

Town of West Point  
Plan Commission Minutes  
May 7, 2015

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 7, 2015 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 7:07 p.m. Members present were Kevin Kessler, Gordon Carncross (Town Board Representative), Byron Olson, Ron Grasshoff, Nathan Sawyer (7:16), and Renee Nair. Also present was Taffy Buchanan, Town Clerk. Absent was Fred Madison (unexcused).

Agenda #2 – Approval of Agenda – A motion was made by Renee Nair to approve the agenda but to consider the items in a different order, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the April 2, 2015 Plan Commission minutes had been emailed to each member for their review. A motion was made by Renee Nair to approve the minutes, 2<sup>nd</sup> by Ron Grasshoff - motion carried unanimously.

Agenda #4 Swear in Plan Commission member: Kevin Kessler & Ron Grasshoff – Town Clerk Taffy Buchanan swore in Kevin Kessler and Ron Grasshoff as re-appointed members of the Plan Commission.

Agenda #5 Correspondence –The Town received a list of properties with violations from the Columbia County Planning & Zoning Department. Columbia County approved the rezoning and CUP for Meister. A letter has been received from the Columbia County Planning and Zoning Department indicating that they will be proposing minor amendments to the ordinance and giving Towns the opportunity for any suggestions.

Agenda #6 Citizen Input – None

Agenda # 7 Public Hearing for Public Hearing to Receive Comments on the Proposed Revisions of the Town of West Point's Road and Driveway Ordinance - The public hearing was opened at 7:15pm. Taffy Buchanan, Town Clerk, stated the public hearing was noticed in the paper, on the Town's website and posted in 3

places. The Town Attorney, Jeff Clark, explained the changes to Chapter 12 Driveway Ordinance. Sauk Fire Department Chief, Doug Breunig indicated the fire department might not be able to get to some houses on because of the trees and narrow, winding driveways. Sid Cook, W14105 Theresa Lane, asked if it the private roads would need to be paved or would it be at the discretion of the landowners to have it paved. The Town Attorney stated that the Town would not get involved in private matters that would be governed by easements or deed covenants. Joyce Sadek and Jim Heiney, W14115 Theresa Lane, stated she lost her insurance because 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 7:33pm.

Agenda #8 Public Hearing for Rezoning of Parcels for Beau and Rick Lane W12145 Slack Road Lodi, WI 53555 – Tax Parcel # 75.C & 75.D in Sec. 12, T10N, R7E, Town of West Point and Kenneth & Priscilla Orvold, W12140 Hillcrest, Lodi, WI 53555 – Tax Parcel #75.D2 in Sec. 12, T10N, R7E, Town of West Point. The rezoning request is to rezone the parcels from A-1 Agriculture to R-1-Single Family Residence - The public hearing was opened at 7:45pm. Taffy Buchanan, Town Clerk, stated 25 letters were sent out for the public hearing to property owners within 1000ft. Rick Lane was present to explain his rezoning proposal. Dick Jones, W12185 Slack Road, made a statement against the proposed rezoning, he felt all three lots should not be put together for a rezoning application; each one should be acted on individually. He also stated he thought Rick Lane did a wonderful job remodeling the house on 75.C but 75.D is designated environmental corridor and should stay an open space. Alan Langeteig, W12130 Hillcrest, stated he talked to the County and Rick Lane did not suggest the rezoning of all three parcels and he feels Rick Lane does great work. Kevin Kessler explained that the County had suggested the re-zoning of the Orvold parcel and the Town parcel. Mr. Langeteig questioned whether the Town and County want to change their Comprehensive Plans. Wayne Houston, W11989 Hillcrest, stated he is against the rezoning. Sue Murphy, W12107 Slack Road also stated that she is against the rezoning. She also stated that most of the residents on Slack Hill have larger parcels and do not wish to see lots of small parcels with houses on them. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 8:05pm.

Agenda #9 Public Hearing for a Conditional Use Permit for Merrimac Snack Shack LLC, Zachariah Davenport, Casey Davenport, N2499 State Highway 188,

Lodi, WI. The Conditional Use Permit request is to operate a walk-up ice cream / food restaurant and maintain a single family residence. - The public hearing was opened at 7:30pm. Taffy Buchanan, Town Clerk, stated 25 letters were sent out for the public hearing to property owners within 1000ft. The CUP applicants Casey and Zachariah Davenport and Andrew Stendahl were all present at the meeting in support of the CUP for the Merrimac Snack Shack. Pam Davenport was also present in support of the CUP. Casey Davenport explained about the plans they have for the property and that they are trying to get the place up and running, so it is a viable part of the Town. They are also hoping to get parking for the property so people can park, sit and get something to eat for 5 to 10 minutes. Casey Davenport also stated they have or are rectifying the violations they were given by the Town and County. Karen Dean, N2495 State Road 188, and her Attorney Deborah Meiners, were in attendance against the CUP. Deborah Meiners presented a portfolio of pictures showing what the applicants have done to the property adjacent to her client's property and why they are against the granting of the CUP. Deborah Meiners stated that because of the bushes that were taken out and the smoothing of the trench which was done, there has been run-off and debris deposited onto her client's property. Also they painted the building and shed and moved the shed, without a permit, so that it is in front of their window and blocking their scenic view. Deborah Meiner's clients would like to have several conditions be in place before a CUP would be granted. They would like a privacy fence or vegetative buffer installed for visual and audio blocking purposes, re-direction of the lighting, the shed moved, colors of the building changed, a stormwater management plan in place to prevent stormwater movement onto their property, on-site parking prohibited, and more restrictive hours of operation. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 8:55pm.

Agenda #10 Easement for Inglewood Prairie Susan Sykes for parcel #970.0 – A motion was made by Kevin Kessler to recommend to the Town Board to empower the Town Attorney to act on the Town's behalf on this matter to approve the documents unless the Town Attorney is not satisfied with the documents, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #11 Variance, for a David Mitchell to Sections 16-110-030(1), 16-110-030(2) , and 16-130-020 2 of the Columbia County Zoning Ordinance and to Section 16-5-30 of the Columbia County Shoreland / Wetland Ordinances of the Columbia County Zoning Ordinance at W12618 Pleasant View Park Road, Parcel

#11040-716.02 Sec. 11, T10N, R7E, LT 2 CS#4046-28-39, Town of West Point – David Mitchell told the Plan Commission he has a buyer for proposed CSM Lot 1 and it would be attached to lot #9 across the street. Proposed CSM lots #2& #3 would be attached to lot #10 across the street unless an owner of lot #11, #12, #13, or #15 would like to purchase proposed CSM lot #2 or #3, in which case those lots would be attached to the lot presently owned by the purchaser. Plan Commission members reminded Mr. Mitchell that the Town had indicated that it would entertain the proposed CSM and any required variances only if the new garage lots being created were legally attached to existing abutting lots across the street. It was suggested that the Town could entertain a proposal to split the existing lot into 2 lots instead of 3. David Mitchell agreed that would be fine. A motion was made by Kevin Kessler to authorize a public hearing on a 2-lot CSM (when submitted), 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.

Agenda #12 Rezoning of Parcels 75.D & 75.C for Beau & Rick Lane and 75.D2 for Kenneth & Priscilla Orvold – A motion was made by Ron Grasshoff to postpone Plan Commission action on this agenda item until the May 21<sup>st</sup>, 2015 meeting after the Plan Commission has a site visit at 6:00pm on May 21<sup>st</sup>, 2015, 2<sup>nd</sup> by Renee Nair – motion carried unanimously.

Agenda # 13 CUP for Merrimac Snack Shack LLC, Zachariah Davenport, Casey Davenport, N2499 State Highway 188, Lodi, WI 53555 – The Plan Commission suggested to the applicants that they should, among other things, put together a building color scheme, work on the lighting issues, implement a stormwater management plan approved by the Town, prepare a more accurate site plan and try to reach a consensus with the neighbors. The applicants and the neighbors agreed to meet on the issues before the next Plan Commission meeting with Chairman Kevin Kessler serving as a facilitator between the parties. A motion was made by Kevin Kessler to postpone action until the May 21<sup>st</sup>, 2015 meeting after the Plan Commission has a site visit at 6:30pm on May 21<sup>st</sup>, 2015, 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Agenda #14 Informational presentation by Brian Breunig about building a house on a vacant lot at N2326 Trails End, Lodi - Brian & Tracy Breunig presented information about their ideas for a house that they would like to build on this lot. This was an agenda item for information and discussion only. There has been no application and no action was planned. They would need 3 variances in order to build the house: 1) To allow the garage side of the house to be within the setback distance from the road., 2) To exceed the allowable impervious surface area

limitation of 20% of the total lot area by providing stormwater runoff mitigation, and 3) For proposed retaining walls to be within 53ft of the water setback requirement using setback averaging. The Plan Commission suggested the owners to talk to the Town Engineer about a stormwater plan and water mitigation. The Plan Commission also suggested that the lot owner research ways to make a driveway pervious.

Agenda #15 Driveway Ordinance – A motion was made by Ron Grasshoff to recommend to the Town Board to adopt the revised driveway ordinance after reviewing and proposing deposit & forfeiture requirements, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #16 Town Board Report – A motion was made by Kevin Kessler to postpone the Town Board Report until the next meeting, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.

Agenda #17 Next Meeting Agenda and Date – The next meeting will be May 21, 2015. The Plan Commission will have a site visit to the Lane property and the Merrimac Snack Shack prior to the regular meeting.

Agenda #18 Adjourn Meeting. A motion was made by Ron Grasshoff to adjourn the May 7, 2015 Plan Commission meeting at 10:50 pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk