

Public Hearing Minutes
Monday, February 6, 2017, at the Rockland Town Hall
Called to order by Chairman Cashman at 7:00 p.m.
Adjourned at 7:15 p.m.

The Clerk, Treasurer, and all Board members were present. Also in attendance were Aaron Schroeder, Agent for the applicants, Bob Gerbers, Zoning Administrator, Paul Edelbeck, Applicant, Anne and Don Kamps, and other members of the public. Clerk Charette verified that the meeting was properly noticed and published. Chairman Cashman read the agenda.

OPEN THE RECORD

M/M by Chairman Cashman to open the record at 7:00 p.m.; seconded by Supervisor Van Vonderen.
Motion carried 2-0.

Ordinance # 2017-02 amending Rockland Zoning Map to rezone Lot 2 of Certified Survey Map (“Exhibit B”), received from Paul and Jacalyn Edelbeck, Owners, Parcel R-326-3, 5201 Big Valley Road, De Pere, Wisconsin, from Estate Residential 5-Acre District (ER-5) to Estate Residential 2-Acre District (ER-2)

At its January 17, 2017, meeting, the Board approved Certified Survey Map (CSM), dated January 2017, from applicants, Paul and Jacalyn Edelbeck. The CSM divides parcel R-326-3, currently zoned Estate Residential 5-Acre (ER-5) into two lots. Lot 1 includes Applicants’ existing residence and is 5.01 acres in size. Lot 2 is 4.93 acres in size and is vacant. Applicants propose to build a smaller single family home on Lot 2 and then sell the home on Lot 1. The decrease in lot size to Lot 2 is precipitating the rezoning request.

PLANNING COMMISSION RECOMMENDATION

Supervisor Van Vonderen reported that the Planning Commission reviewed the Applicants’ request at its January 12, 2017, meeting. The Planning Commission recommended that Lot 2 be rezoned as requested. Supervisor Van Vonderen read the Planning Commission meeting draft minutes, dated January 12, 2017, into the record. These minutes are incorporated herein by reference.

ZONING ADMINISTRATOR

Bob Gerbers, Zoning Administrator, stated that the proposed lot meets the comprehensive plan and surrounding area, setback, frontage, and other requirements of Section 18-01.14, Estate Residential 5 Acre (ER-5) District.

PUBLIC INPUT

Anne Kamps, 5246 Big Valley Road, questioned the zoning district classification. Chairman Cashman stated that since Lot 2 is below five acres, it must be classified as Estate Residential 2-Acre.

Don Kamps, 5246 Big Valley Road, asked whether the Applicants could split the parcel again once it is rezoned Estate Residential 2-Acre. Chairman Cashman noted that any future divisions would require Planning Commission and Town Board review and approval.

Bob Gerbers noted that if Applicant attempted to divide the lot again it would be difficult for the applicant to meet the setback requirements of the ordinance.

Anne Kamps asked how many animals can be kept on the parcel. Supervisor Van Vonderen explained that the animal ordinance dictates the number of animals on the property. Kamps stated she is concerned with increased traffic since there will be an additional home built on Lot 2 and that others may follow and subdivide their parcel.

CLOSED THE RECORD

M/M by Chairman Cashman to close the record at 7:15 p.m.; seconded by Supervisor Lasee. Motion carried 3-0.

ADJOURNMENT

M/M by Chairman Cashman to adjourn the meeting at 7:15 p.m.; seconded by Supervisor Van Vonderen. Motion carried 3-0. Hearing adjourned at 7:15 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, March 6, 2017.

Dennis J. Cashman
Town Chairman