

Town of West Point

Plan Commission Minutes

December 1, 2016

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, December 1, 2016 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 7:03 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Byron Olson, Ron Grasshoff, and Renee Nair. Also present was Taffy Buchanan, Town Clerk. Absent were Fred Madison and Nathan Sawyer – unexcused.

Agenda #2 – Approval of Agenda – A motion was made by Renee Nair to approve the agenda, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the November 3, 2016 Plan Commission minutes had been emailed to each member for their review. A motion was made by Gordon Carncross to approve the minutes, 2nd by Renee Nair - motion carried unanimously.

Agenda #4 Correspondence – Kevin Kessler received a letter from a resident concerned about the house built across from the Ferry on the Hintzsche property.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for a Conditional Use Permit for Society of Jesus Christ the Priest, Inc. for property owned by Jeffrey & Barbara Brickl, N2148 Rausch Road, Lodi, WI 53555. The property is Tax Parcel #11040-13.04 in Sec. 9, T10N, R7E, Town of West Point. The Conditional Use Permit request is to use a single family dwelling for group living/convent for up to 15 consecrated women. -
– The public hearing was opened at 7:08pm. Taffy Buchanan, Town Clerk, stated 19 letters were sent to landowners within 1000 feet. Attorney Natalie Bussan, representing the Society of Jesus Christ the Priest, explained the proposal for the Brickl Property & CUP. The Conditional Use Permit request is to use a single family dwelling for group living/convent for up to 15 consecrated women. Attorney Bussan put together a list of 14 possible conditional use permit conditions the Society of Jesus Christ the Priest would like the Plan Commission to consider when considering the CUP. Jeff Kemp, N2325 Rausch Road, registered against the CUP, he was concerned about parking with that many people living in the house. Karen Anderson, W13575 Four Season Lane registered against the CUP and

wondered if any service would be provided at the residence. Paul & Karen Merline, W12847 Van Ness Road, registered for the CUP. Fran Reible, N2166 Rausch Road, registered neither for nor against the CUP, but stated he was concerned if the house would be expanded. No one else presented comments or registered at the public hearing. The public hearing was closed at 7:20pm.

Agenda #7 Public Hearing for a rezoning for Dan Cunningham, N876 Club Circle Drive, Prairie du Sac, WI 53578 for property owned by Janell Burchard, W12701 State Highway 188, Lodi, WI 53555. The properties for rezone are Tax Parcel # 11040-39.4 & #11040-39.6 in Sec. 11, T10N, R7E, Town of West Point. The Rezoning request is to rezone the parcels from R-1- Single Family Residence to C-2 Commercial. This would enable Dan Cunningham to convert the house into a higher end restaurant and art gallery as an extension of Fish Tales. - - The public hearing was opened at 7:20pm. Taffy Buchanan, Town Clerk, stated 43 letters were sent to landowners within 1000 feet. Dan Cunningham, owner of Fish Tales, presented his proposal. He would like to buy parcel 11040-39.4 & 11040-39.6 which currently is zoned residential and rezone it to commercial for a high end restaurant with lake access and an art gallery upstairs. The restaurant would seat about 40-50 guests and create about 12 jobs. The restaurant would not have an outside bar with bands. Barb Clemmons, W12674 State Road 188, was concerned about the layout & parking, and additional lighting. Shirley Perlick, W12680 State Road 188, asked if Dan realized a natural spring was in the front yard by the well. Byron Olson, W12684 State Road 188, Anchor Point Condominium Association President, sent an email and stated concerns about: having zoning be C1 not C2, maintenance of the shared driveway, permanent commercial designation, noise, parking, hours of operation, activity on piers affecting property values and enjoyment. Wayne Sadek, W12688 State Road 188, registered for the rezoning, he felt Byron Olson covered the concerns he had and would like to see some trees between the properties and a joint road agreement. Al Hedman, W12676 State Road 188, was concerned about the overflow from boats. Deanna Ellingson, W12682 State Road 188, sent an email to the town stating she likes the plan of a high end restaurant, but is concerned that if Dan Cunningham sells the property later there would be few restrictions with what could be there in its place. Ron & Diane Smith, W11342 Red Cedar Drive, sent an email stating they are in favor of the rezoning because having a pier available would benefit all boaters, an art gallery & high end restaurant for parties would be unique to the Lake Wisconsin & Lodi, and bring more interest to the area. No one else presented comments or registered at the public hearing. The public hearing was closed at 7:53pm.

Agenda #8 Conditional Use Permit for Society of Jesus Christ the Priest, Inc. for property owned by Jeffrey & Barbara Brickl, N2148 Rausch Road, Lodi, WI

53555. - A motion was by Byron Olson to recommend to the Town Board to recommend to the County approve the CUP with the conditions suggested by Attorney Bussan and the Town Attorney's modifications, 2nd by Renee Nair – motion carried unanimously. A motion was made by Kevin Kessler to recommend to the Town Board that the 7 criteria of the Findings of Fact are satisfied with conditions as reflected in the proposed Deed Covenants, 2nd by Byron Olson – motion carried unanimously. A motion was made by Ron Grasshoff to recommend to the Town Board discuss payment in lieu of taxes with the Town Attorney and Society of Jesus Christ the Priest, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #9 Rezoning for Dan Cunningham for property owned by Janell Burchard, W12701 State Highway 188, Lodi, WI 53555. - The Town Attorney recommends the proposed zoning be changed to C-1 and restrictions could be put in Declaration of Covenants or with PD Overlay or combination. A joint access agreement and parking plan is needed. A motion was made by Ron Grasshoff to postpone until next meeting, 2nd by Byron Olson – motion carried unanimously.

Agenda #10 Open Space Committee Report – Ron Grasshoff will give a report at the next meeting.

Agenda #11 Town Board Report – Gordon Carncross will give a report at the next meeting.

Agenda #12 Next Meeting Agenda and Date – The next meeting will be scheduled for January 19, 2016. On the agenda: Cunningham rezoning proposal and Comprehensive Plan amendment procedure.

Agenda #13 Adjourn Meeting. A motion was made by Kevin Kessler to adjourn the December 1, 2016 Plan Commission meeting at 9:50 pm, 2nd by Renee Nair – motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan, Town Clerk