

Town of West Point

Plan Commission Minutes

October 6, 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, October 6, 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 7:06 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Byron Olson, Ron Grasshoff, Renee Nair, and Nathan Sawyer (7:09pm). Also present was Taffy Buchanan, Town Clerk. Absent was Fred Madison – unexcused.

Agenda #2 – Approval of Agenda – A motion was made by Renee Nair to approve the agenda, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the September 1, 2016 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 Renee Nair - motion carried unanimously.

Agenda #4 Correspondence – Columbia County Planning & Zoning had a public hearing on the Amalia Ryan Trust rezone on October 4, 2016. Jeff Clark, Town Attorney, sent an email to the Town about a possible rezone on Rausch Road.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Thomas Sawyer for rezoning, land division, and CSM review for Parcels #11040-380 and #11040-381 which are currently zoned A-1 Agriculture. On parcel #11040-381 he is proposing a 7 acre parcel division around the existing farm house & buildings, and they are intending to place an A-4 overlay across the western 30.82 acres of parcel 11040-381. He would also like to divide parcel #11040-380 into 2-lots, and have them stay zoned A-1 Agriculture. Parcel #11040-380 is located in SW-SE, Sec. 29, T10N, R7E and Parcel #11040-381 is located in SE-SE, Sec. 29, T10N, R7E. The parcels will be divided through a Certified Survey Map. – Town Clerk, Taffy Buchanan, sent out 8 letters to residents within 1000 feet of Parcels #11040-380 & #11040-381. The public hearing was opened at 7:14pm. Jim Grothman, representing Tom Sawyer gave a brief explanation of the request. Tom Sawyer would like to divide his

parcel #11040-381 to create a 7 acre lot on the eastern side, which includes the buildings (lot 1) so he can sell it. The western portion (lot 2) would be rezoned to A-1 with an A-4 overlay. He would also like to divide parcel #11040-380 and put 1/3 of it with Parcel #11040-381 and keep the rest of it zoned A-1. The public hearing was closed at 7:24pm.

Agenda #7 Public Hearing for Stig & Angela Rahm, W12230 Hillcrest Drive, Lodi, for a lot line adjustment for Parcels #11040-865.01(lot 8) and #11040-865.02(lot 7). Parcel #11040-865.01& #11040-865.02are located in NW-NE, Sec. 13, T10N, R7E. The adjustment would increase the size of lot 8 and decrease the size of lot 7. The lot line would be adjusted through a Certified Survey Map. 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 14 letters to residents within 1000 feet of Parcels #11040-861.01 & #11040-865.02. The public hearing was opened at 7:24pm. Jim Grothman representing the Rahms explained the proposal. The Stig Rahms commented they would like to move the lot line so they can keep the trees in the back and not have any concerns about buyers of the other lot, building close or taking the trees down. The public hearing was closed at 7:33pm.

Agenda #8 Ron Schoepp – Concerning cattle at the Ryan Farm on Unke Road. – Ron Schoepp has been keeping cattle at the Amalia Ryan Trust farm and would like to keep the cattle there until March 2017. A motion was made by Kevin Kessler for the Plan Commission to recommend to the Town Board to grant a temporary waiver to allow Ron Schoepp to keep up to 100 cattle at the Amalia Ryan Trust Farm until March 2017, 2nd by Byron Olson – motion carried unanimously.

Agenda #9 Thomas Sawyer, W13702 State Road 60, Prairie du Sac, land division, rezone, and CSM review. – The Town Attorney will need time to get deed restrictions, easement, and shared well agreements drawn up. A motion was made by Ron Grasshoff to postpone action, 2nd Byron Olson – yes 5, no 0, abstain 1 -motion carried.

Agenda #10 Stig & Angela Rahm, W12230 Hillcrest Drive, lot line adjustment and CSM review. – The Plan Commission had concerns about erosion control because of the steepness of areas of the lot. A motion was made by Ron Grasshoff to recommend to the Town Board approval of the lot line adjustment subject to an acceptable construction and post construction Stormwater and

Erosion Control Plan approved by the Town Engineer, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #11 Informal presentation for Marcel Kjorlie concerning development rights. – Jim Grothman, representing Marcel Kjorlie, explained what they would like to do. Marcel Kjorlie owns 162 acres with 2 houses on the property and he would like to add 1 more house. The houses would be on 2 acre lots. The driveway access to County Highway J would need to be acceptable to the County.

Agenda #12 Combining the Open Space Committee with the Parks Committee and making it a Standing Committee. – The Open Space Committee would like to be made a Standing Committee. The Town was looking into combining the Open Space Committee with the Parks Committee and Kevin Kessler suggested a change to the ordinance that would combine the 2 committees and designate the duties of the committee. A motion was made by Byron Olson to recommend to the Town Board to accept Kevin Kessler’s change to the ordinance, 2nd by Renee Nair – yes 4, no 2 – motion carried.

Agenda # 13 Town Board Report – Gordon Carncross gave a report of the September Town Board Meeting.

Agenda #14 Next Meeting Agenda and Date – The next meeting will be scheduled for November 3, 2016.

Agenda #15 Adjourn Meeting. A motion was made by Renee Nair to adjourn the October 6, 2016 Plan Commission meeting at 9:50 pm, 2nd by Nathan Sawyer – motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan, Town Clerk