

Town of Oakland
Plan Commission meeting
Monday, September 9, 2024

Members Present: Chairman Brian Conley, Mary Brill, Sandee Pease, and Sandy Waletzko. Stanley Dzikonski was absent.

Interested citizens attending: Greg and Dana Dolsen; Tom and Suzanne Riedel.

Called to order at 2:30 p.m. by BC. The meeting was posted and a quorum was present making the meeting legal. Minutes of meeting on May 13, 2024, were reviewed. Motion to accept minutes made by MB, seconded by SP, and passed on a voice vote.

Correspondence: BC reported that he had not received any correspondence except for the zoning application from Greg and Dana Dolsen which is on the agenda.

Review of any Ordinance: SW asked about the signs for the Artificial Wake Enhancement Ordinance on Lyman and Dowling Lakes. BC reported that signs were placed at the Dowling Lake boat landing and on two landings at Lyman Lake. A sign at the landing off Parr Road was not put up due to the ownership controversy. A picture of the signs was sent to Clint Meyers, Director of Douglas County Forestry and Parks. A copy of the ordinance was also provided to property owners of licensed short term rentals. There was a brief discussion about properties being used as rentals and not licensed. The consensus was that the risk was for the property owners and not the town.

Land Use Web Page: The plan commission web page contains town's ordinances. BC noted that dates for adopting ordinances are now included for each ordinance listed in the Table of Contents. He added that was a good addition as it is a quick reference to adoption date for each ordinance.

Zoning Change: Town received an application from Greg and Dana Dolsen for a zone change of 5 acres from A-1 to C-1 at 6942 E County Rd B (E-1/2 NW NW, EX 30', Section 1, T46N-R13W) for a proposed retail sales of crafts, gifts, and antiques. MB had done some research on rezoning and she thought there was conflicting information on the issue. She said that Douglas County does not have rezoning standards and it is a legislative decision. This change would be considered spot zoning which can be illegal in some cases. The Kettle Bar and Grill is a commercial business located half a mile away but it is not zoned commercial as it is grandfathered in. SP referred to our land use map that has areas proposed for commercial use which are not all used. The land use map is a proposed plan that can be changed. Greg and Dana gave a summary of their plans and size of their building (24' by 20' with 10' overhang in front) and a description of off-street parking. They will work with the county to legally put up any signs. Members discussed the issue of spot zoning and any possible issues with making the change. BC said he had no communications from neighbors objecting to the opening of the retail business. Motion by SW, seconded by SP, to recommend that the town board approve of the zoning change. Motion passed with MB abstaining.

Dowling Lake boat landing: Tom Riedel spoke to the commission about parking issues at the Dowling Lake boat landing. He outlined how vehicles are parked near the landing creating safety issues and congestion. He asked that the town put up signs designating no parking areas on both sides of the road. BC agreed that it was a traffic problem and a safety concern if fire vehicles could not get through. He stated that the town would get the signs put up.

Next Meeting: The next meeting of the plan commission was set for Monday, October 14, at 2:30 pm.

Adjournment: Motion by SP, seconded by MB, and passed by voice vote to adjourn. Meeting adjourned at 3:05 pm.

Recorded by SW