

TOWN OF ROCKLAND

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Dennis Cashman, Chairman
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PLANNING COMMISSION

Minutes from Thursday, ~~November 10,~~ 2016

SEPTEMBER 15, 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 Vicky Van Vonderen were present. Bob Gerbers, Brian Willems, and Dennis Cashman also were present. Chairman Coenen read the agenda.

MINUTES FROM AUGUST 18, 2016, MEETING

Clerk Charette provided members with a copy of the minutes from the August 18, 2016, meeting.

M/M by Terry Vertz to approve the minutes from the August 18, 2016, meeting as presented; seconded by Lee Anderson. Motion carried.

LAND USE PERMIT REQUEST FROM BRIAN WILLEMS, OWNER, TO BUID AN ACCESSORY BUILDING ON PARCEL R-109-4, 3434 CTH PP, DE PERE, WISCONSIN

Brian Willems, Owner, appeared before the Planning Commission to request a land use permit to build a 5000 square foot accessory building on Parcel R-109-4. Parcel R-109-4 is 6.047 acres in size and is zoned Estate Residential 5-Acre. Willems intends to build a single family home on this parcel after the accessory building is built. Chairman Coenen asked whether the existing building on R-109-4 will be removed from the property. Willems stated yes. Willems explained that the proposed accessory building will have 14 foot walls and will be used to store personal items within it. Willems indicated that he wants to remove the modular building on Parcel R-108, adjacent to Parcel R-109-4, and then construct a 100' x 60' commercial building on it after the modular building is removed. Parcel R-108 is 6.773 acres in size. Terry Vertz noted that the maximum size accessory building allowed on a parcel zoned Estate Residential 5-Acre is 2500 square feet. Willems is proposing to build an accessory building that is 5000 square feet.

Bob Gerbers stated that Willems will be planting trees on the property to create a tree farm. If the parcel is used for farming then Gerbers indicated that the accessory building could be that large. Willems asked what the definition of a farm is. Terry Vertz explained that per Sec. 18.01.08(53), RCO, a farm is defined as "any parcel of land, which is used for gain in the raising of agricultural products, livestock, poultry, or dairy products. At least 50% of gross household income must be earned from agricultural activities to be classified as a farm."

Discussion was then had on whether Willems parcel would comply with the requirements of the Agricultural Business District which would allow undeveloped natural resources and open spaces, a single family home, and would allow the proposed accessory building. Glen Schwalbach indicated that would work if the property were used for tree farming/nursery. Discussion was then had on whether the ordinance should be amended to allow larger accessory buildings on parcels larger than 5 acres in size.

Lee Anderson left at 8:07 p.m.

M/M by Randy Hansen table the land use permit request from Brian Willems until a future meeting because the size of the requested accessory building does not comply with the Estate Residential 5-Acrea District requirements; seconded by Mike Wier. Motion carried 5-0.

PUBLIC INPUT

Randy Hansen recommended that the Planning Commission review Section 18-01.09C4.f., Rockland Code of Ordinances, at the next meeting to consider updating the maximum square foot requirements for accessory buildings.

ANNOUNCEMENTS AND DISTRIBUTION, IF ANY

Clerk Charette announced that the conditional use permit requested by Scott Jewitt for the haunted farm was denied.

Glen Schwalbach stated that Brown County Taxpayers Association is hosting a meeting at Rock Gardens on September 22, 2016 @ 7:00 p.m. to discuss taxation issues by Oneida Tribe.

SET MEETING DATES

The following dates are set for future meetings:

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

Thursday, November 10, 2016 @ 7:00 p.m. at Rockland Town Hall

ADJOURNMENT

M/M by Randy Hansen to adjourn the meeting at 8:37 p.m.; seconded by Mike Wier. 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 November 10, 2016.



Bob Coenen, Planning Commission Chairman