

Town of West Point
Plan Commission Minutes
October 16, 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, October 16, 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 7:00 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Nathan Sawyer, Byron Olson, Ron Grasshoff, and Fred Madison (left at 8:35pm). Also present was Taffy Buchanan, Town Clerk. Absent was Renee Nair -excused.

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

Agenda #3 Approve Minutes – Copies of the August 7, 2014 Plan Commission minutes had been emailed to each member for their review. A motion was made by Fred Madison to approve the minutes with minor corrections, 2nd by Nathan Sawyer - motion carried unanimously.

Agenda #4 Correspondence – David Mitchell's CUP for Tourist Rooming House was approved by Columbia County. Carol Luken's variance to Section 16-5-40 Water Setbacks of the Columbia County Zoning Ordinance was approved by Columbia County.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Edward Hastreiter at N2432 State Highway 188, Lodi, WI 53555 for a 3-lot Land Division, Rezoning to Rural Residential with an Agricultural Overlay, and a possible Variance to the Town's Development Right Ordinance The following parcel is located in NE ¼, SW ¼, SE ¼ of the NE ¼ of Section 11, Town 10N, Range 7E : 29. This parcel will be divided through a Certified Survey Map into 3 lots. - Town Clerk, Taffy Buchanan, sent out 110 letters to residents with 1000 feet of N2432 State Highway 188. The Public Hearing was opened at 7:08 p.m. Ed Hastreiter explained he bought Parcel 24 & 29, there is one existing house on each of the parcel. He is planning on tearing down the house down on Parcel 24 and transferring the development right to Parcel 29. There is one home on Parcel 29 and the parcel is about 71 acres. Ed Hastreiter is proposing to create a 3 lot CSM: lot 2 would be 3.14 acres and

contain the existing house; lot 3 would be 4 acres, would include the existing storage building, and would be the location of the new house; both lots 2 and 3 would be rezoned to RR-1 Rural Residential; and lot 1 would be 63.01 acres and would remain zoned A-1 Agricultural but would be rezoned to apply the A-4 Agriculture Overlay District. Butch Hensen, 110 Baker St, Waunakee, helped explain the plans for the land and where the house and driveway would be located. Dean Schwarz spoke for the proposal from Ed Hastreiter, stating he purchase the land so it would not be used for development. No one else spoke for or against the variance. The Public Hearing was closed at 7:17 p.m.

Agenda #7 Edward Hastreiter at N2432 State Highway 188, Lodi, WI. 53555 for a 3-lot Land Division, Rezoning to Rural Residential with an Agricultural Overlay, and a possible Variance to the Town's Development Right Ordinance – A motion was made by Ron Grasshoff to approve the land division and rezoning. Ron Grasshoff removed his motion. A motion was made by Gordon Carncross to deem the application complete, 2nd by Fred Madison – motion carried unanimously. A motion was made by Byron Olson to adopt the proposed Resolution supplied by the Town Attorney with 2 modifications. The 2 modifications would add “WHEREAS the Plan Commission has considered the future land use of the property as identified in the Comprehensive Plan”; and in Declaration 2.c. insert in the blank space that the house shall be demolished within “12” months. The motion was 2nd by Fred Madison – motion carried unanimously. A motion was made by Ron Grasshoff to recommend to the Town Board to approve the rezoning and land division as proposed and adopted, 2nd by Fred Madison – motion carried unanimously.

Agenda # 8 Driveway Ordinance and Emergency Vehicle Access – The Sauk Fire District expressed concerns at the last Town Board meeting of access to some properties in case of an emergency. Because of these concerns the Town Board requested the Plan Commission review the Driveway Ordinance. Kevin Kessler handed out some written suggestions for changes in the ordinance. A motion was made by Byron Olson to use the suggestions that Kevin Kessler presented as drafting instructions and give them to the Town Attorney with a request for a draft revision before the end of the year, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #9 Town Board Report – Gordon Carncross gave a report on the July 10, 2014 Town Board meeting.

Agenda #10 Next Meeting Agenda and Date – The next meeting will be scheduled as the agenda requires.

Agenda #11 Adjourn Meeting. A motion was made by Ron Grasshoff to adjourn the October 16, 2014 Plan Commission meeting at 9:10 pm, 2nd by Nathan Sawyer – motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan,
Town Clerk