

Town of West Point
Plan Commission Minutes
January 19, 2017

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, January 19, 2017 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, Nathan Sawyer (7:27pm), and Renee Nair. Also present was Taffy Buchanan, Town Clerk. Absent was Fred Madison – unexcused.

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

Agenda #3 Approve Minutes – Copies of the December 1, 2016 Plan Commission minutes had been emailed to each member for their review. A motion was made by Gordon Carncross to approve the minutes with an addition, 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 – Byron Olson asked about a “no wake zone” for Sunset Bay. Ron Grasshoff stated he thought the Town Boards would need to pass an ordinance for a “no wake zone” and should talk to a DNR Warden.

Agenda #6 Public Hearing for Joseph & Julie Clark for rezoning, land division, variance, and CSM review for Parcels #11040-73, #11040-67, and #11040-70 which are currently zoned A-1 Agriculture. The owners are requesting to create a two lot certified survey map (CSM) attached with Lot 1 being 2.91 acres which would be rezoned to RR-1 Rural Residence to allow for the construction of a new home. Lot 2 would be 45.69 acres and it would be restricted by the A-4 Agriculture Overlay District in order to maintain the minimum density of 1 house per 35 acres. Both lots will not front on a public road so a variance may be needed also. The property subject to the rezoning includes part of the NW ¼ of the SE¼, the SE ¼ of the SW ¼ and the NE ¼ of the SW ¼ of Section 12. Identified as tax

parcels 67, 70 and 73 the parcels are currently zoned A-1 Agriculture. The parcels will be divided through a Certified Survey Map. – The public hearing was opened at 7:10pm. Taffy Buchanan, Town Clerk, stated 19 letters were sent to landowners within 1000 feet. Jim Grothman presented the proposal for Joe & Julie Clark who were also present. Jim Grothman explained that Meades, the owner of Lot 2, would be transferring their development right for that property over to the Clarks, owners of Lot 1, so they could build a house. Richard Jones, W12185 Slack Road, Lodi, owns the property directly south of Lot 1 and stated he approves of the proposal. No one else presented comments or registered at the public hearing. The public hearing was closed at 7:27pm.

Agenda #7 Public Hearing for Marcel & Trecella Kjorlie for rezoning, land division, and CSM review for Parcels #11040-91.2, 95.02, 97.1, 272.1, 272.1, 273,275, and 278 which are currently zoned A-1 Agriculture and would like to change it to RR-1. The owners are requesting to create a two lot CSM with Lot 1 being 2.88 acres which would include a preexisting residence and be rezoned to RR-1 Rural Residence. Lot 2 is 2 acres and it also would be rezoned to RR-1 to allow for the construction of a new home also 65.75 acres would be restricted by the A-4 Agriculture Overlay District. The property subject to rezoning includes part of the SW ¼ of the SE¼ in section 13 and the NE ¼ of the NW ¼, the NW ¼ of the NE ¼ and the SW ¼ of the NE ¼ of Section 24. The parcels will be divided through a Certified Survey Map. – The public hearing was opened at 7:27pm. Taffy Buchanan, Town Clerk, stated 22 letters were sent to landowners within 1000 feet. Jim Grothman presented the proposal for Marcel & Tracella Kjorlie who were also present. Jim Grothman stated the County approved the driveway permit to access Lot 2 from County Road J. Jim Grothman explained Marcel & Tracella Kjorlie own 162 acres which would give them 3 building rights, they have used up 2 of the building rights already and would like to have Lot 2 use the third building right. The owners will need to decide if they will dedicate the road right-of-way to the County or if it will be an easement. No one else presented comments or registered at the public hearing. The public hearing was closed at 7:35pm.

Agenda #8 Joseph & Julie Clark for rezoning, land division, variance, and CSM review for Parcels #11040-73, #11040-67, and #11040-70 which are currently zoned A-1 Agriculture – A motion was made by Ron Grasshoff to recommend approval of the proposed rezone of Lot 1 to RR-1 and proposed rezone of Lot 2 to A-1 with an A-4 overlay conditionally upon approved deed covenants and restrictions. Ron Grasshoff withdrew his motion. A motion was made by Ron

Grasshoff to postpone until next meeting, 2nd by Renee Nair – motion carried unanimously. The Plan Commission would like the building envelopes incorporated into the deed covenants and a shared driveway agreement to consider at the next meeting.

Agenda #9 Marcel & Trecella Kjorlie for rezoning, land division, and CSM review for Parcels #11040-91.2, 95.02, 97.1, 272.1, 272.1, 273,275, and 278 – A motion was made by Ron Grasshoff to postpone until next meeting, 2nd by Nathan Sawyer – motion carried unanimously. The Plan Commission would like a revised CSM showing the dedication of land to the County; and a building envelope incorporated into the deed covenants at the next meeting.

Agenda #10 Rezoning for Dan Cunningham for property owned by Janell Burchard, W12701 State Highway 188, Lodi, WI 53555. - Jim Grothman presented a Concept Plan for Dan Cunningham’s proposal. Jeff Clark, Town Attorney, summarized points for the Plan Commission to consider: rezoning district, property zoning restriction / Town agreement, dock signage, piers and slips, path and parking lot lighting, parking, outdoor cooking facilities / dining, outdoor events / entertainment, walking path, hours of operation, and joint driveway agreement. No action was taken pending receiving additional items.

Agenda #11 Comprehensive Plan Update; Agenda #12 Open Space Committee Report; Agenda #13 Town Board Report - A motion was made by Byron Olson to postpone agenda items #11, #12, and #13 until the next meeting, 2nd by Renee Nair – motion carried unanimously.

Agenda #14 Next Meeting Agenda and Date – The next meeting will be scheduled for February 2, 2017. On the agenda: Kjorlie proposal, Meade/Clark proposal, Cunningham rezoning proposal and Comprehensive Plan amendment procedure.

Agenda #15 Adjourn Meeting. A motion was made by Kevin Kessler to adjourn the January 19, 2017 Plan Commission meeting at 10:18 pm, 2nd by Ron Grasshoff – motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan, Town Clerk