

**Town of Oakland**  
**Plan Commission meeting**  
**Monday April 7, 2025**

**Members present:** Chairman Brian Conley, Mary Brill, Sandee Pease and Sandy Waletzko.

**Interested citizens:** Tom and Suzanne Riedel

Meeting called to order at 2:30 pm by BC. The meeting was posted and a quorum was present making the meeting legal. Minutes of meeting on January 13<sup>th</sup>, 2025, were reviewed. Motion to accept minutes by MB, seconded by SP, and motion carried on a voice vote.

**Correspondence:** Conditional Use Permits received and are on the agenda. BC reported he had been contacted by a possible home buyer asking about getting a zone change and placed the matter on the agenda,

**Old Business/ Review of Ordinances:** SP reported on the review she did on the town's utility Accommodation Policy Ordinance (Rev 1/27/2015). The January 2025 issue of the Wisconsin Town's Association newsletter had covered the legal issues on having utility work done along town roads. She noted concerns over lack of traffic control devices by utilities and suggested that should be specified in the ordinance. A search of Douglas County Ordinances didn't show any language on that topic. BC provided history of the Ordinance. It was adopted to protect the town from costly mistakes by utilities. SP thought the Ordinance language in section VII covering the permit fee was confusing. Permit cost is 0, but if permit is obtained after work is done, it costs \$250, as specified in the towns policy manual, Members discussed eliminating the reference to the policy manual and specify fee structure on the permit application. MB provided supporting materials relating to utility ordinances and she will go through the ten topics to consider covered in the WTA January 2025 issue. BC will get a sample ordinance form the WTA. SP will work on revisions to improve the ordinance.

**Zoning Permits:** A Conditional Use application was received from David Hansen to renew their non-metallic mine at 5304 E. Wilkinson Rd. SW inquired if there were any concerns about the mine since it had not been operated in some time. BC said he didn't see any and that some restriction that had been placed in the past had been removed. All non-metallic mines are now subject to the same guidelines. He said the Reclamation plans for the mines would be the time when the town could consider any issues with the sites. Motion to forward the application to the Town Board for approval made by MB, seconded by SW and passed on a voice vote.

Alliance Steel Construction had two Conditional-Use permit renewal applications for non-metallic mines; one at 5996 E. Mable Nelson Rd. and the other at 5607 S. Old Lyman Lake Rd. BC reported that the site on Mable Nelson Rd. had not been active for some time and there was no stock pile of materials in the quarry. He didn't see any problems with either sites. Motion to forward the applications to the Town Board for their approval made by MB, seconded by SP, and passed on a voice vote.

**Rezoning inquiry:** BC reported that he had been contacted by a prospective buyer for property located at 5312 S. Stone Rd. The buyer wanted to see if the property could be rezoned from F1 to A1 so there could be horses and a stable on the property. The zoning office referred the buyer to the town. MB questioned the need for a zone change as under F1 zoning, "riding stables and personal horse barn" are allowed with a Conditional Use permit.

Under A1 "farm-oriented recreational uses such as riding stables" are permitted uses. Members suggested that the Zoning office be contacted again for clarification by the buyer. It was noted that area neighbors would be notified of the rezone request which could be an issue if they had objections. BC will forward the suggestions to the prospective buyer.

**Next meeting:** The next Plan Commission Meeting will be May 12<sup>th</sup>, 2025 at 2:30 pm.

**Adjournment:** Motion to adjourn by SP, seconded by MB. Adjourned at 3:20 pm.