

Town of West Point
Plan Commission Minutes
April 4, 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, April 4, 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 7:03 p.m. Members present were Kevin Kessler, Ashley Nedeau-Owen, Nathan Sawyer, Wayne Houston, Fred Madison, Byron Olson, and Gordon Carncross (Town Board Representative). Also present were Taffy Buchanan, Deputy Town Clerk, Matt Zeman (Town Board Member) and John Miller (Town Board Member).

Agenda #2 – Approval of Agenda – A motion was made by Fred Madison to approve the agenda as presented with the possibility of moving agenda #9 later in the agenda, 2nd by Ashley Nedeau-Owen – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the March 21, 2013 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 Nathan Sawyer – motion carried unanimously.

Agenda #4 Correspondence – A letter and a Checklist for Rezoning Requests was received from the Columbia County Planning & Zoning Department concerning a potential rezoning request for A. Dave Cole. Also a letter was sent by the Columbia County Planning and Zoning Department regarding a 2nd Notice of Ordinance Violation for Jim & Kim Stanczak for operating a Tourist rooming house without a Conditional Use Permit. Byron Olson stated that he had received a call for Mr. Stanczak stating that he was out of the country.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Land Division request for Gasser Bros. Inc. at W12576 and W12674 County Road J, Lodi, WI 53555. The parent parcel includes several tax parcels that total 467 acres that are agricultural zoned. The following parcels are located in Section 14, Town 10N, Range 7E : #117; #118; #119; #120; #121; #122 and the following parcels are located in Section 23, Town 10N, Range 7E: #250, #251, #252, #253, #254, #254A, #255, #261, #265, #266 and #267.

These parcels will be divided through a Plat of Survey into two parcels. - Deputy Town Clerk, Taffy Buchanan, stated that 16 letters were sent to land owners within 1000 feet of W12674 County Road J. The Public Hearing was opened at 7:12 p. m. Present for the Public Hearing was Brian Gasser and Scott Ness. John Miller, adjacent landowner was present. No one present spoke for or against the Plat of Survey land division proposal. The Public Hearing was closed at 7:14 p. m.

Agenda #7 Land Division request for Gasser Bros. Inc. at W12576 and W12674 County Road J, Lodi, WI 53555. The parent parcel includes several tax parcels that total 467 acres that are agricultural zoned. The following parcels are located in Section 14, Town 10N, Range 7E : #117; #118; #119; #120; #121; #122 and the following parcels are located in Section 23, Town 10N, Range 7E: #250, #251, #252, #253, #254, #254A, #255, #261, #265, #266 and #267. These parcels will be divided through a Plat of Survey into two parcels. – A motion was made by Byron Olson to recommend to the Town Board to approve the request for the land division, conditioned upon receiving deed covenants and restrictions satisfactory to the Town Attorney. 2nd by Fred Madison. A motion was made by Kevin Kessler to temporarily table the above motion, 2nd by Gordon Carncross – motion carried unanimously. A motion was made by Kevin Kessler to recommend to the Town Board to grant a waiver for materials that would be required under the Town of West Point Land Division Ordinance, Sections 6.09 and 6.10, 2nd by Fred Madison - motion carried unanimously. Byron Olson’s motion to recommend to the Town Board to approve the request for the land division, conditioned upon receiving deed covenants and restrictions satisfactory to the Town Attorney was brought back off the table. After discussion the motion carried unanimously.

Agenda # 8 Chapter 6 Land Division and Subdivision Ordinance – Kevin Kessler presented and discussed an email dated April 4, 2013 that he sent to Attorney Jeff Clark regarding drafting instructions for Chapter 6 Land Division and Subdivision Ordinance. Electronic copies of the e-mail had been sent to the Plan Commission and to the Town Board. The Plan Commission expressed appreciation for the time and effort Kevin Kessler put into the email and did not have any other additional comments or concerns to add to the email.

Agenda # 9 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. Neil & Kay McIntyre would like Plan Commission members’ reactions on if they purchase the lot, whether they would be able to build mini-garages on it. Kevin Kessler stated that in addition to

the need to rezone a portion of the property, they would also require a Conditional Use Permit in order to build mini warehouses. Fred Madison suggested to Neil & Kay McIntyre that they talk with John Bluemke of the Columbia County Planning & Zoning Department to see if they could schedule a joint meeting between the Planning and Zoning Department, the Town of West Point and the Town of Lodi.

Agenda #10 Wind Turbines – Wayne Houston presented written information on the effects of wind turbines on eagles. The information will be in Wayne Houston's mail slot for the other members of the Plan Commission to review.

Agenda #11 Broadband Infrastructure – Ashley Nedeau-Owen gave a report on the April 3, 2013 Broadband Committee meeting.

Agenda #12 Town Board Report – Gordon Carncross gave a report on the March 14, 2013 Town Board meeting.

Agenda #13 Next Meeting Agenda and Date – The next meeting will be April 18, 2013 if a meeting is necessary. On the agenda will be 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 Fred Madison to adjourn the April 4, 2013 Plan Commission meeting at 8:32 p. m., 2nd by Byron Olson - motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan
Deputy Town Clerk