

Town of West Point
Plan Commission Minutes
August 6, 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, August 6, 2020 via Zoom 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 7:04 pm. Members attending at the Town Hall were Kevin Kessler, Ron Grasshoff, Gordon Carncross (Town Board Representative), Renee Nair, Nathan Sawyer (via Zoom), Byron Olson (via Zoom), and Darrell Lehman (via Zoom). Also present at the Town Hall was Taffy Buchanan, Town Clerk.

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

Agenda #3 Approve Minutes – Copies of the July 2, 2020 Plan Commission minutes had been emailed to each member for their review. A motion was made by Renee Nair to approve the minutes as with corrections, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #4 Correspondence – The Town received a CUP Summary Report for Joe Janas for a Tourist Rooming House from Columbia County.

Agenda #5 Citizen Input – Ron Grasshoff suggested we get together to help with a good cleaning of the Town Hall.

Agenda #6 Public Hearing for a Conditional Use Permit request from Mark & Cheryl Manke, N1497 Lovering Road, Lodi, WI. 53555 - Tax Parcel # 11040-596.01. The property is agricultural with single family and accessory structures and the property is zoned A-1 Agricultural. The property owner has requested approval to use the property for a major home occupation which is allowed under the County Zoning Ordinance with a conditional use permit. The Town of West Point advises Columbia County on Conditional Use Permits. - The public hearing was opened at 7:15pm. Taffy Buchanan, Town Clerk, verified the notice was

published in the Lodi Enterprise and the Star News; was posted in three places and on the Town's website; and 7 letters were sent to landowners within 1000 feet. Mark Manke explained his CUP request, stating his family had run a business there for many years. They will be doing light assembly and small repairs of docks and lifts and work on boats in the shed. David Theile, W13236 Lake Drive, Lodi, commented he has lived in West Point for 20 years and is in support of what Mark Manke is proposing. Tim Lanzendorf spoke out in support, stating Mark Manke has always kept the property well maintained. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:20pm

Agenda #7 Public Hearing for a Rezoning & CSM review request from Roger & Marian Thistle, N2142 Lake Drive, Lodi, WI 53555 – Tax Parcel #11040-22.01. The parcel is currently split zoned R-1 Single- Family Residence and C-1 Light Commercial. The property owners are proposing to rezone parcel #11040-645 entirely to R-1 Single-Family Residential and create 4 single-family lots on the property. The Parcel would be divided through a Certified Survey Map. There is a Certified Survey Map illustrating the division on file for public inspection at the Town Hall. - The public hearing was opened at 7:20pm. Taffy Buchanan, Town Clerk, verified the notice was published in the Lodi Enterprise and the Star News; was posted in three places and on the Town's website; and 83 letters were sent to landowners within 1000 feet. Daniel Marks, surveyor, presented the proposal for Roger Thistle. David Theile, W13236 Lake Drive, Lodi, stated he is in support and feels this would be an asset to the community. Mark Manke stated he is also in support and that it would be an asset. Matt Rodger, N2189 Lake Drive, Lodi, commented he is also in support and just had some questions about the run-off. Columbia County does not allow split-zoning anymore and this property has split-zoning and they would like to rezone it all to R-1 Single Family Residential and divide it into 4 lots. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:28pm

Agenda #8 Conditional Use Permit request for Mark & Cheryl Manke, N1497 Lovering Road, Lodi, WI. 53555 - Tax Parcel # 11040-596.01. – A motion was made by Ron Grasshoff to recommend to the Town Board to recommend to Columbia County to approve the CUP with the conditions suggested in their Summary Report, 2nd by Renee Nair – motion carried unanimously.

Agenda #9 Rezoning & CSM review request has been received from Roger & Marian Thistle, N2142 Lake Drive, Lodi, WI 53555 – Tax Parcel #11040-22.01. – The Town Engineer addresses the question of drainage and run-off in his memo and did not see any issues. A motion was made by Gordon Carncross to recommend to the Town Board to recommend to Columbia County to approve the rezone from C-1 Light Commercial to R-1 Single Family and to recommend to the Town Board to approve the CSM as presented, 2nd by Renee Nair – motion carried unanimously.

Agenda #10 Conditional Use Permit for non-metallic mineral extraction use at the Lanzendorf Quarry on County Road J for Parcel #11040-579.02 – The agreement between Lanzendorf and the Town still needs to be revised before the Town can give recommendations for the CUP to Columbia County. A motion was made by Kevin Kessler to recommend to the Town Board to request a 5-month extension from the county of the Town's review of the CUP, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #11 Development Right Presentation for David Bartnick Parcels #11040-545 & #11040-546 – David Bartnick presented a power point stating why he felt Parcels #11040-545 & #11040-546 has a development right. David Bartnick stated that when his parents bought the farm there was supposed to be 80 acres more or less and they sold off 40 acres, but the two parcels left don't add up to 40 and they don't know what happened to them. The Plan Commission was not convinced that he would have a development right for those parcels. It was suggested he have a survey done to find out exactly how many acres he has and where the missing acres went.

Agenda # 12 Informal Presentation for Concept Plan for the Development of Lot 1 & 2 of Blackhawk Ridge Estates on Golf Road – Jim Grothman and Dan Perry, both from Grothman & Associates, presented a concept plan for lots 1 & 2 of Blackhawk Ridge Estates on Golf Road. The lots a zoned multi-family and Mark Bender, developer, would like to keep the zoning the same but create three single family home lots, by the use of deed covenants restricting the use as single family.

Agenda #13 Crystal Lake Park CUP Update –Columbia County granted an extension for the Crystal Lake Park's CUP.

Agenda #14 Next Meeting Date – The next meeting will be scheduled as needed and could include: Janas CUP for a Tourist Rooming House.

Agenda #15 Adjourn - A motion was made by Renee Nair to adjourn the August 6, 2020 Plan Commission meeting, 2nd by Ron Grasshoff – motion carried unanimously. The meeting was adjourned at 9:52pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk