

Town of West Point
Plan Commission Minutes
May 15, 2014

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, May 15, 2014 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 7:05 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Nathan Sawyer, Byron Olson, Ron Grasshoff, Fred Madison, and Renee Nair. Also present was Taffy Buchanan, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Fred Madison to approve the agenda as presented, 2nd by Byron Olson – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the April 17, 2014 Plan Commission minutes had been emailed to each member for their review. A motion was made by Fred Madison to approve the minutes, 2nd by Renee Nair – motion carried unanimously.

Agenda #4 Swear in Plan Commission members: Byron Olson, Nathan Sawyer, and Ron Grasshoff – Town Clerk Taffy Buchanan swore in Byron Olson, Ron Grasshoff, and Nathan Sawyer for three year terms (until April 30, 2017)

Agenda #5 Correspondence – Gordon Carncross received paper, Wisconsin Farmers Union News, containing an article concerning broadband, copies were made and given to the Plan Commission members.

Agenda #6 Citizen Input – None

Agenda #7 Public Hearing for a lot line adjustment request that has been received on behalf of the Alan Beerkircher Living Trust and the Paulette Beerkircher Living Trust. The following parcels are located in Sections 19 and 20, Town 10N, Range 7E: #173; #174.A and #195. The parcels are accessed by a private road named Theresa Lane and are zoned R-1. Parcels #173 and #174.A are proposed to have a lot line adjustment with an access easement through #195. These two existing lots will be reconfigured into two different lots, each with lake frontage. There is a Certified Survey Map illustrating the proposed lot

line adjustment on file for public inspection at the Town Hall. – Town Clerk Taffy Buchanan sent out 39 letters to resident within 1000 feet of Parcels #173, #174.A, and #195. The Public Hearing was opened at 7:15pm. Jim Grothman from Grothman & Associates attended and spoke on behalf of the applicants. Phil Ray, W14132 Theresa Lane, was neither for nor against the lot line adjustment request, but was concerned of the traffic on the gravel road. Sid Cook, W14105 Theresa Lane, was against the lot line adjustment, and he was concerned with the maintenance of the road with additional traffic being on it. Jim Carlson, W14129 Theresa Lane also attended and was concerned of the effects this would have on Theresa Lane. The Public Hearing was closed at 7:27pm.

Agenda # 8 Susan Sykes – Land Division - Public Hearing for a land division request that has been received from Susan Sykes. The following parcel is located in Section 30, Town 10N, Range 7E: #970.06. This parcel is accessed from Ingles Drive and is zoned R-1. It is proposed that the present 4 acre parcel would be divided into two 2 acre lots with an access easement through Lot 1. There is a Certified Survey Map illustrating the proposed land division on file for public inspection at the Town Hall. Town Clerk Taffy Buchanan sent out 23 letters to resident within 1000 feet of Parcel #970.06. The Public Hearing was opened at 7:28pm. Jim Grothman from Grothman & Associates attended and spoke on behalf of the applicants. The Town received an email from Chuck Bongard, N1177 Steckelberg Drive, stating he would support the land division as long as there was a limitation of one residential unit per lot for a total of two residences. The public hearing was closed at 7:30pm.

Agenda #9 Alan & Paulette Beerkircher – Land Division (Lot Line Adjustment) – A motion was made by Fred Madison to recommend to the Town Board to approve the lot line adjustment, 2nd by Byron Olson – motion carried unanimously. A motion was made by Kevin Kessler recommend to the Town Board to approve a variance for waiver of access road frontage if required, 2nd by Fred Madison – motion carried unanimously.

Agenda # 10 Susan Sykes – Land Division – A motion was made by Fred Madison to recommend to the Town Board to approve the proposed land division, 2nd by Gordon Carncross – motion carried unanimously. A motion was made by Fred Madison to amend the previous motion to include “subject to the additional payment of park fees”, 2nd by Gordon Carncross – motion carried unanimously. A motion was made by Kevin Kessler recommend to the Town

Board to approve a variance for waiver of access road frontage for lot 2 if required, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #11 Hearing Authorization- Conditional Use Permit for Tourist Rooming House for David Mitchell, W12618 Pleasant View Park Road, Lodi – A motion was made by Byron Olson to authorize a public hearing to be held on June 5, 2014 for the CUP, contingent on the receipt of the Town’s CUP application and fee by May 22, 2014, 2nd by Ron Grasshoff – yes-6, no-1 – motion carried.

Agenda #12 Variance for new front porch in road right-of-way – Craig & Jen Carncross, N1520 State Road 188, Prairie du Sac. Also discuss possible future re-zone. – The Plan Commission did not see any issues with the variance for the front porch. Craig Carncross discussed the possibility of rezoning N1520 from single to multi-family. The plan commission had some concerns with rezoning and Kevin Kessler stated he would discuss with Columbia County both the need for a variance and the possibility of a CUP instead of rezoning. A motion was made by Byron Olson to authorize a public hearing to be held on June 5, 2014 for a variance to rebuild the front porch in the road right-of-way, contingent on receipt of report from Columbia County stating the variance is needed, 2nd by Ron Grasshoff – yes-6, no-0, abstain-1 – motion carried.

Agenda #13 Broadband Infrastructure Update – No meeting

Agenda #14 Town Board Report – Gordon Carncross gave his report.

Agenda #15 Discussion of Possible Town Ordinance Regarding Permitting – The Plan Commission discussed the pros and cons in having a Town ordinance regarding permitting of tourist rooming houses. No action was taken.

Agenda #16 Next Meeting Agenda and Date – The next meeting will be June 5, 2014 and will include Public Hearings for: CUP – Tourists Rooming House for David Mitchell and Variance for a building permit for Craig Carncross.

Agenda #17 Adjourn Meeting. A motion was made by Fred Madison to adjourn the May 15, 2014 Plan Commission meeting at 9:40 p. m., 2nd by Nathan Sawyer - motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan,
Town Clerk