

Town of West Point
Plan Commission Minutes
March 5, 2020

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, March 5, 2020 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 website. Chairman Kevin Kessler called the meeting to order at 7:05 pm. Members present were Kevin Kessler, Nathan Sawyer, Ron Grasshoff, Gordon Carncross (Town Board Representative), Renee Nair, Byron Olson, and Darrell Lehman. Also present was Taffy Buchanan, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Ron Grasshoff to approve the agenda, 2nd by Byron Olson – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the January 2, 2020 Plan Commission minutes had been emailed to each member for their review. A motion was made by Gordon Carncross to approve the minutes as presented, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – Columbia County Land & Water Conservation is hosting a presentation at the Town Hall on March 26, 2020.

Agenda #5 Citizen Input – None

Agenda #6 Public hearing for a Conditional Use Permit request from Yahara Materials, Inc. for Parcel #11040-307, James C. Ballweg property, W12257 Reynolds Road, Lodi, WI 53555; Section 25, Town 10N, Range 7. Yahara Materials, Inc. is requesting to renew the Conditional Use Permit for non-metallic mineral extraction use at the Ballweg Quarry on Reynolds Road. The Conditional Use Permit was originally approved in 2000 and was renewed in 2010. The Town of West Point advises Columbia County on Conditional Use Permits. - The public hearing was opened at 7:27pm. Taffy Buchanan, Town Clerk, verified the notice was published in the Lodi Enterprise and the Sauk Prairie Star; was posted in three places and on the Town's website; and 6 letters were sent to landowners within

1000 feet. Robin Loger, Yahara Materials Inc, gave a presentation on the proposal. Yahara plans on operating the same as they have for the last 20 years, except some night work might be required for DOT projects. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:31pm.

Agenda #7 Conditional Use Permit Renewal for Yahara Materials, Inc. for Parcel #11040-307, James C. Ballweg property, W12257 Reynolds Road, Lodi, WI 53555. – A motion was made by Darrell Lehman to recommend to the Town Board to recommend to the County to approve the CUP for Yahara subject to the quarry agreement between the Town and Yahara being successfully executed before April 1st, 2020, 2nd by Renee Nair – motion carried unanimously.

Agenda #8 Site Plan Approval for Lot #6 Ryan's Haven for Joe Reimer – Joe Reimer, owner of Lot #6, presented his site plan. The Town engineer gave some recommendations and they addressed the concerns. A motion was made by Kevin Kessler to approve the site plan, acknowledging the slope filled east of the garage and subject to the following three conditions: 1. The culvert between the home and outbuilding be moved to the east subject to the approval of the Town Engineer to preserve tree #21. 2. The driveway to the west of the outbuilding be moved to preserve tree #20. 3. A satisfactory driveway plan be approved by the Town Engineer., 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #9 Site Plan Approval for Lot #5 Ryan's Haven – A motion was made by Darrell Lehman to take the Town Engineer's recommendation and approve the site plan for Lot #5 of Ryan's Haven, 2nd by Renee Nair – motion carried unanimously.

Agenda #10 Informal Presentation of possible concept plans for Parcels #11040-413.001 & #11040-413.002 – Pam Halvorsen asked if a proposal for 7 buildings (14 units), or 6 buildings (12 units), would be allowed on the property. According to the Land Division ordinance it would not be allowed. The Plan Commission gave guidance on what could be allowed: 2 buildings (4 units), or if the lots were combined a total of 7 units could be allowed. Michael Dobbert, N802 Club Circle Dr, expressed his concern with traffic, drainage, and density. Phil Schwarz, N817 Club Circle Dr, was wondering if the buildable area included the retention ponds and driveway.

Agenda #11 Enforcement of Deed Covenants for Ryan's Haven Lots – The Town

Attorney does not see anything that would prohibit the owners of the lots from “cleaning up” the lots of dead trees or invasive brush and trees prior to a site plan review.

Agenda #12 Town Board Report – Gordon Carncross gave Town Board reports for the January and February meetings.

Agenda #13 Set Next Meeting Date – The next meeting is scheduled for April 2, 2020 for a site visit to Crystal Lake Park, possibly with a bus.

Agenda #14 Adjourn Meeting - A motion was made by Kevin Kessler to adjourn the March 5, 2020 Plan Commission meeting, 2nd by Darrell Lehman – motion carried unanimously. The meeting was adjourned at 9:53pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk