

Town of West Point Plan Commission Minutes June 21, 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 21, 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 7:03 p.m. Members present were Byron Olson, Kevin Kessler, Nathan Sawyer, Gordon Carncross (Town Board Representative), Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Town Clerk. Absent was Renee Nair (excused).

Agenda #2 – Approval of Agenda – A motion was made by Ron Grasshoff to approve the agenda, 2nd by Darrell Lehman – motion carried unanimously. A motion was made by Kevin Kessler to change the agenda by moving agenda item #8 up before item #6, 2nd by Nathan Sawyer – yes 5, no 1 – motion carried.

Agenda #3 Approve Minutes – Copies of the June 7, 2018 Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the minutes with spelling correction, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #4 Correspondence – Kevin Kessler sent an email to Attorney Conor Leedom concerning the submission and review process for a potential land division proposal for Tax Parcel #11040-164.01. Darrell Lehman noticed an issue with the location of a shared driveway for lots 2 & 3 of the Wildwood Estates Plat while doing research for Pustaver property item on the agenda.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for MWD Income Trust (Mark De Clute), for a variance to Section 16-110-030(2) (road setbacks), of the Columbia County Zoning Ordinance at N2380 Trails End Road, Lodi. Parcel #11040-850 Sec. 10, T10N, R7E Lot 17, Crossland Plat, Town of West Point. Mark De Clute would like to build a new garage. The required road setback is 30 ft. from the Right-of-Way or 63 ft.

from the centerline of Trails End Rd., whichever is greater. A new detached garage is being proposed off of Trails End Rd., 24 ft. from the Right-of-Way and 58 ft. from the centerline. The existing detached garage is 32 ft. from the Right-of-Way and 66ft. from the centerline of Trails End Rd. The applicants are seeking a variance to construct the proposed 983 sq. ft. new garage. – The public hearing was opened at 8:00pm. Taffy Buchanan, Town Clerk, stated 27 letters were sent to landowners within 500 feet to notice them about the public hearing. Neither Mark De Clute, the property owner, nor any representative for the property owner was present. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 8:01pm.

Agenda # 7 Variance for Road Setbacks for MWD Income Trust, Mark De Clute, N2380 Trails End Road, Lodi. - A motion was made by Ron Grasshoff to recommend to the Town Board to recommend to Columbia County the variance request be denied based upon our conclusion that the legal standards for variances were not met, 2nd by Byron Olson – motion carried unanimously.

Agenda #8 Jim Grothman – Discuss building rights remaining on the Frank Pustaver property – Tax Parcel #11040-107 – Jim Grothman, representing Frank Pustaver, explained the reason for coming before the Plan Commission. Parcel #11040-107 is for sale and there was a question if there was a development right associated with it or not. The Plan Commission determined the parcel was divided before 2005 and therefore would have 1 development right. A motion was made by Ron Grasshoff that the Chairman of the Plan Commission send a letter indicating the Plan Commission has reviewed the ordinance and agrees with Frank Pustaver that there is one development right for Parcel #11040-107, 2nd by Byron Olson – motion carried unanimously.

Agenda #9 Revisions to Chapter 6 Land Division Ordinance –The Plan Commission discussed the different uses of “Open Space” in the ordinance and the need to differentiate between them with different labeling. Darrell Lehman will distribute version 3 of Chapter 6 to the Plan Commission, so they can review it before the next meeting.

Agenda #10 Set Next Meeting Date – The next meeting will be scheduled for July 19, 2018.

Agenda #11 Adjourn Meeting - A motion was made by Kevin Kessler to adjourn the June 21, 2018 Plan Commission meeting, 2nd by Gordon Carncross – motion carried unanimously. The meeting was adjourned at 8:57pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk