

Town of West Point
Plan Commission Minutes
May 4, 2023

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on May 4, 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 7:05pm. Members in attendance were Kevin Kessler, Nathan Sawyer, Byron Olson (7:08pm), Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Ben Carlson (excused). 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, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #3 Approve Minutes – April 6, 2023 – Copies of the April 6, 2023, Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the April 6, 2023, minutes as presented, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #4 Correspondence – A variance request was received for Marcus Bentley, N2391 Pleasant View Circle; a public hearing has been scheduled for May 18, 2023. The Bourdeau-Heller, W13107 State Highway 60, rezone has been put on hold by the applicants. A Conditional Use Permit application for Paul & Sue Helsdon, N2475 State Road 188, has been received; the Town needs to wait until we receive a summary report from Columbia County to schedule a public hearing.

Agenda #5 Citizen Input – Darrell Lehman questioned if the Town has a permit for the driveway or erosion for W12152 County Road J, Lodi, because a lot of fill was put on that property. The Clerk will ask the Town Building Inspector.

Agenda #6 Steve Stokes – Minor Land Division – Steve Stokes presented his proposal to split his parcel into 2 lots with a Certified Survey Map. A motion was made by Ron Grasshoff to recommend to the Town Board that they approve the

CSM for the minor land division, 2nd by Byron Olson – motion carried unanimously.

Agenda #7 Blackhawk Ridge Area Stormwater Improvement – Informational Only - The Town Engineer explained the issues with the detention ponds on Golf Road that are for the existing lots of the Blackhawk Ridge subdivision. He also presented possible solutions to the issues that he will present to the Town Board next week.

Agenda #8 Public Hearing for a Preliminary Condominium Plat for Blackhawk Estates Condominium from Willow Ridge Design Build LLC for Tax Parcels #11040-413.001 and #11040-413.002. The proposal is for eight (8) dwelling units in four (4) dwellings, served from a driveway off Golf Road. Parcels #11040-413.001 and #11040-413.002 are located in Sec. 31, T10N, R7E, Lots 1 & 2 Black Hawk Ridge Estates – Town of West Point, Columbia County, Wisconsin. - The public hearing was opened at 7:30pm. 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 49 letters were sent to landowners within 1000 feet. Molli Babler and Matt Parnell, applicants, were present and Molli explained their proposal of 4 buildings with 2 units in each building. Bruce Gibson stated his support of the project and his intent to purchase one of the units. Sean O’Connor wanted everyone to be informed that there is currently a commercial property across from the site that has been there since 1957, Badger Swimming Pools, and there is noise that is associated with that property that they cannot control. The Town also received an email from Michael Dobbert expressing his concern about having that many units and the stormwater management. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:42pm

Agenda #9 Blackhawk Ridge Condos – A motion was made by Byron Olson to recommend to the Town Board to adopt the resolution that the Preliminary Plat and condominium instruments are approved including but not limited to the access for Lots 1 and 2 to and from Golf Road as shown on the Preliminary Plat, 2nd by Darrell Lehman – motion carried unanimously. The Town Attorney advised by email that a developer’s agreement under s. 6.08(B)(8) of the West Point Code of Ordinances was not applicable or necessary in this case.

Agenda #10 Town Board Report – Taffy Buchanan gave the Town Board report for the April Town Board Meeting since Kevin Kessler was not at the meeting.

Agenda #11 Next Meeting Date – The next meeting will be scheduled for May 18, 2023.

Agenda #12 Adjourn - A motion was made by Darrell Lehman to adjourn the May 4, 2023, Plan Commission meeting, 2nd by Ron Grasshoff –motion carried unanimously. The meeting was adjourned at 8:05pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk