

Town of West Point
Plan Commission Minutes
May 19, 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, May 19, 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 called the meeting to order at 7:03 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Ron Grasshoff, Nathan Sawyer (7:12), Renee Nair, and Byron Olson. Also present was Taffy Buchanan, Town Clerk. Absent was Fred Madison (excused).

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

Agenda #3 Approve Minutes – Copies of the March 3, 2016 Plan Commission minutes had been emailed to each member for their review. A motion was made by Renee Nair to approve the minutes from the March 3, 2016 meeting, 2nd by Gordon Carncross - motion carried unanimously.

Agenda #4 Correspondence –The Professional Dairy Producers and Discovery Farms have programs on Water Quality on June 7, 2016 in Cashton, June 14, 2016 in Green Bay, and June 21, 2016 in Oconomowoc. UW-Stevens Point/ Extension are having training opportunities in Montello on June 23rd there is a Plan Commission Workshop and on August 18th there is a Zoning Board Workshop. There will be a Merrimac Ferry Wayside Improvements Dedication and Celebration, Friday, June 10, 2016 at Merrimac Ferry South Wayside in the Town of West Point.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Donald & Denise Kruchten, N897 Dettman Road, Lodi, WI 53555, for a Land Division / Lot Line Adjustment. The parcel is #11040-328.02 includes parts of the SE1/4 OF SE1/4 EXC CS#1888 PRT OF NE NE OF SEC 35 ALSO NE SE SEC 26 in the Town of West Point. This parcel will be divided through a Plat of Survey and a portion of the parcel will be conveyed to Donald & Sharon Kruchten owners of adjoining parcel #11040-490 – Town Clerk,

Taffy Buchanan sent out 12 letters to residents within 500 feet of Parcel #328.02. The public hearing was opened at 7:08pm. Scott Hewitt from Grothman & Associates, presented the information concerning the Donald & Denise Kruchten property. The Kruchtens would like to divide parcel 11040-328.02 and give part of the parcel to the adjoining owners, his parents. No one appeared or testified at the hearing. The public hearing was closed at 7:12pm.

Agenda #7 Donald & Denise Kruchten, N897 Dettman Road, Lodi, WI 53555, for a Land Division / Lot Line Adjustment. Review of Plat Survey – A motion was made by Ron Grasshoff to recommend to the Town Board to approve the Plat of Survey for the Land Division / Lot Line Adjustment, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #8 Preliminary Discussion by Grothman & Associates about Subdivision & Rezoning Plans for the Amalia W Ryan Revocable Living Property off of Unke Road – Scott Hewitt, Grothman & Associates, Scott Alt, realtor, and Marilyn & Jack Meffert, owners, all gave information on the plans for the property. The property is approximately 114 acres and part of it is zoned A-1 Agricultural and part of it is R-1 Single Family Residential. The owners would like to switch the zoning on some of the acres around. There is currently about 66.5 acres of A-1 zoning and 47.5 of R-1, the proposed zoning would make 69 acres A-1 with A-4 Ag Overlay and 45 acres for residential use. Lots 1, 9 & 10 would be zoned RR-1 Rural Residential and the lots 2-8 would be R-1 Single Family with a PD-1 Planned Residential District Overlay. The Plan Commission is concerned about losing tillable farmland. The Plan Commission will have a site visit on June 2, 2016 to look at the terrain and gather more information.

Agenda #9 Land Division & CSM Review for Jeryl P. Hintzsche Trust 2006 – Parcel #11040-64.B – David & Jeryl Hintzsche would like to divide there 7.1acre parcel into 3 lots. It is currently zoned Single Family Residential and it would keep the same zoning. The Plan Committee looked over the proposed CSM and gave suggestions. Kevin Kessler suggested a different configuration for lot 1, did not like the “flag”. A motion was made by Byron Olson to approve a public hearing for June 2, 2016, yes-5 no-1 – motion carried

Agenda #10 Election of Officers for the Plan Commission - A motion was made by Ron Grasshoff to nominate Kevin Kessler for Plan Commission Chair, 2nd by Byron Olson – motion carried unanimously. There were no other nominations for Chair. A motion was made by Gordon Carncross to nominate Ron Grasshoff

for Plan Commission Vice-Chair, 2nd by Byron Olson – motion carried unanimously. There were no other nominations for Vice-Chair.

Agenda #11 Town Board report – Gordon Carncross gave a report on the March, April, and May Town Board meetings.

Agenda #12– Set Next Meeting Date - The next meeting will be June 2, 2016 with a site visit to the Amalia Ryan Trust property at 5:30 pm and a public hearing for the Jeryl P. Hintzsche Trust property at 7:00 pm.

Agenda #11 Adjourn Meeting. A motion was made by Ron Grasshoff to adjourn the May 19, 2016 Plan Commission meeting at 9:52 pm, 2nd by Renee Nair – motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan,
Town Clerk