

# TOWN OF ROCKLAND

1712 Bob-Bea-Jan Road  
De Pere WI 54115

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Dennis Cashman, Chairman  
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## PLANNING COMMISSION

Minutes from Thursday, January 12, 2017

Bob Coenen called the meeting to order at 7:00 p.m. Clerk Charette verified that the meeting was properly noticed. All members, except Justin Samuels & Mike Wier were present. Bob Gerbers, Dennis Cashman, Janice & Alan Lasee, Paul Edelbeck, and Aaron Schroeder were present. Clerk Charette verified that the meeting was properly noticed. Chairman Coenen read the agenda.

### MINUTES FROM DECEMBER 8, 2016, MEETING

Clerk Charette provided members with a copy of the minutes from the December 8, 2016, meeting.

M/M by Vicky Van Vonderen to approve the minutes from the December 8, 2016, meeting as presented; seconded by Glen Schwalbach. Motion carried.

### CERTIFIED SURVEY MAP REVIEW REQUEST FROM ALAN AND JANICE LASEE, OWNERS, PARCEL R-323, 2259 LASEE ROAD, DE PERE, WISCONSIN

Alan and Janice Lasee, Applicants, appeared before the Planning Commission. Aaron Schroeder, of CQM, Incorporated, surveyed Parcel R-323, 2259 Lasee Road, De Pere, Wisconsin, for the applicants and appeared in person as well. Applicants are requesting that Parcel R-323 be divided into two parcels for estate purposes. Parcel R-323 is 11.65 acres in size and currently zoned Estate Residential 10-Acre (ER-10). Applicants are separating the homestead from the rest of the property on Lot 1, which is 2.82 acres in size, so that Lot 2, 8.83 acres in size, can remain with their son who is farming the land. Applicants want the farm to remain intact and do not intend to subdivide it.

Planning Commission members reviewed the Certified Survey Map which was prepared in accordance with the requirements set forth in Sec. 19-01.12, RCO. The Commission reviewed the CSM for compliance with environmentally sensitive area requirements; setback and frontage requirements; septic location; and also ensured that each proposed lot met the requirements of the applicable zoning districts.

M/M by Glen Schwalbach to recommend that the Town Board approve the proposed CSM for Parcel R-323, dated January 2017, and submitted by Applicants, Alan & Janice, as presented with the following conditions: 1) Lot 1 of proposed CSM be rezoned to Estate Residential 2-Acre (ER-2) District; 2) Lot 2 of proposed CSM be rezoned to Estate Residential 5-Acre (ER-5) District; and 3) that the proposed CSM meet all other county, state, and federal regulations; seconded by Lee Anderson. Roll Call: Coenen-Aye; Vertz-Aye; Schwalbach-Aye; Anderson-Aye; Van Vonderen-abstained. Motion carried 4-0.

**REZONING APPLICATION FROM ALAN AND JANICE LASEE, OWNERS, PARCEL R-323, 2259 LASEE ROAD, DE PERE, WISCONSIN TO AMEND ZONING OF LOTS 1-2 OF PROPOSED CSM**

Alan & Janice Lasee, Applicants, submitted a rezone application to the Planning Commission to request an amendment to the Rockland Zoning Map. Applicants are requesting that Lot 1 of the CSM of Parcel R-323, which is 2.82 acres in size, be amended to Estate Residential 2-Acre (ER-2) District from Estate Residential 10-Acre (ER-10) District, and that Lot 2 of the CSM of Parcel R-323, which is 8.893 acres in size, be amended to Estate Residential 5-Acre (ER-5) District from Estate Residential 10-Acre (ER-10) District.

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

- 1) Lot 1 meets the use and dimensional regulations of the Estate Residential 2-Acre (ER-2) District and Lot 2 meets the use and dimensional regulations of the Estate Residential (ER-5) District.
- 2) Rezoning Lot 1 from Estate Residential 10-acre (ER-10) to Estate Residential 2-acre (ER-2) District and rezoning Lot 2 from Estate Residential 10-acre (ER-10) to Estate Residential 5-Acre (ER-5) District, is consistent and compatible with neighboring properties that are currently zoned in those districts.
- 3) Both proposed lots have suitable and permitted uses under the zoning classification.
- 4) There is no development occurring on these parcels.
- 5) Lot 1 is currently served by a private well and sewer system. No public facilities will be utilized in the future.
- 6) There is no plan for development of either lot. Lot 1 will remain residential with a single family home on it. Lot 2 is vacant and adjacent to the parcel owned by Applicants' son who will acquire such land in the future.
- 7) The amendment request conforms to the uses of the proposed district and to like uses in surrounding areas and it is in the best interest of the public to freely transfer land without restrictions.

M/M by Lee Anderson to recommend that the Town Board approve the request from Applicants, Alan & Janice Lasee, 2259 Lasee Road, to amend the Rockland Zoning Map to rezone Lot 1 of proposed CSM of Parcel R-323 to Estate Residential 2-Acre (ER-2) District; and to approve the request from Applicants, Alan & Janice Lasee, 2259 Lasee Road, to amend the Rockland Zoning Map rezone Lot 2 of proposed CSM of Parcel R-323, to Estate Residential 5-Acre (ER-5) District, seconded by Terry Vertz. Roll Call Vote: Coenen-Aye; Vertz-Aye; Schwabach-Aye; Anderson-Aye; Van Vonderen-abstained. Motion carried 4-0.

**CERTIFIED SURVEY MAP REVIEW REQUEST FROM PAUL & JACALYN EDELBECK, OWNERS, PARCEL R-326-3, 5201 BIG VALLEY ROAD, DE PERE, WISCONSIN**

Paul Edelbeck, Applicant, appeared before the Planning Commission. Aaron Schroeder, CQM, Incorporated, surveyed Parcel R-326-3, 5201 Big Valley, De Pere, Wisconsin, for the applicant and appeared in person as well. Parcel R-326-3 is 9.94 acres in size and is currently zoned Estate Residential 5-Acre (ER-5) District. Applicants are proposing to divide parcel R-326-3 into two lots. Lot 1 would be 5.01 acres in size and Lot 2 would be 4.93 acres in size. Applicants

currently reside in a single family home located on Lot 1 of the proposed CSM. Applicants would like to build a smaller home on Lot 2 of the proposed CSM and then sell Lot 1.

Planning Commission members reviewed the Certified Survey Map which was prepared in accordance with the requirements set forth in Sec. 19-01.12, RCO. The Commission reviewed the CSM for compliance with environmentally sensitive area requirements; setback and frontage requirements; septic location; and also ensured that each proposed lot met the requirements of the applicable zoning districts. The Commission found that the environmentally sensitive area on Lot 2 is non-navigable.

M/M by Lee Anderson to recommend that the Town Board approve the proposed CSM for Parcel R-326-3, dated January 2017, and submitted by Applicants, Paul & Jacalyn Edelbeck, as presented, with the following conditions: 1) Lot 2 of proposed CSM be rezoned to Estate Residential 2 (ER-2) Acre 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; Anderson-Aye; Schwalbach-Aye; Van Vonderen-abstained. Motion carried 4-0.

**REZONING APPLICATION FROM PAUL AND JACALYN EDELBECK, OWNERS, PARCEL R-326-3, 5201 BIG VALLEY ROAD, DE PERE, WISCONSIN TO AMEND ZONING OF LOT 2 OF PROPOSED CSM**

Paul & Jacalyn Edelbeck, Applicants, submitted a rezone application to the Planning Commission to request an amendment to the Rockland Zoning Map. Applicants are requesting that Lot 2 of the CSM of Parcel R-326-3, which is 4.93 acres in size, be amended to Estate Residential 2-Acre (ER-2) District from Estate Residential 5-Acre (ER-10) District and that Lot 1 of the CSM, remain in the current zoning district, Estate Residential 5-Acre (ER-5).

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

- 1) Lot 2 meets the use and dimensional regulations of the Estate Residential (ER-2) District.
- 2) Rezoning Lot 2 from Estate Residential 5-acre (ER-5) to Estate Residential 2-acre (ER-2) is consistent and compatible with neighboring properties that are currently zoned in that district.
- 3) Applicants intend to build a single family residence on Lot 2 and then sell Lot 1. Such uses are compatible with the zoning district and follow the trend of development taking place for buyers seeking affordable rural residential properties in the Town.
- 4) Lot 2 will be served by a private well and sewer system. No future public facilities are planned.
- 6) Lot 2 is suitable for residential development and will not cause unreasonable air or water pollution because Lot 2 can have a single family home built on it while also complying with any shoreland requirements of the non-navigable ESA.
- 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 the future sale of Lot 1 for a buyer seeking a rural residential property located in the Town.

M/M by Terry Vertz to recommend that the Town Board approve the request from Applicants, Paul & Jacalyn Edelbeck, 5201 Big Valley Road, to amend the Rockland Zoning Map to rezone Lot 2 of proposed CSM of Parcel R-326-3 to Estate Residential 5-Acre (ER-2) District; seconded

by Lee Anderson. Roll Call Vote: Coenen-Aye; Vertz-Aye; Schwalbach-Aye; Anderson-Aye; Van Vonderen-abstained. Motion carried 4-0.

## **PUBLIC INPUT**

Clerk Charette informed the Commission 1) that the Brown County Board of Supervisors denied the donation of the Koch property; and 2) that Parcel R-20 was annexed into the City of De Pere.

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

Clerk Charette distributed an updated version of Rockland Code of Ordinances prior to the meeting.

## **SET MEETING DATES**

The following dates are set for future meetings:

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

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

## **ADJOURNMENT**

M/M by Bob Coenen to adjourn the meeting at 8:04 p.m.; seconded by Vicky Van Vonderen.  
Motion carried unanimously by voice vote 5-0.

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

  
Yann B. Charette, Secretary

Minutes approved as written/~~with corrections~~ (**strike one**) by the Rockland Planning Commission on March 9, 2017.

  
Bob Coenen, Planning Commission Chairman