



**Planning and Development
Committee
Minutes – January 9, 2025
In Person and Via Zoom**

Call to Order: The meeting of Rock County Planning & Development Committee was called to order by Chair Sutterlin at 8:00 AM on Thursday, January 9, 2025. Roll call by Director Baker. Supervisors present in person: Chair Sutterlin, Cullen, Boehlke, and Wilson. Supervisor present via ZOOM: Rashkin. QUORUM present.

Staff present: Steven Godding (Senior Planner), Andrew Baker (Director) and Rachel Sarow (Planner).

Staff present via ZOOM: Jennifer Borlick (GIS Manager), Brad Heuer (County Surveyor) and Michelle Schultz (Real Property Lister).

Others present via ZOOM: David Earl (Batterman) and Jeff Garde (Combs).

Adopt Agenda: Request to strike point 5C from the agenda as the action item is not ready yet. Moved as amended by Supervisor Cullen, Seconded by Supervisor Wilson. ADOPTED

Approval of Minutes:

Meeting held December 12, 2024: Moved by Supervisor Rashkin, Seconded by Supervisor Boehlke. ADOPTED

Citizen Participation, Communications and Announcements: No citizens on the call, but there are two surveyors connected via ZOOM.

Code Enforcement:

Review and Possible Action Regarding LD 2024 065 (Center Township) – Ballmer (1 Lot CSM)

Discussion carried out by Steven Godding and Director Baker. The property has passed the zoning change and is likely a land division for a family member.

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

**Rock County Land Division LD 2024 065
Parcel #: 6-4-180**

Town: Milton

Recommendations:

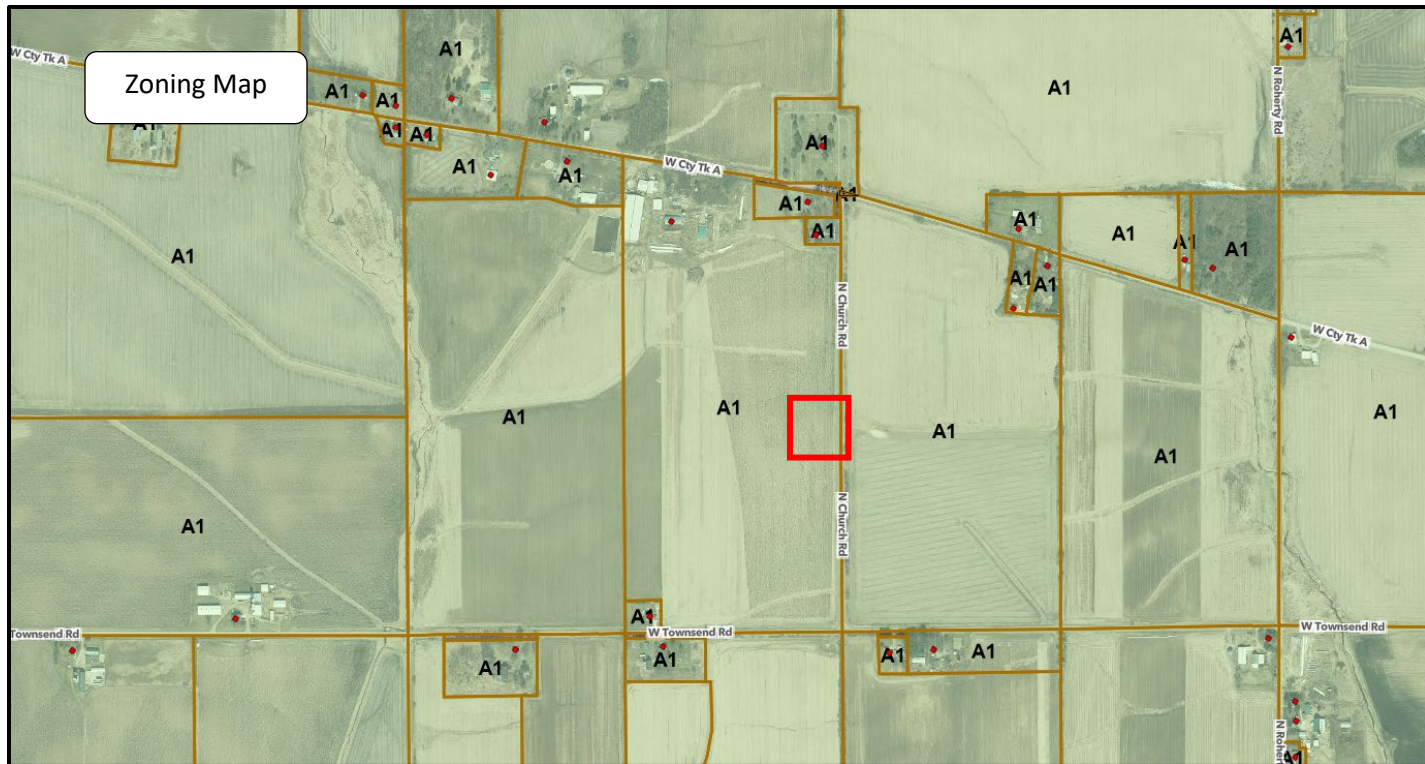
The following conditions are subject to approval of the Minor Land Division in the Town of Center.

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

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.

(A) 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. 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.

Review and Possible Action Regarding LD 2024 077 (Turtle Township) – Walkey (2 Lot CSM)

Discussion carried out by Steven Godding and Director Baker. This is reversing a Lot combination that was completed in 2022. It was the intention in the past to build on both lots, but a resident cannot build over the Lot lines even if the person owns both Lots. Now the plans have changed to the lot is being redivided. David Earl (Batterman) asked that note 6B be removed from the Planner Recommendations or change it to an “or” option.

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

Rock County Land Division LD 2024 077

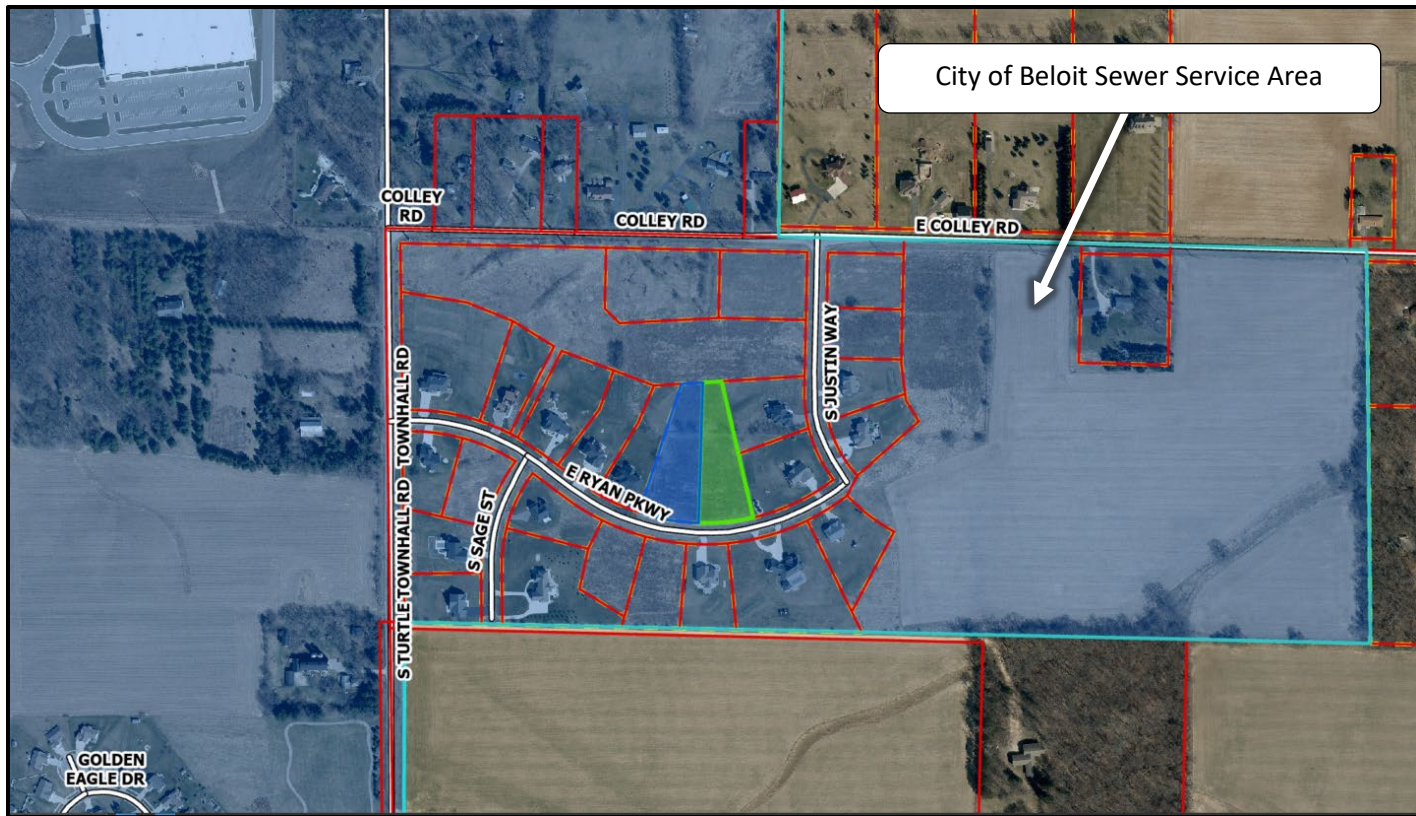
Parcel #: 6-19-1170.106

Town: Turtle

Recommendations:

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

1. Zoning for the parcel should be verified by the Town.
2. This land division does fall into the Extra Territorial Jurisdiction (ETJ) Area boundary for the City of Beloit and may require additional approval.
3. This property is within the City of Beloit’s Sewer Service Area. However, there are existing private onsite wastewater treatment systems (POWTS) in the immediate area.



4. Existing easements shall be shown, and proposed utility easements(s) shall be placed on the lots as requested by the utilitie 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 require. Please contact Rock County Land Conservation Department.
6. Note on Final CSM (**which ever is applicable**):
 - 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. 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.

Review and Possible Action Regarding LD 2024 081 (Milton Township) – Lima (2 Lot CSM)

Discussion carried out by Steven Godding and Director Baker.

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

Rock County Land Division LD 2024 081

Parcel #: 6-13-133

Town: Milton

Recommendations:

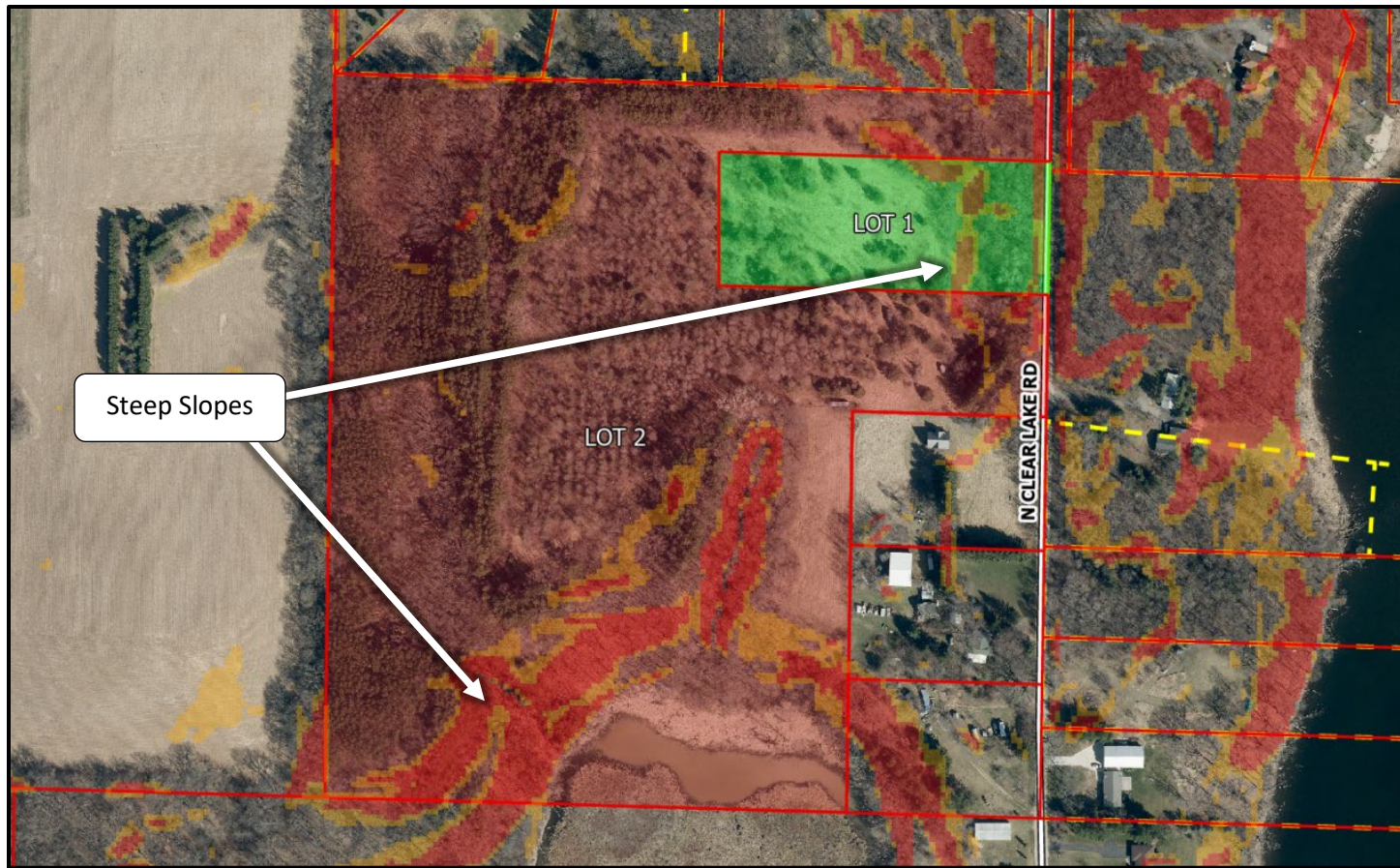
The following conditions are subject to approval of the Minor Land Division in the Town of Milton.

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

Per Wisconsin Statute 91.48 and the Town of Milton'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 the Farmland Preservation Zoning District.

- (1) The Town of Milton may rezone land out of the farmland preservation zoning district if it meets the following, in writing, in addition to following the requirements of § 400-96:
 - (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 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) The Town 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 an Agricultural Zoning District during the previous calendar year and a map that clearly shows the location of those acres.
2. There are steep slopes located on both Lot 1 and Lot 2 which may limit any potential development.



3. A majority of proposed Lot 2 falls into the Extra Territorial Jurisdiction (ETJ) Area boundary for the City of Milton and may require additional approvals.
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.

Floodplain Zoning Ordinance Update – Workshop (No Action)

Director Baker began discussion about this item and noted that a draft revisions to the ordinance is in the works to implement new state law. Baker provided a general summary of the Floodplain Zoning Ordinance and the responsibilities of the department. The intention is to have the ordinance completed by Spring 2025.

Finance:

Review of December Bills

Supervisor Cullen inquired about the expense to Lange, which is for the address signs order. The county is offering a partial refund if the resident stops into the Planning office and picks up the address sign(s) that was ordered along with material to be installed by themselves.

Director's Report:

Semi Annual Report – Conference of Convention Expense of \$1000 – Planning

Director Baker began discussion on this item and explained that it does not apply to the Planning Department due to any expense under this area does not surpass the allotted amount.

Committee Reports: None

Adjournment: Adjournment at 8:50 AM.

Moved by Supervisor Cullen, Seconded by Supervisor Wilson. APPROVED

Respectfully Submitted,

Ilana Eisenberg, Office Coordinator

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.