

Town of West Point  
Plan Commission Minutes  
June 15, 2017

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 15, 2017 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. Vice-Chairman Ron Grasshoff called the meeting to order at 7:45 p.m. Members present were Gordon Carncross (Town Board Representative), Byron Olson, Renee Nair, Nathan Sawyer, and Ron Grasshoff. Also present was Taffy Buchanan, Town Clerk. Absent was Kevin Kessler (excused) and Darrell Lehman (excused).

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

Agenda #3 Approve Minutes – Copies of the June 1, 2017 Plan Commission minutes had been emailed to each member for their review. A motion was made by Byron Olson to approve the minutes as edited, 2<sup>nd</sup> by Nathan Sawyer - motion carried unanimously.

Agenda #4 Correspondence – The Town received a request from Alan & Marie Langeteig for a CSM review for a lot line adjustment for Parcel #871, it will be on the next meeting's agenda.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for a Preliminary Plat and Rezoning request for Ryan's Haven Subdivision from Amalia W Ryan Revocable Living Trust. Tax Parcels #11040-160.02, #11040-160.03, #11040-17 and #11040-9.A off of Unke Road. Parcels #11040-160.02 & 160.03 are located in Sec. 17, T10N, R7E, Parcel #11040-17 is located in Sec. 9, T10N, R7E SW1/4 OF SW1/4 and Parcel #11040-9.A is located in Sec. 8, T10N, R7E SW1/4 OF SW1/4. – Town of West Point, Columbia County, Lodi, Wisconsin. – Town Clerk, Taffy Buchanan sent out 43 letters to residents within 1000 feet of Parcels #160.02, #160.03, #17, and #9.A. The public hearing was open at 7:55pm. Jim Grothman, representing the Amalia W Ryan Revocable Trust, explained

the plans for the proposed Ryan's Haven Subdivision, property located off of Unke Road. The proposed Ryan's Haven Subdivision is a 12-lot subdivision with a new cul-de-sac town road that begins at Unke Road. They would need to rezone a portion of the lower parcels from A-1 to Single Family Residential and rezone a portion of the northern lot from Single Family Residential to A-1 with an A-4 overlay. Each lot would be residential lot would be 2-4 acres. The lots would not reach all the way to the water because Wisconsin Power & Light owns the water frontage land. Ron Grasshoff summarized the waivers the developers were asking for: 1) 100 foot setback from 15% ground slope; 2) maximum length of 500 feet in length of cul-de-sac; 3) 10% of Open Space; 4) common space evenly distributed; 5) maintenance plan for the common open space. Brad Boettcher, General Engineering Company, explained the Stormwater Management Plan and the design of 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 8:30pm.

Agenda #7 Open Space Committee Report – Ron Grasshoff gave a report on the June 7, 2017 Open Space Committee meeting.

Agenda #8 Town Board Report – Gordon Carncross gave a report on the June 8, 2017 Town Board meeting.

Agenda #9 Next Meeting Agenda and Date – The next meeting will be July 6, 2017

Agenda #10 Adjourn Meeting. A motion was made by Renee Nair to adjourn the June 15, 2017 Plan Commission meeting at 9:43pm, 2<sup>nd</sup> by Gordon Carncross – motion carried unanimously.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk