

Town of West Point Plan Commission Minutes October 1, 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, October 1, 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 7:02pm. Members attending at the Town Hall were Kevin Kessler, Ron Grasshoff, Gordon Carncross (Town Board Representative), Renee Nair (via Zoom), Nathan Sawyer (via Zoom), Byron Olson (7:07pm) (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 Gordon Carncross to approve the agenda, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the September 3, 2020 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 Ron Grasshoff – motion carried unanimously.

Agenda #4 Correspondence – Columbia County Planning & Zoning will hold a public hearing on October 6, 2020 for Manke's CUP.

Agenda #5 Citizen Input – Ron Grasshoff wanted to thank Gordon Carncross for making the fire breaks around the prairie in Ryan's Park.

Agenda #6 Public Hearing for a Land Division & CSM review request has been received from Bender Vollbrecht Developers & Pamela Halverson – Tax Parcels #11040-413.001 & #11040-413.002. The two parcels are currently zoned R-2 Multi-Family Residence. The property owners are proposing to divide the two parcels into three. The parcels would stay zoned as R-2 Multi-Family Residence but have a single-family home on each one. The parcel would be divided through a Certified Survey Map. - The public hearing was opened at 7:10pm. 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 51 letters were sent to landowners within 1000 feet. Jim Grothman presented the proposal for Mark Bender & Pamela Halverson. Jim Grothman stated Dan Perry, Grothman & Associates met with Mike Wipperfurth, MSA, and he did not have an issue with the proposed road accesses. Curt Hoover, N857 Club Circle, asked if there has been any consideration to only having 2 single family lots to preserve more green space. Pam Halverson replied that all of the lots in Blackhawk Ridge have less than 1 acre and these lots would be over an acre each. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:25pm

Agenda #7 Site Plan Approval for Lot #4 Ryan's Haven, Lucas Zick – Lucas Zick presented his site plan. The Plan Commission received a memo from Andy Zimmer, MSA, with his recommendation and suggested conditions. A motion was made by Ron Grasshoff motion to approve the site plan for Lucas Zick subject to the 5 conditions in the memo from Andy Zimmer dated September 29, 2020, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #8 Land Division & CSM review request for Bender Vollbrecht Developers & Pamela Halverson- Tax Parcel #11040-413.001 & #11040-413.002. – A motion was made by Darrell Lehman to postpone action to give the applicants time to provide a draft on the deed covenants and documentation of the Blackhawk Estates owners approval to allow the change to the restrictions, 2nd by Renee Nair – motion carried unanimously. The Plan Commission and Developer discussed additional materials that are needed to move forward on the proposal.

Agenda #9 Development Right for Bartnick Parcels #11040-545 & #11040-546 – Jim Grothman presented the reasoning for the Bartnicks for a development right for the property. It was found that the original purchase of the parcels were shorted from the original amount of 80 acres. A motion was made by Kevin Kessler to recommend approval to the Town Board for a waiver to 6.04(A)(1)(c)(1) to allow for a development right contingent upon: 1. The Town receiving a written waiver request with rational and surveyor report, 2. The County agrees that it is a developable lot, and 3. The December 1, 1994 minutes be provided to the Town Board. There was not a 2nd – no second, the motion died. The Plan Commission suggested the Bartnicks get the “okay” from Columbia County to be able to build on the land first and then put together a waiver request for a “development right” and present it to the Plan Commission. The Plan Commission will need to know what are

the unique circumstances to this property to grant a waiver and that it is consistent with our Comprehensive Plan.

Agenda #10 Town Board Report – Gordon Carncross reported on the Town Board Meeting.

Agenda #11 Next Meeting Date – The next meeting will be scheduled when needed.

Agenda #12 Adjourn - A motion was made by Ron Grasshoff to adjourn the October 1, 2020 Plan Commission meeting, 2nd by Renee Nair – motion carried unanimously. The meeting was adjourned at 9:56pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk