

Town of West Point
Plan Commission Minutes
June 6, 2019

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, June 6, 2019 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 website. Chairman Kevin Kessler called the meeting to order at 7:02 p.m. Members present were Kevin Kessler, Nathan Sawyer (7:06pm), Renee Nair, Gordon Carncross (Town Board Representative), Byron Olson, and Darrell Lehman. Also present was Taffy Buchanan, Town Clerk. Absent was Ron Grasshoff (excused).

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

Agenda #3 Approve Minutes – Copies of the May 2, 2019 Plan Commission minutes had been emailed to each member for their review. A motion was made by Renee Nair to approve the minutes as corrected, 2nd by Darrell Lehman –motion carried unanimously.

Agenda #4 Election of Officers for the Plan Commission -_A motion was made by Byron Olson to nominate Kevin Kessler for Chair, 2nd by Renee Nair. A motion was made by Gordon Carncross to nominate Darrell Lehman for Chair, 2nd by Renee Nair. No one else was nominated. A roll call vote was taken: Nathan Sawyer – Kevin, Renee Nair – Kevin, Darrell Lehman – Darrell, Kevin Kessler – Kevin, Byron Olson – Kevin, Gordon Carncross – Darrell. Kevin Kessler will be chairman by a vote of 4 to 2. A motion was made by Byron Olson to nominate Darrell Lehman for Vice-Chair, 2nd by Renee Nair. No one else was nominated. A roll call vote was taken: Nathan Sawyer – Darrell, Renee Nair – Darrell, Darrell Lehman – Darrell, Kevin Kessler – Darrell, Byron Olson – Darrell, Gordon Carncross – Darrell. Darrell Lehman will be vice-chair of the Plan Commission.

Agenda #5 Correspondence – Columbia County approved the CUP for a Tourist Rooming House for Hanson on Trails End Road and a Fill Permit for Crystal Lake

Campground. Fred Madison, a longtime resident and a former member and Chair of the Plan Commission passed away June 3, 2019

Agenda #6 Citizen Input – None

Agenda #7 Public Hearing for a Conditional Use Permit for David Mitchell at W12618 Pleasant View Park Road, Lodi, WI. 53555 - Tax Parcel # 716, in Section 11, Town 10N, Range 7E. The Conditional Use Permit is required by Columbia County Zoning Ordinance Section 16-110-020. The house is a single family dwelling and the property is zoned SF-1 Single Family Residential. The property owner has requested approval to use the residence for short term rental or Tourist Rooming House which is allowed under the County Zoning Ordinance with a conditional use permit. - The public hearing was opened at 7:20pm. Taffy Buchanan, Town Clerk, stated 32 letters were sent to landowners within 1000 feet to notice them about the public hearing. David Mitchell explained the proposed CUP. The Town received written correspondence against the CUP from Devon & Sharon Osborn - W12618 Pleasant View Park Road, Larry & Jayne Pulsfus - W12622 Pleasant View Park Road, William & Beverly Burmester - W12612 Pleasant View Park Road, Jim & Kathy Meister – W12706 Pleasant View Park Road, Robert & Amy Anderson – W12618 Pleasant View Park Road, and David Duran – W12621 Pleasant View Park Road. Devon Osborn stated several violations of the past CUP as to why he is strongly opposed. Larry Pulsfus is against the CUP because of the damage done to his property from the renters David Mitchell has had and the lack of responsibility that has been taken by David Mitchell for the damages. Jayne Pulsfus said she feels unsafe and is unable to have her grandchildren up because she feels it is unsafe with the Tourist Rooming House. Joan Neubauer – W12636 Pleasant View Park – said people are parking on the road and making it difficult to get through on Pleasant View Park Road. Byron Olson stated a couple residents on Pleasant View Park Road talked with him about the vehicles being parked there saying you can barely get through. David Mitchell stated the renters who damaged the neighbor's property with fireworks wanted to work it out, but the neighbors wouldn't talk with them. David Mitchell also stated he has plenty of parking, and that actually the neighbors are parking on his lot and the road. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 7:45pm.

Agenda #8 CSM Review for Lot-line Adjustment for Tax Parcels #11040-42 & #11040-43.03 for Justine Oswald & Justin Venne – Justin & Justine Oswald found out their driveway was on their neighbor’s land, so they bought the neighbor’s land and want to adjust the lot-line to correct this. A motion was made by Renee Nair to recommend to the Town Board to approve the CSM for the lot-line adjustment, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #9 Conditional Use Permit for David Mitchell at W12618 Pleasant View Park Road, Lodi, WI. 53555 - Tax Parcel #11040-716 for a Tourist Rooming House. – A motion was made by Darrell Lehman recommend to the Town Board to accept the County’s stated conditions with adding “overnight” to #8 and modifying #9 by adding “for the owner and neighborhood contact within ten minutes” to the end and adding #17- The payment of property taxes be current; #18 – Receive approval from the County that the well & septic system is adequate for the TRH; #19 – The CUP is valid for 3 years; #20 At no time the number of visitors and overnight occupancy shall exceed the maximum set by the County; #21 The Owner must have “Business Liability Insurance”;#22 -A minimum of a \$500.00 deposit from the guests which is subject to complete or partial forfeiture for violation of the CUP conditions or rental agreement, 2nd by Renee Nair – motion carried unanimously. A motion was made by Renee Nair to recommend to the Town Board to recommend to the County that the Findings of Facts from the County form and numbers 1, 5, 6, & 7 are found satisfied with conditions and numbers 3 & 4 are satisfied and number 2 is not satisfied, 2nd by Darrell Lehman – yes 5, no-1 – motion carried. A motion was made by Renee Nair to recommend to the Town Board to recommend to Columbia County Planning & Zoning Committee the denial of the CUP for a TRH based on the Findings of Facts, 2nd by Darrell Lehman - yes 5, no-1 – motion carried.

Agenda #10 Revisions to Chapter 6 Code of Ordinances – Kevin Kessler, Darrell Lehman, and Ron Grasshoff will meet and discuss the revisions the attorney made and then bring it back to the Plan Commission on July 18, 2019.

Agenda #11 Set Agenda for meeting on June 20, 2019 with Columbia County Planning & Zoning – The Plan Commission set the agenda for the meeting.

Agenda #12 Town Board Report – postponed

Agenda #13 Set Next Meeting Date – The next meeting will be scheduled for

July 18, 2019.

Agenda #14 Adjourn Meeting - A motion was made by Kevin Kessler to postpone the Town Board Report and adjourn the June 6, 2019 Plan Commission meeting, 2nd by Darrell Lehman – motion carried unanimously. The meeting was adjourned at 11:00pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk