

Town of Townsend
Comprehensive Planning Commission Meeting
Tuesday, February 1, 2022

The Comprehensive Planning Commission for the Town of Townsend was called to order at 5:09pm on Tuesday, February 1, 2022 by Vice-Chairman Dan DeMoulin

Commission members present: Dan DeMoulin, Joanne Jones, Linda Adamczyk, Dave Exferd, Linda Ziegler. Absent: Tim McGuire, Ken Schwebke. Harry Smith from Northeast Surveying and Red Andrews

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, January 18, 2022 and emailed to board members and additional copies were available at the meeting

Approve August 3, 2021 Minutes: Exferd made the motion to approve the minutes of August 3, 2021, 2nd by Jones. M/A. Adamczyk commented that the mobile homes that Beaber moved into Lakeside Park are not situated yet. DeMoulin will contact Tim McGuire and discuss with Beaber.

Rezone Application – Peter Christianson parcel #042-33330501AC, 17166 Rudy Road. Smith stated that Christianson wanted to move 7/10th (180' x 214') of an acre from Lot 1 to Lot 2 to have McCauslin Logging parcel corrected. This is where the trucks turnaround that portion of the property needs to be zoned commercial.

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. We are correcting the division. The proposal agrees with the town goals, objectives and development strategies as found in the Town Comprehensive Plan.

Jones made the motion to recommend the approval of rezoning from RR to G.C, 2nd by Adamczyk, - M/A

Land Division – Kenneth Martin parcel #042-33330622405, George Circle. Smith said the land owner wants to divide this parcel into 4 parcels. This is zoned R1, so no need to rezone. Three lots will be one acre; the 4th will be 1.447 acres. The intention is to sell for development. There will need to be soil testing done and should be completed by February 8, 2022.

The land division proposal meets 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.

Exferd made the motion to recommend approval of the land vision, 2nd by Jones – M/A

Public Comment

Red Andrews owns a 1.311 lot on Red Maple Lane, across from the lake. He wants to divide this lot into two. Andrews contacted the county, who said the county would have no problem with this division, however, it is up to the town plan. The 2009 Townsend ordinance states all lots must be one acre. Variances are available in the case if “extraordinary hardships” or “practical difficulties” exist. The board will consider this and discuss at the next Comprehensive Planning Meeting.

The next meeting will be Tuesday, March 1, 2022 @ 5pm, if necessary

Adamczyk made the motion to adjourn at 5:46, 2nd by Jones – M/A