

TOWN OF WEST POINT
PLANNING COMMISSION MEETING
MARCH 8, 2001

Pursuant to Wisconsin State Statute 19.84, the meeting of the Town of West Point Planning Commission was convened at the Town Hall on March 8, 2001, at 8:10 p.m. The meeting was posted in three places. The meeting was called to order by Fred Madison. Planning Commission members present were Gordon Carncross, Cliff Lawton, Fred Madison, Dick O'Connor and Doug Richmond. Also in attendance was Town Board Member, Alan Treinen.

Agenda Item 2: Approve Minutes: Gordon Carncross made a motion to approve the minutes of March 8, 2001, with a change made on page 2, line number five, to note that if the rezoning was recommended by the Commission, seconded by Cliff Lawton. Motion carried.

Agenda Item 3: Old Business: Alan Treinen and Doug Richmond gave a brief update from the March 1, 2001, Town of West Point Board Meeting.

Agenda Item 4: Correspondence: None.

Agenda Item 5: Alan Treinen – Conditional Use Permit Alan Treinen outlined his request. In researching zoning rules for a corn maze, Alan found out that hay rides are not a permitted use under agriculture zoning. Alan indicated that in the future he may want to hold barn dances along with the hay rides or ice skating. Concerns expressed were the amount of dances to be held during the year, parking, liability and controlling the use of alcohol for underage participants. It was suggested that Alan outline current and future uses contemplated, in his request.

Agenda Item 6: David Mitchell – Variance to build a garage David Mitchell outlined his request. Mr. Mitchell has purchased a parcel of land across the road from his current residence in order to put the septic system on this parcel and then be able to build a garage by his current residence. Mr. Mitchell would have to install a septic system large enough for two residences. One for his current residence and one for the parcel he has purchased in case he wishes to sell that parcel for building a second residence. Concerns were requirements for boring under the exiting roadway for the septic line, deed restriction on the new lot and how big a septic system would have to be for two residences. Mr. Mitchell was directed to determine a building envelope for the new lot, outline the detention areas and to research the set back requirements. It was also noted that a hardship determination will have to be met before approval would be granted.

Agenda Item 7: Bud Styer – Procedure for Conditional Use Permit Mr. Pat Rehwinkel was present representing Mr. Styer and Crystal Lake Campgrounds. Crystal Lake would like to develop a hillside on the right as you enter the campground into primitive camping sites. It was noted that a certain amount of leveling would have to be completed in order for campsites to be feasible. Concerns noted were construction of the campsites, paths to reach the campsites, erosion, toilet facilities and crowd control. It was noted that rezoning from ag to recreational would allow camping under the recreational zoning with a conditional use permit. It was also suggested that Crystal Lake research the Wisconsin Administrative Code regarding requirements for facilities and primitive campgrounds.

Agenda Item 8: Smart Growth Columbia County has realized they are going to have to pay appropriately in order to hire a planner. Advertisement for the position will be going out shortly. A pamphlet regarding a seminar hosted by 1000 Friends of Wisconsin's Land Use Institute regarding Smart Growth will be held May 3, May 4 and May 5 in Madison.

Agenda Item 9: Next Meeting Agenda – March 22, 2001: Public Hearing for Alan Treinen and David Mitchell.

Agenda Item 10: Adjourn Meeting: Motion to adjourn by Alan Treinen, seconded by Cliff Lawton. Motion carried at 9:30 p.m.

Respectfully submitted,

Sharon Richmond

Sharon Richmond
Deputy Clerk