

Town of West Point Plan Commission Minutes August 4, 2022

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on August 4, 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, Byron Olson, and Darrell Lehman (via Zoom). Also present was Taffy Buchanan, Clerk. Absent were Ron Grasshoff(excused)and Ben Carlson(excused). 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 Nathan Sawyer – motion carried unanimously.

Agenda #3 Approve Minutes – July 7, 2022 – Copies of the July 7, 2022, Plan Commission minutes had been emailed to each member for their review. A motion was made by Byron Olson to approve the July 7, 2022, minutes, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #4 Correspondence – Kevin Kessler and Darrell Lehman met with Attorney Miller about the proposed ordinance changes. The Town received a request for a driveway for Steve Stokes which will require waivers to the Town Ordinance.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for a Variance for Mike Zaucha to Table 12.110.03(2) Minimum Required Setback for Front and Street Side Yards, and Section 12.525.02 Shoreland Setbacks, of the Columbia County Zoning Ordinance at N2280 Old Sauk Road, Lodi. Parcel #11040-550 Sec. 7, T10N, R8E, Town of West Point. Mike Zaucha would like to tear down the small 3-season home and build a new single-family residence he could live year-round, with limited stairs and increase the current distance between the house and shoreline. - 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 10 letters were sent to landowners within 500 feet. Mike Zaucha presented his request for a variance. Mike Zuacha stated he owns a large unique odd, shaped lot that he purchased 18 years ago and would like to build a year-round home in which they can retire. They would place the house so that it is further away from the water than the current house is located. They have designed the home with a limited number of stairs and the main rooms on one level so they can retire there and not worry about physical limitations. No one presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 7:15pm.

A motion was made by Kevin Kessler to adjust the agenda and handle Agenda #8 next and then #7, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #7 Matthew & Rita Macdonald – W14252 Selwood – CSM Review – Parcel #11040-924.01 – At the July 7th, 2022, Plan Commission meeting Matthew Macdonald presented the proposed CSM. The Plan Commission postponed action because they wanted clarification on the utility easement issue and the setback distance from the 20% slope. The Macdonalds' moved the house from the easement and clarified the distance from the slopes. A motion was made by Byron Olson to recommend to the Town Board the approval of the CSM for a lot-line adjustment, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #8 Variance for Mike Zaucha, N2280 Old Sauk Road, Lodi, Parcel #11040-550 – A motion was made by Kevin Kessler to recommend to the Town Board to recommend to the County to approve the proposed variance, 2nd by Byron Olson – yes 3, no 1 – motion carried. Plan Commission members discussed if and how this proposal differed from other proposals where the Town had recommended that the variance not be approved because the criteria were not met. A majority of Plan Commission members believed that a hardship had been demonstrated because, among other things, it was not self-inflicted, there were no reasonable alternatives, and the proposal minimized the need for and extent of variances. This proposal was to replace a 3-season cottage with a 4-season home with a limited number of stairs to help with a physical impairment. The front of the house will not have any stairs because there will be a gradual incline, so all the main rooms will be on one level. The footprint of the house includes the garage to minimize conflict with setback requirements. Also, the cottage that is currently there does not meet the minimum square footage required for a residence for the County.

Agenda #9 Town Board Report – Kevin Kessler reported on the July 14, 2022, Town Board Meeting.

Agenda #10 Next Meeting Date – The next meeting will be scheduled for September 1, 2022.

Agenda #11 Adjourn - A motion was made by Nathan Sawyer to adjourn the August 4, 2022, Plan Commission meeting, 2nd by Darrell Lehman – motion carried unanimously. The meeting was adjourned at 8:15pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk