

Town of West Point  
Plan Commission Minutes  
May 2, 2013

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, May 2, 2013 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 7:05 p.m. Members present were Kevin Kessler, Nathan Sawyer, Byron Olson, and Gordon Carncross (Town Board Representative). Also present were Taffy Buchanan, Town Clerk and Matt Zeman (Town Board Member). Absent were Ashley Nedeau-Owen (excused) and Fred Madison (unexcused).

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

Agenda #3 Approve Minutes – Copies of the April 4, 2013 Plan Commission minutes had been emailed to each member for their review. A motion was made by Byron Olson to approve the minutes, 2<sup>nd</sup> Gordon Carncross – motion carried unanimously.

Agenda #4 Correspondence – The Town received 2 letters from John Bluemke, Director of Planning & Zoning of Columbia County, indicating that the Town of West Point actions conformed with the Columbia County Code of Ordinances when denying the Conditional Use Permits regarding the Chris Haynes and David Mitchell properties.

Agenda #5 Citizen Input – None

Agenda #6 Arlen Ostreng – N2206 Right-of Way Acquisition – Arlen Ostreng stated he would like to acquire a portion of the right of way on N2206 Trails End to build a garage and meet the setback requirements in order to avoid needing a variance. The Town of West Point received an email dated May 1, 2013 from Chuck Bongard, the Town Engineer with his recommendations and diagrams showing what is being proposed. Byron Olson was concerned if there was a suitable location for a septic and if he knew what a fair value would be for the land. Gordon Carncross wants to have the Town Attorney look at this

information to make sure everything is fine. The Plan Commission recommended to Arlen Ostreng that he address the concerns before he proceeds and to get an appraisal or make an offer. Gordon Carncross made a motion to put the right-of-way acquisition on the Town Board agenda and to request to the Town Chair to forward Chuck Bongard's email to the Town's attorney for any comments, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #7 Neal Schoepp Proposed Land Division – Neither Neil Schoepp nor his surveyor, James Grothman, was present to discuss the agenda item that they had requested. Kevin Kessler made a motion to postpone the Neal Schoepp proposed land division, 2<sup>nd</sup> by Gordon Carncross, motion carried unanimously.

Agenda # 8 Neil McIntyre Mini Warehouses on small parcel of land in the Town of West Point but remaining parcel is in the Town of Lodi – Neil & Kay McIntyre have made an offer to purchase a lot which is in the Town of Lodi and has a small portion in the Town of West Point. Kevin Kessler had a conference call John Bluemke, Columbia County Planning and Zoning Director, and Kris Krause, Town of Lodi Plan Commission Chair. During the call Kevin Kessler agreed to propose the following to the Plan Commission and Town Board:

Proposal: Given that the lot in question is located primarily in the Town of Lodi but partially in the Town of West Point, I would propose that the Town of West Point defer any regulatory review or approval of this development under: 1) the Town of West Point's Erosion Control and Storm Water Runoff Ordinance, as well as 2) approval of the County Conditional Use Permit under the County Zoning Ordinance subject to the following conditions:

A) That a stormwater management plan addressing runoff and erosion concerns both during construction and following construction be prepared and approved subject to the satisfaction of the Town of Lodi and the Columbia County Planning and Zoning Department; and

B) That the Columbia County Planning and Zoning Department provide the Town of West Point all materials which are provided to the Town of Lodi with respect to the proposed conditional use permit and that the Town of West Point be given ample opportunity to comment in an advisory capacity both through the Town and the County approval processes.

A motion was made by Gordon Carncross to recommend the preceding proposal to the Town Board, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #9 Review Plans for Proposed Ryan Park Pavilion – Matt Zeman reviewed the bid plans for the Ryan Park pavilion with the Plan Commission. A motion was made by Byron Olson to recommend to the Town Board to approve the bid plans for the pavilion, 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Agenda #10 Broadband Infrastructure – Gordon Carncross and Byron Olson gave a report on the May 1, 2013 Broadband Committee meeting.

Agenda #12 Town Board Report – Gordon Carncross gave a report on the April 11, 2013 Town Board meeting.

Agenda #13 Next Meeting Agenda and Date – The next meeting will be June 6, 2013. On the agenda will be Neal Schoepp proposed land division, Broadband Infrastructure, Town Board Report and any other business that may legally be brought before the Plan Commission.

Agenda #14 Adjourn Meeting. A motion was made by Gordon Carncross to adjourn the May 2, 2013 Plan Commission meeting at 8:55 p. m., 2<sup>nd</sup> by Nathan Sawyer - motion carried unanimously.

Respectfully Submitted by  
*Taffy Buchanan*  
Town Clerk