

# Town of West Point

## Plan Commission Minutes

### July 16, 2015

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 16, 2015 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 7:02 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Nathan Sawyer (7:10), Renee Nair, Byron Olson, Ron Grasshoff and Fred Madison. Also present was Mary Ann Johnson, Acting Secretary.

Agenda #2 – Approval of Agenda – A motion was made by Fred Madison to approve the agenda as presented, 2<sup>nd</sup> by Renee Nair – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the May 21, 2015 Plan Commission minutes had been emailed to each member for their review. A motion was made by Gordon Carncross to approve the minutes, 2<sup>nd</sup> by Fred Madison - motion carried unanimously.

Agenda #4 Correspondence – The Plan Commission received a copy of a letter from Dean Schwarz, Town Chairman to John Bluemke, of Columbia County Planning and Zoning, regarding Merrimac Shack, LLC –CUP. The Town Board met with Andy Ross about broadband development

Agenda #5 Citizen Input – None

Agenda # 6 Public Hearing for Variance and CSM for David Mitchell, for approval of a 2-lot Certified Survey Map and variances to Sections 16-110-030(1) (lot width and lot area), and 16-130-020(2) (existing accessory structure exceeding 800 sq. feet), of the Columbia County Zoning Ordinance and to Section 16-5-30 of the Columbia County Shoreland / Wetland Ordinances of the Columbia County Zoning Ordinance (lot size). The property is located at W12618 Pleasant View Park Road, Lodi Parcel #11040-716.02 Sec. 11, T10N, R7E, LT 2 CS#4046-28-39, Town of West Point. David Mitchell would like to divide the existing lot into 2 smaller lots for the sole purpose of building a garage on one of the new lots and to have the 2 garage lots attached to and utilized by the adjacent properties across the street. - The public hearing was opened at 7:12pm. Mary Ann Johnson,

Secretary stated that Taffy Buchanan, Town Clerk, sent out 16 letters to landowners within 500 feet. Dave Mitchell was in attendance as the applicant for the variance request. Devon Osborn of W12616 Pleasant View Park Rd. stated he had no objections to this request but was concerned about the grade and the water runoff. Dave Mitchell indicated that there was a 36 foot drainage easement and that each lot was attached to the property across the street. Outlet 1 with the existing garage was sold to the property owners across the street and Mr. Mitchell was going to utilize outlot 2 for his own new garage. No additional oral or written comments were received. The public hearing was closed at 7:20pm.

Agenda #7 Public Hearing for Variance for Andrew & Maureen Fiene, for variances to Sections 16-110-030(1) (lot coverage by buildings) and 16-110-030(2) (road setbacks), of the Columbia County Zoning Ordinance and to Section 16-5-40 (water setbacks) of the Columbia County Shoreland / Wetland Ordinances of the Columbia County Zoning Ordinance at N2340 Trails End Road, Lodi Parcel #11040-841 Sec. 10, T10N, R7E Lot 8, Crossland Plat, Town of West Point. Andrew & Maureen Fiene would like to remove the existing home and well, move the septic tank, retain the septic drain field and build a new home. - The public hearing was opened at 7: 20pm. Mary Ann Johnson, Secretary stated that Taffy Buchanan, Town Clerk, sent out 20 letters to landowners within 500 feet. Andrew and Maureen Fiene were in attendance as the applicants for the variances request. Brian Breunig, W14172 Crest View Dr, .Prairie Du Sac, a future neighbor stated he had no objections to this request. There is an existing home on the property and the Columbia County Planning and Zoning Department requested that the new owner not place the house on the existing foundation which is 49 feet from the water. Mr. Fiene stated that the existing home is in a deteriorated condition and should be replaced for health reasons. The lot has 106 feet of lake frontage and 80 feet on the road side. Attachment 8 of Mr. Fiene's application included 5 sets of comments by neighbors indicating that they had no concerns regarding the plan. No additional oral or written comments were received. The public hearing was closed at 7:25pm.

Agenda #8 Public Hearing for Variance for Brian & Tracy Breunig, for variances to Sections 16-110-030(1) (lot coverage by buildings) and 16-110-030(2) (road setbacks), of the Columbia County Zoning Ordinance and to Section 16-5-40 (water setbacks) of the Columbia County Shoreland / Wetland Ordinances of the Columbia County Zoning Ordinance at N2340 Trails End Road, Lodi Parcel #11040-840 Sec. 10, T10N, R7E Lot 7, Crossland Plat, Town of West Point. Brian & Tracy Breunig would like to build a new home and septic system with drain field. N2340

Trails End Road, Lodi Parcel #11040-840 Sec. 10, T10N, R7E Lot 7, Crossland Plat, Town of West Point. Brian & Tracy Breunig would like to build a new home and septic system with drain field. - The public hearing was opened at 7:25pm. Mary Ann Johnson, Secretary stated that Taffy Buchanan, Town Clerk, sent out 25 letters to landowners within 500 feet. Brian & Tracy Breunig were in attendance as the applicants for the variances request. Mr. Breunig indicated that there is an existing boathouse on this property and that as part of the proposed building project the size of the boathouse will be reduced by elimination of roof overhangs. Andrew Fiene, 7130 Roelke Rd, Sauk City, a future neighbor, stated he had no objections to this request. The variance request for the house will allow the house to be the same distance from the road as the neighboring property to the east. The applicant has met with the Town Engineer and he created a stormwater drainage plan which will be implemented with the help of McKay Nurseries. No additional oral or written comments were received. The public hearing was closed at 7:30pm.

Agenda #9 A request from David Mitchell for approval of a 2-lot Certified Survey Map and variances to the Columbia County Zoning Ordinance and to the Columbia County Shoreland / Wetland The property is located at W12618 Pleasant View Park Road, Lodi, WI, Parcel #11040-716.02 Sec. 11, T10N, R7E, LT 2 CS#4046-28-39, Town of West Point. - A motion was made by Bryon Olson to recommend to the Town Board approval of the land division and a variance to the Town Ordinance to as well as to recommend to the Columbia County Planning and Zoning Department approval of the 2-lot CSM and the variance requests of David Mitchell for property located at W12168 Pleasant View Dr. Chairman Kevin Kessler recommended a friendly amendment with the restriction that all existing deed covenants be vacated and the newly created deed covenants be included in the approval recommendation. The motion was amended by Mr. Olson, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.

Agenda #10 A request from Andrew & Maureen Fiene, for variances to the Columbia County Zoning Ordinance and to the Columbia County Shoreland / Wetland Ordinance. The property is located at N2340 Trails End Road, Lodi, WI, Parcel #11040-841 Sec. 10, T10N, R7E Lot 8, Crossland Plat, Town of West Point. A motion was made by Fred Madison to recommend to the Town Board to recommend to the Columbia County Planning and Zoning Department that the County approve the variance requests of Andrew and Maureen Fiene for a property located at N2340 Trails End, 2<sup>nd</sup> by Renee Nair. Byron Olson questioned if this was a hardship that would qualify for a variance. Chairman Kessler stated that there have been past

changes to the hardship definition through case law. Ron Grasshoff stated his opinion that with all the needs: setbacks of a new well and placement of a new septic tank, that this presented itself as a hardship as the lot is pie shaped. The Chairman called for a vote and the motion carried unanimously.

Agenda #11 A request has been received from Brian & Tracy Breunig, for variances to the Columbia County Zoning Ordinance and to the Columbia County Shoreland / Wetland Ordinance. The property is located at N2340 Trails End Road, Lodi, WI, Parcel #11040-840 Sec. 10, T10N, R7E Lot 7, Crossland Plat, Town of West Point. - A motion was made by Fred Madison to recommend to the Town Board to recommend to the Columbia County Planning and Zoning Department approval of the variance requests for Brian & Tracy Breunig, 2nd by Nathan Sawyer. There was discussion about the size of the boat house. Mr. Breunig responded that Columbia County had recommended removing the 3 ft. roof overhang to reduce the impermeable roof surface. The existing concrete foundation will be unchanged. In response to a question, Mr. Breunig indicated that the proposed house is planned to be a year-round 3- bedroom home. The Town Engineer has made drainage recommendation, which the home owner will comply with, to eliminate potential drainage problems with the increase of impervious surfaces. The Chairman called for a vote and the motion carried unanimously.

Agenda #12 Change Comprehensive Plan to Show the Rezoning of the Lane Property - Chairman Kessler indicated that the Columbia County Planning and Zoning Director had verbally indicated that he did not believe that the Columbia County Comprehensive Plan would need to be changed in order for the Plan to be consistent with the new zoning of the Lane property. This was due to the fact that in the Director's opinion, the lot could have qualified for a residence through A-2 zoning. Chairman Kessler indicated that based upon this opinion from the County, the Town had discretion in determining whether or not the Town's Comprehensive Plan needed to be amended to reflect the new residential zoning. A motion was made by Ron Grasshoff to leave the Town's Comprehensive Plan unchanged, 2<sup>nd</sup> by Fred Madison - motion carried unanimously.

Agenda #13 Town Board report - Gordon Carncross gave a report on the June 11 and July 9, 2015 Town Board meetings.

Agenda #14- Set Next Meeting 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 July 16, 2015 Plan Commission meeting, 2<sup>nd</sup> by Nathan Sawyer. Meeting adjourned at 8:46 pm

Respectfully Submitted by  
*Mary Ann Johnson,*  
*Secretary*