

Town of West Point
Plan Commission Minutes
July 28, 2011

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held a specially scheduled meeting on Thursday, July 28, 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: 30 p.m. Members present were Kevin Kessler, Nathan Sawyer (7:34 p.m.), Byron Olson, Sheila Landsverk, Wayne Houston, Fred Madiosn (7:35 p.m.) and Gordon Carncross (Town Board Representative). Also present were Edith K. Eberle, Town Clerk, Chuck Bongard, Town Engineer, Dean Schwarz, Town Chairman, and Matt Zeman, 4th Supervisor.

Agenda #2 – Approval of Agenda – A motion was made by Sheila Landsverk to approve the agenda as presented, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #3 - Approve Minutes – Copies of the June 2, 2011 Plan Commission minutes had been emailed to each member on June 3, 2011 for their review. A motion was made by Sheila Landsverk to approve the June 2, 2011 minutes as presented, 2nd by Byron Olson – motion carried unanimously.

Agenda #4 Variance for Dale & Lynda Schoepp at N586 Schoepp Road, Sauk City, WI. 53583 – Tax Parcel #502.A in Section 35, Town 10N, Range 7E. The Variance request is for the following sections of Columbia County Code of Ordinances: Section 16-1-5(c)(5) Rear Yard Setback, Section 16-1-13(a)(6)d Structural repairs of a nonconforming use, Section 16-5-40 Water Setback and Section 16-5-80(e) no alterations or repair of a nonconforming structure. The Town Clerk Edith Eberle stated that there were 5 letters sent out to adjacent land owners. Chuck Bongard, Town Engineer gave the following history: In the flooding of 2008, the Town of West Point applied for a grant for Gannon Road and, as part of the grant, Schoepp's Cottonwood Resort for their business applied through Columbia County to the Wisconsin Department of Commerce. Columbia County has hired MSA to work with the businesses in this program. The Town of West Point did not receive a grant for Gannon Road but did receive a grant to help Schoepp's Cottonwood Resort business in the amount of \$257,000.00. The grant was to floodproof the Schoepp residence/office/bar and to move

mobile homes that are permanent residences, where the homeowners qualify as low to moderate income for a permanent fix. The present building was built in the 1960's (photo's were presented to show how the Crystal Lake has risen) and is presently a legal nonconforming structure. As a legal nonconforming structure the building can only be improved to 50% of the assessed value. This is one reason for the need for the variances. The high water elevation for Crystal Lake is 873.45 feet above mean sea level at which point the water will flow across Schoepp Road. This elevation is being considered as the established bench mark for 100 year flood of 873.45 ft. Crystal, Fish and Mud Lake District and the Town of Roxbury were awarded grant money also. The shoreline of Crystal Lake will be rip-rapped in front of the bar/resort office/residence which does not count in the 50% value cost variance 16-1-13)a)(6)d. Dale Schoepp stated that the drain field for the septic system is on the hill and across the road. The proposed plan is to jack up the existing structure and extend the foundation walls up with concrete masonry block and then fill in the existing basement to provide a finished basement floor elevation that will be above the flood protection elevation. The ground around the building out to the sandbag levee would be filled to the flood protection elevation. The existing sand bag levee would remain in place and would be stabilized by covering it with geotextile fabric and riprap which would establish the shoreline. The Schoepps will continue to live in the upper level and operate the resort out of what would now be the ground floor level. The lift station that is front of the building would be abandoned and a new one would be moved to the back of the building. Lynda Schoepp asked the Plan Commission to consider being in support of them to make a permanent fix. Moving the building was not an option as there is no additional land available. There was no one else present that spoke for or against the proposed variances.

The public hearing was closed at 7:55 p.m.

Agenda #5 - Variance for Dale & Lynda Schoepp at N586 Schoepp Road, Sauk City, WI. 53583 – Tax Parcel #502.A in Section 35, Town 10N, Range 7E. The Variance request is for the following sections of Columbia County Code of Ordinances: Section 16-1-5(c)(5) Rear Yard Setback, Section 16-1-13(a)(6)d Structural repairs of a nonconforming use, Section 16-5-40 Water Setback and Section 16-5-80(e) no alterations or repair of a nonconforming structure. A motion was made by Sheila Landsverk to recommend to the Town Board approval of the 4 variances to Columbia County Code of Ordinances with the following unique circumstances as rationale for the recommendation:

- Hydrogeology is unique
- A unique situation
- Permanent business building rather than a mobile home is involved
- The building is grandfathered
- Not Mobile Homes
- No space to relocate business
- Other residents in the resort are affected if the business goes out
- Department of Commerce Grant involved

2nd by Byron Olson – Yes 6 – No 1 (Madison) – motion carried.

Agenda #6 - Steven and Tami Moore – N1232 O’Connor Road – Tax Parcel 249.A – 13 acres – putting a small building on productive forest land (William Henry property). Steven Moore came before the Plan Commission as courtesy to explain their plans. This is an informational item, not a decision item. The property taxes on the property have not been paid since 2008. The property is zoned agricultural and cannot be built on with the current zoning. The Moore’s are interested in potentially purchasing the land as it is wooded with variable flora and they would seek to maintain and encourage the native Wisconsin growth. Further, the location is not too far from Madison. The Moore’s currently live in Waunakee. They would like to build a small tool shed under 100 sq. ft. which is allowed by Columbia County Planning and Zoning. There is access (not sure if driveway is grandfathered in) to the property on O’Connor Road. It is not a buildable site as there are steep slopes. If the Moore’s would like to build on the property they would have to have a zoning change to rural residential as well as potential variances for slopes and driveway. There is an underground tank on the property which does not contain oil and is assumed to be a cistern. Gordon Carncross gave the Moore’s his son’s name since he owns a small strip of land on Van Ness Road adjacent to the property in question. The Moore’s were also given MEI telephone number to check on driveway entrance to the property.

Agenda #7 - Update of Columbia County Zoning Ordinance – Kevin Kessler reported that Dean Schwarz, Sheila Landsverk, Byron Olson and himself had attended a public hearing in June on the proposed Zoning Ordinance. He also attended a meeting of the County Planning and Zoning Committee in July and there is an August meeting scheduled. There will be more of an update at the next meeting.

Agenda #8 - Next Meeting Agenda and Date – There will be a meeting on August 4, 2011. On the agenda are 2 Variances for retaining walls (Pleasant View Park and Blackhawk Circle) and Town of West Point Land Division Ordinance re: agricultural land.

Agenda #9 - Adjourn Plan Commission Meeting. A motion was made by Fred Madison to adjourn the July 28, 2011 Plan Commission meeting at 8:30 p. m., 2nd by Nathan Sawyer - motion carried unanimously.

Respectfully Submitted by,
Edith K. Eberle
Town Clerk