

Town of Townsend
Comprehensive Planning Commission Meeting
Tuesday, January 5, 2021

The Comprehensive Planning Commission for the Town of Townsend was called to order at 4:59pm on Tuesday, January 5, 2021 by Chairman Tim McGuire

Commission members present: Dan DeMoulin, Joanne Jones, Linda Adamczyk, Dave Exferd, Linda Ziegler, Tim McGuire. Absent: Ken Schwebke

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 Tuesday, December 29, 2020 and emailed to board members and additional copies were available at the meeting

Approve December 1, 2020 Minutes: Motion made to accept by DeMoulin, 2nd Jones – M/A

Conditional Use Application Parcel #042-363600711, 17231 Little Archibald Ln, Owner Klapper.

Contractor Oliver Motke stated that the Klappers are requesting a variance to the 18ft height ordinance for a garage. This two-level garage would be 21ft tall. It will be built into a hill, so from the road side, it will be 11 ft peak, with a garage entrance. From the lake side, it will be 21ft tall from the grade, with a bottom garage entrance. There will be no stairway between the levels. The topside will be for storage and the bottom for garage. The 8x12 pitch matches the existing garage pitch. The trusses are storage only, and will not be tweaked for residency in the future. This will be constructed 44 ft away from the existing garage. McGuire stated that there would be no obstruction from across the road and all three buildings are in line, with the driveway alongside of them and looks ok from the road.

The proposal agrees with the town vision statement as found in the Townsend Comprehensive plan. The proposal agrees with the town goals, objective and development strategies as found in the Town Comprehensive Plan. Motion made to approve the conditional use permit by DeMoulin, 2nd by Jones – M/A

Land Division and Rezone Parcel #042-323203821A, Burnt Dam Rd, Owner Maass Construction.

Paul Shallow of Shallow Surveying stated that Maass wants to divide on acre of the 38-acre lot and rezone to R1 (Residential single family). This property is in closed managed forest (January 1, 2014) and currently has a pole building on the lot and is for sale. Taking out of the managed forest will add this acre to the property tax roll. North of the shed, there is building land. Maass will need to build a new driveway to access the remaining 37 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 and the proposal agrees with the town goals, objectives and development strategies as found in the Town Comprehensive Plan. Exferd made the motion to accept the land division, 2nd by Jones – M/A

Rezone of 042-323203821A. There is 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 made by Adamczyk to accept the Rezone for 042-323203821A, 2nd by Exferd, - M/A

Land Division Parcel 042-27270432A 17468 McCaslin Dr. – Owner Baril.

Paul Shallow of Shallow Surveying stated that Baril wants to divide his current lot into three lots. The property is zoned RR and each lot will be over 2 ½ 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 and the proposal agrees with the town goals, objectives and development strategies as found in the Town Comprehensive Plan. DeMoulin made the motion to accept the land division, 2nd by Jones – M/A

Public Comment – N/A

Other Business.

Jamie responded to our suggestions from the December meeting regarding the final draft of the Comprehensive Plan update. We will review the Town land ordinances at our next meeting and present suggestions to the town board if necessary.

The tentative open house and public hearing is Tuesday May 4, 2021. The open house would be at 4pm, public hearing at 4:30 and then the regular meeting at 5pm. Ziegler will contact Jamie Broehm at Oconto County about this timeframe.

Next meeting will be Tuesday, February 2nd at 5pm

Adamczyk made the motion to adjourn at 5:38, 2nd by Exferd - M/A.