

Town of West Point Plan Commission Minutes February 20, 2014

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, February 20, 2014 at the West Point Town Hall, N2114 Rausch Road, Lodi, Wisconsin. The meeting agenda was posted in three places as required by law and on the town's web site. Chairman Kevin Kessler called the meeting to order at 7:02 p.m. Members present were Kevin Kessler, Nathan Sawyer (7:10), Byron Olson, Ashley Nedeau-Owen, Renee Nair, and Gordon Carncross (Town Board Representative). Also present was Taffy Buchanan, Town Clerk. Absent was Fred Madison (excused).

Agenda #2 – Approval of Agenda – A motion was made by Gordon Carncross to approve the agenda as presented, 2nd by Byron Olson – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the November 7, 2013 Plan Commission minutes had been emailed to each member for their review. A motion was made by Ashley Nedeau-Owen to approve the minutes, 2nd Renee Nair

Agenda #4 Correspondence –Lodi Area EMS Spaghetti Dinner on March 11, 2014 at Fitz's on the Lake, The School District of Lodi will give an informational presentation at the Town Board meeting on March 13, 2014 about the School Referendum. Kevin Kessler received a letter from the Secretary of Transportation in support of improving the Ferry Park Landing.

Agenda #5 Citizen Input –None

Agenda #6 Information presentation regarding Mike & Vicki McCracken and Steve & Louise Benesh – Request for a land division and rezoning of a portion of their property to RR-1 Rural Residential – Mike and Vicki McCracken would like to rezone 5 acres of property owned by Steve and Louise Benesh and build a new house on it. The land is currently zoned A-1 Agriculture and would like it to be rezoned RR-1 Rural Residential. Steve and Louise Benesh would need to place a deed restriction on 30 more acres and they would have only one more development right on their land. Kevin Kessler told Mike and Vicki McCracken would need to get a driveway permit and driveway easement for Steve and Louise Benesh in order for the rezoning to be considered.

Agenda #7 Neal Schoepp proposed land division and scheduling of public hearing – Neal and Ellen Schoepp have proposed to divide their land into four parcels, ranging in size from about 38 acres to about 80 acres. One of the parcels would contain the existing house and there would be 3 development rights left, to distribute to the other 3 parcels. A motion was made by Ashley Nedeau-Owen to authorize a public hearing for the proposed land division on March 20, 2013 contingent on receipt of the application by March 1, 2014, 2nd by Byron Olson – yes - 5, no – 0, abstention – 1 – motion carried.

Agenda #8 CUP for Major Home Occupation for Paul Olsen & Kimberly Derra – Paul Olsen and Kimberly Derra are applying for a Conditional Use Permit for a Major Home Occupation to operate an excavation and landscaping / snow plowing business. A motion was made by Gordon Carncross to authorize a public hearing for March 20, 2014 for the CUP contingent on receipt of fees and paperwork by March 1, 2014, 2nd by Ashley Nedeau-Owen – motion carried unanimously.

Agenda #9 Status of Chapter 6 Land Division and Subdivision Ordinance – The Town has received copies and now we have to put it on our website.

Agenda #10 Working Lands Initiative – Gordon Carncross reported they are working on meeting the March 31, 2014 application deadline; Kurt Calkins and Randy Thompson are helping to get things together. The group has decided to call the area the West Point Ag Enterprise Area, it includes most of West Point, but it excludes residential owned land by the lake.

Agenda #11 Pavilion- raffle ticket & donation pledge form – All the tickets have been distributed, but they are not all sold.

Agenda #12 Update about Ferry Park Landing – A letter was received from the Secretary of Transportation in support of improvement to the Ferry Park Landing.

Agenda #13 Broadband Infrastructure update– The committee will be meeting on Monday, March 3, 2014

Agenda #14 Town Board Report – Gordon Carncross reported on the February 13, 2013 meeting. The Town Board minutes from the November, December, and January meetings are on the Town's website.

Agenda #15 Next Meeting Agenda and Date – The next meeting will be March 20, 2014 and will include a Public Hearing for Paul Olson & Kim Derra CUP for Major Home Business, Public Hearing for Neal Schoepp Land Division, and Resolution from Plan Commission for AEA.

Agenda #16 Adjourn Meeting. A motion was made by Renee Nair to adjourn the February 20, 2014 Plan Commission meeting at 8:37 p. m., 2nd by Nathan Sawyer - motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan,
Town Clerk