

## Public Hearing (Town of Round Lake) Ordinance for the Subdivision of Land

### Ordinance No. 2024-03

Tuesday October 15<sup>th</sup>, 2024

Hearing began at 5:00 p.m. In attendance were: Town Board Chair Rolfe Hanson, Town Board Supervisors: Kay Wilson, James Strandlund, Mervin Verbeck, and Dan Palmer along with Town Clerk Kathy McCoy, and Plan Commission Chair Virginia Chabek and 1 audience members by WebEx – Martin Hanson.

Town Chairman Rolfe Hanson outlined format that would be used for hearing. Each individual will be allowed to speak – time limit maximum 5 minutes. Hanson also ask that all present be respectful of others in attendance and their opinions.

Written Comments received prior to hearing: one (1) Todd C. Goold - Comments

- Questions are to clarify intent, particular to Major and Minor Land Divisions, CSM divisions, County and State subdivisions. Confusing definitions and references for the taxpayer and professionals that adhere to said ordinance
- Concerns with incorrect legal references
- My own opinion on edits and removals
- Conflicting definitions between State statues and County ordinances
- Possible missing pages, missing agreements and applications
- Typos
- Added cost to the taxpayers that are not dividing lands as the Town requires legal advice throughout the process of approvals and appeals
- Added cost to the taxpayer who needs to divide their property
- Conveyance to children
- Conveyance to extended family
- Conveyance to a family trust
- Conveyance for tax planning purposes
- Neighbors reconciling existing or new property lines
- Land Division for emergency funds
- My opinion to remove the required approval for CSM divisions. Both County and State have regulations, ordinances, administrative code and statues for the taxpayer and professionals to comply with.
- It is already required by County and State regulations that the Town has approval of State and County Subdivisions per said County and State regulations. My opinion the Town only takes on public / private road access, private drive access request and approvals.

Kay Wilson- Ordinance has been worked on for months and has been reviewed by legal counsel – good ordinance. Todd Goold’s comments over all that Towns should only take on public/ private road access request and approval- suggest he is not going to support any ordinance.

Ginny Chabek – In favor of ordinance Reviewed Mr. Goold’s comments one correction needed–(removal of word Plane) page 13 Section 6.05

Jim Strandlund – Same correction and page 14 Section 7.02 (removal of word Plane).  
Comments by Todd Goold – maybe have legal counsel review ordinance again.

Martin Hanson – Ordinance is needed. Not totally perfect Ordinance. - may require amendments in the future.

Rolfe Hanson – Supports Ordinance –If needed ordinances can, and do get amended overtime.

Hearing ended at 5:25 p.m.

Kathy McCoy - Recorder