

Town of West Point
Plan Commission Minutes
May 21, 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, May 21, 2020 via teleconference and 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 7:01 pm. Members attending by teleconference were Kevin Kessler, Nathan Sawyer, Ron Grasshoff, Gordon Carncross (Town Board Representative), Renee Nair, Byron Olson, and Darrell Lehman. Present at the Town Hall was Taffy Buchanan, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Renee Nair to approve the agenda, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the May 7, 2020 Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the minutes as presented, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – The Town received a letter from the attorney of Marty Lieber stating he was a party to the Neil Cass CSM/Lot-line Adjustment.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Kenneth & Tiffany Baumgardt, W14549 O'Brien Road, Prairie du Sac, WI 53578 for rezoning parcel #11040-645. The property owners are proposing to rezone parcel #11040-645 from C-1 Light Commercial to R-1 Single-Family Residential, to construct a single-family residence on this parcel. – The public hearing was opened at 7:08pm. 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 39 letters were sent to landowners within 1000 feet. Ken Baumgardt, W14151 West Point Drive, Prairie du Sac, explained the proposal. No one else presented comments or registered at the public hearing and no other written

comments were received. The public hearing was closed at 7:10pm.

Agenda # 7 Kenneth & Tiffany Baumgardt, W14549 O'Brien Road, Prairie du Sac, WI 53578 for rezoning parcel #11040-645. – Ron Grasshoff pointed out that West Point's Comprehensive Plan Existing Land Use Map already has it as Single Family Residential so no change to our Comprehensive Plan would be needed. Ken Baumgardt stated the 3 lots to the south have access rights through the property to O'Brien Road. A motion was made by Renee Nair to recommend to the Town Board to recommend to Columbia County to approve the rezoning from C1-Light Commercial to R-1 Single Family Residential, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #8 David Langowski / Polly Koltas, W12103 Van Ness Road, Lodi, WI 53555, and Patrick Beyer, W12101 Van Ness Road, Lodi, WI 53555, for a rezoning and lot line adjustment for parcels #11040-291.A, #11040-291.B, & #11040-291.C. – A motion was made by Darrell Lehman to postpone until the next meeting at Patrick Beyer's request, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #9 Site Plan Approval for Lot #8 Ryan's Haven Plat for Brittney & Wesley Buchholz – Andy Zimmer, Town Engineer, emailed his site review memo dated May 21, 2020 to the Plan Commission which reviews the revised Site Plan with the name *Buchholtz Site Plan Revision 5.21.20* submitted to him. Brittney and Wesley Buchholz explained they now have all buildings and built surfaces inside the approved building envelope only minor grading outside the approved building envelope. A motion was made by Ron Grasshoff to approve the site plan with minor grading outside the building envelope that would not impact the slope and be landscaped, 2nd by Byron Olson – motion carried unanimously.

Agenda #10 Presentation for a Minor Land Division for Roger Thistle on Lake Drive – Dan Marks and Roger Thistle presented Roger Thistle's CSM for a proposed minor land division. The CSM will need to be amended and they will need to request to rezone for a portion of the land from C-1 Light Commercial to R-1 Single Family Residential because Columbia County does not allow dual zoning of a parcel anymore. A public hearing will need to be scheduled after the Town receives the rezoning request. It was also requested to have the applicant contact the Town Engineer to see if a drainage easement or erosion control measures would be necessary.

Agenda #11 Status Report for Crystal Lake Park CUP – The Plan Commission discussed the status of the Crystal Lake Park CUP. Kevin Kessler contacted Columbia County to go out and check on the work being done at Crystal Lake Park.

Agenda # 12 Conformity to WP Ordinances Section 6.16(D)(5) Lot Frontage
– The Plan Commission discussed if Section 6.16(D)(5) of our Code of Ordinances would apply to existing lots or just new lots. A motion was made by Gordon Carncross to have Renee Nair talk to Ashley Nedeau-Owen to ask the Town Attorney to clarify, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #13 Town Role and Process for Considering a Ryan’s Haven Changes
– The Plan Commission discussed the process they should go through when lot owners in Ryan’s Haven request changes. As Darrell Lehman was looking at the covenants to help develop the process he discovered the Declaration of Covenants for Ryan’s Haven that the Plan Commission edited and recommended to the Town Board was different from what the Town Board received, approved, and was recorded.

Agenda #14 Set Next Meeting Date – The next meeting is scheduled for June 4, 2020 and could include: Langowski/ Koltres/ Beyer Rezone, Krenz CSM review and Crystal Lake Park update.

Agenda #15 Adjourn Meeting - A motion was made by Ron Grasshoff to adjourn the May 21, 2020 Plan Commission meeting, 2nd by Gordon Carncross – motion carried unanimously. The meeting was adjourned at 10:21pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk