

Town of West Point  
Plan Commission Minutes  
July 1, 2021

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on July 1, 2021, via Zoom. 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 7:00 pm. Members in attendance were Kevin Kessler (Town Board Representative), Byron Olson, Nathan Sawyer, Renee Nair, Ron Grasshoff, Ben Carlson, and Darrell Lehman. Also present was Taffy Buchanan, Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Ron Grasshoff to approve the agenda with clarification of agenda item #6 it should be "...Section 6.08..." not "...Section 6.12...", 2<sup>nd</sup> by Darrell Lehman – motion carried unanimously.

Agenda #3 Approve Minutes – May 20, 2021 - Copies of the May 20, 2021 Plan Commission minutes had been emailed to each member for their review. A motion was made by Renee Nair to approve the May 20, 2021 minutes with suggested corrections, 2<sup>nd</sup> by Ben Carlson – motion carried unanimously.

Agenda #4 Correspondence – None

Agenda #5 Citizen Input – None

Agenda #6 Review of the Initial Application for proposed Land Division from Grothman & Associates for Terry Shifflet – Parcel #11040-164.03 as required by Section 6.08 of the Town Ordinance – After the last Plan Commission meeting Darrell Lehman set up a meeting with surrounding property owners this would involve seeing if everyone could come to an agreement to plan for future connectivity. At that meeting they discussed options to move the road but some of the owners want to keep it where the current easement is. The Shifflets would like to continue with their current proposal. Jim Grothman presented an Initial Application for a minor land division of Parcel #11040-164.03 into four waterfront lots with a dedicated Town Road with a cul-de-sac using a Certified Survey Map. The Plan Commission would like to see in the proposal an easement for the possibility of a Town Road to

be built in the future if the land to the north or south of the Shifflets is developed at no cost to the Shifflets or owners of the 4 lots. A motion was made by Darrell Lehman to consider this to be a major land division by our ordinance and recommend to the Town Board to accept all waivers from the June 30, 2021, memo from Grothman & associates, 2<sup>nd</sup> by Renee Nair – yes 2, no 4, abstain 1 – motion failed. A motion was made by Ron Grasshoff to recommend to the Town Board to waive requirement 6.02 Item 42 and allow the proposed land division to be treated as a Minor Land Division as in 6.02 Item 44 instead of a Major Land Division, 2<sup>nd</sup> by Byron Olson – motion carried unanimously. The Plan Commission went over the items still needed to comply with the Initial Application to be considered complete. Before the Plan Commission and Shifflet proceed the Shifflets would like to know the Town Board’s standing on a Town Road dedication for this proposed land division. A motion was made by Byron Olson to recommend to the Town Board to accept the Town Road dedication with a cul-de-sac exceeding the 1000ft maximum length contingent upon the subdivider provides a provision for future dedication of a Town Road along the eastern boarder of parcels should a development take place lying east and adjacent to the proposed subdivision with the obligation and improvements solely the responsibility of the future developers, 2<sup>nd</sup> by Darrell Lehman - motion carried unanimously.

Agenda #7 Preliminary Discussion for Shannon & Jenna McCann for Rezoning Parcels #11040-26.B & #11040-26.03 from Single-Family Residence to RR-1 Rural Residence and AO-1 Agriculture and Open Space with A-4 Agricultural Overlay - Kevin Kessler stated he talked with Kurt Calkin, Columbia County Planning & Zoning about this proposal and Kevin felt this would be “spot zoning” and the proposal would be inconsistent with the Town’s Comprehensive Plan. Shannon & Jenna McCann explained their proposal. They would like to build a total of two residences one on each lot and would like to be able to have farm animals; with the size of the lots, they would be allowed 8 animal units if rezoned. The Plan Commission suggested to talk with Columbia County again because of some “red flags” that were brought up regarding the proposal.

Agenda #8 Discuss Proposed Changes to Columbia County Zoning Ordinance – The Plan Commission did not have enough time to review the proposed changes to give feedback to the County for their public hearing on July 6, 2021, at 2:00pm as a Commission. Kevin Kessler is going testify from his own perspective and he encouraged other members to do the same.

Agenda #9 Impact Fees – postponed

Agenda #10 Chapter 12 – Roads and Driveways Ordinance – proposed revisions – postponed

Agenda # 11 Town Board Report – Kevin Kessler reported on the June 10, 2021 Town Board meeting.

Agenda #12 Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #13 Adjourn - A motion was made by Kevin Kessler to adjourn the July 1, 2021 Plan Commission meeting, 2<sup>nd</sup> by Renee Nair – motion carried unanimously. The meeting was adjourned at 10:20pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk