

Town of West Point
Plan Commission Minutes
January 7, 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, January 7, 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 was not present, so Renee Nair made a motion to have Ron Grasshoff chair the Plan Commission meeting, 2nd by Gordon Carncross – motion carried. Acting Chairman Ron Grasshoff called the meeting to order at 7:13 p.m. Members present were Gordon Carncross (Town Board Representative), Nathan Sawyer, Renee Nair, and Ron Grasshoff. Also present was Taffy Buchanan, Town Clerk. Absent were Kevin Kessler (excused), Byron Olson (excused), and Fred Madison (excused).

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

Agenda #3 Approve Minutes – Copies of the November 5, 2015 & November 7, 2015 Plan Commission minutes had been emailed to each member for their review. A motion was made by Nathan Sawyer to approve the minutes from the November 5, 2015 and November 7, 2015 meetings, 2nd by Gordon Carncross - motion carried unanimously.

Agenda #4 Correspondence – The West Point Historical Society will be having an Open House on February 2, 2016. The Town received variance request application from the County for Janell Burchard, W12701 State Road 188, Lodi; she has not contacted the Town.

Agenda #5 Citizen Input – None

Agenda #6 Public hearing for Donald & Denise Kruchten, N897 Dettman Road, Lodi, WI 53555, for a 2-lot Land Division and Rezoning from A-1 to Rural Residential and A-1 Agriculture with an A-4 Agricultural Overlay. This parcel will be divided through a Certified Survey Map into 2 lots. -Town Clerk, Taffy Buchanan sent out 12 letters to residents within 1000 feet of Parcel #328. The public hearing was opened at 7:15pm. Donald Kruchten was present and Jim

Grothman explained the proposal. Donald Kruchten would like to divide his land into 2 lots. Lot 1 would be about 2.36 acres and has a house on it and would be rezoned RR-1 Rural Residence. The rest of the parcel, about 32.66 acres be zoned A-1 with and A-4 Ag Overlay on it and would not be able to be built on. The Town received one email from a resident in support of the request. No one appeared or testified at the hearing. The public hearing was closed at 7:20pm.

Agenda #7 Public hearing for Davis Brothers, W12783 State Highway 60, Lodi, WI 53555, for a 2-lot Land Division and Rezoning from A-1 with an A-4 Agricultural Overlay to A-1 on lot 2 and lot 1 would stay the same. This parcel will be divided through a Certified Survey Map into 2 lots. - Town Clerk, Taffy Buchanan sent out 13 letters to residents within 1000 feet of Parcel #497.02. The public hearing was opened at 7:20pm. Robert Davis was present and Jim Grothman explained the proposal. Robert Davis would like to divide his parcel into 2 lots. Lot 2 would be about 4.79 acres and has a house and ag buildings on it and would be rezoned A-1. The rest of the parcel, about 17.17 acres would be zoned A-1 with and A-4 Ag Overlay on it and would not be able to be built on. The Town received one email from a resident in support of the request. No one appeared or testified at the public hearing. The public hearing was closed at 7:23pm.

Agenda #8 2-Lot Land Division, Rezone & CSM Review for Donald and Denise Kruchten, N897 Dettman Road, Lodi – The Plan Commission discussed the need for a joint driveway agreement as normally required under the Town ordinance. Given the special circumstances in this situation involving adjoining property members from the same family, Plan Commission members concluded that they would recommend approval of the proposal without requiring a joint driveway agreement at this time. The applicant was advised that if a 3rd party sale were ever to occur it would be incumbent on the buyer and seller to negotiate the terms of an agreement at that time and that the town would never have a role in resolving any disagreements as a consequence of approving the CSM without an agreement. A motion was made by Nathan Sawyer to recommend to the Town Board to approve the land division, CSM and rezoning to RR-1 and A-1 with A-4 Ag Overlay contingent upon the recording of the CSM with deed covenants, 2nd by Gordon Carncross –motion carried unanimously

Agenda #9 2-Lot Land Division, Rezone & CSM Review for Davis Brothers,

W12783 State Highway 60, Lodi – A motion was made by Gordon Carncross to recommend to the Town Board to approve the land division, CSM and rezoning to A-1 and A-1 with A-4 Ag Overlay contingent upon the recording of the CSM with deed covenants, 2nd by Renee Nair –motion carried unanimously

Agenda #10 Informal presentation by Tim & Darci Pfeil about rezoning tax parcels #11040-13 & #11040-19.03 and moving a buildable area – Tim & Darci Pfeil gave a presentation of their plans with the parcel located off of Lake Drive. The Plan Commission authorized a public hearing for February 4, 2016.

Agenda #11 Town Board report – Gordon Carncross will give a report of the past Town Board meetings.

Agenda #12– Set Next Meeting Date - The next meeting will be scheduled for February 4, 2016.

Agenda #13 Adjourn Meeting. A motion was made by Renee Nair to adjourn the January 7, 2016 Plan Commission meeting at 8:10 pm, 2nd by Nathan Sawyer – motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan,
Town Clerk