

Town of Oakland
Plan Commission meeting
Wednesday, August 25, 2021

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

Others Present: Jack Byrd, Dana Dolsen, Randy Polson, Greg Dolsen and Shane Begley.

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 August 9, were reviewed. Motion to accept minutes by MB, seconded by SP, and passed on a voice vote.

Correspondence/Communications: Proposal received from Begley Wireless Consulting/ Construction Services for a campground at the Kopper Kettle Tavern. The petition for zoning change from R2 to RR1 was submitted by Mark & Lynn Simonson (Seller) for Marc Nault (for Wild River Holdings - Buyer). The plan commission had voted at their meeting July 28 to recommend approval of zoning change for that location, but suggested the town board should get more information before approval for campground be considered. The town board at their meeting August 10 decided to request a detailed proposal for the campground and delayed approval of zoning change.

Zoning Action/Conditional Use Permits:

Shane Begley was in attendance representing Wild River Holdings, LLC, to explain the campground proposal and answer questions. (Copy of proposal attached) He stated trails had been brushed but no further action would take place until the DNR goes through mitigation procedure and all necessary permits are received. Shane said the ball field may remain with area for tent camps behind the fence. There may be 10 to 15 sites for year round use. SW reminded members that ACT 67 of the State of Wisconsin limits the ability of local governments to deny land use permits if requests meet zoning classification. She also asked about sanitation plans for long term rentals. Shane explained the campground would have portable pump system in use. SP asked about the approval process. BC pointed out state laws (Chapter 79) cover requirements and restrictions needed for campgrounds. The state would have to sign-off and provide a license subject to inspections. BC and Greg Dolsen as town equipment operators expressed concern about increased use and potential for abuse of town roads. Shane felt owners would work to promote safe and appropriate use of the roads. They will have 24/7 on site supervision. Wild River Holdings, LLC, also has 80 acres of land in the Town of Hawthorn along Range Line Road for possible development of additional campground with ATV race track. This would create additional recreational vehicle traffic on other town roads. BC stated town has authority to close town roads to ATV traffic if problems become too difficult. Commission members will look into what restrictions could be put into place on the Conditional Use Permit for the campground. MB asked if they planned events at the location. Shane said they likely would have events in the future. He indicated they hope to have DNR permits completed this fall. He acknowledged this was the first campground development for his company but they have done cell tower construction/management for a number of years.

Proposed Zoning Ordinance changes: BC reported that the proposed Douglas County Sign Ordinance needed to be amended as there was a problem with the wording in trying to regulate content on signs.

Work continues on the Douglas County Campground Ordinance. Draft proposals will be sent to the towns for review shortly.

Next Plan Meeting:

The next plan commission meeting set for September 13 at 2:30 p.m.

Adjournment:

Motion to adjourn made by SD seconded by SP and passed by voice vote. Meeting adjourned at 3:40 p.m.

Recorded by SW