

Town of West Point Plan Commission Minutes October 20, 2022

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on October 20, 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 7:05pm. Members in attendance were Kevin Kessler, Nathan Sawyer, Ron Grasshoff, Ben Carlson (via Zoom), and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Byron Olson. There is one vacant seat on the Plan Commission.

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

Agenda #3 Approve Minutes – October 6, 2022 – Copies of the October 6, 2022, Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the October 6, 2022, minutes as presented, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #4 Correspondence – Columbia County will have a public hearing on November 1, 2022, at 3:00pm for a conditional use permit for shoreland filling and grading in excess of 10,000 square feet for Crystal Lake Park, LLC Parcel #11040-502.A. The Town Chair, Town Engineer, and Ron Grasshoff met virtually with Kurt Calkins and several DNR staff to discuss the permitting for the Schoepp Road Grant Project.

There was a problem with the audio for the Zoom meeting, the people joining the meeting via zoom had a hard time hearing the people at the Town Hall. At 7:35pm, we were able to fix it so they could hear better.

Agenda #5 Citizen Input – None

Agenda #6 Driveway Permit for New Driveway at Schoepp's Cottonwood Resort – Steve Bodenschatz submitted a driveway permit application to Mike

Wipperfurth, Town Building Inspector & Driveway Administrator, for a third driveway at Schoepp's Cottonwood Resort. He is planning on hauling fill into Schoepp's to regain some of the lost area from the flooding so he can once again have 54 mobile home sites. The Driveway Administrator wanted guidance from the Plan Commission on the issuance of the driveway. Commercial properties are allowed two driveways. A motion was made by Kevin Kessler to advise the Driveway Administrator the Plan Commission feels the temporary driveway to haul fill is permissible as long as one driveway is removed after the filling is complete, 2nd by Ron Grasshoff – motion carried unanimously. Kevin Kessler stated if they would like to make the driveway permanent, they would need to come back and ask for a waiver.

Agenda #7 Driveway Permit for Relocating Access to Burn Pit – Crystal Lake Park – Steve Bodenschatz submitted a driveway permit application for parcel #11040-494 to relocate the driveway. He would like to move the driveway about 150ft to the east so he can put up an earth berm to conceal the “burn” area as you are driving into Crystal Lake Park. A motion was made by Kevin Kessler to advise the Driveway Administrator the Plan Commission does not object to the proposed relocation of the driveway, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #8 Information on Lot-line Adjustment for Stokes / Shifflet Properties – Steve Stokes presented an informal proposal for a lot-line adjustment between his and Terry Shifflet's property. If they move forward with the lot-line adjustment he would not need to engineer the driveway off of Fjord Road for his property; his driveway would be from Alebay Way.

Agenda #9 Blackhawk Ridge Condo Application – Molli Babler – Molli Babler presented the Blackhawk Ridge Condo application to the Plan Commission. She stated because of information in documents they found they revised their plans and are proposing 3 buildings on each lot with 2 dwelling units in each building for a total of 12 dwelling units. In the Declaration of Covenants and Restrictions which are given to each property owner it states those lots are multi-family lots and can have no more than 12 units. They are also proposing each building would have its own septic; and they would have 2 wells, each serving 6 units. The Town Attorney brought up the question of if the Town would be obligated to a decision from 1995 or if current Town Ordinance density standards would apply. He believes the current Town Ordinance density would apply. Kevin Kessler feels the

developer agreement was with a different developer from 27 years ago and a preliminary condo plat was never filed, so the current density standards would apply and they would need to apply for a waiver if they would like something different. Darrell Lehman talked about what is in the Declaration of Covenants and Restrictions and if there is a need for the Architectural Control Committee's approval. Also, in order to change the Declarations, they would need to have a certain amount of the owners' approval. Phil Schwarz is concerned about removal of a lot of the trees since the septic systems are shown to be right up to the tree line and feels the Blackhawk Ridge area has high quality homes that are spaced far apart and the proposed condos would decrease property values. Keith Ballweg said increasing the density could affect the residents with stormwater drainage. Michael Dobbert wishes the applicants would have talked with him and is concerned about density, drainage, and danger with the higher traffic volume. A motion was made by Kevin Kessler to recommend to the Town Board the submitted application be denied based on 3 things: 1. Does not comply with density requirements; 2. Not complete – no justification for waiver in the application; 3. Timeline, 2nd by Ron Grasshoff – motion carried unanimously.

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

Agenda #11 Adjourn - A motion was made by Darrell Lehman to adjourn the October 20, 2022, Plan Commission meeting, 2nd by Ron Grasshoff – motion carried unanimously. The meeting was adjourned at 9:17pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk