

# Town of West Point

## Plan Commission Minutes

### August 7, 2014

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, August 7, 2014 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, Gordon Carncross (Town Board Representative), Nathan Sawyer (7:12pm), Byron Olson, Ron Grasshoff, and Fred Madison. Also present was Taffy Buchanan, Town Clerk. Absent was Renee Nair -excused.

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

Agenda #3 Approve Minutes – Copies of the June 19, 2014 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 Gordon Carncross – motion carried unanimously.

Agenda #4 Correspondence – The West Point Agricultural Enterprise Area has been approved. The Wisconsin Towns Association will be having “Twilight Meetings”.

Agenda #5 Citizen Input – Bill Roark had a concern about bicyclists being on Highway 188, stating that it was unsafe.

Agenda #6 Public Hearing for Carol Lukens, Prairie du Sac, for a variance to Section 16-5-40 Water Setbacks of the Columbia County Zoning Ordinance at W14250 Selwood Drive, described as Parcel 925, Section 19, Town 10 North, Range 7 East, Town of West Point - Town Clerk, Taffy Buchanan, sent out 18 letters to residents with 500 feet of W14250 Selwood Drive. The Public Hearing was opened at 7:10 p.m. Carol Lukens, property owner explained about the need for a variance. A slope failed because of saturated soil on the steep bank and a heavy rain storm washed away the vegetation and sent it into Lake Wisconsin. The slope failed where retaining walls had been built. Carol Lukens hired ZDA, Inc. to design a plan to prevent this from happening again. Steven Ziegler from ZDA Inc., spoke on Carol Lukens behalf, explaining the plan the company came up with. The plan is to build retaining walls to create terraces to match the existing wall and plant vegetation in the terraces with several infiltration basins. A county

variance is needed for the retaining wall structures to be built within 75 feet of the water. No one else spoke for or against the variance. The Public Hearing was closed at 7:30 p.m.

Agenda #7 Election of Plan Commission Officers - Kevin Kessler opened the election of Plan Commission Officers – A motion was made by Byron Olson to nominate Kevin Kessler as chairman of the Plan Commission, 2<sup>nd</sup> by Nathan Sawyer – there were no other nominations – nominations were closed. The motion was carried with Kevin Kessler abstaining. Kevin Kessler will be chairman of the Plan Commission. A motion was made by Byron Olson to nominate Fred Madison as vice chairman, 2<sup>nd</sup> by Kevin Kessler - there were no other nominations – nominations were closed. The motion was carried unanimously. Fred Madison will be vice chairman of the Plan Commission. The Town Clerk will be taking the minutes of the Plan Commission and serving as Plan Commission Secretary.

Agenda #8 Variance Application for building a retaining wall within the 75' setback from high water mark at the Lukens' property, W14250 Selwood Drive. – A motion was made by Byron Olson to recommend to the Town Board to recommend approval of the Variance for the Luken's property to the County, 2<sup>nd</sup> by Fred Madison – motion carried unanimously.

Agenda #9 Update and Discussion on possible Tourist Rooming House Ordinance – Kevin Kessler updated the Plan Commission on his discussion with the Town Attorney. The Plan Commission had a discussion and determined they needed the Town Board to determine if they should proceed. The issue will be discussed at the next Town Board meeting.

Agenda #10 Update and discussion on Alan and Paulette Beerkircher Land Division application – Theresa Lane – Kevin Kessler updated the Plan Commission on his discussion with the Town Attorney and with Mr. Grothman about the proposed Beekircher Land Division.

Agenda #11 Columbia County Ordinance 141-14– new County Zoning Code Title 16 Chapter 100 dated May 21, 2014 – Recommendation for adoption with accompanying Town Board resolutions. - Columbia County sent a letter to the Town advising the Town of Columbia County Ordinance 141-14 which repeals the current County Zoning Code, Title 16 Chapter 100, dated March 21, 2012 and adopts a comprehensive revision, Title 16 Chapter 100, dated May 21, 2014. The new zoning code will not go into effect until it has been approved by the Town Board. The Plan Commission was presented with 3 resolutions, one to adopt the new zoning code, one to extend the time for the review of rezoning petitions, and

one to request the review of all variances. A motion was made by Fred Madison to recommend to the Town Board to adopt all three resolutions, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #12 Broadband Infrastructure Update – Darrell Lehman attend a meeting concerning Broadband.

Agenda #13 Town Board Report – Gordon Carncross gave a report on the July 10, 2014 Town Board meeting.

Agenda #14 Next Meeting Agenda and Date – The next meeting will be scheduled as the agenda requires.

Agenda #15 Adjourn Meeting. A motion was made by Fred Madison to adjourn the August 7, 2014 Plan Commission meeting at 8:35 pm.

Respectfully Submitted by  
*Taffy Buchanan,*  
Town Clerk