

Town of West Point Plan Commission Minutes August 15, 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, August 15, 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, Renee Nair, Ron Grasshoff, Gordon Carncross (Town Board Representative), and Darrell Lehman. Also present was Taffy Buchanan, Town Clerk. Absent was Byron Olson (unexcused).

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

Agenda #3 Approve Minutes – Copies of the July 18, 2019 Plan Commission minutes had been emailed to each member for their review. A motion was made by Renee Nair to approve the minutes with grammatical changes, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – The Clerk received a call from Mike Spahn, he bought the Hanson property that is off of the Ryan's Haven Subdivision, he had a concern about the trees being cut down. A couple properties in the Ryan's Haven Subdivision have been sold and are starting the building process. Kevin Kessler stated trees are being cut in the building envelope, but it does not appear to be the "Heritage Trees". The Clerk called Mike Spahn and left a message stating if he was still concerned about the trees that were being cut down he could come to the Town Hall and look at map showing the "Heritage Trees" that are supposed to be kept to see if any of those were being cut down. Nathan Sawyer updated the Plan Commission about the work on the Dam; he said it should be done next year. The Town will have "Tuesday Talks" on August 20, 2019 at 6:30pm; Greg Kaminski, Director of Columbia County Recycling & Waste Processing, will give a presentation on recycling.

Agenda #5 Citizen Input – None

Agenda #6 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. – At the July 18, 2019 Plan Commission meeting the following two motions were made: 1. 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; 2. 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. Paul Munz brought in the termination of the shared well agreement, the shared driveway agreement, and a letter telling the distance that a building was from the property line. He also brought in the CSM, but it still did not meet the requirements of 6.07. A motion was made by Ron Grasshoff to consider the motion postponed at the last meeting, 2nd by Renee Nair – yes 5, no 1 – motion carried. A motion was made by Ron Grasshoff to recommend to Town Board to approve the CSM conditionally if they comply with 6.07(A)(1)(a)(1) within 15 days and the Town Attorney verifies the existing driveway agreement, 2nd by Renee Nair – motion withdrawn. A motion was made by Kevin Kessler to recommend to the Town Board to approve the CSM subject to two conditions: 1. The CSM be modified to comply with 6.07(A)(1)(a)(1), 2. The Town Attorney verifies the “private driveway” agreement is adequate for this CSM, and materials be submitted by September 5, 2019, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #7 Informal Presentation Steve Bodenschatz for rezoning property for Crystal Lake Park – Steve Bodenschatz presented a concept plan for the rezoning of parcels owned by Crystal Lake Park LLC. It would be done with a 2-lot CSM. He is proposing to add more RV sites and a couple of Mobile Home sites; most of RV sites would be on Parcel #11040-505.2. It would require terracing of the hill, running lines for water and electricity, a frontage road with emergency access to each of the sites, upgrading of the septic system (holding ponds) and a storm-water management plan. The sites would be seasonal sites, which mean they would have water from April to October.

Agenda #8 Informal Presentation by Jim Grothman for Proposed Development on Fjord Road for Lieber and Weynand Property – Jim Grothman presented a plan for a development by Marty Lieber. He would like to buy the Foster and Weynand property and develop a subdivision with about ten 1-acre lake frontage lots and six 2-acre lots and keep about 20 acres for his own

property. There is a “spite strip” between the road and some of this property that would need to be dealt with. The Plan Commission suggested to look “outside the box” in regard to “connectivity” and “open space” with this development.

Agenda # 9 Public Hearing Authorization for CUP for Tourist Rooming House for John & Natalie Ferris and James Litton at N2226 Rausch Road, Lodi. – A motion was made by Renee Nair to authorize a public hearing for the CUP for a Tourist Rooming House for September 5, 2019, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #10 Public Hearing Authorization for Rezoning for Scott Earnest at W12497 County Highway V, Lodi. – The Plan Commission explained to Scott Earnest that in order to rezone the property the Town would need a CSM dividing the property into 2 parcels which would also need a public hearing. He would also need to ask for a waiver for the driveway length and show the building envelope. A motion was made by Ron Grasshoff to authorize a public hearing for the rezoning for September 5, 2019, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #11 Revisions to Chapter 6 Code of Ordinances – The Plan Commission wanted it recorded that they were very disappointed the Town Attorney did send the most current version of the Chapter 6 revision as promised.

Agenda #12 Town Board Report – Gordon Carncross reported on the August Town Board meeting.

Agenda #13 Set Next Meeting Date – The next meeting will be scheduled for September 5, 2019.

Agenda #14 Adjourn Meeting - A motion was made by Ron Grasshoff to adjourn the August 15, 2019 Plan Commission meeting, 2nd by Darrell Lehman – motion carried unanimously. The meeting was adjourned at 10:25pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk