

Town of West Point
Plan Commission Minutes
May 19, 2022

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on May 19, 2022, 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 Nathan Sawyer, Kevin Kessler, Ron Grasshoff, Byron Olson, Ben Carlson, and Darrell Lehman (via Zoom-7:08pm). Also present was Taffy Buchanan, Clerk. There is one vacant seat on the Plan Commission.

Agenda #2 – Approval of Agenda – A motion was made by Byron Olson to approve the agenda as presented, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #3 Approve Minutes – May 5, 2022 – Copies of the May 5, 2022 Plan Commission minutes had been emailed to each member for their review. A motion was made by Byron Olson to approve the May 5, 2022, minutes with a correction that Ron Grasshoff was absent from the meeting, 2nd by Ben Carlson –motion carried unanimously.

Agenda #4 Correspondence – None

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for a Variance for Marcus Bentley, to Section 12.110.03(1) Parcels and Building Standards in Residential Districts and to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards, of the Columbia County Zoning Ordinance at N2391 Pleasant View Circle, Lodi. Parcels #11040-668, #11040-669 & #11040-670 Sec. 11, T10N, R7E, Town of West Point. Marcus Bentley would like to build a single-family residence with a detached garage which will be over the 20% maximum building lot coverage and would not meet the minimum setbacks. In addition, Marcus Bentley is seeking a Town waiver to Chapter 12 of the West Point Code of Ordinances to be able to have 2 driveways on his parcel. - The public hearing was opened at 7:12pm. 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 26 letters were sent to landowners within 500 feet. Marcus Bentley and Jim Grothman presented the requested variances. The Pleasant View Park area is very unique area with a lot of the existing buildings being within the current setbacks. Marcus Bentley would like to like to build a one-story residence with a detached garage, because he is trying not to obstruct the scenic view for neighbors and wants to preserve a white pine tree growing on his lot. Jim Grothman showed the Plan Commission variances that were previously granted to the Cleary and Hegge properties located in Pleasant View Park area. Marcus Bentley also stated he had 2 access points before, because it was 3 lots and would like 2 keep the two driveway access points to the town road because of safety issues. He stated it would be safer to have his guests park off the road because the road is very narrow. Also, with the 2 access points there would be less vehicles backing out of the driveway, they could drive through which would be less hazardous. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearings were closed at 7:40pm.

Agenda #7 Marcus Bentley – N2391 Pleasant View Circle – Variance, CSM Review, & Waiver – Kevin Kessler explained the potential actions that could be taken by the Plan Commission, either together or separately, he suggested to deal with the variances and waivers first and then the CSM. Both Byron Olson and Ron Grasshoff stated that the legal standard for a hardship has not been shown for the requested variance. A motion was made by Ron Grasshoff to recommend to the Town Board to recommend to the Columbia County Board of Adjustments the variance be denied because unnecessary hardship has not been met and it is self-imposed, 2nd by Darrell Lehman – motion carried unanimously. A motion was made by Byron Olson to recommend to the Town Board to deny the request for 2 access points based on sited criteria, 2nd by Nathan Sawyer – motion carried unanimously. A motion was made by Byron Olson to recommend to the Town Board to approve only the CSM for a lot-line adjustment with the understanding the building envelope to be the full lot minus the County set back requirements and the attached site plan is not recommended for approval, 2nd by Ron Grasshoff – motion carried unanimously. Marcus Bentley is not able to make it to the next Town Board meeting and he requested no action be taken on the request for 2 access points at the June 9th Town Board meeting, he would like that to be taken up at the July Town Board meeting.

Agenda #8 Update on potential Town Ordinance changes to Chapter 3, 6 and 12 – Kevin Kessler & Darrell Lehman drafted changes to Chapters 3, 6, and 12. A motion was made by Ron Grasshoff to recommend the changes be forwarded to the Town Attorney, Town Engineer, and Building Inspector for review and comments, 2nd by Ben Carlson – motion carried unanimously.

Agenda #9 Town Board Report – Kevin Kessler reported on the May 12, 2022 Town Board Meeting.

Agenda #10 Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #11 Adjourn - A motion was made by Ron Grasshoff to adjourn the May 19, 2022, Plan Commission meeting, 2nd by Ben Carlson – motion carried unanimously. The meeting was adjourned at 9:10pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk