

TOWN OF WEST POINT

PLANNING COMMISSION MEETING MARCH 22, 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 22, 2001, at 8:05 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 and Doug Richmond. Also in attendance was Town Board Member, Alan Treinen.

Agenda Item 2: Public Hearing – Alan Treinen – Conditional Use Permit: Alan Treinen outlined his request. He has conducted hay rides for the last 18 years and has had the pumpkin patch for the last 10 years. He would like to open a corn maze this summer and in researching the requirements, he would need a conditional use permit. Activities that were outlined under the request are: pumpkin patch, hay/sleigh rides, skating/sledding parties, corn maze, seasonal gift house, catered meals, barn dances, nature walks through the woods, farm tours, petting zoo, pony and/or horse rides and a children's play area. Questions raised were how are the activities promoting agriculture, whether there would be alcoholic beverages sold, maximum size of groups considered and whether insurance coverage will be obtained. Mr. Treinen indicated that insurance coverage was in place. He would be promoting the barn dances as a non-alcoholic event to local groups, including the local schools and colleges. Mr. Treinen indicated that 400 people had attended his wedding reception that was held on the farm and felt groups in this category could be easily handled with adequate parking, etc. Mr. Treinen indicated he would be promoting agriculture by offering a view of a working farm to groups that would not have the opportunity to visit a farm otherwise. Bud Styer from the nearby campground, which conducts a day care during the summer, thought it was a great way to promote agriculture and tourism and would be utilizing the location as an outing for his day care facility.

Agenda Item 3: Public Hearing – David Mitchell – Variance to build a garage: David Mitchell outlined his request. He has purchased the lot across the street so that he can move his septic system across the road. This would give him the necessary area to build a garage by his current residence. He is requesting an easement in order to bring the septic under the road to his current residence. Second, he is requesting a variance for the required set back from the road in order to build the garage closer to the road. Town Chairman, Fritz Thistle, indicated neighbors have expressed concerns about the size of the garage and that they would end up looking at a massive cement wall that would be needed to support the garage as the lot slopes down to the lake from the road. Mr. Thistle noted that the lot across the road is not zoned to put up a separate detached garage or building without having a residence.

Agenda Item 4: Approve Minutes: Alan Treinen made a motion to approve the minutes of March 8, 2001, seconded by Cliff Lawton. Motion carried.

Agenda Item 5: Old Business: None.

Agenda Item 6: Correspondence: None.

Agenda Item 7: Alan Treinen – Conditional Use Permit Discussion covered the concern regarding the barn dances and whether this becomes a commercial enterprise instead of agriculture. When the dances would be held and their size was another point that was discussed. Mr. Treinen was again asked to explain how barn dances could be considered agriculture. He indicated that the only place you would be able to hold a barn dance would be on a farm. Cliff Lawton made a motion to recommend approval of the Conditional Use Permit for the pumpkin patch, hay/sleigh rides, skating/sledding parties, corn maze, seasonal gift house, catered meals, barn dances which would be limited to parties of 500 or less, with the music to stop playing at 12:00 and the site cleared by 1:00 a.m., nature walks through the woods, farm tours, petting zoo, pony and/or horse rides and a children's play area, seconded by Doug Richmond. Motion carried on voice vote of 3 to 1.

Agenda Item 8: David Mitchell – Variance to build a garage The first item discussed was the easement to run the septic under the road. Cliff Lawton made a motion to recommend approval of the easement for the septic system to be run under the road, seconded by Doug Richmond. Motion carried on a voice vote 4-0.

The second item discussed was the request for the set back to build a garage. It was noted that with moving the septic across the road, Mr. Mitchell would be able to build a garage without requesting the set back. If the garage were built where it would be required, it would create a large drop off around the garage as the lot slopes down towards the lake away from the road. It would also leave the neighbors on each side looking at a large cement wall. Again the question of hardship was raised. After further discussion, it was noted the set back requirements creates a hardship in building the garage to meet the required set backs. It creates a danger with large drop offs and is unsightly for the neighbors. Allowing the garage to be built closer to the road does not create as much concern for the neighbors and the drop offs are not as great. Cliff Lawton made a motion to recommend approval of the variance, seconded by Doug Richmond. Motion carried on a voice vote 3-1.

Agenda Item 9: Smart Growth The 1000 Friends of Wisconsin's Land Use Institute is hosting a seminar on Smart Growth which will be held on May 3-5, 2001. Joyce Sinkule will be attending the meeting. Will wait to see what information she will obtain.

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Agenda Item 10: Next Meeting Agenda – April 12, 2001: Smart Growth and any other item obtained by Edie Eberle.

Agenda Item 11: Adjourn Meeting: Motion to adjourn by Gordon Carncross, seconded by Cliff Lawton. Motion carried at 9:20 p.m.

Respectfully submitted,

Sharon Richmond
Deputy Clerk