

Town of West Point
Plan Commission Minutes
February 4, 2016

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, February 4, 2016 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 web site. Chairman Kevin Kessler called the meeting to order at 7:04 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Nathan Sawyer (7:12), Renee Nair, and Byron Olson. Also present was Taffy Buchanan, Town Clerk. Absent were Ron Grasshoff (excused) and Fred Madison (unexcused).

Agenda #2 – Approval of Agenda – A motion was made by Gordon Carncross to approve the agenda as presented, 2nd by Byron Olson – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the January 7, 2016 Plan Commission minutes had been emailed to each member for their review. A motion was made by Byron Olson to approve the minutes with changes from the January 7, 2016 meeting, 2nd by Renee Nair - motion carried unanimously.

Agenda #4 Correspondence – 4th Annual OSC project Night – Community Gem, February 4th 6-8pm. Notice of public hearing for Columbia County Comprehensive Plan 2030 Map Amendments March 1, 2016.

Agenda #5 Citizen Input – None

Agenda #6 Public hearing for Tim & Darci Pfeil, Lake Dr., Lodi, WI 53555, for a rezoning and CSM review for parcels #11040-13 & #11040-19.03 which includes parts of Sec. 9, T10N, R7E SW1/4 OF SE1/4 in the Town of West Point. The property has two tax parcels but by deed it is one 17.5 acre parcel that has split zoning. They are asking to create a new lot by CSM and rezone it to RR-1 and rezone the rest of the parcel to A-1 Agriculture with an A-4 Agricultural Overlay. The parcels will be divided through a Certified Survey Map into 2 lots. -Town Clerk, Taffy Buchanan sent out 67 letters to residents within 1000 feet of Parcel #328. The public hearing was opened at 7:09pm. Tim & Darci Pfeil were present and Jim Grothman explained the proposal. They would like to move the building envelope to the high point of the land and rezoning everything else back to A-1. The property owners did not like the location of the present buildable area

because it is in a low point of the land and could have issues with water. Mike Zitnick, W13416 Lake Drive, was present and spoke against the proposal to be RR-1, because he was concerned about high phosphorous levels if they have livestock. The public hearing was closed at 7:13pm.

Agenda #7 Tim & Darci Pfeil parcels #11040-13 & #11040-19.03 land division, rezone & CSM review. – A motion was made by Kevin Kessler to recommend to the Town Board to approve the CSM subject to the deed covenants suggested by the Town Attorney, 2nd by Renee Nair – motion carried unanimously. A motion was made by Kevin Kessler to recommend to the Town Board to recommend to Columbia County that the new Lot 1 be rezoned from A-1 to R-1 and the new Lot 2 be rezoned to A-1 with A-4 overlay, 2nd by Nathan Sawyer – motion carried unanimously. A motion was made by Kevin Kessler to recommend to the Town Board to amend the Future Land Use Map in the Town’s Comprehensive Plan to show Lot 2 as Ag and Lot 1 as residential and to recommend to Columbia County their Comprehensive Plan be amended to be consistent with the Town of West Point’s Comprehensive Plan, 2nd by Renee Nair – motion carried unanimously. A motion was made by Kevin Kessler to recommend to the Town Board that the Declaration of Covenants drafted by the Town Attorney to be amended to reflect R-1 zoning instead of RR-1 zoning, 2nd by Byron Olsen – motion carried unanimously.

Agenda #8 Informal presentation by Janell Burchard about dividing parcel #11040-39.4 – Janell Burchard was interested in dividing her lake lot parcel to enable her to build another house on it. She presented her proposal to see what concerns the Plan Commission might have. Kevin Kessler stated she would need several variances and it could be difficult and costly. Ms. Burchard had initially applied to Columbia County for variances, but has subsequently withdrawn that application. Therefore, this was an informational presentation only. Plan Commission members expressed skepticism about the chances of the necessary variances being approved. Kevin Kessler and other Plan Commission members also suggested that she talk with the condo association next to her property to see if something could be worked out with them that would not require variances.

Agenda #9 Town Board report – Gordon Carncross gave a report of the January Town Board meeting.

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

Agenda #11 Adjourn Meeting. A motion was made by Renee Nair to adjourn the February 4, 2016 Plan Commission meeting at 8:33 pm, 2nd by Nathan Sawyer – motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan,
Town Clerk