

# TOWN OF ROCKLAND

1712 Bob-Bea-Jan Road  
De Pere WI 54115

---

Dennis Cashman, Chairman  
Phone: (920) 336-7814  
Jann Charette, Clerk  
Phone: (920) 336-2814 Fax: (920) 336-5565

## PLANNING COMMISSION Minutes from Thursday, August 18, 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 Mike Wier and Glen Schwalbach were present. Bob Gerbers, Zach Boyea, Lance Williams and other members of the public were present. Chairman Coenen read the agenda.

### MINUTES FROM JULY 14, 2016, MEETING

Clerk Charette provided members with a copy of the minutes from the July 14, 2016, meeting.

Chairman Coenen recommended that the word "would" be replaced with the word "obtain" in the first sentence in paragraph three on page two of the minutes.

M/M by Randy Hansen to approve the minutes from the July 14, 2016, meeting as amended; seconded by Terry Vertz. Motion carried.

### CONDITIONAL USE PERMIT REQUEST FROM SCOTT JEWITT, OWNER, TO ALLOW PANIC CHAMBERS TO HOST COMMUNITY HAUNTED FARM ON PARCEL R-179-1, 5581 CTH W, DE PERE, WISCONSIN

Zach Boyea and Lance Williams, of the Panic Chambers Farm, appeared before the Planning Commission. They have leased the parcel from the owner, Scott Jewitt, and are requesting a conditional use permit to host a haunted farm on Parcel R-179-1, 5581 CTH W, De Pere, Wisconsin, in October 2017. Boyea listed the names of municipalities that they have hosted haunted house events in the past. Panic Chambers is ending a five year agreement with the Village of Gresham. Boyea and Williams were approached by the owner, Jewitt, to consider hosting a haunted farm on this parcel. Panic Chambers has also outgrown the Gresham location and is looking for a location closer to Green Bay.

Williams directed members to the site plan and explained the direction of traffic, the location of the haunted farm, and the waiting area. The site plan also depicts the parking area, emergency services, sanitation services and privacy fences. Williams explained no music will be played outdoors and that the vent will be held indoors. It is a dry event with no alcohol being allowed or served. Williams explained that the haunted farm will take place for 40 hours during the year. The event will be held on Fridays and Saturdays for four weekends from 7:00 p.m. to 11:00 p.m. Panic Chambers would also like to host a Children's Day where families could bring their children to the property to trick or treat inside the haunted house. Applicants explained that they have five years of practice hosting a haunt event located in the middle of the Village of Gresham of approximately 500 residents. Boyea and Williams have met with the Morrison Volunteer Fire Department to seek their services and to allow this event to serve as a fundraiser for the fire

department. They also are willing to work with other non-profit groups to make this a community event.

M/M by Supervisor Van Vonderen to open the record to the public; second by Randy Hansen.  
Motion carried.

Jessie Jerovetz, 2912 CTH OO, asked how many people would attend the event each night. Boyea stated that the event could host a maximum 500 people per night. Boyea estimated it would be less than 100 cars per night. Boyea pointed to the designated parking areas in the site plan. Parking will not be allowed on the former manure pit and a privacy wall will block people from the old pit. The Morrison Fire Department will be providing four volunteer workers each night.

Williams read the e-mail from Captain Jody Lemmens, Brown County Sheriff's Department dated August 17, 2016. Captain Lemmens noted that she had spoken with Williams and the Sheriff's Department was not opposed to the event provided "there is nothing that restricts the flow of traffic on the roadway, or anything that poses an unwanted safety concern." The Brown County Sheriff's Department will provide extra patrol in the area during the time of the event.

Jill Rowland, 5518 Tower Road, noted that the existing haunted house in Gresham is 4000 square feet. She wondered how large this site will be. Boyea explained that the inside of the proposed building is similar to the building in Gresham in terms of linear feet. Rowland asked whether all of the items will be removed from the property after the event is done. Boyea explained that a semi-trailer will be tucked away behind the building on the property. Rowland expressed concern that Tower Road is only 1.5 lanes wide and that traffic drives quickly on this road. She is concerned with potential traffic problems.

Jessie Jerovetz, stated that the neighbors do not want extra traffic or people in this area. He is ok with a farm being located on the property but the neighbors do not support the types of things that come along with hosting a haunted house.

Jill Rowland asked whether the event could be hosted in the old Lincoln School. Bob Coenen explained the building is dilapidated and there are no steps inside. The property has been privately owned for the last 15 years.

Jeff Krueger, 5529 CTH W, asked what kind of clientele come to these events and how the area will be policed. He has a corn field in his back yard and is concerned about having 4000 extra people in the area over four weekends. Williams explained that the area will be policed by extra patrols and fire fighters on duty. The only time the applicants cannot control the patrons are when they walk from their car to the event. Panic Chambers enlists NWTC students who are being trained in police science. As for clientele, Williams explained people from ages 16 to 87 attend these events.

Williams also expressed that in the four years they have operated the haunted event in Gresham, they have not had one single police call. He further explained that there will be a standing light located on the building and surveillance will be provided as well.

Jeff Krueger asked how the event is advertised. Boyea stated it is advertised on Facebook.

Chairman Coenen explained that this is a conditional use permit process. The members have received the petition that was generated by the residents. Planning Commission is an advisory and fact finding board. The Planning Commission makes a recommendation to the Town Board which may or may not be accepted.

Jeff Krueger, asked how the Town benefits from this. It was explained that the applicants paid a \$250.00 conditional use fee. Panic Chambers is working with the Morrison Volunteer Fire Department to use this as a fundraiser and is willing to work with other volunteer clubs who may want to do the same.

Bob Gerbers stated that he called the Shawano Police Department. That department has not had any issues with the Applicant's event hosted in Gresham. He also spoke with Ken Beyer, Gresham Village President. Mr. Beyer stated that he did not want to see the Applicant's event leave the Village. He stated that Panic Chambers does everything by the book and goes above what is expected. Gerbers also stated that the Morrison Volunteer Fire Department is willing to do the fire inspection and Gerbers will provide the safety inspection prior to the commencement of the event.

Lee Anderson stated that he would like to see the local non-profits benefit from this. He also stated that it is hard to protect every square inch of Rockland.

Jessie Jerovetz, asked whether there was anything else that the residents who signed the petition in opposition to the issuance of this permit could do.

Supervisor Van Vonderen explained that this request for a conditional use permit is subject to a public hearing and review by the Town Board. She explained that the petition has more credibility from people who reside in the area. It is not good to just load it up with names of people who do not reside in the area. The legitimacy of the concerns of the petitioners is what will be considered.

M/M by Supervisor Van Vonderen to close the record to the public; seconded by Lee Anderson.  
Motion carried.

Chairman Coenen stated that this event will be good for the community and that it needs to be given a chance to prove itself. Coenen stated that the event will take place approximately forty hours a year over four weekends. The applicants have done their due diligence by working with the Town's Building Inspector, the Morrison Volunteer Fire Department and the Brown County Sheriff's Department to address all possible issues.

Randy Hansen suggested expanding the fence past the waiting area so that no one can sneak west of the building.

Supervisor Van Vonderen asked Gerbers whether the Town has the ability to shut the event down, if something bad occurs at this event. Gerbers responded yes.

M/M by Terry Vertz to forward a request, from Scott Jewitt, for a conditional use permit to host a community haunted farm on Parcel R-179-1 to the Town Board with the recommendation to approve with the following conditions: 1. Applicant to provide "No Parking Signs" on CTH OO, Tower Road and CTH W, provided it is allowed by law; 2. Conditional use permit expires on November 5, 2017 unless renewed; 3. No alcoholic beverages may be served or consumed

on the property; 4. All patrons must vacate the property by midnight; 5. Safety and fire inspections must be approved prior to the first haunt; 6. Applicant to provide security including adequate lighting and surveillance; 7. Hours of operation will be on Fridays and Saturdays from 7:00 p.m. to 11:00 p.m. with the exception of a Kids' Day event; 8. Event can occur a maximum of 10 days during a calendar year; 9. Permit be granted based upon the site plan provided by Applicants; seconded by Randy Hansen. Motion carried 4-0. Supervisor Van Vonderen abstained.

## **PUBLIC INPUT**

Terry Vertz asked about whether the Planning Commission may want to review the 2500 square foot maximum for an accessory building located on a 10 acre lot.

## **ANNOUNCEMENTS AND DISTRIBUTION, IF ANY**

Clerk Charette handed out revised sections of the municipal code.

## **SET MEETING DATES**

The following dates are set for future meetings:

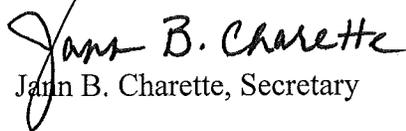
Thursday, September 15, 2016 @ 7:00 p.m. at Rockland Town Hall

Thursday, October 13, 2016 @ 7:00 p.m. at Rockland Town Hall

## **ADJOURNMENT**

M/M by Lee Anderson to adjourn the meeting at 8:52 p.m.; seconded by Supervisor Van Vonderen. Motion carried.

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

  
Jan B. Charette, Secretary

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

  
Bob Coenen, Planning Commission Chairman