
Dennis Cashman, Chairman
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PLANNING COMMISSION

Minutes from Tuesday, January 12, 2016

Bob Coenen called the meeting to order at 7:00 p.m. Clerk Charette verified that the meeting was properly noticed. All members were present. Suzanne and Kodi Wilson, Kurt Kohlmann, and Bob Gerbers also were present. Chairman Coenen read the agenda.

MINUTES FROM NOVEMBER 12, 2015, MEETING

Clerk Charette provided members with a copy of the minutes from the November 12, 2015, meeting.

M/M by Terry Vertz to approve the minutes from the November 12, 2015, meeting as presented; seconded by Vicky Van Vonderen. Motion carried.

REQUEST FROM KURT KOHLMANN, OWNER, AND SUZANNE WILSON, AGENT, FOR APPROVAL OF A PLAT OF SURVEY, PARCELS R-82 & R-82-2

Applicant, Kurt Kohlmann, explained that originally he had wanted to split the land into five acres and provide a parcel to his daughter, Suzanne Wilson. Due to De Pere's extra territorial land division review, they changed their plans and had the proposed Plat of Survey drafted. The Plat of Survey proposes to realign Parcels R-82 and R-82-2 in an east/west direction versus the current north/south direction. Per Bob Gerbers, there are no frontage issues and no issues with the lots being landlocked. On Parcel R-82-2, there is a drainage easement (ditch) on the west side property line.

M/M by Vicky Van Vonderen to approve the Plat of Survey with the following conditions: 1) that Parcels R-82-2 and R-82 be rezoned to Estate Residential 10 Acres (ER-10); and 2) that the Plat of Survey meet all federal, state and local laws; seconded by Randy Hansen. Motion carried.

REQUEST FROM KURT KOHLMANN, OWNER, AND SUZANNE WILSON, AGENT, TO REZONE PARCEL R-82 AND PARCEL R-82-2 TO ER-10.

Applicant, Kurt Kohlmann, is requesting that Parcels R-82 and R-82-2 be rezoned to Estate Residential 10-Acre (ER-10). Parcel R-82-2 is currently zoned Estate Residential 2-Acres (ER-2). Parcel R-82 is currently zoned Non Participating Working Lands Initiative (NPWLI). Parcel R-82-2, currently has a single family home on it. After the parcels are realigned, the existing home will remain on Parcel R-82-2. This parcel will be 12.058 acres in size. Parcel R-82 will have a new single family home built on it by the Wilsons and will be 10.001 acres in size. Parcel R-82-2 has a driveway off of Old Military Road. Parcel R-82 will have a driveway off of Miday

Road. There is field access on the lower southeast corner. Both parcels will be used to graze cattle. Mr. Kohlmann is currently working with the National Resources Conservation Service to create a grazing plan for the property.

M/M by Vicky Van Vonderen to forward Kohlmann's request to the Town Board to rezone Parcel R-82-2 from Estate Residential 2-Acre (ER-2) to Estate Residential 10- Acre (ER-10) and to rezone Parcel R-82 from NPWLI to Estate Residential 10-Acre (ER-10); seconded by Mike Wier. Motion carried.

SLOGAN CONTEST ENTRIES

The Commission reviewed two entries that were submitted for the slogan contest. The Commission decided to not forward either of the two entries to the Board for consideration.

LOGO CONTEST ENTRIES

The Commission reviewed six entries that were submitted for the logo contest. The Commission chose three entries from the six submitted to be forwarded to the Town Board for consideration.

REZONING OF PARCELS R-129-1, R-14-1, R-2, R-2-1, R-2-3, R-274-1, R-3-1, R-418-1, R-425-1, R-430-D-3, R-470-6, R-73-2, R-74, R-75, R-77 & R-80

Bob Gerbers, Zoning Administrator, provided a list of parcels that is being recommended for rezoning in order to bring them into compliance with current zoning districts. Discussion was had on how to notify the landowners of the proposed rezoning and their opportunity to comment in writing or at a public hearing regarding it.

The parcels on the list that are highlighted in gray are those that should be considered to be included in the Brown County Farmland Preservation Plan.

M/M by Vicky Van Vonderen to recommend that the Town Board rezone the parcels listed, incorporated herein by reference, to bring them into compliance with the current zoning ordinance; seconded by Randy Hansen. Mike Wier abstained. Motion carried 6-0.

REVIEW DRAFT DRIVEWAY ORDINANCE

Clerk Charette provided a revised draft of the Driveway Ordinance to the Commission. The Commission reviewed the ordinance at its November meeting. Charette explained that this ordinance was recommended after discussing the issue of fire access with Attorney Carol Nawrocki, Wisconsin Town's Association.

The Commission reviewed the revised draft and made a number of recommended changes. Clerk Charette will revise the ordinance as suggested and place it on the agenda for a future meeting.

PUBLIC INPUT

None

ANNOUNCEMENTS AND DISTRIBUTION, IF ANY

None

SET MEETING DATES

Tuesday, February 9, 2016 @ 7:00 p.m.

Tuesday, March 15, 2016 @ 7:00 p.m.

Tuesday, April 12, 2016 @ 7:00 p.m.

ADJOURNMENT

M/M by Terry Vertz to adjourn the meeting at 9:22 p.m.; seconded by Vicky Van Vonderen;
Motion carried.

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


Jann B. Charette, Secretary

Minutes approved as written/~~with corrections~~ (**strike one**) by the Rockland Planning Commission on March 15, 2016.


Bob Coenen, Planning Commission Chairman