

Town of Oakland
Plan Commission meeting
Monday, December 13, 2021

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

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 November 8, were reviewed. Motion to accept minutes by SP, seconded by MB, and passed on a voice vote.

Correspondence: A copy received of letter sent to Joseph and Dada Cook concerning their new address number and process for obtaining a driveway permit from the town.

Notice received that application from Brenda Bergen for an After the Fact Conditional Use Permit for a mobile home to be used for storage was denied by the Douglas County Zoning Committee. The application had been approved by the plan committee at the meeting November 8.

BC reported receiving a phone call from David Walker concerning getting a salvage yard license at property on Eastman Road. Mr. Walker claimed he was instructed by county zoning to first contact the town about the matter. BC viewed the property and stated there were about 20 vehicles on site. He noted the proximity to a stream which would require that it be placed 300 feet away from the stream and 100 feet from any well. Matter tabled until further information on the issue could be obtained.

Conditional Use Permit: Application received from Belknap Street Properties, LLC, (co-owners Michael and Jean Glenn) for a variance to allow for a garage to be converted to a dwelling on Lot 22, Lewis-McNaughton Subdivision. Dwelling does not meet the side lot line setback of the RR-1 district for a principal structure. BC explained the request and commission members viewed online images of the property. Discussion centered on not being able to replace a cabin at the lot that was destroyed by fire because of shoreline noncompliance - 30 feet from the lake. Questions also raised concerning placement of a sanitary system. BC noted that he did not receive any objections from adjacent landowners. Motion by MB, seconded by SP to recommend to the town board approval of the variance provided the building footprint is not increased and that proper sanitary permits can be obtained. motion passed by unanimous vote.

Proposed changes/additions to Douglas County Zoning 8.0: Notice received from Douglas County concerning proposed amendments to Zoning Ordinance 8.0. Changes require approval from majority of townships before a public hearing can be set. Commission members went through the changes concentrating on the new zoning districts and changes covering definitions and rules for campgrounds and signs. MB prepared spreadsheet in reference to campground changes for each zoning district. SW noted that types of campgrounds were listed on definitions, but not really distinguished in regards to permitted uses. BC questioned shoreline setbacks at 125 feet thinking that state laws set it at 75. He will contact county zoning for answers to member concerns. Consensus was that the changes would provide better clarity and guidance for townships. Motion by MB, seconded by SW, to recommend the town board approve of changes and send in resolution of support. Motion carried by voice vote.

Comprehensive Plan Update: MB reported on contacts with Jason Laumann from Northwest Regional Plan Commission about getting town's 10 year update on comprehensive plan completed. She indicated that things have been held up by lack of direction from the state. While some townships have decided to merely re-adopt their current plans, Jason did not recommend that and urged Oakland's Pan Commission to complete changes and send it to him with request for a proposal from NWRP to complete plan. MB recommended that the plan commission finish work on 10 year plan and submit it to NWRP. She provided summary copy of plan survey for members to use to complete plan. Members will work on the plan at the next meeting.

Land Use Website: BC showed the refrigerator magnets that will be sent along with tax bills. They give contact information for the town and the plan commission website. He noted the links he added to the land use website under the category "More" - Amnicon Dowling Lake Management District Survey, Hazardous Waste information, and Douglas County Land Conservation Committee. Commission members asked to monitor the land use website and provide ongoing feedback.

Next Plan Meeting: ` January meeting date not set.

Adjournment:

Motion to adjourn made by MB, seconded by SP, and passed by voice vote. Meeting adjourned at 3:55 p.m.

Recorded by: SW