

Town of West Point
Plan Commission Minutes
January 20, 2022

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on January 20, 2022, at the West Point Town Hall, N2114 Rausch Road, Lodi, WI 53555, and 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 7:00pm. Members in attendance were Kevin Kessler, Nathan Sawyer (via zoom), Ron Grasshoff (via zoom), Ben Carlson, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent were Renee Nair (excused) and Byron Olson (unexcused).

Agenda #2 – Approval of Agenda – A motion was made by Darrell Lehman to approve the agenda moving item up #8 “Lanzendorf “mine” status” to before #6, 2nd by Ben Carlson – motion carried unanimously.

Agenda #3 Approve Minutes – November 18, 2021 - Copies of the November 18, 2021, Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the November 18, 2021, minutes with a spelling correction, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – Columbia County Board of Adjustment approved the Stampfli variance. Kevin Kessler received a call about the “promenade”. He also talked with a builder about the 2 multi-family lots on Golf Road.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Jenna & Shannon McCann, W13046 State Highway 188, Lodi, WI 53555, for review of a 3-lot Certified Survey Map and rezoning from R-1 Single-Family Residential to RR-1 Rural Residential and AO-1 Agriculture and Open Space with A-4 Agricultural Overlay. Parcels #11040-26.B and #11040-26.03 would be affected are located in Section 10. Town 10N, Range 7E. – The public hearing was opened at 7:09pm. Taffy Buchanan, Town Clerk, verified the notice was published in the Lodi Enterprise and the Star News; was posted in three places and on the Town's

website; and 46 letters were sent to landowners within 1000 feet. Shannon McCann presented his proposal to the Plan Commission. He thought the Plan Commission received an updated Summary Report from Columbia County, but the Town not received anything. Doug Richmond, W12974 State Highway 188, stated that he talked to the abutting neighbors and everyone is in favor of the proposal, also the northern end of the land drains into the Wisconsin River and there are steep slope that would be very expensive to deal with the water run-off. Nate Nehring, W13070 State Highway 188, stated he was in favor of the proposal. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearings were closed at 7:13pm.

Agenda #7 Jenna & Shannon McCann, W13046 State Highway 188, Lodi, WI 53555, for review of a 3-lot Certified Survey Map and rezoning - Kevin Kessler talked to the Town Attorney and stated they will need a joint driveway agreement. Darrell Lehman said there are some inconsistencies between the summary report from the County and the CSM that need to be sorted out. He also asked if the ag land has access or will it need to have access through the other lots and also need to be part of the joint driveway agreement. Darrell Lehman also asked why they are rezoning to RR-1 Rural Residential instead of keeping them R-1 Single Family Residential. Shannon McCann stated they would like lots 2 & 3 to be zoned RR-1 so they can have farm animals on those lots. The CSM will need to have exhibits showing the building envelopes for lots 2 & 3. A motion was made by Darrell Lehman to postpone action until the February 3rd, 2022 Plan Commission or until the McCanns are ready to go forward, 2nd by Ben Carlson – motion carried unanimously.

Agenda #8 Lanzendorf “mine” status – Tim Lanzendorf, owner of the Lanzendorf “mine” on County Road J, stated the “mine has not been sold or leased. A customer has purchased a large quantity of product, and part of the purchase price is the customer is responsible for the stripping and reclamation on the land.

Agenda #9 Update on potential Town Ordinance changes to Chapter 6 and 12 – no update.

Agenda #10 Town Board Report – Kevin Kessler reported on the December 9th, 2021 and January 13th, 2022 Town Board Meetings.

Agenda #11 Next Meeting Date – The next meeting will be scheduled for February 3rd, 2022.

Agenda #12 Adjourn - A motion was made by Darrell Lehman to adjourn the January 20, 2022, Plan Commission meeting, 2nd by Nathan Sawyer – motion carried unanimously. The meeting was adjourned at 9:20pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk