

# Town of West Point Plan Commission Minutes

Pursuant to Wisconsin State Statutes s. 19.84, the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, January 3, 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. Past Chairman Fred Madison called the meeting to order at 7:00 p.m. Members present were: Ashley Nedeau-Owen, Byron Olson, Fred Madison, Gordon Carncross (Town Board Representative), Wayne Houston and Nathan Sawyer. Also present were Edith K. Eberle, Town Clerk and Taffy Jo Buchanan, Deputy Clerk. Excused absent was: Kevin Kessler.

Agenda #2 – Approval of Agenda – A motion was made by Ashley Nedeau-Owen to approve the agenda, 2<sup>nd</sup> by Gordon Carncross – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the November 29th, 2012 Plan Commission minutes had been emailed to each member for their review. A motion was made by Byron Olson to approve the minutes as presented, 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Agenda # 4 Correspondence – The Plan Commission members received copies of correspondence from the Columbia County about the new course of action for recommendation to the Town Board for Conditional Use Permits.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Conditional Use Permit – A request was received for a Conditional Use Permit for David Mitchel at W12618 Pleasant View Park Road, Lodi, WI 53555. The Conditional Use Permit is for Columbia County Zoning Ordinance Chapter 16-150-070 D for single family dwelling to be used as a tourist rooming house. The property owner has requested approval to use the residence for a short term rental which is allowed under the County Zoning Ordinance with a conditional use permit. The public hearing started at 7:10pm. Taffy Buchanan, Deputy Town Clerk, stated 35 letters were sent to adjacent landowners within 1000 feet. David Mitchell was in attendance and stated that due to the economy

he has been renting weekly instead of monthly, and David Mitchell felt it was easier to handle any problems with weekly tenants. Fred Madison read the 3 letters from adjacent neighbors that had been received by the Town; William and Beverly Burmester, Judy McClain Mauerman, and Barb and Brad Armstrong opposing the Conditional Use Permit. Devin Osborn (W12616 Pleasant View Park Road) was in attendance and spoke opposing the conditional use permit because he felt it was commercial use of the property. Steve Britt (W12602 Pleasant View Park Road) was in attendance and spoke opposing the conditional use permit because he felt it was like a hotel and did not fit the neighborhood. Also in attendance and speaking was William (Bill) Statz (N2205 State Highway 188) stating it is setting precedence. The public hearing was closed at 7:25pm.

Agenda #7 Conditional Use Permit for David Mitchel at W12618 Pleasant View Park Road, Lodi, WI 53555. The Conditional Use Permit is for Columbia County Zoning Ordinance Chapter 16-150-070 D. The property owner has requested approval to use the residence for a short term rental which is allowed under the County Zoning Ordinance with a conditional use permit. – The Plan Commission engaged in discussion regarding the proposed conditional use permit. After a lot of discussion a motion was made by Byron Olson to postpone action until the next meeting, January 17<sup>th</sup>, 2013, to ask for a 30-day extension from Columbia County, and ask Jeff Clark, the Town Attorney, to come to the meeting for his opinion. 2<sup>nd</sup> by Ashley Nedeau-Owen, motion carried unanimously.

Agenda #8 Broadband Infrastructure – An information letter was sent out with the tax bills on Broadband. Ashley Nedeau-Owen, Gordon Carncross, and Darrell Lehman have been working on getting Broadband in the Town of West Point. The Town Board will be asked to appoint a seven member committee at a future meeting to work on Broadband Infrastructure. There is a potential of generating revenue for the Town of West Point with Broadband. There are some grants available to help with costs of setting up Broadband Infrastructure. Broadband Infrastructure will be put on the Plan Commission agenda monthly.

Agenda #9 Fees for Variance, Conditional Use Permits, Rezoning and Non-Metallic Mining – The Town Clerk Edith Eberle stated that the Town of West Point is losing money for each Variance, Conditional Use Permit and Rezoning that is requested. A motion was made by Wayne Houston to make a recommendation to the Town Board to double the fees for Variances, Conditional Use Permits, and

Rezoning, 2<sup>nd</sup> by Byron Olson. The motion was amended to postpone action as the Town Attorney is going to make a recommendation on fees for Non-Metallic Mining - motion carried unanimously.

Agenda #10 Farmland Preservation – The Plan Commission was given copies of the Town of West Point Farmland Preservation Map, the Proposed Farmland Preservation Amendments Town of West Point Zoning Map and the presentation that Gordon Carncross attended. A motion was made by Ashley Nedeau-Owen to recommend the map be accepted, following the Town Board review of sections 11 and 30 which are AO-1(Ag Open Space), 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #11 Town Board Report – Gordon Carncross, Town Board Representative, reported on the December 13<sup>th</sup>, 2012 Town Board meeting.

Agenda #12 Next Meeting Agenda – The next meeting will be on January 17th, 2013. Items for the next meeting include – Conditional Use Permit for David Mitchel at W12618 Pleasant View Park Road; Fees for non-metallic mining ordinance; Town of West Point Broadband Infrastructure report; Town Board report; and any other business that may legally be brought before the Plan Commission.

Agenda #13 Adjourn Meeting – A motion was made by Wayne Houston to adjourn the January 3<sup>rd</sup>, 2013 Plan Commission meeting at 9:10 p.m., 2<sup>nd</sup> by Gordon Carncross – motion carried unanimously.

Respectfully Submitted by  
*Taffy Jo Buchanan*  
Deputy Town Clerk