

Town of West Point  
Plan Commission Minutes  
September 7, 2023

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on September 7, 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 7:00pm. Members in attendance were Kevin Kessler, Nathan Sawyer, Ron Grasshoff, Byron Olson, Brooke Milde, Les McBurney, and Darrell Lehman. Also present was Taffy Buchanan, Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Ron Grasshoff to approve the agenda as presented, 2<sup>nd</sup> by Les McBurney – motion carried unanimously.

Agenda #3 Approve Minutes – August 3, 2023 – Copies of the August 3, 2023, Plan Commission minutes had been emailed to each member for their review. A motion was made by Byron Olson to approve the August 3, 2023, minutes as presented, 2<sup>nd</sup> by Les McBurney – motion carried unanimously.

Agenda #4 Correspondence – Columbia County will be holding a public hearing on September 6<sup>th</sup>, 2023 for the rezoning for Vincent Demarte and for the rezoning for Fifth Generation Homestead. Paul Benesh pulled his rezoning application because he found out it was not needed. The Town received a variance request for Julia Thiele from Columbia County Planning & Zoning.

Agenda #5 Citizen Input – Jeff Haas, 8804 Haas Road, Sauk City, had heard rumors about the work going to be done on the North / South section of Schoepp Road and was hoping to get some answers to questions. Kevin Kessler explained the Plan Commission does not deal with the road issues and encouraged him to attend the Town Board meeting next week.

Agenda #6 Public Hearing and Action for Certified Survey Map & Rezone for Daniel Breunig, N600 Pulvermacher Road, Prairie du Sac, for Parcel #11040-460 - The public hearing was opened at 7:15pm. Daniel Breunig explained his rezoning proposal. A 2-acre lot would be created from Parcel #11040-460 to be zoned RR-

1 Rural Residence, and the remaining 38 acres of Parcel #11040-460 would be rezoned to A-1 Agriculture with an A-4 Overlay. Access to both lots will be provided via an easement from Pulvermacher Road. There is currently an existing 66-foot easement which will be deleted, but the 33-foot easement will stay and their also will be a 16-foot easement through the lots to another property. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:16pm. 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. A motion was made by Darrell Lehman to postpone until we receive additional needed paperwork, 2<sup>nd</sup> by Les McBurney – yes 6, no 0, abstain 1 – motion carried. The Plan Commission asked for the proposed easement agreement to be sent to the Town Attorney for review, a Title Report showing clear ownership, and for the CSM to be updated to include the owners name and signature.

Agenda #7 Public Hearing and Action for a Certified Survey Map for Paula Noel for Parcel #11040-54 - The public hearing was opened at 7:25pm. Greg Helmbrecht, representing Paula Noel, explained the rezoning proposal. Paula Noel owns about 10 acres which is zone R-1 Single Family Residential, but is being used as a farm field and wants to divide off a 2.74-acre lot and leave the rest the way it is. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:27pm. A motion was made by Darrell Lehman to recommend to the Town Board to approve the CSM for the land division contingent on these four conditions: 1. Provides evidence of driveway access from the State; 2. Provide a Title Report; 3. Ownership name and signatures are added to the CSM; and 4. A “park fee” is paid when approved, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously. The Plan Commission stated that an email from the State stating access would be approved would suffice for the requested evidence of driveway access.

Agenda #8 New Driveway Placement – Teri Rae Olson, W13166 State Road 188, Lodi – Parcel #11040-24.I – Teri Rae Olson is looking to put in a new driveway to her property with the access on Lake Drive by an easement through her brother’s property. Her current driveway is a shared driveway with her brother coming off Highway 188. She feels the current shared driveway is not safe for them because emergency vehicles have a hard time finding them, is about 400 feet long, and the driveway is not very wide. The Town Engineer looked at the where the proposed new driveway would be and sent a memo dated September

6, 2023 stating that based solely on stopping distance and site distance, the driveway location should not be permitted, but if they would approve this driveway location, additional signage should be placed on the roadway, warning drivers of the driveway. A motion was made by Ron Grasshoff to recommend to the Town Board to approve the new driveway with the signage recommended by the Town Engineer, 2<sup>nd</sup> by Byron Olson – yes 2, no 5 - motion failed. A motion was made by Darrell Lehman that the Plan Commission recommend the Town Board engage the Town Engineer to review the existing shared driveway for conformance to our ordinance and engage the Town Attorney to review the existing shared driveway easement for conformance to our ordinance, 2<sup>nd</sup> by Les McBurney – motion carried unanimously.

Agenda #9 Dave & Diana Padley – Determination of Development Rights & Possible Waiver – The Town received a Summary Report from Columbia County for a rezone for Dave & Diana Padley. Dave & Diana Padley wanted to make sure they had a development right so they can move forward with the rezone. Dave Padley gave information to the Town Attorney showing why he felt he had a development right. The Town Attorney sent a memo dated, September 6, 2023 stating that he agreed with Dave Padley that he had a development right. A motion was made by Kevin Kessler to recommend to the Town Board to accept the Town Attorney’s opinion and that Dave Padley has one development right left, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #10 Fee Schedule – The Plan Commission discussed the proposed fee schedule and recommended changes to the Clerk to present to the Town Board.

Agenda #11 Town Board Report – Kevin Kessler reported on the August 10, 2023 Town Board meeting.

Agenda #12 Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #13 Adjourn - A motion was made by Ron Grasshoff to adjourn the September 7, 2023, Plan Commission meeting, 2<sup>nd</sup> by Les McBurney –motion carried unanimously. The meeting was adjourned at 9:44pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk