

Town of West Point  
Plan Commission Minutes  
August 5, 2021

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on August 5, 2021, at the West Point Town Hall, N2114 Rausch Road, Lodi, WI 53555, and via Zoom. 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 in attendance were Kevin Kessler (Town Board Representative), Byron Olson, Nathan Sawyer (7:06pm), Renee Nair, Ron Grasshoff, Ben Carlson, and Darrell Lehman. Also present was Taffy Buchanan, Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Renee Nair to approve the agenda delaying #11, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #3 Approve Minutes – July 1, 2021 - Copies of the July 1, 2021, Plan Commission minutes had been emailed to each member for their review. A motion was made by Renee Nair to approve the July 1, 2021, minutes as presented, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.

Agenda #4 Correspondence – None

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for David Bartnick and Judith Bartnick, to rezone Parcel #11040- 546 from A-1 Agriculture to RR-1 Rural Residential and A-1 Agriculture. The parcel is located in Sec. 7, T10N, R8E. Parcel #11040-546 is currently 21.63 acres, a 5-acre lot would be created from Parcel #11040-546 to be zoned RR-1 Rural Residence and the remaining acres would remain A-1 Agriculture and would be combined with Parcel #11040-545 which is 9.34 acres and is also A-1 Agriculture. The parcels will be combined and divided through a Certified Survey Map into 2 lots. -  
The public hearings for both Agenda #6 & #7 was conducted simultaneously and were 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 17 letters were sent to landowners within 1000 feet. Jim

Grothman explained the proposals. Renee Nair received a call from Jan Clingman wanting clarification on the proposal. Judy Bartnick and Kathy Bockhop were present at the Town Hall. David Bartnick attended the meeting via zoom. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearings were closed at 7:18pm.

Agenda #7 Public Hearing for David Bartnick and Gasser Ventures Inc, c/o Brian Gasser to rezone Parcel #11040-261 from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. The parcel is located in Sec. 23, T10N, R7E. Parcel #11040- 261 is 40 acres. This will restrict Parcel #11040-261 from future building. – The public hearings for both Agenda #6 & #7 was conducted simultaneously and were 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 5 letters were sent to landowners within 1000 feet. Jim Grothman explained the proposals. The Town Clerk received a call from Louis Benish asking for more information on the proposal and the Clerk explained it to her, Louis Benish did not have any issues with the proposal. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearings were closed at 7:18pm.

Agenda #8 Rezone for Judith Bartnick, to rezone Parcel #11040-546 from A-1 Agriculture to RR-1 Rural Residential and A-1 Agriculture and for Gasser Ventures Inc, c/o Brian Gasser to rezone Parcel #11040-261 from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. This will restrict Parcel #11040-261 from future building and Gasser Ventures Inc, c/o Brian Gasser would like to transfer a development right to Parcel #11040-546 in order for David Bartnick to build a house. - A motion was made by Renee Nair to recommend to the Town Board to approve the proposed development right transfer and recommend to approve the rezone for the two parcels contingent on the submittal and approval of a CSM for the 5-acre Bartnick parcel and Town approval of deed covenants & restrictions for the Gasser and Bartnick properties, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously. There will need to be deed covenants & restrictions on the Bartnick property saying there are no developments rights and there would need to be deed covenants & restrictions on the Gasser property saying they had three development rights to begin with and one has been used for the existing house and one has transferred to Bartnicks, and they have one left.

Agenda #9 Clarification of Development Right for Jon & Carrie Ballweg – Jon & Carrie Ballweg would like to build another house on their land and Columbia County would like clarification from the Town that they have a “development right”. The Ballwogs presented the Declaration of Covenants, Restriction and Conditions recorded 4/27/2012, which states there is one remaining development right. A motion was made by Kevin Kessler the Plan Commission recommends to the Town Board to inform Columbia County that there is one remaining development right in the Ballweg parcels, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously. Kevin Kessler will draft a letter for approval by the Town Board to be sent to the County.

Agenda #10 Preliminary Discussion for Shannon & Jenna McCann for Rezoning Parcels #11040-26.B & #11040-26.03 from Single-Family Residence to RR-1 Rural Residence and AO-1 Agriculture and Open Space with A-4 Agricultural Overlay – At the last Plan Commission meeting Shannon & Jenna McCann explained they would like to build a total of two residences one on each lot and would like to be able to have farm animals; with the size of the lots, they would be allowed 8 animal units if rezoned. They talked to the County again as suggested by the Plan Commission because of some “red flags” that were brought up regarding the proposal. The McCann believe their proposal is in line with the Town’s Comprehensive Plan and the Farmland Preservation Plan and changes to them would not be needed. Darrell Lehman stated the McCanns would need to start the process for the rezone again to get clarification on somethings.

Agenda #11 Review of the Initial Application for proposed Land Division from Grothman & Associates for Terry Shifflet – Parcel #11040-164.03 as required by Section 6.08 of the Town Ordinance – postponed

Agenda #12 Impact Fees – There was nothing to report, Ron Grasshoff will investigate what would be involved in implementing impact fees in West Point.

Agenda #13 Update on Chapter 12 - Kevin Kessler gave a progress update on Chapter 12 and stated he and Darrell Lehman need to meet to work on it.

Agenda #14 Town Planning / Potential Planning District – The Town has more development potential in the future and Ron Grasshoff suggested the Town start a “planning district”. He suggested to send out mailings and ask for feedback about things residents might have concerns about. Ron Grasshoff and Darrell Lehman will

develop a more specific proposal for a Town “planning district.”

Agenda # 15 Town Board Report – Kevin Kessler reported on the July 8, 2021, Town Board meeting.

Agenda #16 Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #17 Adjourn - A motion was made by Ron Grasshoff to adjourn the August 5, 2021, Plan Commission meeting, 2<sup>nd</sup> by Darrell Lehman – motion carried unanimously. The meeting was adjourned at 9:45pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk