

Town of West Point Plan Commission Minutes March 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, March 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 (7:06), Byron Olson, Ashley Nedeau-Owen, Fred Madison, Renee Nair, and Gordon Carncross (Town Board Representative). Also present was Taffy Buchanan, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Ashley Nedeau-Owen to approve the agenda as presented, 2nd by Renee Nair – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the February 20, 2014 Plan Commission minutes had been emailed to each member for their review. A motion was made by Fred Madison to approve the minutes, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #4 Correspondence – Columbia County passed the zoning revisions, including a change to CUP for Tourist Rooming Houses, that they do not transfer with the property. Land & Water department is having a meeting on April 1, 2014 about Ground Water. The DNR is considering two different areas for a shooting range.

Agenda #5 Citizen Input – Kim Olsen questioned why the Town was not affiliated with the Sauk Prairie rec center, it costs more for children of West Point residents for programs since they are not affiliated. Bill Roark was wondering when the County was going to start the brushing on Trails End Road.

Agenda #6 Public Hearing for a Conditional Use Permit for Major Home Occupation – A request for a Conditional Use Permit for Major Home Occupation for Paul Olsen & Kimberly Derra at N1378 Gastrow Road, Lodi, WI. 53555 - Tax Parcel # 232.01, in SE-Se, Sec.23, T10N, R7E, Town of West Point. The Conditional Use Permit is for Columbia County Zoning Ordinance, Sec. 16-130-050 D. The property is agricultural with single family and accessory structures and the property is zoned A-1 Agricultural. The property owner has requested approval to

use the property for a major home occupation which is allowed under the County Zoning Ordinance with a conditional use permit. The public hearing started at 7:16pm. Taffy Buchanan, Town Clerk stated 6 letters were sent to adjacent landowners within 1000 feet. Paul Olsen and Kimberly Derra were in attendance as applicants for the CUP. Paul Olsen stated he was just trying to run his small business and would like have the CUP granted. There were no other public comments. The public hearing was closed at 7:19pm.

Agenda # 7 Public Hearing for Large Parcel Land Division – A request for a large parcel land division was received from Neal and Ellen Schoepp at N585 Schoepp Road, Lodi, WI. 53555. The parent parcel includes several tax parcels that total 242.22 acres that are agricultural zoned. The following parcels are located in Sections 34 and 35, Town 10N, Range 7E: #481; #482; #484; #486; #488; #489; #501; and #502. These parcels will be divided through a Plat of Survey into four parcels. The public hearing was opened at 7:20pm. Taffy Buchanan, Town Clerk stated 18 letters were sent to adjacent landowners within 1000 feet. Neil and Ellen Schoepp were in attendance as applicants for the large parcel land division. Scott Hewitt from Grothman & Associates was in attendance on behalf of the applicants and described the Schoepps' request. There were no other public comments. The public hearing was closed at 7:25pm.

Agenda #8 A Conditional Use Permit for Major Home Occupation for Paul Olsen & Kimberly Derra - A motion was made by Byron Olsen to recommend to the Town Board to approve the CUP for Major Home Occupation subject to the proposed conditions outlined by Columbia County, 2nd by Ashley Nedeau-Owen – motion carried unanimously.

Agenda #9 Neal & Ellen Schoepp Land Division – A motion was made by Fred Madison to recommend to the Town Board to approve the proposed Land Division subject to the payment of the required fees and the inclusion of the deed covenant restrictions proposed by the Town Attorney, 2nd by Byron Olsen – motion carried unanimously.

Agenda #10 AEA Plan Commission Resolution – The Town Board and Columbia County have approved a resolution for the AEA. A motion was made by Fred Madison for the Plan Commission to adopt a resolution for the AEA, 2nd by Renee Nair – motion carried unanimously.

Agenda #11 Broadband Infrastructure update – The Broadband Committee would like to get residents interested in broadband infrastructure, possibly with an educational event.

Agenda #14 Town Board Report – Gordon Carncross reported on the March 13, 2013 meeting.

Agenda #15 Next Meeting Agenda and Date – The next meeting will be April 17, 2014 and will include Alan & Paulette Beerkircher - Land Division (Lot Line Adjustment) and Susan Sykes – Land Division.

Agenda #16 Adjourn Meeting. A motion was made by Fred Madison to adjourn the March 20, 2014 Plan Commission meeting at 8:10 p. m., 2nd by Renee Nair - motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan,
Town Clerk