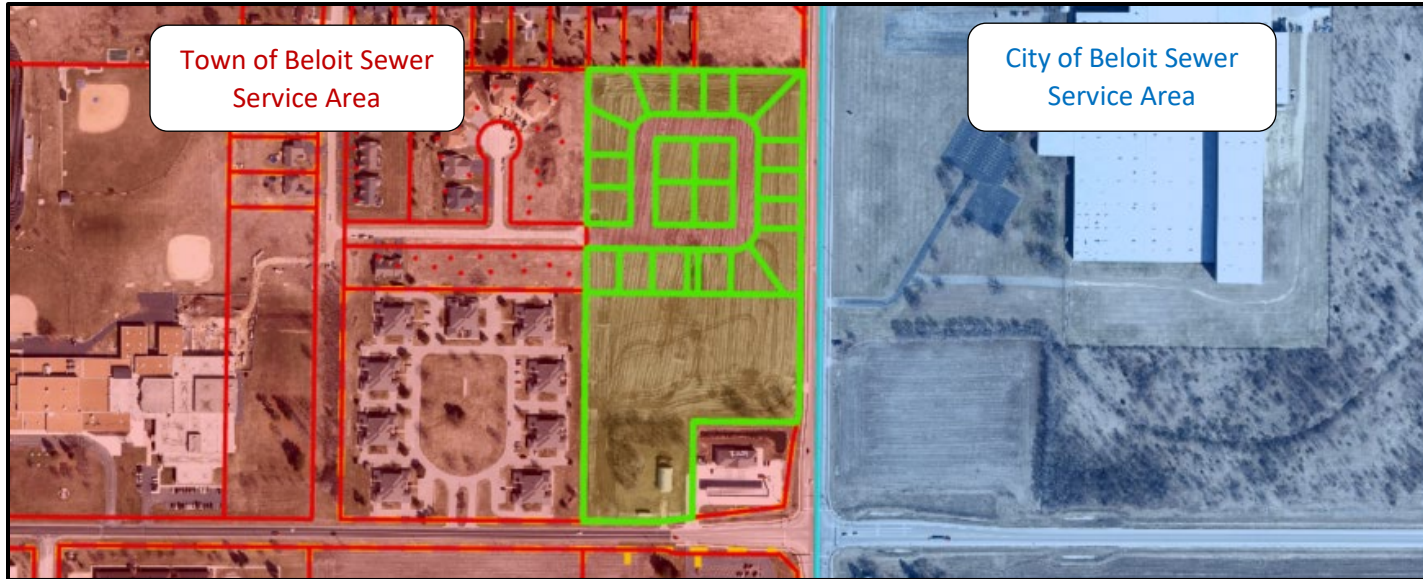
Recommendations:

The following conditions are subject to approval of the Major Land Division (Subdivision) in the Town of Beloit .

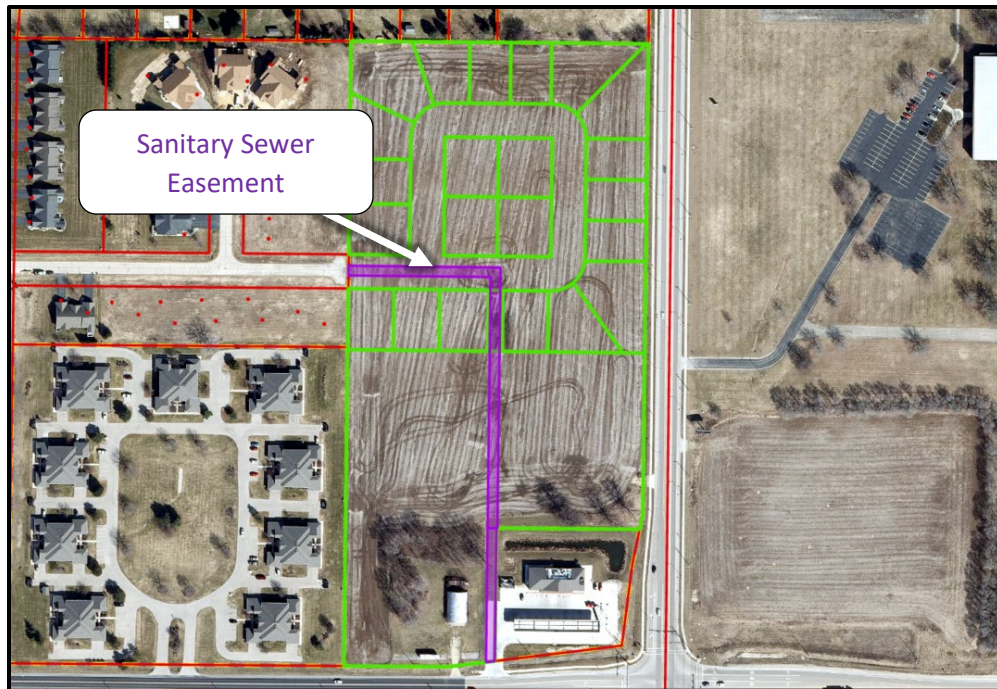
1. Zoning should be verified by the Town. This includes both the proposed lots and the remaining parent parcel.



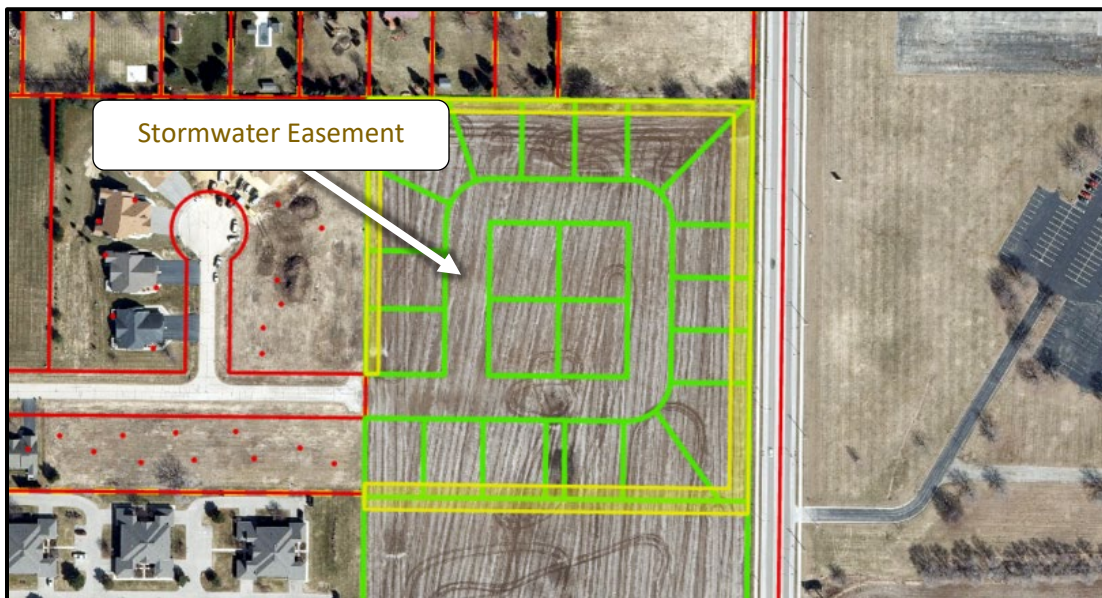
2. The area is located within the Town of Beloit's Sewer Service Area.



3. Prior to construction, the developer will need to follow Chapter VII – Construction Site Erosion and Sediment Control and Post-Construction Storm Water Management of the Town of Beloit’s ordinance.
4. Utility easements to be located on lots as requested by utility companies.
 - a. Per 4.116 (4)(a) of the Rock County Land Division and Management Ordinance, “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.
5. All lots shall have either the capacity for a POWTS, or access to a connection to a public sanitary sewer system, to adequately provide for treatment and disposal of sewage generated on said lots.



6. All lots shall be designed so as to ensure stormwater runoff occurring as a result of the land division, and any construction and earth-disturbing activities on the land division, shall be adequately diverted and accommodated in the downstream area and erosion and sedimentation will not increase in comparison to conditions prior to the land division.



7. This land division does fall into the Extra Territorial Jurisdiction (ETJ) Area boundary for the City of Beloit and may require additional approvals.
8. Road construction plans shall be submitted to and approved by the Town of Beloit or another entity working as the Town's agent. The design shall incorporate the most recent

standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.

9. The developer shall reimburse the Town of Beloit for the installation of the necessary road signs as included and approved in the road construction plans.
10. Note on Final PLAT “No buildings which produce wastewater are allowed on Lots until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
11. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.
12. The Final Plat will need to meet the minimum requirements of 4.112 of the County ordinance.

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Zoning should be verified by the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Meets minimum requirements.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or	N/A

reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	Needed
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	Needed
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

Review and Possible Action Regarding LD 2024 053 (LaPrairie Township) – Bobolz (1 Lot CSM)

Discussion carried out by Steven Godding.

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

Rock County Land Division LD 2024 053

Tax ID/Parcel #: 020 033007 / 6-10-165

Town: La Prairie

Recommendations:

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

1. Zoning should be verified by the Town. This includes both the proposed lots and the parent parcel.

The proposed parcel will need to be rezoned to suitable zoning district in the Town of La Prairie in order to be in compliance with the Town of La Prairie's zoning ordinance.

Per Wisconsin Statute 91.48 and the Town of La Prairie's zoning ordinance, there are requirements for rezoning parcels out of a Farmland Preservation Zoning district.

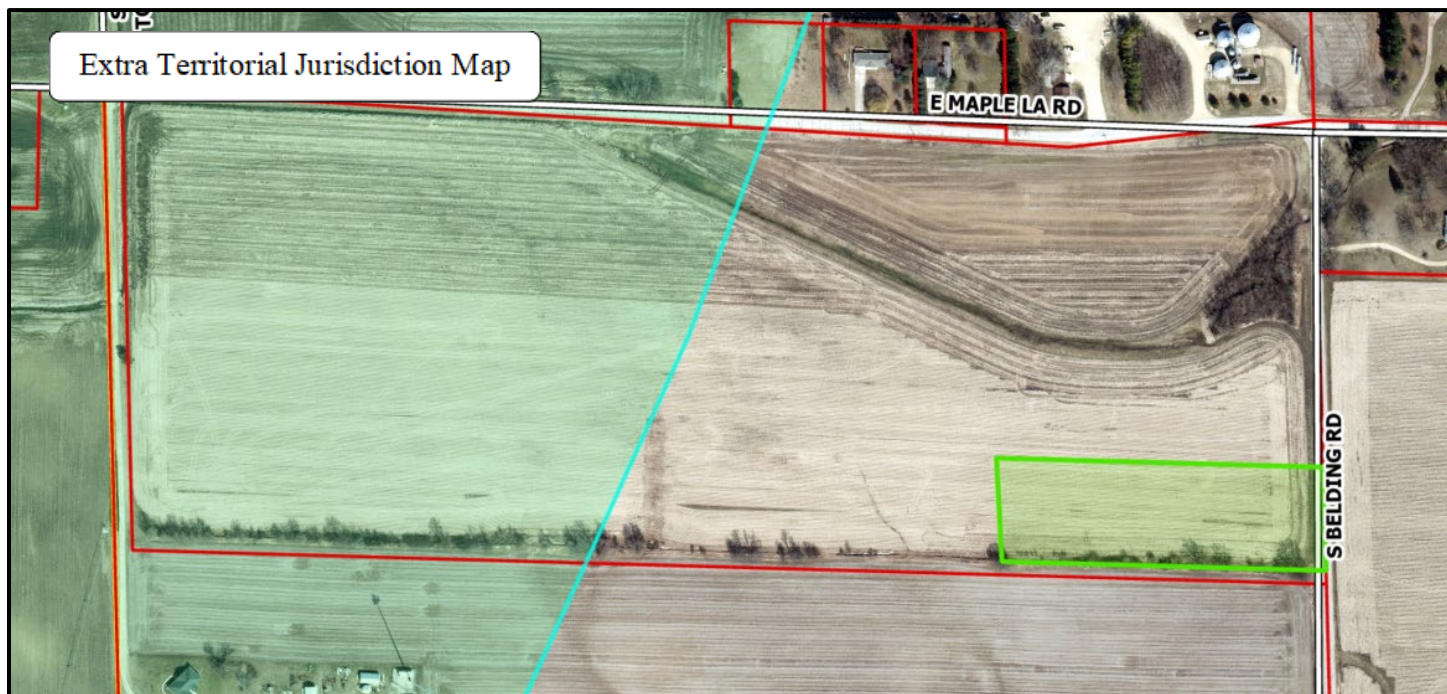
Findings under this section are reported to DATCP and are key to maintaining certification for the Farmland Preservation Program. Failure to maintain certification will result in other landowners being unable to claim tax credits.

(G) Rezoning Land Out of an A-1 Districts

- (1) Policy. It is the purpose and intent of the town to retain and strengthen agricultural use of the farmlands of the Town of La Prairie while accommodating the interest of non-agricultural persons and families who wish to build homes and live in the Rural Agricultural Areas of the Town without forcing such persons to purchase the larger tracts of land to meet the minimum parcel sizes of the A-1 District. A second purpose is to have a fair mechanism to allocate the opportunity to set off residential lots from large agricultural parcels and to create economic incentive for the pace of new non-farm housing to remain moderate. Instead of allowing nonfarm residences and nonfarm residential clusters within the A-1 District pursuant to sec. 91.46(2) and (3), Stats., the town intends that land may be rezoned from an A-1 District to an A-4 District for the purpose of such residences with the remainder of the land in the A-1 District to be deed restricted for A-1.
- (2) Findings required. Section 91.48, Wis. Stats., provides that the Town Board may approve petitions for rezoning land zoned A-1 to another zoning district only after findings are made, based upon consideration of the following:
 - (a) The land is better suited for a use not allowed in the farmland preservation zoning district.
 - (b) The rezoning is consistent with the town comprehensive plan.
 - (c) The rezoning 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 surrounding parcels of land that are zoned for or legally restricted to agricultural use.
- (3) Procedure
 - (a) The Town Board shall document that items (2)(a) – (d) were considered.
 - (b) The Town Clerk shall provide an approved copy of the zoning change approved by the Town Board, to the Rock County Planning and Development Agency (the “Agency”).
 - (c) The Agency will assign the zoning change to the respective land parcel on the Official Town Zoning Map.
 - (d) The town, through the Agency, shall provide the Department a report by March 1st of each year of the number of acres that the town has rezoned out of a farmland preservation district during the previous year and a map that clearly shows the location of those acres.



2. The parent parcel does fall within the extraterritorial jurisdiction of the City of Janesville and may require additional approval.



3. Existing easements shall be shown, and proposed utility easements(s) shall be placed on the lots as requested by the utilitie companies (where applicable).

4. 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.
5. 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.
6. Dedicate a 33-foot half road right-of-way along the roadway at the discretion of the Town.
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.
9. The CSM needs to meet the minimum requirements of 4.112 of the County ordinance.

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Zoning should be verified by the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Meets minimum requirements.

The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

Review and Possible Action Regarding LD 2024 060 (Union Township) – Mass Rev Trust (1 Lot CSM)

Discussion carried out by Steven Godding.

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

Rock County Land Division LD 2024 060

Tax ID/Parcel #: 040 010009 / 6-20-62

Town: Union

Recommendations:

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

1. Zoning should be verified by the Town including both the proposed lot and the parent parcel.

Per Wisconsin Statute 91.48 and the Town of Union'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.

(5) Rezoning Land In Farmland Preservation Zoning District

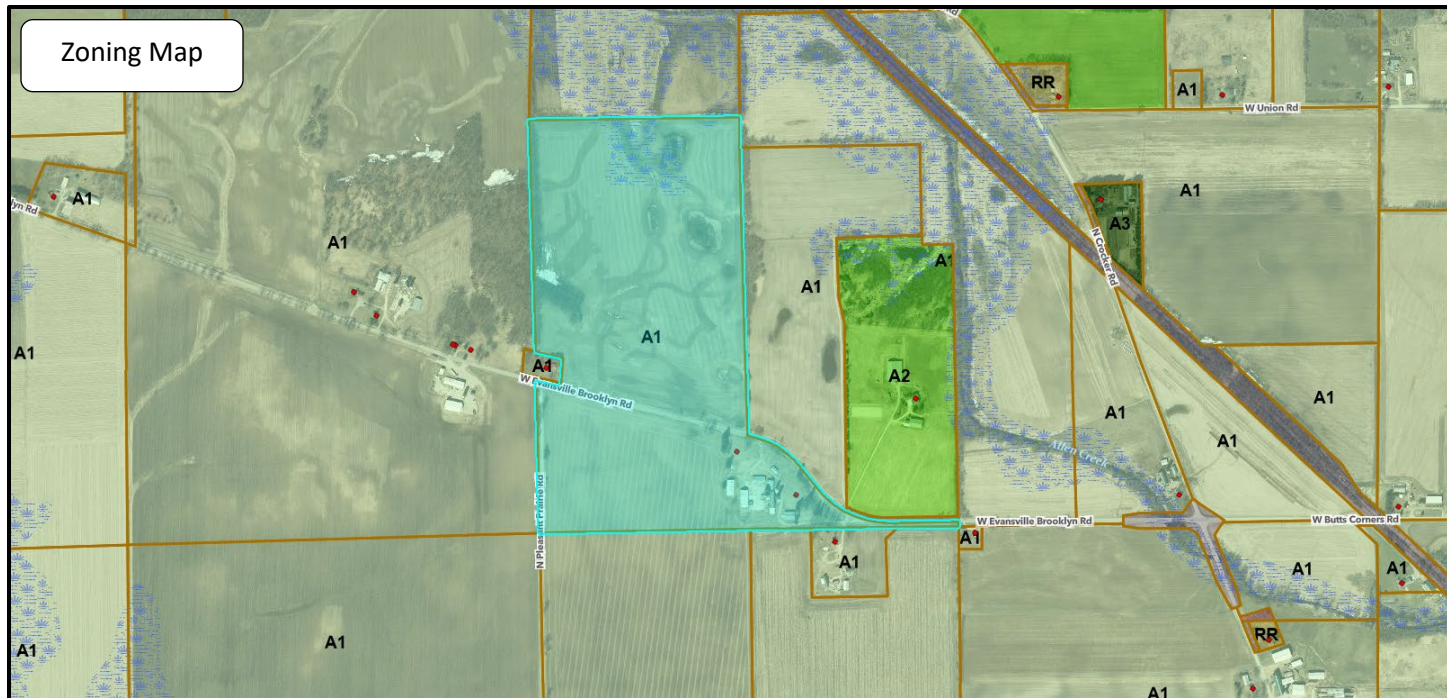
The Town of Union may rezone land out of Farmland Preservation Zoning District if it meets the following in addition to the requirements of Section 17.21 of this Ordinance:

- 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. The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.
- D. The rezoning is substantially consistent with the County certified farmland preservation plan.

The Plan Commission shall hold a public hearing on the rezone application after publication of a Class 2 notice thereof. If no additional information is deemed necessary, the Plan Commission will make a recommendation to the Town Board to approve, approve with conditions, or reject the rezone. The Town Board will make the final decision. Written reasons shall be documented in the Clerk's minutes for rejection or the imposition of conditions.

Any political subdivision shall, by March 1 of each year, provide to DATCP and the County a report of the number of acres that the political subdivision has rezoned out of a farmland preservation zoning district under sub. (5) during the previous year and a map that clearly shows the location of those acres.

Existing farm dwelling and related farm structures that have been constructed prior to January 1, 2014 may be separated from the farm plot. The remaining portion of the original parcel shall conform to the standard of the A-1 District and the new parcel with the existing farm dwelling and related farm structures shall be rezoned either A-3 or A-4.



2. Existing easements shall be shown, and proposed utility easements(s) shall be placed on the lots as requested by the utilitie companies (where applicable).
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. 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.
5. Dedicate a 33-foot half road right-of-way along the roadway at the discretion of the Town.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

8. The CSM needs to meet the minimum requirements of 4.112 of the County ordinance.

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Zoning should be verified by the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Lot 1 is missing existing POWTS
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

Review and Possible Action Regarding LD 2024 061 (Union Township) – Templeton Farms (2 Lot CSM)

Discussion carried out by Steven Godding. Reminding the towns about the zoning process and steps. Taken out of Farmland Preservation Zoning District.

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

Rock County Land Division LD 2024 061

Tax ID/Parcel #: 040 006005 / 6-20-34 & 040 010006 / 6-20-59

Town: Union

Recommendations:

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

1. Zoning should be verified by the Town including both the proposed lot and the parent parcel.

Per Wisconsin Statute 91.48 and the Town of Union'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.

(5) Rezoning Land In Farmland Preservation Zoning District

The Town of Union may rezone land out of Farmland Preservation Zoning District if it meets the following in addition to the requirements of Section 17.21 of this Ordinance:

- 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. The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.
- D. The rezoning is substantially consistent with the County certified farmland preservation plan.

The Plan Commission shall hold a public hearing on the rezone application after publication of a Class 2 notice thereof. If no additional information is deemed necessary, the Plan Commission will make a recommendation to the Town Board to approve, approve with conditions, or reject the rezone. The Town Board will make the final decision. Written reasons shall be documented in the Clerk's minutes for rejection or the imposition of conditions.

Any political subdivision shall, by March 1 of each year, provide to DATCP and the County a report of the number of acres that the political subdivision has

rezoned out of a farmland preservation zoning district under sub. (5) during the previous year and a map that clearly shows the location of those acres.

Existing farm dwelling and related farm structures that have been constructed prior to January 1, 2014 may be separated from the farm plot. The remaining portion of the original parcel shall conform to the standard of the A-1 District and the new parcel with the existing farm dwelling and related farm structures shall be rezoned either A-3 or A-4.

2. The Town of Union utilizes Base Farm Tract. Town of Union Zoning Ordinance Section 17.08(2)(A) states “One (1) single family dwelling per base farm tract. Additional residential dwellings require an approved Site Plan Review”.
3. This lot falls under the extraterritorial jurisdiction (ETJ) with the City of Evansville. The City may require additional approval.
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.

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Zoning should be verified by the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator; The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	Meets minimum requirements. N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

Review and Possible Action Regarding LD 2024 062 (Union Township) – Maas Rev Trust (2 Lot CSM)

Discussion carried out by Steven 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 062

Tax ID/Parcel #: 040 00800501/ 6-20-50

Town: Union

Recommendations:

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

1. Zoning should be verified by the Town including both the proposed lot and the parent parcel.



2. Existing easements shall be shown, and proposed utility easements(s) shall be placed on the lots as requested by the utilitie companies (where applicable).
3. The Town of Union utilizes Base Farm Tract. Town of Union Zoning Ordinance Section 17.08(2)(A) states “One (1) single family dwelling per base farm tract. Additional residential dwellings require an approved Site Plan Review”.

4. 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.
5. 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.
6. Dedicate a 33-foot half road right-of-way along the roadway at the discretion of the Town.
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.
9. The CSM needs to meet the minimum requirements of 4.112 of the County ordinance.

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Zoning should be verified by the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Lot 1 & 2 are missing POWTS location.

The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

Review and Possible Action Regarding LD 2024 063 (Milton Township) – Cleasby / Normington (2 Lot CSM)

Discussion carried out by Steven 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 063

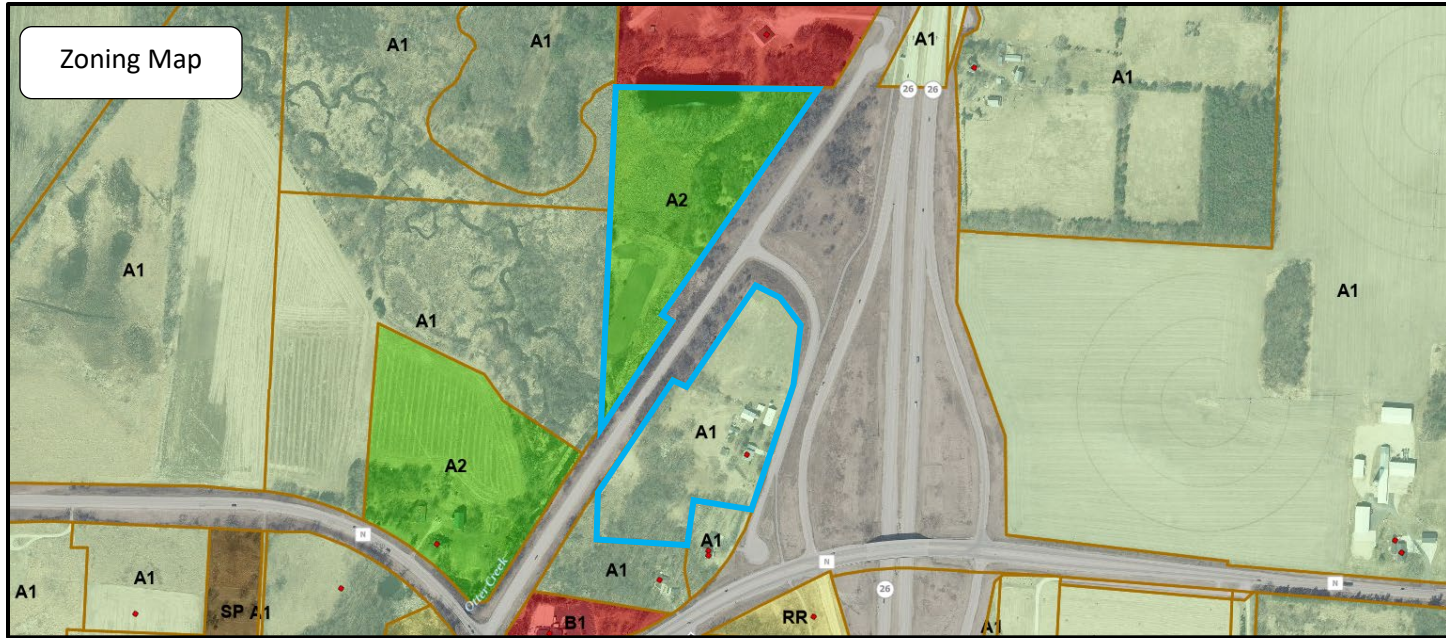
Tax ID/Parcel #: 026 011016 / 6-13-87

Town: Milton

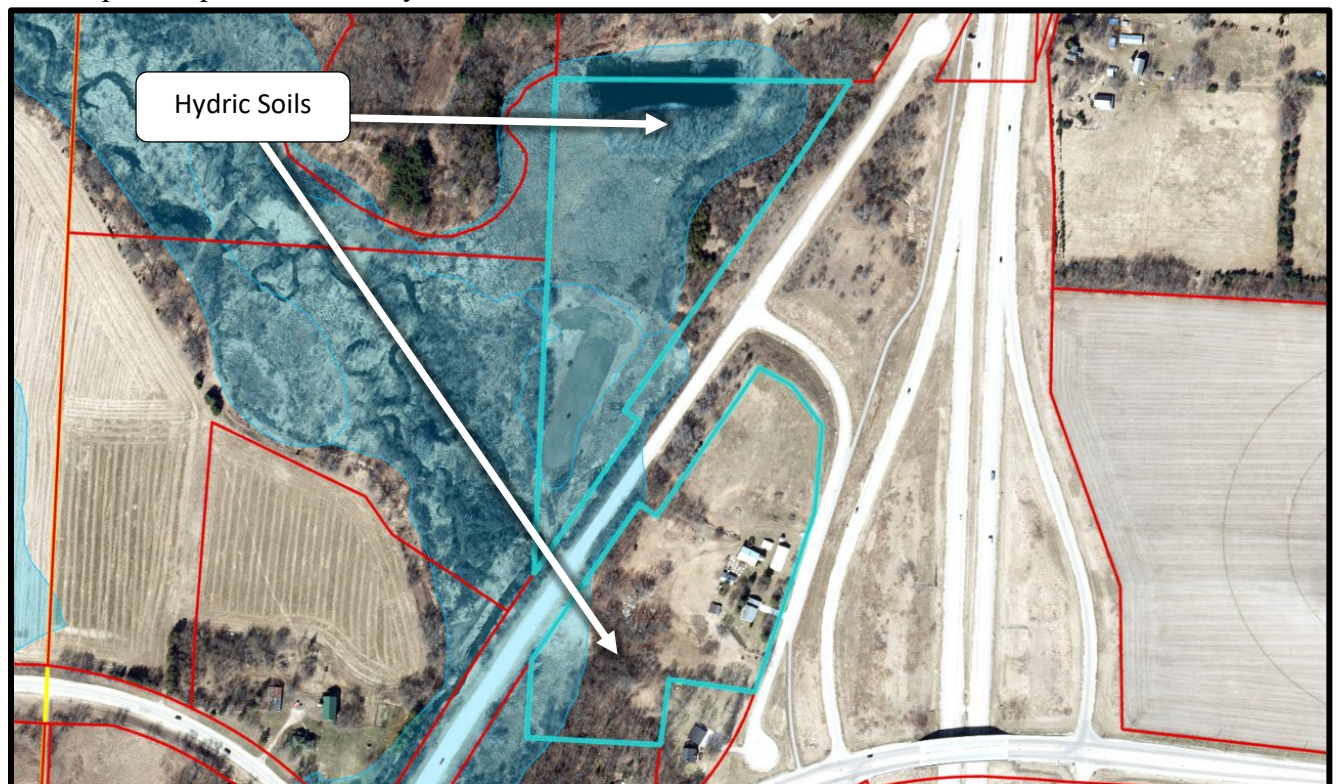
Recommendations:

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

1. Zoning should be verified by the Town.



2. There are hydric present on both proposed lots. 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. Existing easements shall be shown, and proposed utility easements(s) shall be placed on the lots as requested by the utilitie companies (where applicable).

4. 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.
5. 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.
6. Dedicate a 33-foot half road right-of-way along the roadway at the discretion of the Town.
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.
9. The CSM needs to meet the minimum requirements of 4.112 of the County ordinance.

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Zoning should be verified by the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Lot 1 is missing existing POWTS

The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

Review and Possible Action Regarding LD 2024 064 (Union Township) – Tennyson Farms (2 Lot CSM)

Discussion carried out by Steven Godding.

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

Rock County Land Division LD 2024 064
Tax ID/Parcel #: 040 02200102 / 6-20-117.1
Town: Union

Recommendations:

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

1. Zoning should be verified by the Town including both the proposed lot and the parent parcel.

Per Wisconsin Statute 91.48 and the Town of Union'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.

Section 17.07 AGRICULTURAL DISTRICT TWO (A-2)

(5) Rezoning Land In Farmland Preservation Zoning District

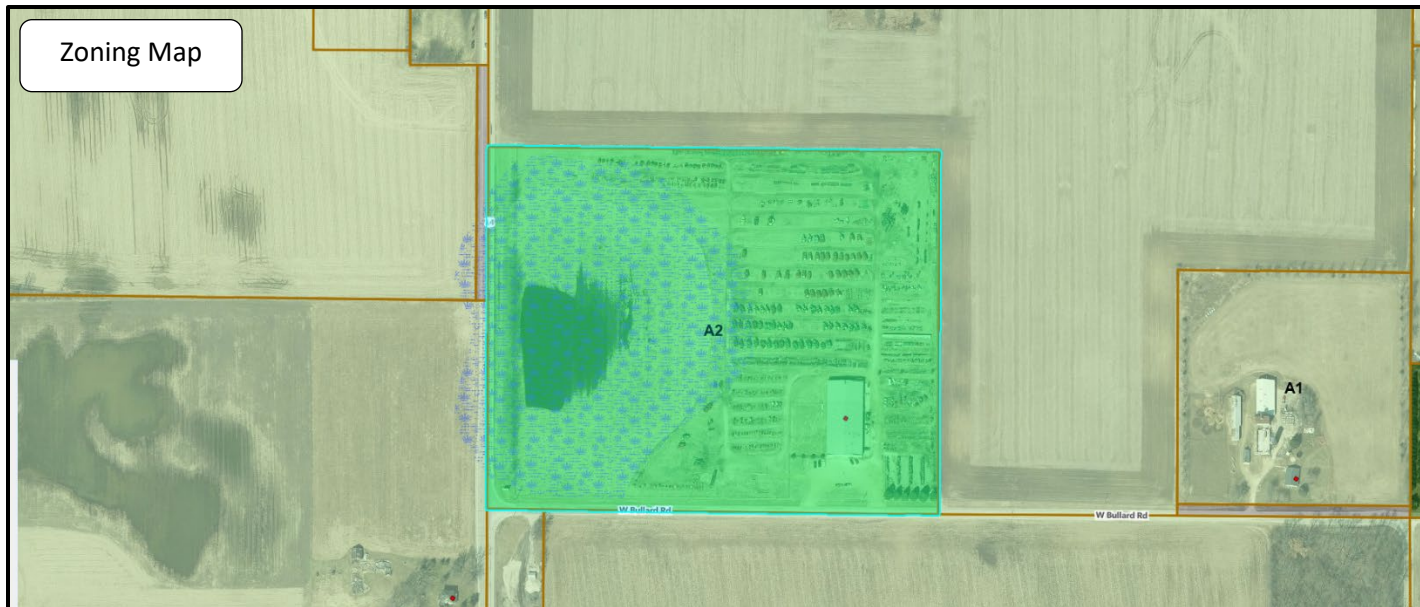
The Town of Union may rezone land out of Farmland Preservation Zoning District if it meets the following in addition to the requirements of Section 17.21 of this Ordinance:

- 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. The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.
- D. The rezoning is substantially consistent with the County certified farmland preservation plan.

The Plan Commission shall hold a public hearing on the rezone application after publication of a Class 2 notice thereof. If no additional information is deemed necessary, the Plan Commission will make a recommendation to the Town Board to approve, approve with conditions, or reject the rezone. The Town Board will make the final decision. Written reasons shall be documented in the Clerk's minutes for rejection or the imposition of conditions.

Any political subdivision shall, by March 1 of each year, provide to DATCP and the County a report of the number of acres that the political subdivision has rezoned out of a farmland preservation zoning district under sub. (5) during the previous year and a map that clearly shows the location of those acres.

Existing farm dwelling and related farm structures that have been constructed prior to January 1, 2014 may be separated from the farm plot. The remaining portion of the original parcel shall conform to the standard of the A-1 District and the new parcel with the existing farm dwelling and related farm structures shall be rezoned either A-3 or A-4.



2. Existing easements shall be shown, and proposed utility easements(s) shall be placed on the lots as requested by the utilitie companies (where applicable).
3. This lot falls under the extraterritorial jurisdiction (ETJ) with the City of Evansville. The City may require additional approval.
4. 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.
5. 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.
6. Dedicate a 33-foot half road right-of-way along the roadway at the discretion of the Town.
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.

9. The CSM needs to meet the minimum requirements of 4.112 of the County ordinance.

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Zoning should be verified by the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Lot 1 is missing existing POWTS
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

Corporate Planning - Resolutions:

Seeking Support from the State of Wisconsin in the Next Biennial Budget for a Commuter and/or Passenger Rail Study with a Designated Corridor to Include Rock County

Chair Sutterlin moved to bring the Resolution to the floor, Seconded by Supervisor Rashkin. The potential timeframe for a study to be completed is between 3 to 6 months. James Otterstein (Economic Development Manager), Chair Sutterlin, Supervisors Cullen, Wilson, and Rashkin were involved in the discussion. The study is essentially “homework” that is needed to position the county to advance passenger rail in the region. This is requesting to received State dollars to conduct the study.

Motion to seek support from the State of Wisconsin for the Passenger Rail Study to be conducted. Passed 4 -1. Cullen dissent. CARRIED

Authorizing Membership to Wisconsin Local Government Climate Coalition (WLGCC)

Supervisor Wilson moved to bring the Resolution to the floor, Seconded by Supervisor Cullen. Discussion conducted with Supervisor Gorman.

Motion to authorize the membership to the Wisconsin Local Government Climate Coalition (WLGCC). Passed unanimously. CARRIED

Finance:

Review, Discussion and Possible Action Related to 2025 Recommended Budget

Planning

A general overview was provided by Director Baker, and there are no significant changes from the prior year. Brad Heuer (Land Surveyor) discussed removing the part time Deputy position. He has currently been taking over that role and doing more office/clerical work.

Discussion of the Department of Public Works making the address signs (fire numbers) instead of using the current Third-Party company. The landowner could install a sign themselves. There is no current contract with the vendor being used.

Real Property

A general overview was provided by Michelle Schultz (Real Property Lister).

Land Records

A general overview was provided by Michelle Schultz (Real Property Lister). There is to be an update on the ground water maps identifying the private wells on the GPS map. There is documentation filed for the Strategic Initiative Grant to aid in payment for the 2-year project costing roughly \$49,000.00. Awaiting word back if the cost can be split between two yearly budgets. If not completed now, there is a 10-year waiting period. It would provide a modernized geographical survey; the last one was conducted in the 1970s. There is no action needed at this time; it is dependent on the State response on October 16.

Notification about the move of Land Conservation offices to the Planning Department office with a goal being November 15th was discussed by Director Baker.

Review of September Payments

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

Director's Report:

Farmland Preservation Plan Update

Director Baker began discussion by approximating an update to have it finalized by the middle of 2026. The due date was extended due a number of land use related projects in the county currently in progress and changes of personnel. Portions of the plan should become available during the coming months.

Introduction to the Comprehensive Plan Update

Rachel Sarow (Planner) presented and explained the PowerPoint presentation tied with the strategic plan of the county. Supervisor Rashkin requested that the surrounding counties be considered with the development of the plan for Rock County.

Committee Reports:

Director Baker began discussion with the move of Land Conservation and how it is proceeding well.

Adjournment: Adjournment at 9:26 AM.

Moved by Supervisor Wilson, Seconded by Supervisor Rashkin. APPROVED

Respectfully Submitted,

Ilana Eisenberg, Office Coordinator

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.