

Town of West Point  
Plan Commission Minutes  
June 2, 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, June 2, 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. The Plan Commission met on-site for an inspection of the Amalia W Ryan Revocable Living Trust property at 5:30 PM. No action was taken until the regularly scheduled meeting at 7:00. 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 (7:12pm), and Fred Madison. Absent was Renee Nair(excused). Also present was Taffy Buchanan, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Fred Madison to approve the agenda Switching items 8 & 9, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the May 19, 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 corrections, 2<sup>nd</sup> by Ron Grasshoff - motion carried unanimously.

Agenda #4 Correspondence – Columbia County Board of Supervisors approved “Amendments to the Columbia County Comprehensive Plan 2030” to include changes to the Tim & Darci Pfeil property on Lake Drive.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for David & Jeryl Hintzsche at W12497 State Highway 188, Lodi, WI 53555 for a 3-lot Land Division. Parcel #11040-64.B is located in Sec. 12, T10N, R7E 7 Lot 10. This parcel will be divided through a Certified Survey Map into 3 lots. The parcel is currently zoned Single Family Residential and would keep the same zoning. – The public hearing was opened at 7:10pm. Taffy Buchanan, Town Clerk, stated 21 letters were sent to landowners within 1000 feet. The WDOT emailed the Town and wrote “Any new access or changed access for this parcel must be obtained from WisDOT through the driveway permitting process. The property owner will need to contact Scot

Hinkle, WisDOT Permit Coordinator...” Jim Grothman, Grothman & Associates, and David Hintzsche, landowner, stated he would like to keep the access point to State Highway 188 for new lot 1 the same as proposed on the CSM, instead of changing it as the Plan Commission suggested at the last meeting. No one else presented comments or registered at the public hearing. The public hearing was closed at 7:15pm.

Agenda # 7 3-lot Land Division & CSM Review for David & Jeryl P. Hintzsche – Parcel #11040-64.B – A motion was made by Byron Olson to recommend to the Town Board to approve the CSM for the 3-lot land division contingent on approval of the access easement and deed covenants, 2<sup>nd</sup> by Gordon Carncross – motion carried unanimously.

Agenda #8 Preliminary Discussion by Grothman & Associates about Subdivision & Rezoning Plans for the Amalia W Ryan Revocable Living Trust property off of Unke Road. – Jeff Clark, Town Attorney, explained the process of the Major Land Division request since the Town has not had one for a while. The process is described in the Town Ordinances in section 6.08. Jim Grothman explained that they are asking for 10 lots compared to the 22 they could have, they are clustering, and having a couple of lots zoned Rural Residential as a buffer. Jim Grothman will discuss options based on the feedback he received from the Plan Commission with his clients and then let them decide how they want to proceed.

Agenda #9 Informal Presentation about temporarily placing a 5<sup>th</sup> wheel camper on a parcel zoned R-1 Single Family Residential – Steve Schuster, real estate agent, asked if it would be possible to have 5<sup>th</sup> wheel camper for someone to live in until they build. The Plan Commission told him the zoning code restricts it unless temporary while the house is being built. The people could ask for a Conditional Use Permit, but that is a long process.

Agenda #10 Town Board Report – No report

Agenda #11 Next Meeting Agenda and Date – The next meeting will be scheduled as needed.

Agenda #12 Adjourn Meeting. A motion was made by Fred Madison to adjourn the June 2, 2016 Plan Commission meeting at 9:05 pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk