

Town of West Point
Plan Commission Minutes
May 7, 2020

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, May 7, 2020 via teleconference and 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 7:06 pm. Members attending by teleconference were Kevin Kessler, Nathan Sawyer, Ron Grasshoff, Gordon Carncross (Town Board Representative), Renee Nair, Byron Olson, and Darrell Lehman. Present at the Town Hall was Taffy Buchanan, Town Clerk.

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

Agenda #3 Approve Minutes – Copies of the April 16, 2020 Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the minutes with suggested revisions from Darrell Lehman and Kevin Kessler, 2nd by Renee Nair – motion carried unanimously.

Agenda #4 Correspondence – The Town received a Summary Report from Columbia County for rezone for Kenneth & Tiffany Baumgardt on O'Brien Road.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for David Langowski / Polly Koltes, W12103 Van Ness Road, Lodi, WI 53555, and Patrick Beyer, W12101 Van Ness Road, Lodi, WI 53555, for a rezoning and lot line adjustment for parcels #11040-291.A, #11040-291.B, & #11040-291.C. The property owners are proposing to adjust the lot lines combining the vacant acreage of parcel 291.B with the existing single family home lots adjacent. The property owners have requested to rezone and transfer 0.9 acres of parcel 291.A to parcel 291.C. In order to do so, the added acreage must match the zoning district for the parcel it is being combined with. These 0.9 acres would be rezoned from A-1 Agriculture to A-2 General Agriculture. Because there is an existing home on parcel 291.C, additional single family residence rights

would not be permitted. Parcel 291.B would then be combined with the remaining acreage of parcel 291.A for a total of 8.62 acres. This parcel would remain A-1 Agriculture. A Certified Survey Map will be required with this rezoning. The existing access to each proposed parcel would remain the same. There is a Certified Survey Map illustrating the proposed lot line adjustment on file for public inspection at the Town Hall. – The public hearing was opened at 7:16pm. Taffy Buchanan, Town Clerk, verified the notice was published in the Lodi Enterprise and the Sauk Prairie Star; was posted in three places and on the Town’s website; and 13 letters were sent to landowners within 1000 feet. Patrick Beyer,(co-applicant) W12101 Van Ness Road, Lodi, explained the proposal and asked the Plan Commission to postpone action because he just found out Koltes/Langowski (co-applicant) put their property up for sale. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:21pm.

Agenda #7 David Langowski / Polly Koltes, W12103 Van Ness Road, Lodi, WI 53555, and Patrick Beyer, W12101 Van Ness Road, Lodi, WI 53555, for a rezoning and lot line adjustment for parcels #11040-291.A, #11040-291.B, & #11040-291.C. – A motion was made by Darrell Lehman to postpone until a future date, 2nd by Renee Nair. A motion was made by Kevin Kessler to amend the previous motion to postpone until May 21, 2020, 2nd by Darrell Lehman – motion carried unanimously. The amended motion to postpone until May 21, 2020 carried unanimously.

Agenda #8 Site Plan Approval for Lot #8 Ryan’s Haven Plat for Brittney & Wesley Buchholz – Andy Zimmer, Town Engineer, shared his site review memo that was sent out just prior to the meeting, and reviewed issues. Brittney and Wesley Buchholz explained why they proposed to have the outbuilding and pool outside the building envelope. The Plan Commission stated they would like the Buchholz to look into redesigning their site plan to fit everything in the building envelope or go through the process to change the building envelope. A motion was made by Kevin Kessler to postpone action until the May 21, 2020 meeting, 2nd by Byron Olson – motion carried unanimously.

Agenda #9 Status Report for Crystal Lake Park CUP – The Plan Commission discussed the status of the Crystal Lake Park CUP.

Agenda #10 Set Next Meeting Date – The next meeting is scheduled for May

21, 2020 and could include: Langowski/ Koltes/ Beyer Rezone, Public Hearing for Baumgardt Rezone, and site plan review for Lot #8 in Ryan's Haven Plat.

Agenda #11 Adjourn Meeting - A motion was made by Ron Grasshoff to adjourn the May 7, 2020 Plan Commission meeting, 2nd by Gordon Carncross – motion carried unanimously. The meeting was adjourned at 9:07pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk