

Town of Townsend

Planning & Zoning Committee Meeting

Wednesday, April 3, 2024

The Comprehensive Planning Commission for the Town of Townsend was called to order at 5:00pm on Wednesday, April 3 2024, by Chairman Tim McGuire

Commission members present: Dan DeMoulin, Willie Evans, Dave Exferd, Linda Ziegler, Ken Schwebke, Tim McGuire, Joanne Jones absent: Jess Smith, NE Surveying and 3citizens

Confirm proper posting of meeting notices: The notice was posted at the Townsend Town Hall, Laona State Bank, Townsend location, Townsend Post office and www.townsendwisconsin.org, on, March 22,2024 and emailed to board members and additional copies were available at the meeting.

Evans made the motion to approve the minutes from 2024 and 2nd by DeMoulin, M/A

Business:

1) **Parcel #042-29290131462, Brett Luecke, land division and rezone on 17569**

Birchwood Lane. Jess Smith explained that the Luecke's want to divide their existing property into 2 parcels. The current parcel also includes an out lot. The division would create a one-acre parcel with an out lot. Typically, when land divisions are less than 10 acres, they just need a certified survey map and are continuous. Out lot 1 and 2 are part of the big property, but are across the road on Explosion Lake and have to stay on their own. Out lot 1 and 2 will be created by creating Lot 1. Oconto County has changed out lot 1 and 2 as unbuildable. When Lot 1 sells, out lot 1 will be sold with. Out lot 2 stays with lot 2.

It was found that Birchwood Lane by this parcel is just 60 ft wide. In order to meet the standard 66 feet, 3 feet from each side of that section will go to the town to bring the road to 4rod (66ft). Explosion Lake meanders in and out and some areas go within the 60ft. The south end of the property is just a bit more than 3 ft so the Luecke's will dedicate all of this land between the lake and road to the town. There is enough road right of away if the road is redone, with a smaller shoulder. There are quite a bit of wetlands and the crevasse is a good break between the lots.

The current parcel is zoned Rural Residential. The proposed Lot 1 for one acre would need to be rezoned to Residential Single Family. Lot 2 would remain Rural Residential as it is 2 acres.

The land division proposal meets the local ordinance standards. The proposal agrees with the town vision statement as found in the town comprehensive plan. The proposal agrees with the town goals, objectives and development strategies as found in the Town Comprehensive Plan. DeMoulin made the motion to recommend approval of the land division for parcel #042-292901314b2, 2nd by Exferd – M/A

There is no potential for the proposed use to create conflict with existing uses in the area since the rezone will match most of the properties in the area. There are adequate public facilities to serve the proposed land use. The burdens on the local government for providing services for this proposal are reasonable. The proposal agrees with the Town

vision statement as found in the Town Comprehensive Plan. The proposal agrees with the town goals, objectives and development strategies as found in the Town Comprehensive Plan. Motion by Evans to recommend approval of the rezone for Lot 1 of parcel 042-292901314B2, from Rural Residential (RR) to Rural Residential Single Family (R1), 2nd by Schwebke – M/A

- 2) **Parcel #042-232314131M, Conditional Use permit for Powers Service center 17833 State Highway 32.** Vickie Aderholdt stated that they purchased the 2-acre lot on the corner of County Hwy 5 and St Hwy 32. The lot is zoned General Commercial. The intention for the property is to contain the overflow boat storage with a 6-foot cyclone fence. They will level out part of the lot with gravel and an established driveway is accessed from Fernwood Dr. The septic and drain field are in the back corner of the property.

Schwebke said that in the interest of the town, did they have any thought on a new show room and shop and have all storage on the existing lot? Aderholdt stated that she wants to retire and the extra storage will alleviate the labor and fork work when it comes to getting the boats out in the spring. DeMoulin said he had been questioned from a neighbor and had suggested they come to this meeting. Aderholdt said she has tried to contact the owners of Cedar Lodge. The boats will be along the fence line during the fall/winter months. McGuire said he had a realtor contact him several years ago about a company installing LP tanks and suggested that the town would not approve that. Aderholdt said that Krist Oil had a deed restriction on the property to never allow a gas station or electric vehicle charging stations. McGuire explained that the Town Comprehensive Plan stresses growth and beautification of the town and recommended to add conditions for the Oconto County Board of Adjustment to consider.

There are adequate public facilities to serve the proposed land use. The burdens on the local government for providing services for this proposal are reasonable. The proposal agrees with the town vision statement as found in the Town Comprehensive Plan. The proposal agrees with the town goals, objectives and development strategies as found in the Town Comprehensive plan. Recommended conditions for the Oconto County Board of Adjustment to consider: Any current or future property owner would have to come before the Planning and Zoning Board for the Town of Townsend for approval of any proposed future building design.

DeMoulin made the motion to recommend the conditional use permit for 042-2314131M, 2nd by Schwebke – M/A

Public Comment

Vicki Aderholdt asked about parking on Highway 32 during special events. She is asking if parking could be limited on the west side because of sight restrictions from the residences on that side of the highway.

Next meeting date will be May 7, 2024 at 5pm if necessary

Evans made the motion to adjourn at 6pm – 2nd by Exferd – M/A

*Minutes approved July 2, 2024
Linda Ziegler, Secretary*