

TOWN OF ROCKLAND

1712 Bob-Bea-Jan Road
De Pere WI 54115

Dennis Cashman, Chairman
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Jann Charette, Clerk
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PLANNING COMMISSION

Minutes from Thursday, December 8, 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, Brian Willems, and Dennis Cashman also were present. Chairman Coenen read the agenda.

MINUTES FROM NOVEMBER 10, 2016, MEETING

Clerk Charette provided members with a copy of the minutes from the November 10, 2016, meeting.

M/M by Terry Vertz to approve the minutes from the November 10, 2016, meeting as presented; seconded by Glen Schwalbach. Motion carried.

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

Brian Willems, applicant, appeared before the Planning Commission to request a land use permit to build an accessory building on Parcel R-109-4. Parcel R-109-4 is 6.05 acres in size and is zoned Estate Residential 5-Acre. Willems is seeking the permit so that he can construct an accessory building on the parcel prior to building a single family home. Willems has many items, such as jet skis, snowmobiles, lawnmowers, cement mixers and other items stored outdoors on his parcel. Willems wishes to relocate these items into the accessory building and then intends to build a single family home sometime in 2017.

Sec. 18-01.09C.1. RCO, prevents an accessory building from being constructed prior to the principal structure. Chairman Coenen pointed out that a principal structure cannot be built until Willems obtains a sanitary permit from Brown County. Willems provided a copy of the soil test conducted on parcel R-109-4. The soil test indicates that a holding tank will be needed for this property. Willems intends to apply for a sanitary permit with Brown County.

Discussion was had on the size of the accessory building, the color scheme, timing of construction of the single family building, construction and maintenance of the berm, and the length of building and sanitary permits.

M/M by Vicky Van Vonderen to recommend that the Town Board approve the land use permit to Applicant, Brian Willems, to build an accessory building on parcel R-109-4, prior to construction of a principal structure, with the following conditions:

1) That no outside storage be allowed on parcel R-109-4;

- 2) That the berm and lawn constructed on parcel R-109-4 be done in accordance with the Rockland Code of Ordinances and be properly maintained;
- 3) That the berm not be constructed until the location of the holding tank is determined;
- 4) That all accessory and principal structures match in color;
- 5) That Applicant sign an agreement with the Town stating that the accessory building will be removed if the construction of the single family home is not completed within 24 months after the permit is issued;
- 6) That Applicant obtain both a land use and sanitary permit from Brown County before any building permit is issued by the Town;
- 7) That no business can be conducted out of the accessory building;
- 8) That a separate building permit be obtained for the accessory building;
- 9) That a separate building permit be obtained for the single family home; and
- 10) That the semi-trailers stored on parcel R-108 be removed once the construction of the accessory building built on parcel R-109-4 is done. Seconded by Terry Vertz. Motion carried 5-0.

PUBLIC INPUT

Clerk Charette provided an update on the Kerkoff/Becker/Clancy, Parcel R-20, annexation petition.

ANNOUNCEMENTS AND DISTRIBUTION, IF ANY

None

SET MEETING DATES

The following dates are set for future meetings:

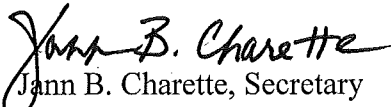
Thursday, January 12, 2017 @ 7:00 p.m. at Rockland Town Hall

Thursday, February 9, 2017 @ 7:00 p.m. at Rockland Town Hall

ADJOURNMENT

M/M by Vicky Van Vonderen to adjourn the meeting at 8:10 p.m.; seconded by Michael 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 January 12, 2017.



Bob Coenen, Planning Commission Chairman