

Town of West Point
Plan Commission Minutes
June 7, 2018

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, June 7, 2018 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 7:00 p.m. Members present were Byron Olson, Kevin Kessler, Nathan Sawyer, Gordon Carncross (Town Board Representative), Ron Grasshoff, Darrell Lehman, and Renee Nair. Also present was Taffy Buchanan, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Darrell Lehman to approve the agenda, 2nd by Renee Nair – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the May 17, 2018 Plan Commission minutes had been emailed to each member for their review. A motion was made by Renee Nair to approve the minutes, 2nd by Darrell Lehman –motion carried unanimously.

Agenda #4 Correspondence – None

Agenda #5 Citizen Input – None

Agenda #6 Public hearing for a Land Division, Rezoning and Conditional Use Permit for Joe & Taffy Buchanan – Buchanan's Mini-Garages LLC, N640 Gannon Road, Lodi, WI 53555 - Tax Parcel # 11040-493.A. The parcel is currently is currently split-zoned; A-1 Agriculture, AO-1 Agriculture and Open Space, and C-2 General Commercial. They are proposing to rezone the land currently zoned AO-1 Agriculture and Open Space to C-2 General Commercial,; the land currently zoned A-1 Agriculture would stay A-1 Agriculture. The parcel would need to be divided with a 2-lot CSM to meet Columbia County Zoning Code. A Conditional Use Permit would be require also after the rezoning has been approved to expand the mini-garages and have a landscaping business on this lot. – The public hearing was opened at 7:05pm. Taffy Buchanan, Town Clerk, stated 7 letters were sent to

landowners within 1000 feet to notice them about the public hearing. Joe & Taffy Buchanan explained the proposal. Joe & Taffy Buchanan would like to expand their mini-garage business on their current parcel. The parcel currently has 3 zonings: approximately 12 acres A-1 Agriculture, 5 acres AO-1 Agriculture Open Space, and 3 acres C-2 General Commercial. They would like to rezone the AO-1 Agriculture to C-2 General Commercial to build up to 3 more mini-garage buildings on it. Columbia County no longer allows split-zoning, so in order to change the zoning the property will need to be divided into 2 parcels. The proposed newly zoned C-2 area would need a conditional use permit to have mini-garages on it and to have their mowing/landscaping business on it. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 7:08pm.

Agenda # 7 Information for Temporary Use Application for Alliant Energy & Nicholson Construction Company –11040-647 & 11040-398 – Alliant Energy representative, Nate Severs, and Nicholson Construction Company representative, Alex Sherman, explained what work was going to be done with the dam and why they needed the Temporary Use Permit from Columbia County. They will be working on stabilizing the dam, so they need the temporary use permit for parcel #11040-398 to have an area to park equipment, materials, and employee vehicles. They will be widening the existing driveway and leveling an area for a gravel area for parking and construct a dome tent for equipment storage. Nicholson Construction would be working from May 2018 until December 2020, during the winter months the work would cease. Nicholson Construction needs to get a driveway permit approved and will need a building / electrical permit. The Town Engineer suggested having the driveway returned to original width after the project is over. A motion was made by Ron Grasshoff to expedite the review of the Temporary Use Permit and ask the Town Engineer and Vice-Chair of the Plan Commission to draft a letter to be presented to the Town Board containing suggestions of conditions for Columbia County to consider., 2nd by Byron Olson – yes 6, no 0, abstain 1 – motion carried.

Agenda # 8 CSM Review – Combining of Parcels #11040-650 & #11040-651 for Greg Jansen and Use of Town Land for existing structure. – Greg Jansen owns two parcels on Pleasant View Park Road, and his home is located on both parcels. Greg Jansen would like to fix a porch on his house, but Columbia County will not issue a zoning permit until he combines his parcels. He is combining his lots through a CSM and when he had the CSM done he found out his existing

boathouse is on Town Property; because of this Greg Jansen has also filled out an application to use Town Property to maintain an existing structure. The Plan Commission suggested there be documentation to the condition of the boat house. A motion was made by Kevin Kessler to recommend approval grant the permit for the existing boathouse be maintained in good repair and safe structural condition on Town Property and that the Town can rescind this permit at any time at its sole discretion, 2nd by Ron Grasshoff – motion carried unanimously. A motion was made by Renee Nair to recommend approval of the proposed CSM combining the parcels, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #9 Land division, rezoning, and CUP for Joe & Taffy Buchanan, Buchanan's Mini-Garages, Parcel #11040-493.A1 - A motion was made by Ron Grasshoff to recommend the land division as proposed in the CSM, 2nd by Darrell Lehman – motion carried unanimously. A motion was made by Ron Grasshoff to recommend the rezoning of all of Lot 1 of the new CSM to C2-General Commercial and keep Lot 2 A-1 Agriculture, 2nd by Renee Nair - motion carried unanimously. A motion was made by Kevin Kessler that the Plan Commission found the “7 Findings of Facts For Conditional Use Permits” were found Satisfied for numbers 1, 2, 5, and 6; and with numbers 3, 4, and 7 were “Satisfied with Conditions”, 2nd by Ron Grasshoff – motion carried unanimously. A motion was made by Kevin Kessler the Plan Commission recommend approval of CUP subject to the 17 potential conditions listed in the May 11, 2018 Columbia County CUP Preapplication Report with the following amendment to condition #12, that the words after the comma “prepared and stamped by a licensed engineer qualified in stormwater management planning” be removed and be replaced by “approved by Town Engineer”, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #10 Variance for Road Setbacks for MWD Income Trust, Mark De Clute, N2380 Trails End Road, Lodi. – Mark DeClute would like to build a bigger garage on his property than what is currently there. In order to build the new garage Columbia County determined he would need to get a variance for the road setbacks. According to West Point's ordinance a public hearing is required notifying the property owners within 500 feet of the proposed variance request. The Plan Commission authorized a public hearing for June 21, 2018.

Agenda # 11 Initial Application Requirements Land Division of Marquardt/Boos Parcel #11040-164.01 west of Unke Road represented by

Attorney Conor Leedom – Attorney Conor Leedom sent an email to Kevin Kessler asking him to clarify what else would be needed by his clients to proceed with the land division in addition to:

1. CSM,
2. Title report showing evidence of ownership of the property which will be divided
3. A representation that the property is not contaminated after WI DNR search of the property (which will waive the requirement for a Phase I assessment)
4. An indication that the Land Divider will request a variance from Columbia County's public road frontage requirements.

The Plan Commission determined they would like a CSM with the structure and access lane shown on it and would like an aerial photograph with property lines shown on it. A park fee would also be required. Kevin will respond to the email.

Agenda #12 Revisions to Chapter 6 Land Division Ordinance –Postponed until next meeting.

Agenda #13 Set Next Meeting Date – The next meeting will be scheduled for June 21, 2018.

Agenda #14 Adjourn Meeting - A motion was made by Ron Grasshoff to adjourn the June 7, 2018 Plan Commission meeting, 2nd by Renee Nair – motion carried unanimously. The meeting was adjourned at 10:18pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk