

# Town of West Point

## Plan Commission Minutes

### April 2, 2015

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 2, 2015 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 7:00 p.m. Members present were Kevin Kessler, Dean Schwarz (Town Board Representative), Nathan Sawyer (7:06), Renee Nair, and Fred Madison. Also present was Taffy Buchanan, Town Clerk. Absent was Gordon Carncross (excused).

Agenda #2 – Approval of Agenda – A motion was made by Byron Olson to approve the agenda as presented, 2<sup>nd</sup> by Fred Madison – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the March 5, 2015 Plan Commission minutes had been emailed to each member for their review. A motion was made by Fred Madison to approve the minutes, 2<sup>nd</sup> by Ron Grasshoff - motion carried unanimously.

Agenda #4 Correspondence –The Plan Commission received and email from Kevin Kessler summarizing information about a possible future agenda item concerning Marke Smith at W12000 Van Ness Road, Lodi. The Town received an email complaint about David Mitchell's property concerning the CUP for a Tourist Rooming House.

Agenda #5 Citizen Input – None

Agenda # 6 Public Hearing for Variance request has been received from David Mitchell, for a variance to Sections 16-110-030(1), 16-110-030(2) , and 16-130-020 2 of the Columbia County Zoning Ordinance and to Section 16-5-30 of the Columbia County Shoreland / Wetland Ordinances of the Columbia County Zoning Ordinance at W12618 Pleasant View Park Road, Parcel #11040-716.02 Sec. 11, T10N, R7E, LT 2 CS#4046-28-39, Town of West Point. David Mitchell would like to divide the existing lot into 3 smaller lots for the sole purpose of building one garage on each of the new lots to be utilized by the adjacent properties - The public hearing was opened at 7:10pm. Taffy Buchanan, Town Clerk, stated 16 letters were sent to landowners within 500 feet. David Mitchell was in attendance as the applicant for the rezoning and CUP. Two neighbors of the

property were in attendance. Devon Osborn, W12616 Pleasant View Park Road, Lodi, stated he was against the variance if they would be rented out. Steve Britt, W12602 Pleasant View Park Road, Lodi, stated he came to the meeting to hear the entire proposal and is in favor of the variance as long as the lots could only be sold to adjacent property owners. The Town received 2 emails from concerned property owners. One email was from Joan Neubauer, W12636 Pleasant View Park Road, Lodi, she would not like to see the area become a rental garage and storage area or all garages built on that side of the street. The second email was from William & Beverly Burmester, W12612 Pleasant View Park Road, Lodi, who are against the variance request because they are concerned that he will build multiple garages and rent them and do not want the property to be used for commercial purposes, they also noted the Deed Restrictions which David Mitchell signed and recorded with Columbia County in January of 2004. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 7:27pm.

Agenda #7 Variance, for a David Mitchell to Sections 16-110-030(1), 16-110-030(2) , and 16-130-020 2 of the Columbia County Zoning Ordinance and to Section 16-5-30 of the Columbia County Shoreland / Wetland Ordinances of the Columbia County Zoning Ordinance at W12618 Pleasant View Park Road, Parcel #11040-716.02 Sec. 11, T10N, R7E, LT 2 CS#4046-28-39, Town of West Point – A motion was made by Kevin Kessler to recommend to the Town Board to approve the variance request subject to the condition no CSM can be recorded or no building could proceed unless it was attached to adjacent property, no second – motion died. A motion was made by Fred Madison to recommend to the Town Board to deny the variance request pending receipt of additional information, 2<sup>nd</sup> by Ron Grasshoff – yes 5, no 2 – motion carried.

Agenda #8 Informational presentation by Jim Grothman for Dan Heffron about rezoning of his property in Pheasant Ridge of 17.5 acres into 4 large residential lots – Jim Grothman did not appear to do the presentation for Dan Heffron, he presented the information himself. Dan Heffron presented information regarding land he owns off of Lake Drive. He said would like to rezone it into 3 or 4 lots and he has 2 development rights. The Plan Commission would like Dan Heffron to try finding more development rights for lots and were split if they would rather see 3 or 4 lots.

Agenda #9 Driveway Ordinance Revision – The Plan Commission discussed the revised driveway ordinance. A motion was made by Ron Grasshoff to authorize a public hearing for the driveway ordinance revision on May 7, 2015, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #10 Town Board Report – Dean Schwarz gave a report on the March 12, 2015 Town Board meeting.

Agenda #11 Next Meeting Agenda and Date – The next meeting will be May 7, 2015.

Agenda #12 Adjourn Meeting. A motion was made by Ron Grasshoff to adjourn the April 2, 2015 Plan Commission meeting at 9:12 pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk