

**Public Hearing Minutes**  
**Monday, August 1, 2016 at the Rockland Town Hall**  
**Called to order by Chairman Cashman at 7:00 p.m.**  
**Adjourned at 7:10 p.m.**

The Clerk, Treasurer, Chairman Cashman and Supervisor Van Vonderen were present. Also in attendance were Richard and Mary Vande Hei, Applicants, Tim Ambrosius, Agent for the applicants, Bob Gerbers, Zoning Administrator, and other members of the public. Supervisor Lasee was absent. Clerk Charette verified that the meeting was properly noticed and published. All neighboring properties as well as City of De Pere, Town of Wrightstown and Brown County were properly notified. Chairman Cashman read the agenda.

**OPEN THE RECORD**

M/M by Chairman Cashman to open the record at 7:05 p.m.; seconded by Supervisor Van Vonderen.  
Motion carried 2-0.

**Consider a request from Richard and Mary Vande Hei, Owners, to rezone proposed Lots 1-4 of Certified Survey Map 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.**

The Board approved the Certified Survey Map, dated June 2016, from applicants, Richard and Mary Vande Hei, at its July 18, 2016, Town Board meeting. The CSM divides parcel R-313, 26.905 acres in size into four lots, each which are over six acres in size. Lot 1 includes the Vande Hei residence. The current zoning of Parcel R-313, is Estate Residential 10-Acre (ER-10) District. Applicants are dividing the parcel to generate future retirement income. The four lots meet the requirements of the Rockland Code of Ordinances. The minutes from the July 18, 2016, Town Board meeting are incorporated herein by reference.

**PLANNING COMMISSION RECOMMENDATION**

Supervisor Van Vonderen reported that the Planning Commission reviewed the Applicants' request at its July 14, 2016, meeting. The Planning Commission recommended approval of the Certified Survey Map dated June 2016. The Planning Commission reviewed the requirements of Section 18-10.10 and Section 18-01.14 of the Rockland Code of Ordinances and found that the lots met these requirements. Supervisor Van Vonderen read the July 14, 2016, Planning Commission meeting draft minutes which are incorporated herein by reference.

**ZONING ADMINISTRATOR**

Bob Gerbers, Zoning Administrator, stated that the proposed lots meet the setback, frontage, and other requirements of Section 18-01.14, Estate Residential 5 Acre (ER-5) District.

**PUBLIC INPUT**

Jim Pacque, 5591 River Oaks Drive, asked why the Vande Heis were going to rezone the lots to the ER-5 District. Chairman Cashman stated that the applicants desire to divide the existing parcel into smaller lots so that they can sell them in the future. Cashman explained that this area had been zoned ER-5. Cashman noted that the rezoning of these four lots to ER-5 suits the area in that the subdivision just west of these lots are all five acres in size.

Jordan Guerts, 5557 STH 57, who owns the land just north of Parcel R-313, stated that he supports the Vande Heis plan to have these parcels rezoned.

## **CLOSED THE RECORD**

M/M by Chairman Cashman to close the record at 7:10 p.m.; seconded by Supervisor Van Vonderen. Motion passed unanimously 2-0 by voice vote.

## **ADJOURNMENT**

M/M by Chairman Cashman to adjourn the meeting at 7:10 p.m.; seconded by Supervisor Van Vonderen. Motion carried unanimously 2-0 by voice vote. Hearing adjourned at 7:10 p.m.

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

Jann Charette  
Town Clerk

Minutes approved as written / with corrections (**strike one**) by the Town Board on Monday, August 15, 2016.

Dennis J. Cashman  
Town Chairman