

Town of West Point Plan Commission Minutes February 16, 2023

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on February 16, 2023, 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 7:12pm. Members in attendance were Kevin Kessler, Nathan Sawyer, Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Ben Carlson (excused) and Byron Olson (excused). There is one vacant seat on the Plan Commission.

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

Agenda #3 Approve Minutes – January 5, 2023 – Copies of the January 5, 2023, Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the January 5, 2023, minutes as presented, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – None

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Wisconsin Power & Light to divide Parcel #11040-160.01 and to rezone 1.14 acres of the divided parcel from R-1 Single-Family Residential to AO-1 Agriculture and Open Space. The newly created and rezoned 1.14-acre parcel would be transferred to the owners of adjacent Parcel #11040-979.01 and combined by a Certified Survey Map. - The public hearing was opened at 7:23pm. 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 22 letters were sent to landowners within 1000 feet. One letter was returned "undeliverable." Lori & Chris Dunn was present. Lori Dunn explained the proposal and stated that they have been working with Josh Bresnahan, who was hired by WP&L to work on conflict resolution with property

owners adjacent to the shoreline and this is what was agreed upon. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:28pm

Agenda # 7 Rezoning for Divided Parcel and CSM Review for WP&L -Parcel #11040-160.01 & Dunn Parcel #11040-979.01 – A motion was made by Darrell Lehman to recommend to the Town Board to support the rezoning of the 1.14 acres that is being proposed and recommend the Town Board approves the lot-line adjustment as presented in the CSM, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #8 Blackhawk Ridge Condo Application – Matt Parnell & Molli Babler, builders & property owners, presented their application with the proposal of 12 units. They said they would like to build exactly what was set forth in 1995-1996 and don't believe they need a waiver and are only requested them because it was recommended by the Plan Commission. Kevin Kessler said the land division ordinance in place now has a new density requirement for multi-family and if the parcels were to be combined, they could have up to 7 dwelling units. Darrell Lehman stated tonight is not to determine if the application is adequate, it is just to determine if it is complete. A motion by Darrell Lehman to accept the initial application from the applicants as complete as prescribed in Chapter 6, Section 6.08(C)1 and recommend the Plan Commission or an agreed upon subset of the Plan Commission schedule a meeting with the applicant within the next 60 days to review the initial application as described in the same Section 6.08(C)1, 2nd by Ron Grasshoff – roll call vote – aye 1, nay 3 (R.G. nay, N.S. nay, K.K. nay, D.L. aye) – motion failed. Kevin Kessler believes we should get advice from the Town Attorney before we determine if the application is complete. Ron Grasshoff wondered what the issue would be if we waited; do we put ourself in a situation that the momentum might take us in a direction we don't want to go. A motion was made by Darrell Lehman to postpone action until we receive a recommendation from the Town Attorney on whether or not portions of our Chapter 6 Code of Ordinance applies, 2nd by Kevin Kessler – motion carried unanimously. Scott Anderson, Town Engineer, discussed the stormwater management plan that was submitted. He wants to make sure it stands up through time. He stated a DNR permit is required if disturbing more than 1 acre of

land, also the applicant's engineer needs to "validate" some assumptions and make some "tweaks" to plan. The Clerk will contact the Attorney's office to set up a meeting between Attorney Miller, Kevin Kessler, Darrell Lehman, and possibly Ron Grasshoff to discuss which provisions of Chapter 6 of the Code of Ordinances apply to the Condos. They are hoping to meet at his office on Monday, February 27th in the morning if possible.

Agenda #9 Town Board Report – Kevin Kessler reported on the January 12th and February 9th, 2023, Town Board meetings.

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 February 16, 2023, Plan Commission meeting, 2nd by Darrell Lehman – motion carried unanimously. The meeting was adjourned at 9:20pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk