

# **TOWN OF WEST POINT PLAN COMMISSION MINUTES**

Pursuant to Wisconsin State Statutes 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, August 11, 2011 at the West Point Town Hall, N2114 Rausch Road, Lodi, Wisconsin.

Agenda #1 - Call to Order – Chairman Kevin Kessler called the meeting to order at 7: 32 p.m. Members present were Kevin Kessler, Byron Olson, Nathan Sawyer (7: 42 p.m.), Sheila Landsverk, Wayne Houston and Gordon Carncross (Town Board representative). Also present was Mary Ann Johnson, Secretary of the Plan Commission. Absent was Fred Madison (unexcused). Chairman Kessler also noted that the agenda had been publicly noticed at the assigned locations.

Agenda #2 – Approval of Agenda - A motion was made by Gordon Carncross to approve the agenda. 2<sup>nd</sup> by Byron Olson - motion carried unanimously.

Agenda # 3 - Approve minutes – July 28, 2011. The minutes had been emailed to the Plan Commission members prior to the meeting for their review. A motion was made by Sheila Landsverk to approve the minutes of July 28, 2011. 2<sup>nd</sup> by Nathan Sawyer – motion carried.

Agenda # 4 – Correspondence  
Nathan Sawyer brought in a pamphlet from ATC regarding high voltage power lines that included a placement map.

Agenda # 5 – Citizen Input – No citizens appeared before the Commission.

Agenda # 6 - Variances for Genny Lowy at W12806 Pleasant View Park Road, Lodi, WI 53555 – Tax Parcel #695 in Section 11, Town 10N, Range 7E. The Variances request are for Columbia County Zoning Ordinance Chapter 16-1-5(c)(5) Rear Yard Setback for Retaining Walls, deck and steps within 75’ setback to the Lake ; Section 16-1-2(b)(4)(c) Side Yard setback for a deck and Section 16-5-40 Water Setback of the Columbia County Shoreland-Wetland Ordinance. Craig Meister is representing Genny Lowy. Craig Meister indicated that this property was located on the second leg of Pleasant View Park Road coming from the ferry. It is the fourth house in on the lake side. This is currently a seasonal

home. The variances requested are Section 16-1-5(c) (5) rear yard setback for retaining walls, deck and steps within 75' setback to the lake ; Section 16-1-2(b)(4)(c) side yard setback for a deck and section 16-5-40 water setback. These variances would allow

1. Rebuilding of two retaining walls to keep the water from going into the basement
2. Enlarging the east side deck to provide more space around the chimney to accommodate a wheel chair.
3. Water setback.

Plan Commission members inquired if there was going to be many changes made to the house as the county's 50% rule for non-conforming structures would take effect. If Mrs. Lowy cannot make all the improvements to the house she may want, this could be an expensive landscaping project without a fair payback. When returning for the public hearing the Plan Commission would require Craig Meister to bring drawings of the side view of the property showing elevations and the ordinary high water mark. A motion was made by Gordon Carncross to schedule a public hearing on the variances request for September 1, 2001, 2<sup>nd</sup> by Byron Olson – motion carried unanimously. If Craig Meister has any questions he can request to come to the August 18, 2011 Plan Commission meeting.

Agenda #7 – Sharon Osborn at W12616 Pleasant View Park Road possible Property Line Change. This was an informational item for discussion. The Osborn's would like to purchase land to build a garage across the street from their lot. They propose to create a new certified survey map splitting Dave Mitchell's property lot 2 (parcel 29.03) and legally joining it with their lot 11 (parcel 717) on the lake side of Pleasant View Park Road for the purpose of building a garage. The new CSM would create two lots each of which would be smaller than the County and Town minimum requirements; however, it is proposed that each of the lots would be legally joined to a lot across the street. Deed restrictions were placed on lot 2 (parcel 29.03) that 1) prohibit building another structure; 2) prevent further subdivision of the lot; and 3) provide that if adjoining lot owners establish new lot lines, the resulting lots would have to conform to the minimum standards of the Town and the County. These present deed restrictions would have to be amended if the proposal were to proceed. Plan Commission members were polled and provided various viewpoints. At least one member expressed support while others indicated that they would be very reluctant to change any of the restrictions that have been placed on this parcel. The Plan Commission recommended that the Osborn's visit Columbia County Planning and Zoning regarding the proposed creation of a two sub standard lots each tied to the parcels across the street. After

talking with Columbia County Planning and Zoning the Osborn's could come back to the Plan Commission at a later date.

Agenda #8 – Town of West Point Land Division Ordinance re: Agricultural Land. The Plan Commission reviewed historical documentation regarding division Of certain agricultural lands. As a result the Plan Commission will review the need for future amendments to the Town of West Point Land Division Ordinance.

Agenda #9 - Update from Columbia County Zoning Ordinance. Kevin Kessler presented information from the August 2, 2011 meeting of the Columbia County Planning and Zoning Committee regarding the status of proposed changes to the zoning ordinance.

Agenda #10 – Next Meeting Agenda – Thursday, August 18, 2011. There will be a meeting only if there are sufficient agenda items to justify a meeting. There will be a public hearing at the September 1, 2011 meeting regarding the variance requests of Genny Lowy (Craig Meister).

Agenda #11 - Adjourn Meeting - A motion was made by Sheila Landsverk to adjourn the meeting at 10:10 p.m., 2<sup>nd</sup> by Nathan Sawyer - motion carried.

Respectfully submitted by,  
*Mary Ann Johnson,*  
Plan Commission Secretary