

# Town of West Point Plan Commission Minutes October 5, 2023

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on October 5, 2023, 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, Byron Olson, Brooke Milde, Les McBurney, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Ron Grasshoff (excused).

Agenda #2 – Approval of Agenda – A motion was made by Darrell Lehman to approve the agenda moving agenda #8 up to #7, 2<sup>nd</sup> by Les McBurney – motion carried unanimously.

Agenda #3 Approve Minutes – September 7, 2023 – Copies of the September 7, 2023, Plan Commission minutes had been emailed to each member for their review. A motion was made by Les McBurney to approve the September 7, 2023, minutes as presented, 2<sup>nd</sup> by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – None

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for David & Diana Padley Revocable Trust Dated 2/28/06, to rezone Parcels #11040-523 and #11040-527. A 2.2-acre lot would be created from portions of Parcel #11040-527 to be rezoned from A-1 Agriculture to RR-1 Rural Residence, the rest of #11040-527 and #11040-523 would be rezoned from A-1 Agriculture to A-1 Agriculture with an A-4 Overlay. This proposal will require a Certified Survey Map. Public comment will be received on the proposed rezone as well as the proposed CSM. - The public hearing was opened at 7:08pm. 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 6 letters were sent to landowners within 1000 feet. David Padley explained his rezoning proposal. A 2-acre lot would be created from Parcel

#11040-527 to be zoned RR-1 Rural Residence, and the remaining acres of Parcel #11040-527 along with Parcel #11040-523 would be rezoned to A-1 Agriculture with an A-4 Overlay. He would like to build a handicap-accessible home for his daughter and son-in-law. It was determined at the previous meeting he would have one development right left to be able to build this house. 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 David & Diana Padley Revocable Trust Dated 2/28/06 – Rezone and CSM Review - A motion was made by Byron Olson to recommend the Town Board approve the CSM and recommend to the County to approve the rezone, noting that all development rights have been used up, 2<sup>nd</sup> by Bryon Olson – motion carried unanimously. They also noted that if a shared driveway easement is needed the Town Attorney & Town Board would need to approve. A “park fee” would need to be paid.

Agenda #8 Public Hearing for Julia Thiele, for a variance to Section 12.110.03(1) Parcels and Building Standards in Residential Zoning Districts of the Columbia County Zoning Ordinance, at W13236 Lake Drive, Lodi, Parcel #11040-779. Julia Thiele would like to place a new 103 sq, ft. shed next to the residence and the foundation of the shed has been attached to the residence, so it is being treated as an addition. The minimum interior yard setback is 10 ft. and the addition is proposed to be 7 ft. from the east side of the property line. Public comment will be received on the requested variance. - The public hearing was opened at 7:16pm. 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 26 letters were sent to landowners within 500 feet. Julia Thiele, explained the variance request. Julia Thiele would like to place a new 103 sq, ft. shed next to the residence a project her late husband started. She does not know who the contractor was that her late husband was working with, but she has contracted with JG Development and they want to make sure they have all the required permits and it is done correctly. The foundation of the shed has been attached to the residence, so it is being treated as an addition. The minimum interior yard setback is 10 ft. and the addition is proposed to be 7 ft. from the east side of the property line. Robert & Suzanne Niemi, W1323 Lake Drive, indicated they do not have any objection to the variance. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:22pm.

Agenda #9 Julia Thiele – Variance - A motion was made by Les McBurney to recommend to the Town Board to recommend to the County to approve the variance, 2<sup>nd</sup> by Darrell Lehman – motion carried unanimously. The Plan Commission also noted they were making the recommendation because they felt the present structure is a necessary part of a retaining wall.

Agenda #10 New Driveway Placement – Teri Rae Olson, W13166 State Road 188, Lodi – Parcel #11040-24.1 – At the last Town Board meeting the Town Engineer and Town Attorney were tasked with looking at the existing easement to see if it conformed to Chapter 12 of the Town’s Code of Ordinance. A motion was made by Darrell Lehman to postpone until we receive a driveway easement agreement or proof of purchase of the land, 2<sup>nd</sup> by Nathan Sawyer – yes 2, no 4 – motion failed. A motion was made by Kevin Kessler to recommend to the Town Board determine that an access on Lake Drive would be acceptable at a location approved by the Town Engineer and with proof of an easement granted or ownership at that location, 2<sup>nd</sup> By Byron Olson. A motion was made by Darrell Lehman to amend the previous motion to add “if the Town Board approves the location of the driveway on Lake Drive that the shared driveway to State Highway 188 be vacated and the new driveway be constructed in conformance to the requirements for servicing a commercially zoned property if required in accordance with Columbia County Zoning requirements, 2<sup>nd</sup> by Brooke Milde – yes 4, no 2- motion carried. The main motion as amended now reads, “to recommend to the Town Board determine that an access on Lake Drive would be acceptable at a location approved by the Town Engineer and with proof of an easement granted or ownership at that location and if the Town Engineer approves the location of the driveway on Lake Drive that the shared driveway to State Highway 188 be vacated and the new driveway be constructed in conformance to the requirements for servicing a commercially zoned property if required in accordance with Columbia County Zoning requirements.” The amended motion carried unanimously.

Agenda #11 Daniel Breunig – Rezone and CSM Review – Parcel #11040-460 – postponed until we receive needed documents.

Agenda #12 Town Board Report – A motion was made by Darrell Lehman to postpone the Town Board Report until the next meeting, 2<sup>nd</sup> by Byron Olson – motion carried unanimously.

Agenda #13 Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #14 Adjourn - A motion was made by Darrell Lehman to adjourn the October 5, 2023, Plan Commission meeting, 2<sup>nd</sup> by Les McBurney –motion carried unanimously. The meeting was adjourned at 8:15pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk