

# Town of West Point Plan Commission Minutes September 1, 2022

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on September 1, 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 7:06pm. Members in attendance were Nathan Sawyer (via Zoom left meeting from 7:10-7:15), Kevin Kessler, Byron Olson, Ron Grasshoff, Ben Carlson, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. There is one vacant seat on the Plan Commission.

Agenda #2 – Approval of Agenda – A motion was made by Ron Grasshoff to approve the agenda as presented, 2<sup>nd</sup> by Ben Carlson – motion carried unanimously.

Agenda #3 Approve Minutes – August 4, 2022 – Copies of the August 4, 2022, Plan Commission minutes had been emailed to each member for their review. A motion was made by Byron Olson to approve the August 4, 2022, minutes as presented, 2<sup>nd</sup> by Ron Grasshoff – yes 4, no 2 - motion carried. A motion was made by Darrell Lehman amend the main motion to “to approve the August 4, 2022, minutes with an edit of taking out everything after the motion in agenda item #8, 2<sup>nd</sup> by Ron Grasshoff – yes 3, no 3 – motion failed.

Agenda #4 Correspondence – Columbia County sent a notice of a public hearing on September 14, 2022 for the variance for Columbia County Old Sauk Children's Trust c/o Mike Zaucha. The Town Clerk received letters from Terry Shifflet and Patricia Unke requesting a waiver from needing a “agricultural boundary fence”.

Agenda #5 Citizen Input – None

Agenda #6 Vacation of a Portion of a Town Road, Review of a Proposed Easement, and CSM Review for Phillip Wruck, Parcels #11040-383, #11040-384.2, & #11040-396.3 and Jason & Beth Doescher, Parcel #11040-383.B – Steckelberg Drive – Jason Doescher presented his proposal for vacation of a portion of Stackelberg Drive so he can build a new garage. The road goes right to his garage and the right-of-way goes past the garage to the house. He is suggesting a vehicle turn-around easement

at the end of the Steckelberg where he is proposing the vacation. A motion was made by Darrell Lehman to postpone action pending receiving further information on the determination of the endpoint of Steckelberg Drive and the options the Town has on vacating a portion of Steckelberg Drive, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously. The Town Engineer will visit the site to help make a recommendation.

Agenda #7 – Driveway Ordinance Waiver Request and Stormwater Ordinance Variance Request for Steven Stokes, Parcel #11040-165.04 – Steve Stokes has been working with Eric Christianson, Mendota Consulting, and the Town Engineer on his driveway design to access his property. Eric Christianson submitted a memo listing the following waivers and the reasons for the request:

1. Waiver [12.20(A)] – allow (in lieu of no) slope of more than 20% shall be disturbed for the establishment, construction, improvement, modification or reworking of a Driveway of Shared Driveway. a. The unnecessary hardship is to provide access to the property while also minimizing disturbance to the site. In order, to provide access to the home site as the lot has been laid out the proposed driveway requires disturbing ~65% slope from STA 21+00 to 22+00 and ~20% slope at site entrance from STA 0+50 – 1+00 to better match into the existing topography of the site and provide safe access.
2. Modification [12.20(B)(2)]– allow 3:1 side slopes to the side of Driveway (in lieu of 4:1 side slopes) a. The unnecessary hardship is to provide access to the property while also minimizing disturbance to the site. There are existing slopes of less than 3:1. In order, to provide access to the home site as the lot has been laid out the proposed driveway requires slightly steeper side slopes than the ordinance to better match into the existing topography of the site.
3. Waiver [7.09(G)(1)(g)] – Per 7.09(G)(3)(a) Install impervious driveway in portion of protective area to allow access to the properties (shared driveway portion). a. The intent is to provide a gravel driveway and with a concrete portion where extreme storm events may overtop driveway to limit erosion and protect driveway. This is the only access to the site and we are trying to minimize disturbance and impervious area added while also matching into the topography of the site based on the lot layout. A motion was made by Darrell Lehman to approve the requested waivers and modification and recommend the Town Boards approves them, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.

Agenda #8 Changes to Code of Ordinances – Darrell Lehman, Kevin Kessler, and Attorney John Miller have been working on changes to Chapters 3, 6, 8, and 12 of the Code of Ordinances. They will meet with Mike Wipperfurth to discuss any comments or concerns he feels should be included; and Darrell Lehman will send out

the updated version for everyone to review. The Plan Commission members should review the revised ordinances and have comments ready for the September 15<sup>th</sup> meeting. A motion was made by Darrell Lehman to recommend to the Town Board to schedule a public hearing before the October 13, 2022 Town Board meeting for the changes to Code of Ordinances, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.

Agenda #9 Town Board Report – Kevin Kessler reported on the August 11, 2022, Town Board Meeting.

Agenda #10 Next Meeting Date – The next meeting will be scheduled for September 15, 2022.

Agenda #11 Adjourn - A motion was made by Ron Grasshoff to adjourn the September 1, 2022, Plan Commission meeting, 2<sup>nd</sup> by Byron Olson – motion carried unanimously. The meeting was adjourned at 8:57pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk