

Town of Brazeau 10892 Parkway Road, Pound
Comprehensive Land Use Plan Commission
May 8, 2019

MINUTES

Call to Order: Chairperson, Mike Luebke, called the meeting to order at 6:31 p.m.

Roll Call: Present: H. Weier, M. Luebke, T. Grosse. Absent: J. Rock & G. Kempka

Approve Agenda: Motion-Weier/Second-Grosse to approve. Vote: 3-0. Motion carried

Minutes – April 10, 2019: Motion-Grosse/Second-Weier to approve minutes. Vote:3-0
Motion carried.

Business:

1. Comprehensive Land Use 20 Year Plan:

Plan Commissioners reviewed maps from prior meeting. Noted Bass Lake area need to express residential living and Jocko Lake Lane (Private) need to also express residential living.

Reviewed Chapter 3 – revisions/changes

- a. Stream line entire process and reduce bureaucracy
- b. Single family is primary zoning of choice in residential classification
 - ✓ Page 3-2 Volume 1: The single family residential zoning district will be the primary zoning district of choice for any designated residential development
- c. Rural residential zoning district
 - ✓ Page 3-3 Volume 1: The rural residential zoning district will be the primary zoning district of choice for any residential development in areas that are designated agricultural.
- d. Commerical-combine paragraph 2 and 6
 - ✓page 3-3 & 3-4 Volume 1: The town supports home-based businesses that are properly permitted, Compatible with the character of the town, and do not negatively impact other area land uses. Development of new commercial spaces should be carefully planned in order to minimize the impact on existing infrastructure. Proposals for new development should consider the adequacy of existing infrastructure to accommodate the needs of that area. New development should minimize the costs of utility and road extensions. The presence of truck traffic, noise, and other impacts of industrial activity should be minimized when located near residential areas. When necessary, buffers should be created to minimize impacts between residential and business Land uses. The restricted commercial zoning district would be the district of choice for any commercial development not within any area planned for commercial development that the town feels is consistent with the character of the town and will not negatively impact area land uses.
 - ✓Page 3-4 Volume 1: Bullet: Consider highway and tourist type businesses along Sth 64 and near Key lakes
- e. Mixed Use – Page 3-6 Volume 1 - paragraph 6

- ✓The mixed use zoning district will be the primary zoning district of choice for any proposed commercial proposals.
- f. Governmental/Institutional/Utilities
 - ✓Page 3-6 Volume 1 paragraph 1 addition to statement
The Governmental/Institutional/Utilities land use classification addresses water quality, property value and the capacity and efficiency of government buildings, emergency facilities, utility sites, religious facilities and public services provided to the town.
- g. Parks & Recreation page 3-7 Volume 1: paragraph addition
 - ✓Proposed private campgrounds should be compatible with the character of the town and located in areas that do not conflict with area land uses. (paragraph addition) And, to be in compliance with town ordinance and state laws.
- h. Agricultural
 - ✓Page 3-7 Volume 1 addition to paragraph 6
Work with Oconto County to address the issue of large-scale farming operations. Large-scale farming operations are recommended to be located in areas of the town that avoid environmental corridors and surface water features. Action requires approval by town prior to proceeding.
- i. Transportation
 - ✓Page 3-8 Volume 1 additions to paragraph 2
Ensure a cost effective road system management plan. Utilize the PASER(Pavement Surface Evaluation and rating) program to assist in maintaining the roads in the future. Compliance with Town road weight limits and execute road building in accordance with resident recommendations and state DOT management guidelines.
 - ✓Page 3-8 Volume 1 addition to paragraph 4
Recreational paths, routes, and trails such as snowmobile and/or ATV/UTV trails should have Proper signage and intersection controls to ensure safe crossing and interaction with vehicles.
Add waling/bicycle path to new road projects in designated lake areas.
- j. Mineral (consider addition)
 - ✓Page 3-9 Volume 1 (paragraph 7 addition)
Town has authority to pass ordinance governing the reclamation of non-metallic mining sites Within jurisdiction.

Next Meeting: June 12, 2019 at 6:30 p.m. review chapter 4

Adjournment: Motion-Weier/Second-Grosse to adjourn. Meeting adjourned at 7:55 p.m. Motion carried.

Respectfully Submitted:

Tom Grosse, Plan Commissioner/Secretary