

# **Town of Townsend**

## **Comprehensive Planning Commission Meeting**

### **Tuesday, August 4, 2020**

The Comprehensive Planning Commission for the Town of Townsend was called to order at 5:00pm on Tuesday, August 4, 2020 by Chairman Tim McGuire

Commission members present: Dan DeMoulin, Joanne Jones, Linda Adamczyk, Dave Exferd, Linda Ziegler, Tim McGuire, Ken Schwebke. Also present were Sandra Piefer-Tomczak, Gigi Bartels, Jason and Railynn Jakkola and Jess Smith

Confirm proper posting of meeting notices: the notice was posted at the Townsend Town Hall, Townsend Post office, Laona State Bank, Townsend branch and [www.townsendwisconsin.org](http://www.townsendwisconsin.org), on July 28, 2020 and emailed to board members and additional copies were available at the meeting

Approve Minutes from October 1, 2019 meeting. Motion made by Adamczyk to approve the October 1, 2019 minutes, 2<sup>nd</sup> by DeMoulin – M/A

**Rezone Application Parcel #042-232309323C – Owner Keiser; Agent Peifer-Tomczak.** The property at 16695 Nicolet Rd is currently zoned General Commercial (GC). The Agent is requesting it to be rezoned to Residential Single Family (R-1) so they can remove the existing building and rebuild a single-family residential dwelling. The property will be used as a vacation home and eventual year-round home. The proposed use may lessen damage to the shoreline habitat and improve visual impact. There are no intentions to maintain the property at commercial. There are adequate public facilities to serve the proposed land use. The burdens on the local government for providing services for this proposal are reasonable. The proposal agrees with the Town Vision Statement as found in the Town Comprehensive Plan. The proposal agrees with the Town Goals, Objectives and Development Strategies as found in the Town Comprehensive Plan. DeMoulin made the motion to approve the rezone of Parcel #042-232309323C from General Commercial to Residential Single Family, 2<sup>nd</sup> by Jones – M/A

**Conditional Use Application Parcel #042-2282814942L15 – Owner Jakkola.** The property owners at 17391 Aspen Lane are requesting to place a 1989 mobile home on the property for part time weekend and vacation home. The mobile home has been totally reconditioned and is in beautiful condition. This home will be used as a family weekend and vacation spot. The proposal agrees with the town vision statement and agrees with the town goals, objectives and development strategies as found in the Town Comprehensive Plan. The trailer does not conform to the Town of Townsend Ordinance #02-2011, but due to the total reconditioning of this unit, the Town Planning & Zone Commission is recommending that this mobile home unit be allowed to be placed on this parcel. Exferd made the motion to approve the mobile home placement, 2<sup>nd</sup> by Schwebke – M/A

**Land Division Parcel #042-101006743A – owner Schaefer, Agent Jess Smith, N.E. Surveyors.** The property owner wants to sell a neighbor 1.8 acres at the corner of El Dorado and Statler Ln, leaving just over 10 acres to the property owner. This property had been rezoned to Residential Single Family (R-1) in 2018.

The land division proposal meets local ordinance standards. The proposal agrees with the town vision statement. The proposal agrees with the town goals, objectives and development strategies as found in

the Town Comprehensive Plan. Motion made to approve the land division of Parcel #042-101006743A by DeMoulin, 2<sup>nd</sup> by Jones – M/A.

Public Comment – N/A

**Other Business:** Review draft revisions to chapter 1 & 4 for the Plan update.

Jamie Broehm, Oconto County planning and Zoning sent copies of draft revisions of the 20-year Management plan for the Townsend Planning Commission to review and approve.

Phase II – Step 3 made changes to the language in Chapter 4 pertaining to ordinances, community planning, mining sites, housing and land use. Adamczyk made the motion to accept the revisions in Chapter 4, 2<sup>nd</sup> by Schwebke – M/A

Phase II – Step 4 made amendments to Chapter 1, Purpose of the Comprehensive Plan. Exferd made the motion to accept the revisions in Chapter 1, 2<sup>nd</sup> by Jones – M/A

**Plan Members Commission Terms:** McGuire and Jones both agreed to three-year commission terms.

McGuire agreed to continue as chairperson, DeMoulin as Vice-Chair and Ziegler as Secretary.

Adamczyk made the motion to accept the terms and positions, 2<sup>nd</sup> by Jones – M/A

The Planning Commission and terms are listed on the next page.

Schwebke asked for more information regarding the cases that are brought forward. Ziegler urged everyone to contact her with questions if there are questions regarding the cases.

The next meeting will be Tuesday, September 1, 2020 @ 5pm – if needed.

Schwebke made the motion to adjourn at 5:58, 2<sup>nd</sup> by Jones – M/A

Minutes approved October 6, 2020  
Linda Ziegler, Secretary

**TOWN OF TOWNSEND**  
**COMPREHENSIVE PLANNING COMMISSION**  
**MEMBERS**

REVISED August 2020

**Tim McGuire, Chairperson**

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**Dave Exferd**

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**Ken Schwebke**

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**Linda Adamczyk, Town Board**

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**Joanne Jones**

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**Linda Ziegler, Secretary**

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