

Town of West Point
Plan Commission Minutes
April 21, 2011

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 21, 2011 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 7:35 p.m. Members present were Kevin Kessler, Nathan Sawyer, Byron Olson, and Gordon Carncross (Town Board representative at 7:35 p.m.). Also present were Edith K. Eberle, Town Clerk, Dean Schwarz, Town Chairman, John Miller – 1st Supervisor and Matt Zeman – 2nd Supervisor. Absent were Wayne Houston, Sheila Landsverk, and Fred Madison.

Agenda #2 – Approval of Agenda – No change to the agenda.

Agenda #3 – Approve minutes – February 17, 2011 - The minutes were emailed out to all Plan Commission members prior to the meeting for their review. A motion was made by Gordon Carncross to approve of the February 17, 2011 minutes as presented, 2nd by Nathan Sawyer - motion carried unanimously.

Agenda #4– Swear in Plan Commission Members – The Town Clerk Edith K. Eberle swear in Byron Olson and Nathan Sawyer as members of the Plan Commission for a three year term (April 30, 2014). A resolution was passed by the Town Board for Ron Schoepp thanking him for his six years on the Plan Commission.

Agenda #5 – Public Hearing for changes to Columbia County Zoning Map for the Town of West Point and changes to the Future Land Use Map for the Town of West Point Comprehensive Plan affecting 14 property owners – The Town Clerk Edith K. Eberle stated that on April 13, 2011 fourteen letters were sent out to property owners of the proposed changes to Columbia County Zoning Map and the Town of West Point Comprehensive Plan. Chairman Kevin Kessler explained that the Plan Commission is advisory to the Town Board and the Town Board is advisory to Columbia County Planning and Zoning. The Town of West Point comments/proposed

changes need to be sent to Columbia County Planning and Zoning by April 29, 2011. Following landowners came before the Plan Commission:

1. Charles Brown at W11895 Reynolds Road – Tax Parcel #616.03. Two years ago Charles Brown had split his 35 acre parcel to 5 acres Rural Residential and 30 acres agricultural. Columbia County approved the CSM with no overlay district as they felt that the Town of West Point had deed restricted the 30 acres. The agriculture overlay at that time did not allow any agriculture building etc. on the property. The new overlay zoning district would allow agricultural buildings but no residential buildings. Gordon Carncross stated the Rural Residential overlay zoning would allow Agricultural buildings.
2. Todd Olson – W13172 State Highway 188 – Tax Parcel #24.IA. Todd Olson explained that 22 years ago he purchased this property and it has been a bed and breakfast. Chairman Kevin Kessler stated that a Bed and Breakfast is allowing in R-1 zoning with a conditional use permit. The home is divided into 2 complete living units with a total of 5 bathrooms. Todd Olson would like to have his 2.2 acres rezoned to R-2 Low Density Residence. Todd Olson stated that his sister (Teri Rae Olson tax parcel 24.I) would like to stay C-1.
3. Don and Bonnie Rolstad – Tax Parcel #419. Don Rolstad stated that the property has been zoned C-1 since 1945 and would like no change. The property is for sale and they have a buyer for the property who will be doing a brewery.
4. Jim and Craig Meister – Tax Parcel #541.02. Craig Meister stated that no change be made to the A-1 zoning. They have two parcels – 541.C is 4 acres and 541.02 are 23 acres. The Plan Commission asked the Meister's to contact Columbia County Planning and Zoning to determine the appropriate zoning for the 4 acre parcel. Byron Olson asked about his fuel tanks if they were secure and biological impact.
5. Kathy and Bill Sellner – W13202 State Highway 188 – Tax Parcel #25. Kathy Sellner stated that they would like no change to the current zoning. They are still doing auto repairs there. Some day maybe a small mom & pop business. Under the current commercial zoning the residential home is non conforming.
6. Dale and Lynda Schoepp – N586 Schoepp Road – Tax Parcel #502.A. Dale Schoepp stated that R-3 would be ok. Dale Schoepp stated that at one time he had a total of 27 acres but due to the high water he has 9 acres left.
7. Chairman Dean Schwarz stated that he has heard the following landowners that wanted no change to their current zoning:

- a. Roger Thistle – Tax Parcel #22.01
- b. Jeff Schluter – Tax Parcel #645

The public hearing was closed at 8:58 p.m.

Agenda #6 – Changes to Columbia County Zoning Map for the Town of West Point and changes to the Future Land Use Map for the Town of West Point Comprehensive Plan – The Plan Commission went over the following parcel and made their recommendation to the Town Board as follows:

1. A motion was made by Byron Olson to recommend to the Town Board make a change to the Comprehensive Plan for tax parcel 541.A for Lodi Welding – owner James Heimbecker to I-1, 2nd by Gordon – motion carried unanimously.
2. A motion was made by Gordon Carncross to recommend to the Town Board a change the zoning for tax parcel 279.A for Wayne Breunig – W12453 County J from C-1 to A-1, 2nd by Nathan Sawyer - motion carried unanimously.
3. A motion was made by Byron Olson to retain C-1 zoning for house in Okee unless the Town of Lodi changes its zoning, 2nd by Nathan Sawyer - motion carried unanimously. A motion was made by Byron Olson to amend the Comprehensive Plan in the future, 2nd by Nathan Sawyer - motion carried unanimously.
4. A motion was made by Nathan Sawyer to recommend to the Town Board to change the zoning for Gibraltar Rock (DNR) tax parcels #81.02 and 568.03 to RC-1, 2nd by Gordon Carncross - motion carried unanimously.
5. A motion was made by Byron Olson to recommend to the Town Board to a change tax parcel 616.04 (30 acres) for Charles Brown to A-4 that will allow agriculture buildings and agriculture improvements and to amend the Comprehensive Plan in the future, 2nd by Nathan Sawyer - motion carried unanimously. There is no change to tax parcel 616.03.
6. A motion was made by Nathan Sawyer to recommend to the Town Board to change tax parcel 503 for Crystal Lake Campgrounds (Morgan Management) to R-3 and C-2 and to amend the Comprehensive Plan in the future, 2nd by Byron Olson - motion carried unanimously.
7. A motion was made by Gordon Carncross to recommend to the Town Board to change tax parcels 62.02, 62.01, 71.A for DNR to RC-1 and

- to amend the Comprehensive Plan in the future, 2nd by Nathan Sawyer - motion carried unanimously.
8. A motion was made by Gordon Carncross to recommend to the Town Board a change for tax parcel 59 and 60 for the Ice Age Trail to RC-1 and to amend the Comprehensive Plan in the future, 2nd by Nathan Sawyer - motion carried unanimously.
 9. A motion was made by Gordon Carncross to recommend to the Town Board a change for tax parcel 25.A for Tim Lord to R-1 and no change to the Comprehensive Plan, 2nd by Byron Olson - motion carried unanimously.
 10. A motion was made by Gordon Carncross to recommend to the Town Board no change for tax parcel 419 for Don Rolstad - C-1 as owner wishes, and to amend the Comprehensive Plan in the future, 2nd by Byron Olson - motion carried unanimously.
 11. A motion was made by Byron Olson to recommend to the Town Board no change for tax parcel 645 for Jeff Schluter - C-1 as the owner wishes, and to amend the Comprehensive Plan in the future, 2nd by Gordon Carncross - motion carried unanimously.
 12. A motion was made by Byron Olson to recommend to the Town Board a change for tax parcel 502.A for Schoepp's Cottonwood Resort to R-3, and to amend the Comprehensive Plan in the future, 2nd by Gordon Carncross - motion carried unanimously.
 13. A motion was made by Byron Olson to recommend to the Town Board a change for tax parcel 25 for Bill's Towing (Bill and Kathy Sellner) to C-1 with the understanding residential home be a conditional use permit, and to amend the Comprehensive Plan in the future, 2nd by Nathan Sawyer - motion carried unanimously.
 14. A motion was made by Nathan Sawyer to recommend to the Town Board a change for tax parcel 24.IA for Todd Olson (Bed & Breakfast) to R-1 for the multi use of the existing structure and to amend the Comprehensive Plan in the future, 2nd by Byron Olson - motion carried unanimously.
 15. A motion was made by Gordon Carncross to recommend to the Town Board no change for tax parcel 24.I for Teri Rae Olson - C-1 as the owner wishes, and to amend the Comprehensive Plan in the future, 2nd by Byron Olson - motion carried unanimously.
 16. A motion was made by Gordon Carncross to recommend to the Town Board no change for tax parcel 22.01 for Roger Thistle as the owner wishes – R1 and C1 and to amend the Comprehensive Plan in the future, 2nd by Nathan Sawyer- motion carried unanimously.

17. A motion was made by Nathan Sawyer to postpone action for tax parcel 541.C (4 acres) Jim Meister (Meister Landscaping), motion died for a lack of a second. A motion was made by Byron Olson to recommend to the Town Board a change for tax parcel 541.C to C-1, motion died for a lack of a second. A motion was made by Gordon Carncross to recommend to the Town Board to keep the A-1 zoning for tax parcel 541.C and that the conditional use permit be retained, 2nd by Nathan Sawyer – the vote was 2 yes and 2 no – motion failed. A motion was made by Gordon Carncross on the recommendation of Columbia County Planning and Zoning to consider a change in the zoning on tax parcel 541.C Jim Meister (Meister Landscaping) to C-1 and to amend the Comprehensive Plan in the future, 2nd by Byron Olson - motion carried unanimously.

Agenda #7 - was removed from agenda as it was the same as Agenda #6.

Agenda #8 Next meeting Agenda - The next meeting will be scheduled as the agenda requires.

Agenda #9 Adjourn Meeting. A motion was made by Gordon Carncross to adjourn the April 21, 2011 Plan Commission meeting at 9:52 p. m., 2nd by Byron Olson - motion carried unanimously.

Respectfully Submitted by,
Edith K. Eberle
Town Clerk