

Town of West Point
Plan Commission Minutes
July 18, 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, July 18, 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 7:00 p.m. Members present were Kevin Kessler, Nathan Sawyer (7:05pm), Renee Nair, Ron Grasshoff, Gordon Carncross (Town Board Representative), Byron Olson, and Darrell Lehman. Also present was Taffy Buchanan, Town Clerk.

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 June 6, 2019 Plan Commission minutes had been emailed to each member for their review. A motion was made by Gordon Carncross to approve the minutes as presented, 2nd by Renee Nair – yes 5, no 0, abstain 1 - motion carried.

Agenda #4 Correspondence – Chairman Kevin Kessler wrote a letter to Scot Earnest confirming there is one development right associated with Parcel #11040-107. The Town is working on a plaque to recognize the contributions of Fred Madison.

Agenda #5 Citizen Input – Erv Breunig, 8998 Hwy. Y, Sauk City, stated his daughter wants to build a house in West Point and wants some guidance on how to proceed.

Agenda #6 Public hearing for Paul Munz, N2196 State Road 188, Lodi, for a CSM review to combine Parcels #11040-43.01, #11040-43.N, #11040-43.N1, #11040-43.N2 and #11040-43.N3 and divide them into 2 lots. Lot 1 would be 7.92 acres and Lot 2 would be 1.01 acres. The parcels are currently zoned Single Family-Residential and there would not be any zoning change to the parcels. There is a Certified Survey Map illustrating the combination and division on file

for public inspection at the Town Hall. The public hearing was opened at 7:20pm. Taffy Buchanan, Town Clerk, stated 70 letters were sent to landowners within 1000 feet to notice them about the public hearing. The Town received 3 notices back marked undeliverable. Paul Munz explained the proposed land combination and division. The driveway for both parcels would continue to have the shared driveway. George Lala, N2176 State Road 188, Lodi, wondered what was going to be built. Paul Munz explained he would like to build a shed on the area that would be part of his current property and the other parcel could be sold and a house could be built on it. The Town received an email from WDOT to contact them to try and obtain a new driveway permit. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 7:27pm.

Agenda #7 Public hearing for Boos, Marquardt, Nielsen, and Unke parties to divide Parcel #11040-164.01 into 2 lots. Lot 1 would be 4.5 acres and Lot 2 would be 15.5 acres. The parcel is currently zoned Single Family-Residential and there would not be any zoning change to the parcel. There is a Certified Survey Map illustrating the division on file for public inspection at the Town Hall. The public hearing was opened at 7:28pm. Taffy Buchanan, Town Clerk, stated 8 letters were sent to landowners within 1000 feet to notice them about the public hearing. Jim Grothman explained the proposed land division. Karl and Velma Marquardt, 3905 Sumac Circle, Middleton, were present. Patricia Unke, N1772 Unke Road, Lodi, was present. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 7:30pm.

Agenda #8 Paul Munz, N2196 State Road 188, Lodi, for a CSM review to combine Parcels #11040-43.01, #11040-43.N, #11040-43.N1, #11040-43.N2 and #11040-43.N3 and divide them into 2 lots. – A motion was made by Byron Olson to recommend to the Town Board to approve the CSM to combine and divide into 2 lots, 2nd by Renee Nair. A motion was made by Darrell Lehman to postpone action on the previous motion pending receipt of: 1. Copy of shared driveway agreement; 2. A CSM that has met requirements of 6.07; 3. Shared well agreement, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #9 Boos, Marquardt, Nielsen, and Unke parties to divide Parcel #11040-164.01 into 2 lots. – Gordon Carncross recused himself. A motion was

made by Ron Grasshoff to recommend to the Town Board to approve the CSM for the land division & waiver of access to a Town Road & length of driveway exceeding 1000 feet, 2nd by Renee Nair. A motion was made by Darrell Lehman to amend the previous motion to include “contingent on the Town Attorney’s approval of the Shared Driveway agreement”, 2nd by Renee Nair – yes 6, no 0, abstain 1 - motion carried. The amended motion made by Ron Grasshoff was to recommend to the Town Board to approve the CSM for the land division & waiver of access to a Town Road & length of driveway exceeding 1000 feet, contingent on the Town Attorney’s approval of the Shared Driveway agreement, 2nd by Renee Nair– yes 6, no 0, abstain 1 - motion carried.

Agenda #10 Informal Presentation for Roger Thistle about dividing his property on Lake Drive. – Dan Mark from River Valley Land Survey, Sauk City, presented a 4-lot subdivision for Roger Thistle, N2142 Lake Drive, Lodi. The proposal consisted of Roger Thistle’s Lot 1 to be 8.26 acres and then Lots 2, 3, 4 to be 2.39 acres. The Plan Commission suggested they review Chapter 6 Land Division especially 6.05, 6.06, 6.12, 6.14, and 6.15 and Chapter 12 Driveways of West Point Code of Ordinances to get the process started.

Agenda #11 Revisions to Chapter 6 Code of Ordinances – Kevin Kessler, Darrell Lehman, and Ron Grasshoff met and discuss the revisions the attorney and we will hold a public hearing on September 5, 2019.

Agenda #12 Town Board Report – Gordon Carncross reported on the June and July Town Board meetings.

Agenda #13 Set Next Meeting Date – The next meeting will be scheduled for August 15, 2019.

Agenda #14 Adjourn Meeting - A motion was made by Byron Olson to adjourn the July 18, 2019 Plan Commission meeting, 2nd by Nathan Sawyer – motion carried unanimously. The meeting was adjourned at 9:28pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk