

Town of West Point Plan Commission Minutes August 3, 2023

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on August 3, 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 7:04pm. Members in attendance were Kevin Kessler, Nathan Sawyer (7:05pm), Ron Grasshoff, Les McBurney, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was 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 – July 6, 2023 – Copies of the July 6, 2023, Plan Commission minutes had been emailed to each member for their review. A motion was made by Les McBurney to approve the July 6, 2023, minutes as presented, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – Ben Carlson resigned from the Plan Commission on June 5th, 2023. The Town received a copy of a “Letter of Ordinance Violation for “Filling and Grading on Slopes Greater Than 20%” sent to Brock Binkowski and Brooke Mile, N2061 Centennial Court. Kevin Kessler sent a letter to Kurt Calkins, Director of Columbia County Planning & Zoning addressing concerns the Plan Commission had with the variance process. The Columbia County Board of Adjustments will meet on August 9, 2023 concerning the variances for Steve & Lisa Britt. The Town received a “Notice of Pending Application for Proposed Pier” for J&D Sunset Bar, LLC from WDNR; they will be taking public comments.

Agenda #5 Citizen Input – Kevin Kessler stated that Brooke Milde will be up for nomination for the Plan Commission at the next Town Board meeting. Brooke Milde told about herself and why she is interested in being on the Plan Commission.

Agenda #6 Public Hearing for Daniel Breunig, to rezone a portion of Parcel

#11040-460 from A-1 Agriculture to RR-1 Rural Residential and rezone the remaining portion to A-1 Agriculture with A-4 Agricultural Overlay. A 1.3-acre lot would be created from Parcel #11040-460 to be zoned RR-1 Rural Residence, and the remaining 38.7 acres of Parcel #11040-460 would be rezoned to A-1 Agriculture with an A-4 Overlay. Access to all lots will be provided via an easement from Pulvermacher Road. Because the existing parcel does not have road frontage and neither of the proposed lots will have road frontage, an access variance under the Columbia County Land and Subdivision Code will be required. This proposal will require a Certified Survey Map. Public comment will be received on the proposed rezone - The public hearing was opened at 7:21pm. 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 8 letters were sent to landowners within 1000 feet. Daniel Breunig was present and explained his proposal. He owns a parcel of 40 acres with an existing house on it. His daughter would like to buy the house but not all of the land, so he wants to separate the house from the rest of the land. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:25pm

Agenda #7 Rezone for Daniel Breunig for Parcel #11040-460. - A motion was made by Darrell Lehman to postpone item #7 until we receive a CSM (certified survey map), 2nd by Les McBurney – yes 4, no 0, abstain 1 - motion carried. The Plan Commission recommended to Daniel Breunig to make sure the CSM identifies the existing easement and include the easement agreement in the CSM application. The Plan Commission also reminded him to include proof of ownership and shared driveway agreement.

Agenda #8 Distribution of Plan Commission Materials – The Clerk distributed Plan Commission Handbooks and Code of Ordinances Chapter 6 to the members who needed them.

Agenda #9 Town Board Report – Kevin Kessler reported on the July 13, 2023 Town Board meeting.

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 August 3, 2023, Plan Commission meeting, 2nd by Ron Grasshoff –motion carried

unanimously. The meeting was adjourned at 8:34pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk