

Town of West Point  
Plan Commission Minutes  
April 4, 2019

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, April 4, 2019 at the West Point Town Hall, N2114 Rausch Road, Lodi, Wisconsin. 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 7:00 p.m. Members present were Byron Olson, Kevin Kessler, Nathan Sawyer (7:05pm), Renee Nair, Gordon Carncross (Town Board Representative), Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Renee Nair to approve the agenda, 2<sup>nd</sup> by Gordon Carncross – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the February 7, 2019 Plan Commission minutes had been emailed to each member for their review. A motion was made by Gordon Carncross to approve the minutes with a correction, 2<sup>nd</sup> by Renee Nair – motion carried unanimously.

Agenda #4 Correspondence – The Clerk received a report from Mike Wipperfurth, the Town Building Inspector, stating the boathouse at W12666 Pleasant View Park Road, Lodi, is fundamentally sound. The Town received a brochure from the Local Government Center showing where and when the 2019 Town Officials Workshop would be and how to sign up. Kevin Kessler stated that he and the Town Chair had a meeting with Jeff Clark, Town Attorney, and gave him guidance for the review of Chapter 6 Land Division revision. Attorney Clark stated that he would have the review done by the end of May.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for a Conditional Use Permit for Eric & Lisa Hanson at N2212 Trails End Road, Lodi, WI. 53555 - Tax Parcel #11040-27.C1, in Section 11, Town 10N, Range 7E. The Conditional Use Permit is required by Columbia County Zoning Ordinance Section 16-110-020. The house is a single

family dwelling and the property is zoned SF-1 Single Family Residential. The property owner has requested approval to use the residence for short term rental or Tourist Rooming House which is allowed under the County Zoning Ordinance with a conditional use permit. – The public hearing was opened at 7:10pm. Taffy Buchanan, Town Clerk, stated 36 letters were sent to landowners within 1000 feet to notice them about the public hearing. Lisa Hanson explained the proposed CUP. In the Rental Agreement and Rental Rules it says when the quiet hours are, how many people can stay there, no pets, and parking on the road is not permitted. Lisa Hanson has talked with owners of the property next to hers and they did not have any issues with it. Doug Richmond (against), W12974 State Road 188, Lodi, asked Lisa Hanson, where she lived and how would she monitor the rental of the property. Lisa Hanson said she lives in Chicago but she has a neighbor and family that would watch it for her. Scott Commings (against), N2310 Trails End Road, Lodi, said he was against it because he had bad experiences with a TRH which was 3 houses away from him, one issue was they were loud during the week at night. Scott Commings also brought with him a petition signed by 17 neighborhood residents who are against having the Tourist Rooming House. Sam Linton (against), N2396 Trails End Road, Lodi, said the road is not very wide and last year there were 2 incidents where people's truck & trailers were blocking the road. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 7:33pm.

Agenda #7 Conditional Use Permit for Eric & Lisa Hanson at N2212 Trails End Road, Lodi, WI. 53555 - Tax Parcel #11040-27.C1 for a Tourist Rooming House. – A motion was made by Byron Olson that the Plan Commission recommend to the Town Board the following Findings of Facts regarding the 7 listed criteria on the county form and in Sec.16-150-070 D of the County Ordinance: criteria #1 & #2- “not satisfied”, criteria #3, #4, #5, #6 – “satisfied”, and criteria #7 – “satisfied with conditions”, 2<sup>nd</sup> by Ron Grasshoff – yes 6, no 1 – motion carried. A motion was made by Darrell Lehman to have the Chair have Columbia County review Chapter 16, in regards to nonconforming structures and substandard lots and granting a CUP to this substandard lot and respond back to the Town within 30 days, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously. A motion was made by Ron Grasshoff to recommend to the Town Board to recommend to the County the denial of the CUP based on the Findings of Facts – criteria #1 & #2 being found “not satisfied” because of the public input and petition, 2<sup>nd</sup> by Byron Olson (action postponed). A motion was made by Ron

Grasshoff to postpone action on the pervious motion until the next Plan Commission meeting on May 2, 2019, 2<sup>nd</sup> by Gordon Carncross – motion carried unanimously. Lisa Hanson was given guidance by the Plan Commission to talk to neighbors about the CUP, possibly increase the required deposit so people follow the rules and address boat trailer parking then present it to the Plan Commission at the next meeting.

Agenda #8 Updated Declarations & Covenants for Selwood Subdivision – Attorney Kirt Posthuma, attorney for Selwood Farm Property Owners Association, presented the updated declarations and covenants. The amendments required a simple majority of the property owners, but were voted in favor of about 85% of the owners. There is only one change that requires the Town Board approval and that addresses land use and building type. They want to allow garages that would fit four vehicles and allow for a single outbuilding with a size limitation. The plans would be subject to the approval of the association. A motion was made by Darrell Lehman to recommend to the Town Board to approve the proposed revisions to the amendments to the Selwood Farm Declaration and Covenants, 2<sup>nd</sup> by Gordon Carncross – yes 6, no 1 – motion carried.

Agenda #9 Crystal Lake RV Park – Emergency Relocation of Mobile Homes – Steve Bodenschatz, owner of Crystal Lake RV Park, presented the proposal of emergency relocation of RVs. On March 14, 2019 about 96 sites at Crystal Lake RV Park were affected by flooding; 20 of the sites were mobile homes and 76 were RV sites. The mobile homes are not being relocated and some of the RV sites were empty; there will be about 42 RVs that will need to be relocated so their owners can use them. Steve Bodenschatz is in the process of rezoning areas of Crystal Lake RV Park, but right now is just asking for temporary emergency relocation. A motion was made by Darrell Lehman to recommend to the Town Board to offer written confirmation to the County that temporary relocation and occupancy of the RV is acceptable as proposed in the letter from Renee Pulver-Johnson to Steve Bodenschatz dated 4/4/19 conditional on the RVs sites can't be occupied in 2020 unless the sites are approved, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #10 Town Board Report – A motion was made by Kevin Kessler to postpone the Town Board Report, 2<sup>nd</sup> by Darrell Lehman – motion carried unanimously.

Agenda #11 Set Next Meeting Date – The next meeting will be scheduled for May 2, 2019.

Agenda #9 Adjourn Meeting - A motion was made by Ron Grasshoff to adjourn the April 4, 2019 Plan Commission meeting, 2<sup>nd</sup> by Renee Nair – motion carried unanimously. The meeting was adjourned at 10:21pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk