

**Town of Townsend
Planning & Zoning Committee Meeting
Tuesday, July 2, 2024**

The Comprehensive Planning Commission for the Town of Townsend was called to order at 5:00pm on Tuesday, July 2, 2024 by Chairman Tim McGuire

Commission members present: Dan DeMoulin, Joanne Jones, Willie Evans, Linda Ziegler, Ken Schwebke, Tim McGuire : 4 citizens

Confirm proper posting of meeting notices: The notice was posted at the Townsend Town Hall, Laona State Bank, Townsend location, Townsend Post office and www.townsendwisconsin.org, on June 21, 2024 and emailed to board members and additional copies were available at the meeting.

Evans made the motion to approve the minutes from April 3, 2024 and 2nd by Schwebke, M/A

Parcel #042-232308922d, Calmes & Rohm Construction, Rezone Application: Surveyor Jeffrey Lieuwen said the property was the old Golden Eagle property that burnt down a few years ago. Calmes & Rohm Construction purchased and plan to divide into two parcels for residential homes. The property has an odd shape, and the division will give a small portion to the south landowner, and straighten out the property line for the two properties. The properties will be over one acre with both having 100' of lake frontage. The need for the proposed use is to raise the tax base and the surrounding parcels are zoned R-1. There are adequate public facilities to serve the proposed land use. The burdens on the local government for provided services for this proposal are reasonable. The proposal does not agree with the Town Vision Statement as found in the Town Comprehensive Plan. The proposal does not agree with the town goals, objectives and development strategies as found in the Town Comprehensive Plan. As per Chapter 3, this parcel is surrounded by R1 residential. The commercial parcel is small and detached from the concentrated area of the town's commercial area. It is our understanding that these two parcels will be used as single-family residences.

Schwebke made the motion to approve the change from General Commercial (GC) to Residential Single Family (R-1), 2nd by DeMoulin. 4 ayes, 1 nay – M/A

Parcel #042-333306224D6, Michael & Pamela Busch for a Conditional Use Application: Pamela Busch stated they own the property at 17092 E. Burnt Dam RD and would like to move an existing cabin onto the property. The cabin is currently situated on McCaslin Rd and will be moved to their property. The cabin was stick built in 1947. They will be putting it on a basement with egress window and adding a mound system to the property. There are adequate public facilities to serve the proposed land use. The burdens on the local government for provided services for this proposal are reasonable. The proposal does agree with the Town Vision Statement as found in the Town Comprehensive Plan. The proposal does agree with the town goals, objectives and development strategies as found in the Town Comprehensive Plan. DeMoulin made the motion to approve the conditional use application, 2nd by Evans – M/A

Town hall update – Schwebke said the dumpster is coming next Monday, the general contractor has been selected. Bids for the new construction were posted today.

Next meeting will be August 6, 2024 @ 5pm if necessary

Jones made the motion to adjourn at 5:53, 2nd by Evans – M/A

***Minutes approved October 1, 2024
Linda Ziegler, Secretary***