

**Public Hearing Minutes
Rockland Comprehensive Plan Update
Monday, July 27, 2015, Rockland Town Hall
Called to order by Chairman Cashman at 7:35 p.m.
Adjourned at 7:52 p.m.**

The Public Hearing regarding the updated comprehensive plan was called to order by Chairman Cashman at 7:35 p.m. All Town Board members were present. Clerk Charette verified that the public hearing was properly noticed.

Prior to the public hearing, an open house session was conducted. At the Open House, Aaron Schuette, Brown County Planning, informed the public that the Planning Commission, Town Board, and he have been working on this update to the comprehensive plan for over a year. Schuette provided an overview of the comprehensive plan, its history and the law, and the process that the Planning Commission underwent to produce the comprehensive plan update. Comments and questions also were received during the Open House session which carried over into the public hearing.

M/M by Chairman Cashman to open the public hearing to the public; seconded by Supervisor Van Vonderen. Motion carried.

Tim Jonet, 5813 Blake Road, asked if the southern bridge is projected to be located on the Irv Peters farm, what affect would there be on the Town. Chairman Cashman stated that most of the land used for the bridge will be located in the City of De Pere. He believed that Craig Hutjens' property located on CTH PP would be the only land affected by the proposed bridge.

Chairman Cashman stated that everyone would like to keep Rockland the same but at the same time, time changes circumstances and if the Town does not keep up with the changes, it will get rolled over.

Supervisor Van Vonderen stated that the Town Board needs to make decisions with good information from professionals. The more the public is involved, the better the exchange of ideas will be. De Pere's comprehensive plan currently covers the whole Town of Rockland.

Tim Jonet stated that the City of De Pere owns the 40 acre parcel near Scray's Cheese which the city intends to develop into a park.

Supervisor Van Vonderen explained that when the City acquired that parcel, it extended their extra-territorial ordinance over more parcels in the Town.

Bob Coenen, 1913 Lasee Road, stated that this parcel that was acquired by the City of De Pere, is floodplain property and cannot have anything built on it.

Lynn Jonet, 5813 Blake Road, asked what plans the Town has to brand the Town of Rockland.

Randy Hansen, 5314 Goldust Court, member of the Planning Commission, had recommended that there be signs entering the Town of Rockland and that the Town consider changing its mailing address to the Town of Rockland versus De Pere.

Tim Jonet stated that it would be nice to install signs along the boundaries opposite the neighboring municipalities.

Chairman Cashman stated that the Town has worked with Scray's Cheese over the years to remodel and add on to its business. Scray does not want to move his business into De Pere.

Glen Schwalbach recommended that the comments from the Open House be made a part of the public hearing record.

Supervisor Lasee stated that the Town should speak with the WTA and state legislators to draft a bill which would not allow a City to extend its jurisdiction three miles from an island that it basically created.

Chairman Cashman thanked everyone for attending and thanked the Planning Commission for their time and hard work on the update to the comprehensive plan.

M/M by Supervisor Van Vonderen to make the comments from the Open House an official part of these public hearing minutes; seconded by Chairman Cashman. Motion carried.

M/M by Chairman Cashman to close the public hearing at 7:52 p.m.; seconded by Supervisor Van Vonderen. Motion carried.

M/M by Chairman Cashman to adjourn at 7:52; seconded by Supervisor Van Vonderen. Motion carried.

All minutes have been taken truthfully and honestly and to the best of my knowledge and ability.

Jann B. Charette
Town Clerk

Minutes approved as written / with corrections (**strike one**) by the Town Board on Monday, August 3, 2015.

Dennis J. Cashman
Town Chairman

**Open House Comments-
Rockland Comprehensive Plan Update
Monday, July 27, 2015, Rockland Town Hall
Called to order by Chairman Cashman at 6:34 p.m.**

Aaron Schuette, Brown County Planning, explained that he was hired by the Town to assist in drafting the updated comprehensive plan. Schuette explained that the Planning Commission, Town Board, and he have been working on the updated plan for over a year. He explained that every municipality is required to have a comprehensive plan in place and that at a minimum the Town is required to update its plan every 10 years. He explained that a comprehensive plan is meant to be a guide and a marketing tool to use by the community and those interested in developing or moving into the Town. In order to be effective, the plan should be reflective of the views of the residents.

Schuette provided a PowerPoint presentation to the public which focused on the following primary areas:

1) Population Trend: Schuette explained that the original comprehensive plan was drafted in 2005, the Department of Administration had projected a much higher population growth in the Town. Due to a weakened economy and an extra-territorial ordinance enacted by the City of De Pere, the projected trend diminished. It is projected that by 2040, Rockland will have approximately 2370 residents residing here. As the Town considers the development of its updated plan, it must ask how it will accommodate these additional residents and maintain its rural character while doing so.

2) Land Use- Schuette explained that currently, Rockland is comprised of 62.9% agricultural, 14.4% residential and 17.6% natural area uses. Schuette provided a map that demonstrated projected future land use within the Town that recommended changes, future development, and where certain uses should occur. The following recommendations were those primarily identified for future land use within the Town:

New Development Recommendations: the overall goal was to maintain the rural character of the Town by:

- a. Minimizing impact of new development on agricultural land
- b. Supporting the development of master planned senior housing developments
- c. Locate commercial/industrial activity in nodes along STH 32/57 and CTH PP
- d. Blending new businesses in with rural look of the Town
- e. Acquiring additional land around Town Hall for future facility/playground to build its identity
- f. Encouraging conservation subdivisions

Natural Resource & Outdoor Recommendations

- a. Improving access and parking to the Fox River Trail
- b. Working with private property owners, Wisconsin Department of Natural Resources, and other public or non-profit agencies to develop a conservancy area bound by CTH W, Ledgecrest Road and Old Ledge Road
- c. Considering development of small active park adjacent to the Town Hall
- d. Working with Brown County, state, and federal agencies to develop a park along the Fox River near the Little Rapids dam

Agricultural Land Use Recommendations

- a. Ensuring new residents understand there are active farms in the Town

- b. Working with Brown County and local property owners to keep Town's zoning map current and consistent with Farmland Preservation Plan
- c. Promoting Rockland as an agricultural tourism destination
- d. Encouraging agricultural business development

Schuette closed his presentation by describing how the Town can implement the plan and amend the plan if it needs to be amended prior to the 10 year statutory requirement.

After Schuette's presentation, members of the public asked questions and provided input on the updated comprehensive plan.

Tim Jonet, 5813 Blake Road, asked how the City of De Pere fits into the comprehensive plan.

Chairman Cashman stated that 1) currently there is no border agreement with the City of De Pere and the Board has not had any meetings with the City regarding this issue; 2) an extra territorial land division review ordinance exists which limits the lots in the Town to a minimum 10 acre size requirement.

Supervisor Van Vonderen explained that a municipality cannot fight personal property rights. A landowner would need to fight the fact that their inability to split their land was a violation of their constitutional rights. When the Planning Commission looked at the future use of the land, it had to look at how land could be used because of the 10 acre minimum requirement.

Tim Jonet asked if they wanted to get their land split, would it require De Pere's approval.

Chairman Cashman stated yes but the landowner could challenge the City's decision.

Supervisor Lasee stated that development and agriculture are not compatible. In his opinion, the updated comprehensive plan encourages development but it really ends up pushing farmers out altogether.

Supervisor Van Vonderen stated that the discussion had at the meetings was about encouraging agricultural entrepreneurial development such as the winery, organic farming, and other ventures that complimented agriculture.

Jim Paque, 5591 River Oaks Drive, stated that he moved from the city to enjoy country living. When it comes to development, he does not want to see it near him.

Supervisor Van Vonderen explained that people who have the land to develop will ask for it to be annexed into De Pere if the Town does not have another option for them. In developing this updated plan, the Town is attempting to try to protect the larger rural lots and provide them with an option to develop but stay in the Town.

John Newman, 2862 Old Plank Road, stated that he likes the quality of life ideas presented in the plan that includes: 1) branding the Town; 2) providing better access and parking to the Fox River Trail; and 3) having a park built near the Little Rapids Dam. He

would prefer that the Town remain primarily agricultural. He stated he is not fond of having commercial development in the Town.

Tim Jonet, stated that Ledgeview did brand themselves and broke from De Pere. They created their own parks. He would like to see the Town of Rockland identified as Rockland.

Supervisor Van Vonderen stated that possibly the Town will have to purchase development rights from the landowner. The taxpayers would have to be behind the Board in order to do so.

Supervisor Lasee stated that large farms are actually saving land from being developed around the state. The land that is getting annexed into the City is agricultural and does not have as high as value. He does not agree that that Rockland's taxes will go up just because the land is annexed into the City of De Pere. He suggested that the adoption of the updated plan take place slowly.

Clerk Charette informed the Board that all of the residents were noticed of this Open House and Public Hearing through the newsletter that was mailed to all residents a few weeks ago.

Supervisor Van Vonderen stated that this document is a living, breathing document. She stated that when the Town was fighting the City of De Pere, at one of its hearings, the Town's comprehensive plan was thoroughly reviewed. The comprehensive plan is used in legal hearings, rezoning's, border agreements and if it is not kept up to date, it is deadly.

Glen Schwalbach, 1090 Moonriver Drive, questioned whether the Town should work with the legislature to work on the leverage that cities have over towns.

Supervisor Van Vonderen stated that there could be more mutual benefits if both the Town and City worked together. Unfortunately, the City does not think that way. The Town is considering hiring a Planner to put together visuals and numbers on what the Town has to offer to landowners and potential developers.

Supervisor Lasee asked whether the Town is working under the theory that the sky is falling. He opined that life is good in Rockland. What do planners do? They plan and develop.

Tim Jonet stated that life is good now because the economy was slow. But De Pere is filling in every one of the available lots that they have. He indicated that once those lots are filled, the economy is good and the City will be looking at Rockland again for more land.

Supervisor Van Vonderen stated that a decision will be made on the southern bridge by the end of the year. Once people know where the bridge will be located they will make their move to sell the land. If the Town acts after the fact, the Town will be chasing. The Town wants to be able to provide these landowners with options so that there can be a conversation.

Bob Coenen, stated that if the City of De Pere, goes through with the southern bridge via Rockland Road, it will be a great disservice to Susie B. Altmayer School and the area around it. He believes the City did not enact good planning in that area with the clustered homes and multi-family housing.. Bob believes the Town should remain rural and keep it single-family in nature.

The Open House concluded at 7:34 p.m.

(These comments have been incorporated into the Public Hearing Minutes- Rockland Comprehensive Plan Update, dated July 27, 2015 by formal motion.)