

TOWN OF ROCKLAND

1712 Bob-Bea-Jan Road
De Pere WI 54115

Dennis Cashman, Chairman
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PLANNING COMMISSION Minutes from Thursday, July 14, 2016

Bob Coenen called the meeting to order at 7:00 p.m. Clerk Charette verified that the meeting was properly noticed. All members, except Lee Anderson, were present. Bob Gerbers, Dennis Cashman, Zach Boyer, Lance Williams, Scott Jewitt, Tim Ambrosius, Richard and Mary Vande Hei, also were present. Clerk Charette verified that the meeting was properly noticed. Chairman Coenen read the agenda.

MINUTES FROM JUNE 16, 2016, MEETING

Clerk Charette provided members with a copy of the minutes from the June 16, 2016, meeting.

Glen Schwalbach recommended that the second paragraph under Review Revised Draft Driveway Ordinance, be amended to read that "Rick Loppnow, Morrison Volunteer Fire Department, appeared and was in agreement with Chief Daul's comments."

M/M by Supervisor Van Vonderen to approve the minutes from the June 16, 2016, meeting as amended; seconded by Randy Hansen. Motion carried.

CONDITIONAL USE PERMIT REQUEST FROM SCOTT JEWITT, OWNER, PARCEL R-179-1, 5581 CTH W, DE PERE, WISCONSIN

Scott Jewitt, Owner, along with Zach Boyer and Lance Williams, of the Panic Chambers Farm, appeared before the Planning Commission to request a conditional use permit to host a haunted farm on Parcel R-179-1, 5581 CTH W, De Pere, Wisconsin, in October 2017. Boyer and Williams explained that they are in the process of entering into a 5 year lease with Jewitt to host a haunted farm on the property. Panic Chambers Farm intends to use 2 acres of the 15.406 acres for this event. It takes approximately one year to set up the property for the event.

With the application, applicants provided a site plan depicting the location of the waiting area, haunted house, parking area, emergency services, sanitation services and privacy fences. Applicants explained that there are a number of buildings on the property but only two are being utilized for the 2017 project. One building is being converted into the haunted farm. The other building, approximately 2400 square feet in size will be used as a waiting area.

Chairman Coenen expressed concern about whether the public would have access to other buildings on the property that are not being used. Williams explained that they use NWTC public safety training officers to survey and secure the property during this event. They explained that additional staff will be parking the cars and surveying the property as well.

Boyer estimated that 120 cars can be parked in the northern section of the property as marked and 45 cars can be parked in the western section as marked. They plan to hold the event every weekend in October on Fridays and Saturdays from 7:00 p.m. to 11:00 p.m. They will host the event for a total of 12 nights. All music will be kept indoors. There will be no concessions and individuals will need to walk from their car to the haunted house.

Williams and Boyer explained that the pond on the property is currently filled but not firm enough to hold vehicles on it. A semi-trailer will be set up temporarily as a decoration. The cavity is made into a grave yard with a false front on it.

Chairman Coenen stated that any temporary structures being constructed would need to meet the Rockland Code of Ordinances and ~~would~~^{obtain} a building permit and inspections. Additionally, the Town would need to obtain certificates of insurance from Jewitt and the Panic Chambers Farm.

Parcel R-179-1 is currently zoned Estate Residential 10 Acre (ER-10) District. The question was raised as to whether this type of activity would fall under the list noted in Sec. 18-01.15, 2. Conditional Uses. Members also viewed section 18-01.09(9), RCO, the General Provisions section which allows uses not listed in the conditional use to be approved if deemed similar in nature and clearly compatible with the listed purposes.

Bob Gerbers, Zoning Administrator, stated that under the current ER-10 District zoning, this event would not be allowed as a conditional use. Discussion was had on whether language enacted in the past by the Town in the NPWLI, B-1, B-2, Institutional and I-1 Districts, allowing additional activities as approved by the Town Board to be considered as a conditional use should be considered and adopted for the ER-5 and ER-10 Districts. It was explained that approval for conditional uses are subject to a public hearing and Planning Commission and Town Board review. The conditional use also can have restrictions and be limited in the length of time it is valid.

M/M by Randy Hansen to table the conditional use request by Scott Jewitt, Owner, Parcel R-179-1, 5581 CTH W, De Pere, Wisconsin; seconded by Terry Vertz. Motion passed unanimously by voice vote 6-0.

M/M by Randy Hansen to recommend that the Town Board amend the conditional use provisions in 18-01.14, Estate Residential 5 Acre (ER-5) and in 18-01.15, Estate Residential 10 Acre (ER-10), to include the following language: "additional activities as approved by the Town Board"; seconded by Vicky Van Vonderen. Roll Call: Coenen-Aye; Vertz-Aye; Hansen- Aye; Van Vonderen-Aye; Schwalbach- Aye. Motion passed 5-0 with Mike Wier abstaining.

CERTIFIED SURVEY MAP REVIEW REQUEST FROM RICHARD AND MARY VANDE HEI, OWNERS, PARCEL R-313, 1771 WRIGHTSTOWN ROAD, DE PERE,

Tim Ambrosius, CQM, represented Richard & Mary Vande Hei, Applicants, before the Planning Commission. Ambrosius' engineering and surveying firm, CQM, Incorporated, surveyed Parcel R-313, 1771 Wrightstown Road, De Pere, Wisconsin which is owned by the Vande Heis. Applicants requested that the parcel be divided into four parcels of over five acres in size. Applicant's home is currently located on Lot 1 of the proposed CSM and is 6.27 acres in size. Applicants' would like to sell the additional three lots for future retirement income. Ambrosius stated that the CSM, dated June 2016, was prepared in accordance with the requirements set

forth in Sec 19-01.12, RCO. Members reviewed the proposed CSM to ensure it met the applicable requirements of the ordinance.

M/M by Bob Coenen to recommend that the Town Board approve the proposed CSM for Parcel R-313, dated June 2016, prepared for Richard and Mary Vande Hei as presented, with the following conditions: 1) Lots 1-4 of proposed CSM are rezoned to Estate Residential 5-Acre (ER-5) District; and 2) that the proposed CSM meet all other county, state, and federal regulations; seconded by Terry Vertz. Roll Call: Coenen-Aye; Vertz-Aye; Hansen- Aye; Wier-Aye; Schwalbach-Aye. Motion carried 5-0 with Van Vonderen abstaining.

REZONING REQUEST FROM RICHARD AND MARY VANDE HEI, OWNERS, TO REZONE LOTS 1-4 OF PARCEL R-313, 1771 WRIGHTSTOWN ROAD, DE PERE, WISCONSIN, FROM ESTATE RESIDENTIAL 10 ACRE (ER-10) DISTRICT TO ESTATE RESIDENTIAL 5-ACRE (ER-5) DISTRICT

Richard and Mary Vande Hei, Applicants, submitted a rezone application to the Planning Commission to rezone Lots 1-4 of the proposed CSM of Parcel R-313 to Estate Residential 5 Acre (ER-5) District. Currently, the parcel is zoned Estate Residential 10-Acre (ER-10) District.

In accordance with Sec. 18-10.10, RCO, the Commission made the following findings and recommendations:

- 1) Lots 1-4 meet the use and dimensional regulations of the Estate Residential (ER-5) District.
- 2) The request to rezone lots 1-4 from Estate Residential 10-acre (ER-10) to Estate Residential 5-acre (ER-5) is consistent and compatible with neighboring properties that are currently zoned Estate Residential 5-Acre (ER-5).
- 3) Applicants intend to sell the lots for single family residences which are permitted uses under the Estate Residential 5-Acre, (ER-5) District.
- 4) The lots are suitable for Estate Residential 5-Acre zoning and conform to the trend of development for buyers seeking affordable rural residential lots in the Town.
- 5) The lots will be served by private wells and private sewer systems. No future public facilities are planned.
- 6) The lots are suitable for residential development and will not cause unreasonable air or water pollution because only four lots which are slightly over 5 acres in size are being developed; there are no sensitive areas; the lots are located on higher elevated land and are well drained; and no additional roads are required for this development.
- 7) The amendment request conforms to the uses of the proposed district and to like uses in surrounding areas; is consistent with development that has taken place in neighboring areas; and provides future development to the public that is affordable and consistent with the rural residential landscape of the Town.

M/M by Glen Schwalbach to recommend to the Town Board to approve the rezoning request from Applicants, Richard and Mary Vande Hei, for proposed lots 1-4 of Parcel R-313, from Estate Residential 10 Acre (ER-10) District to Estate Residential 5-Acre (ER-5) District; seconded by Mike Wier. Roll Call Vote: Coenen-Aye; Vertz-Aye; Hansen-Aye; Schwalbach-Aye; Wier-Aye. Motion carried 5-0 with Van Vonderen abstaining.

PUBLIC INPUT

Supervisor Van Vonderen shared information regarding the open house that took place on the property located at 5374 Moonlite Drive. The property is currently being considered for a future Brown County Park.

ANNOUNCEMENTS AND DISTRIBUTION, IF ANY

None

SET MEETING DATES

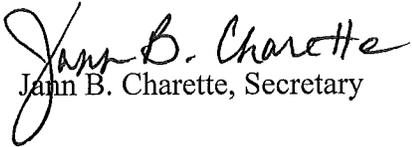
The following dates are set for future meetings:

Thursday, August 18, 2016 @ 7:00 p.m. at Rockland Town Hall
Thursday, September 15, 2016 @ 7:00 p.m. at Rockland Town Hall

ADJOURNMENT

M/M by Vicky Van Vonderen to adjourn the meeting at 9:16 p.m.; seconded by Terry Vertz.
Motion carried unanimously by voice vote 6-0.

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 August 18, 2016.


Bob Coenen, Planning Commission Chairman