

Town of Oakland  
Plan Commission meeting  
Monday, April 11, 2022

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

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 December 13, 2021, were reviewed. Motion to accept minutes by SP seconded by MB, and passed on a voice vote. Motion to accept minutes from March 7, 2022, made by MB, seconded by SP, and passed by voice vote.

**Conditional Use Permits (CUP):** A revised application received from Jane Aleckson/Mike Krause for Home Occupation Assembly Hall at 6269 E, Rice Farm Road. Approval for CUP application had been recommended by the plan commission at the March 7 meeting but the town board asked for further clarifications. BC reported the revision was necessary because they did not have a campground permit for their proposed use of campers as rentals. The revision has addition of flea market with removal of B&B campers. Motion to approve revised CUP made by MB, seconded by SW and passed by unanimous voice vote.

Applications for CUPs received from David and Debra Hansen for Nonmetallic Mine (Three - Year Renewal) Permit and Reclamation Plan for 5304 E Wilkerson Rd. SW asked if the reclamation plan was updated to meet county requirements. BC noted that the pit really had not been active in the last few years. He said the town board had passed a resolution June 9, 2009 covering use of the Hansen pit because of dust complaints. The town's Non-Metallic Ordinance was adopted May 14, 2013 to cover all pits within the township. Members discussed review of resolution and ordinance to combine them and bring the ordinance up to date with current county and state requirements. BC will begin research on the matter. Motion made by BC, seconded by SP, to recommend renewal of Hansen's CUP permit for mine and CUP permit for reclamation plan in accordance with Douglas County's Zoning Ordinance, Wisconsin Statutes, and Town of Oakland's Nonmetallic Mine Ordinance. Motion passed on unanimous voice vote.

An application for CUP received from Dean Van Horn for public use of Corn Maze/Pumpkin Patch at 5616 S Eastman Road. Members voiced concerns about traffic control and road safety on Eastman and Thunderhill Roads which would lead to the site. SD noted that the town's road crew have been able to safely meet on the roads with dump trucks. BC mentioned the roads were successfully used by the Pederson Greenhouse for many years. Application showed designated off road parking, portable restroom facilities, prepackaged food/drink options. Motion by MB, seconded by SP, to recommend board approval of CUP as long as there is adequate off-road parking. Motion passed on unanimous voice vote.

**Comprehensive Plan:** MB went through the changes/additions she suggested that the plan commission make in response to comments from survey participants. Members discussed suggestions and agreed on final wording for the commission comments portion of the summary. MB will make changes and get the final draft to the town board. MB also requested review of the proposed Land Use Map. She questioned if the lot sizes for land categories should be listed as county zoning dictates those lot sizes. Members discussed the question and agreed to keep the lot sizes posted on the map with the addition of a statement that land use in the town must meet county zoning regulations.

**Wisconsin Towns Association Recommendations:** The WTA's newsletter provided information on funding options under the American Rescue Plan Act (ARPA) and the Bipartisan Infrastructure Bill (BIL). Members discussed if the town could qualify for any financial assistance under either one of them. SP asked if any bridge projects would fit under BIL. BC commented that most culverts in township had been upgraded. He added that the the law has a 20% match required from the applicants making projects very expensive. The box culvert on the Mikrot Road was considered. BC said to qualify for assistance it would probably need to be replaced to minimum standards and be very costly. He added that the town was looking into using LPIP funds to purchase gravel.

**Land Use Website Updates and Committee Input:** BC reported he added a web link ( [i-plan.gov](http://i-plan.gov) ) to the plan commission website.

**Old Business - Cervids:** MB provided members an update on the Douglas County's Captive Cervid (deer farm) Ordinance (8.18) which was adopted by the county board on March 17, 2022. She explained the fencing standards, inspection process, and compliance procedures. Violation of fencing standards or importation of live cervids could result in a fine of not more than \$200 for each.

**Next Plan Meeting:** Next commission meeting set for Monday , May 9.

**Adjournment:** Motion to adjourn made by SD, seconded by MB, and passed by voice vote. Meeting adjourned at 4:00 p.m.

Recorded by: SW