

Town of West Point  
Plan Commission Minutes  
May 2, 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, May 2, 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. Chairman Kevin Kessler called the meeting to order at 7:03 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Byron Olson, Nathan Sawyer, and Ron Grasshoff. 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, 2<sup>nd</sup> by Gordon Carncross – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the April 6, 2017 Plan Commission minutes had been emailed to each member for their review. A motion was made by Gordon Carncross to approve the minutes, 2<sup>nd</sup> by Ron Grasshoff - motion carried unanimously with Darrell Lehman abstaining.

Agenda #4 Correspondence – The UW Extension Center for Land Use Education is having a workshop for Local Planning & Zoning Officials on May 22, 2017.

Agenda #5 Citizen Input – None

Agenda #6 – Ryan's Haven Subdivision – Unke Road – reviewing the preliminary plat and engineering plans – The Town Attorney, Town Engineer, Town Chair, and Kevin Kessler met on April 30<sup>th</sup> to discuss that a complete Preliminary Plat submission would be needed to move forward. The developer, Jim Grothman, presented a Preliminary Plat drawing, and drafts of a Stormwater Management Plan, Declaration of Covenants, and the Bylaws of Ryan's Haven Homeowner's Association for the Plan Commission's comment. The Town Attorney stated we still need at least a Developer Agreement and Conservation Easement from the applicant. Once a final Preliminary Plat drawing and final documents are submitted and deemed complete the Plan Commission has 60 days to make a

recommendation to the Town Board. The Town Engineer looked over a drawing of the proposed development with the building envelopes shown and the Stormwater Management Plan. The Town Engineer reported possible concerns with some of the lots and the Plan Commission members also brought up concerns. A motion was made by Ron Grasshoff to have the Town Engineer evaluate the suitability of the driveway access of Lots 3, 6, & 9 and the setbacks for Lots 5 & 6 in consultation with the applicants engineer and report back to the Plan Commission, 2<sup>nd</sup> by Byron Olson – motion carried unanimously. Kevin Kessler suggested asking the Town Board to make a decision if the Town is going to ask for an impact fee to help with the cost to reconstruct Unke Road before more time and money is spent, so the developers know.

Agenda #7 Open Space Committee Report & Agenda #8 Town Board Report – A motion was made by Kevin Kessler to postpone the OpenSpace Committee report and the Town Board report, 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Agenda #9 Next Meeting Agenda and Date – The next meeting will be scheduled as needed.

Agenda #10 Adjourn Meeting. A motion was made by Kevin Kessler to adjourn the May 2, 2017 Plan Commission meeting at 10:10pm, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk