

Town of West Point Plan Commission Minutes November 1, 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, November 1, 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, Renee Nair, Gordon Carncross (Town Board Representative), Ron Grasshoff, and Darrell Lehman. 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 June 21, 2018 Plan Commission minutes had been emailed to each member for their review. A motion was made by Gordon Carncross to approve the minutes, 2nd by Ron Grasshoff –motion carried unanimously.

Agenda #4 Correspondence – Kevin Kessler and Ashley Nedeau-Owen met with the Columbia County Land Information staff and they are helping to identify parent parcels.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Terry C. & Susan L. Everett, for a variance to Section 16-525-020 Shoreland Setbacks, of the Columbia County Zoning Ordinance at N2348 Trails End Road, Lodi. Parcel #11040-843 Sec. 10, T10N, R7E Lot 10, Crossland Plat, Town of West Point. Terry C. & Susan L. Everett would like to build an addition 62" from the ordinary high-water mark of Lake Wisconsin. The required shoreland setback is 75 feet from the ordinary high-water mark to the nearest part of building. The applicants are seeking a variance to construct the proposed addition. – The public hearing was cancelled.

Agenda #7 Public Hearing for Arthur & Ted Hill, for a variance to Section 16-110-030(2) Road Setbacks & Section 16-525-020 Shoreland Setbacks, of the Columbia County Zoning Ordinance at N2288 Trails End Road, Lodi. Parcel #11040-834 Sec. 10, T10N, R7E Lot 1, Crossland Plat, Town of West Point. Arthur & Ted Hill would like to tear down the existing house and build a new one. 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. The required shoreland setback is 75 feet from the ordinary high-water mark to the nearest part of building. The new house would not meet these setbacks. The applicants are seeking a variance to construct the new house. - The public hearing was opened at 7:09pm. Taffy Buchanan, Town Clerk, stated 14 letters were sent to landowners within 500 feet to notice them about the public hearing. Ted and Art Hill, owners of the property presented their proposal. They would like to tear down the existing house and build a new one closer to the road but further away from the water than the existing house. Phillip and Fred Bossard, N2296 Trails End Road, did not have any objection to the variance and thought the proposal would be a plus to the neighborhood. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 7:17pm.

Agenda # 8 Variance for Terry C. & Susan L. Everett, to Section 16-525-020 Shoreland Setbacks, of the Columbia County Zoning Ordinance for Parcel #11040-843. - The applicants withdrew their request for a variance.

Agenda #9 Variance for Arthur & Ted Hill, to Section 16-110-030(2) Road Setbacks & Section 16-525-020 Shoreland Setbacks, of the Columbia County Zoning Ordinance for Parcel #11040-834. - The Plan Commission did not see a hardship according to legal standards and would like to see a full site plan before making a recommendation to the Town Board. Kevin Kessler said he would be willing to meet with the owners and Columbia County Planning & Zoning staff to see what would be needed for their proposal to go forward. A motion was made by Byron Olson to move to postpone action pending on getting further information from Columbia County and a complete site plan and additional information from the applicant, 2nd by Renee Nair – motion carried unanimously.

Agenda #10 Informal presentation from Diane Eberdt to discuss building rights for Parcel #11040-591.B – The owners of parcel #11040-591.B were wondering if they had a building right associated with the property or if they

could rezone it in order to sell the land as a buildable parcel. There are presently 8 owners of the land and would like to sell it. The Plan Commission let them know they could try and see if they could get a development right assigned to the parcel and then try and rezone it to A-2 but there would not be a guarantee of it being approved; it would have to go through the Town Board and Columbia County.

Agenda #11 Revisions to Chapter 6 Land Division Ordinance –Kevin Kessler, Darrell Lehman, and Ron Grasshoff have been working on the edits to Chapter 6. Darrell will distribute 6.18 to the Plan Commission, which has been cleaned up and ready to be reviewed and commented on at the next meeting.

Agenda #12 Town Board Report - postponed

Agenda #13 Set Next Meeting Date – The next meeting will be scheduled for December 6, 2018.

Agenda #14 Adjourn Meeting - A motion was made by Byron Olson to adjourn the November 1, 2018 Plan Commission meeting, 2nd by Ron Grasshoff – motion carried unanimously. The meeting was adjourned at 9:16pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk