

Town of West Point Plan Commission Minutes September 1, 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, September 1, 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 7:05 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Byron Olson, Ron Grasshoff, Fred Madison, Renee Nair, and Nathan Sawyer (7:14pm). Also present was Taffy Buchanan, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Gordon Carncross to approve the agenda moving item #9 before #7, 2nd by Fred Madison – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the August 4, 2016 Plan Commission minutes had been emailed to each member for their review. A motion was made by Renee Nair to approve the minutes, 2nd by Fred Madison - motion carried unanimously.

Agenda #4 Correspondence – “Just Fix It” – Turn Out for Transportation Meeting is September 29, 2016 at the Columbia County Highway Shop Conference room. The Merrimac Scoop was issued a permit from the County to replace their sign. Columbia County would like some photos unique to the West Point area to display in their new Board room.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Amalia W Ryan Revocable living Trust for rezoning, land division, and CSM review for Parcels #11040-160 and #11040-17. On parcel #11040-160 they are proposing a 7 acre parcel division around the existing farm house & buildings as a single lot CSM and rezoning part from Single Family Residential R-1 to A-1. In addition, they are intending to place an A-4 overlay across the eastern 28 acres of parcel 11040-17. Parcel #11040-160 is located in Sec. 17, T10N, R7E and Parcel #11040-17 is located in Sec. 9, T10N, R7E SW1/4 OF SW1/4. The parcel will be divided through a Certified Survey Map. – Town Clerk, Taffy Buchanan, sent out 41 letters to residents within 1000 feet of

Parcels #11040-160 & #11040-17. The public hearing was opened at 7:14pm. Jim Grothman, representing the Amalia Ryan Trust gave a brief explanation of the request. The following people registered their appearance at the public hearing “for” or “against” the rezone, land division, and CSM review:

- Lori & Chris Dunn, W14080 West Point Dr. - They are the potential buyers of the property and would like to get started with renovations to the house. They plan on keeping most of the buildings and would like to have a couple cattle for their children to raise for 4-H. – “for”
- Tracy Thompson, W14108 West Point Dr. – She supports the proposal moving forward. - “for”
- Dirk Shimpach, W14094 West Point Dr. -- “for”
- Rick Kohn, W14113 West Point Dr. – “for”
- Nerissa Allen, W14127 West Point Dr. – She likes that they are going to keep the integrity of the buildings and teach their children about agriculture. – “for”
- Rich & Trish Kirner, N1967 Unke Road – “for”
- Chris Ryan, W13539 Unke Road – She is thrilled the barn is being kept intact – “for”
- Diane Hanson, N750 Golf Road – She owns a piece of property behind the proposed “Ryan’s Haven” – “for”

The public hearing was closed at 7:30pm.

Agenda #7 Decision on Amalia W Ryan Revocable Trust property for rezoning, land division and CSM review for Parcels #11040-160 and #11040-17. –
A motion was made by Kevin Kessler to recommended approval of the proposed CSM and rezoning of Lot 1 and 28 acres subject to the following 5 conditions: 1. Require Declaration of Covenants on the 28 acres consistent with the A-4 overlay; 2. The Declaration of Covenants drafted by the Town Attorney and approved by the Town Board would restrict the use of Lot 1 to the equivalent of Rural Residential Zoning; 3. The Declaration of Covenants would set a total square foot that could not be exceed for building (the amount to be determined by the Town Board); 4. The proposed Lot 1 would be part of the Ryan’s Haven subdivision Final Plat; 5. The existing legal access for the Hanson property is maintained until it is replaced with larger plat, 2nd by Fred Madison – motion carried unanimously.

Agenda #8 Review Initial Application for Subdivision & Rezoning Plans for the Amalia W Ryan Revocable Living Trust property off of Unke Road –Jim Grothman submitted the Initial Application for Ryan’s Haven for determination of completeness. The Town Attorney and Town Engineer both gave comments and

deemed the Initial Application complete. A motion was made by Fred Madison to accept the determination of the Town Attorney and Town Engineer that the Initial Application is complete and approved conditionally, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #9 Thomas Sawyer, W13702 State Road 60, Prairie du Sac, land division, rezone, and CSM review. – Jim Grothman, representing Tom Sawyer, explained the proposal. 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 into 2 lots and keep it zoned A-1. A motion was made by Fred Madison to schedule a public hearing for October 6, 2016, 2nd by Ron Grasshoff – yes 6; no 0; abstain 1 – motion carried.

Agenda #10 Town Board Report – A motion was made by Kevin Kessler to postpone the Town Board report until next meeting, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #11 Next Meeting Agenda and Date – The next meeting will be scheduled for October 6, 2016.

Agenda #12 Adjourn Meeting. A motion was made by Fred Madison to adjourn the September 1, 2016 Plan Commission meeting at 9:59 pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk