

Town of West Point
Plan Commission Minutes
November 5, 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, November 5, 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 7:00 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Nathan Sawyer (7:30), Renee Nair, Byron Olson, Ron Grasshoff and Fred Madison. Also present was Taffy Buchanan, Town Clerk.

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

Agenda #3 Approve Minutes – Copies of the September 17, 2015 Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the minutes, 2nd by Byron Olson - motion carried unanimously.

Agenda #4 Correspondence – The Wisconsin State Journey had an article in the paper about the Ferry Landing Park and the improvements that will be going on there. Kevin Kessler talked with Ed Hastreiter, reminding him of the demo time frame for the cabin on State Road 188.

Agenda #5 Citizen Input – None

Agenda #6 Public hearing for Dick Ryan, Spring Creek Farms 401K Plan Trust, at W12350 County Highway J, Lodi, WI 53555 for a 4-lot Land Division and Rezoning from A-1to Rural Residential and A-4 with an Agricultural Overlay with a CSM review – Town Clerk, Taffy Buchanan sent out 10 letters to residents within 1000 feet of Parcel #85. The public hearing was opened at 7:06pm. Dick Ryan was present and explained he bought the property from Polly Olson about 10 years ago and would now like to divide it into four parcels so he can sell all or part of the property. The land already has one house on it, so the new parcels would have an ag overlay on them and would not be able to be built on. Dan Benish was concerned about people in the future wanting to divide the land. Kevin Kessler

explained people can divide the land but it would not be able to be built upon. The public hearing was closed at 7:15pm.

Agenda #7 Public hearing for Justin & Neisha Vils and Lucille R Foster Trust, for Tax Parcels 11040-170 & 11040-186 to combine the 2 parcels and rezone them from A-1 to A-2 to build a home on the property - Town Clerk, Taffy Buchanan sent out 11 letters to residents within 1000 feet of Parcel #170 & #186. The public hearing was opened at 7:16pm. Justin & Neisha Vils were present and stated they want to purchase to property from the Lucille R Foster Trust if they are able to build a home on the property. The Vils stated they have no intention of altering the drainage and the building envelope would be by the barn. Jim Grothman explained the need for combining the 2 small parcels and that it would qualify for A-2 zoning with one house being able to be built on it. The public hearing was closed at 7:20pm.

Agenda #8 Land Division, Rezoning, and CSM Review for Dick Ryan at Spring Creek Farms 401K Plan Trust, W12350 Cty. Rd. V, Lodi – A motion was made by Fred Madison to recommend to the Town Board to approve the land division, CSM and rezoning to RR-1 and A-4 with Ag Overlay contingent upon the recording of the CSM with deed covenants being acceptable to the Town Attorney, 2nd by Byron Olson – yes 6, no 1 - motion carried.

Agenda #9 Spite strips on Fjord Road – The Plan Commission discussed the “spite strip” on Fjord Road and it was suggested the adjoining owner should make an offer to the Town, if they would like the “spite strip” released.

Agenda #10 Combining and rezoning of parcels #11040-170 & 11040-186 for Justin & Neisha Vils and Lucille R Foster Trust - A motion was made by Gordon Carncross to recommend to the Town Board to approve the combining of the parcels and the rezoning to A-2, contingent on acceptable building envelope is on the CSM and the Town Engineer okays a location for the driveway access to Fjord Road, 2nd by Fred Madison – yes 6, no 0, present 1 – motion carried.

Agenda #11 Informal presentation by Tim & Darci Pfeil about rezoning tax parcels #11040-13 & #11040-19.03 and moving a buildable area – Tim & Darci Pfeil gave a presentation of their plans with the parcel located off of Lake Drive. They would like to move the building envelope to the high point of the land and rezoning everything else back to A-1. The property owners did not like the location of the present buildable area because it is in a low point of the land and

could have issues with water. Ron Grasshoff expressed concern with the plan because of visual impact of it being on the ridge and it would not fit in with the Town of West Point's Comprehensive Plan. The Plan Commission decided to have site visit on Saturday November 7, 2015 at 10:00am, so the Plan Commission members can walk the land to understand the concerns of the property owners and gather information.

Agenda #12 Town Board report – Gordon Carncross will give a report at the next meeting.

Agenda #13– Set Next Meeting Date - The next meeting will be scheduled for December 3, 2015.

Agenda #14 Adjourn Meeting. A motion was made by Fred Madison to adjourn the November 5, 2015 Plan Commission meeting at 9:15 pm, 2nd by Ron Grasshoff – motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan,
Town Clerk