

Town of West Point
Plan Commission Minutes
July 6, 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, July 6, 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 7:00 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Byron Olson, Darrell Lehman, Renee Nair, and Ron Grasshoff. Also present was Taffy Buchanan, Town Clerk. Absent was Nathan Sawyer (excused).

Agenda #2 – Approval of Agenda – A motion was made by Ron Grasshoff to approve the agenda, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the June 15, 2017 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 – Duane Hartman would like to build an ag building on Parcel #11040-622.01.

Agenda #5 Citizen Input – None

Agenda #6 CSM Review for Alan & Marie Langeteig, W12130 Hillcrest Dr., Tax Parcel #11040-871 – land division / lot line adjustment – Alan & Marie Langeteig bought 2 buildable lots, #13 & #14 about 24 years ago and built their house on the lot line which was allowed at the time. They would now like to adjust the lot line so they can sell one of the lots in the future. The Plan Commission asked the Langeteigs to submit a CSM which includes, among other things; the building setback lines, proposed driveway location, and certification that the CSM complies with the Town's ordinances. It was determined that a public hearing is not necessary for a limited review – lot line adjustment. A motion was made by Ron Grasshoff to postpone any action until July 20, 2017 and pending the Town receiving an updated

CSM with building setbacks and driveway locations, 2nd by Byron Olson – motion carried unanimously. A motion was made by Kevin Kessler stating the Plan Commission determined there would be no change in development rights as a result of the proposed lot-line adjustment and therefore no need for restricted covenants, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda # 7 Ryan’s Haven Plat – Jeff Clark, Town Attorney, presented draft of a “Proposed Resolution with Respect to Plan Commission Recommendation to Conditionally Approve Preliminary Plat of Ryan’s Haven.” The Town Attorney reviewed 11 issues in the draft resolution. The Plan Commission and the Town’s Attorney discussed the presented draft resolution but took no action. Gordon Carncross was not comfortable with the waiver process and some of the waivers being asked for. Renee Nair asked for the lots that need waivers for 100’ setbacks be listed under the waiver request. The legal documents will be updated and submitted by the Town Attorney by July 14, 2017; almost a week before the July 20, 2017 meeting, so the Plan Commission will have time to review them.

Agenda #8 Open Space Committee Report – There will be a meeting on July 12, 2017.

Agenda #9 Town Board Report – no report

Agenda #10 Next Meeting Agenda and Date – The next meeting will be July 20, 2017 and on the agenda will be CSM review for Alan & Marie Langeteig and the Ryan’s Haven Plat.

Agenda #11 Adjourn Meeting. A motion was made by Darrell Lehman to adjourn the July 6, 2017 Plan Commission meeting at 9:43pm, 2nd by Renee Nair – motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan, Town Clerk