

Town of West Point
Plan Commission Minutes
June 6, 2024

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on June 6, 2024, 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. Vice-Chairman, Darrell Lehman called the meeting to order at 7:03pm. Members in attendance were Kevin Kessler (7:10pm), Nathan Sawyer, Les McBurney, Brooke Milde, Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Jennifer Brooks (excused).

Agenda #2 – Approval of Agenda – A motion was made by Les McBurney to approve the agenda as presented, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #3 Approve Minutes – May 16, 2024 – Copies of the May 16, 2024, Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the May 16, 2024, minutes as presented, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #4 Correspondence – On May 7, 2024, Columbia County Planning & Zoning Committee approved a Conditional Use Permit and an amendment to the Columbia County Comprehensive Plan 2030 for Crystal Lake Park LLC (Schoepp's Cottonwood Resort). Columbia County Board of Adjustments has an opening if anyone is interested, they should contact Doug Richmond. The Clerk received an email from Janelle Sivam asking about Outlot 1 in Ryan's Haven. UW Extension is offering a Planning & Zoning Webinar Series this summer.

Kevin Kessler arrived at 7:10pm and took over as Chair for the meeting.

Agenda #5 Citizen Input – Ron Grasshoff stated he received a complaint about erosion control issues with 2 lots on Alebay Way and brought it to the attention of the Town Chair. The Town Chair has contacted the Town Engineer and he has looked at it and contacted the owners and gave them items to take care of. The Building Inspector was also notified and will be monitoring the situation.

Agenda #6 CSM Review for a lot-line adjustment for Jeryl P. Hintzsche Trust 2006 & Jacob & Emily Donovan, Parcels #11040-64.01, #11040-64.02, and #11040-64.03. - This agenda item was carried over from the last meeting because the Plan Commission was waiting for proof of ownership & authority of the Trust. The Clerk received the requested information and sent it to the Town Attorney. The Town Attorney gave verbal approval to the Clerk that the information received satisfied Town requirements and they could proceed. A motion was made by Darell Lehman to recommend to the Town Board to approve the presented CSM pending written approval by the Town Attorney that the proof of ownership and authority of the Trust is satisfied, 2nd by Les McBurney – motion carried unanimously.

Agenda #7 Public Hearing for Charles & Jeanette Stampfli, for a variance to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards and to Section 12.135.04(1)(c) Expansions and Repairs of Nonconforming Structures of the Columbia County Zoning Ordinance at N2143 State Highway 188, Lodi. Parcel #11040-57.02 Sec. 11, T10N, R7E, Town of West Point. Charles & Jeanette Stampfli would like to enclose an existing deck and make it a 3-season porch. This improvement would require a variance for the location of the existing residence which is considered a legal non-conforming structure. – The public hearing was opened at 7:25pm. 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 23 letters were sent to landowners within 500 feet. Chuck Stampfli stated his plan is to enclose a portion of the existing deck for a 3-season porch. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:26pm

Agenda #8 Variance for Charles & Jeanette Stampfli, N2143 State Highway 188, Lodi, Parcel #11040-57.02. - A motion was made by Ron Grasshoff to move to recommend to the Town Board to recommend to Columbia County to approve the requested variance, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #9 CSM Review for Hartmann Farms LLC – Parcel #11040-131 – Hartmann Farms LLC would like to sell 35 acres but leave it zoned A1-Agriculture. The application did not contain any assignment of any existing development rights for parent parcel and the applicant or a representative was not present to answer questions. A motion was made by Ron Grasshoff to postpone action

pending receiving about the assignment of development rights, 2nd by Les McBurney – motion carried unanimously.

Agenda #10 Informal Presentation by Jamie & Nathan Nehring, W13070 State Road 188, Parcel #11040-26.04, for a Land Division. – Jamie & Nathan Nehring presented a proposal to divide their 17-acre parcel, which is currently already zoned R-1 Single Family Residential, into 3 lots or 4 lots. They would need to have a shared driveway agreement and make sure all lots had 66 feet of road frontage or ask for a waiver. No action was taken by the Plan Commission.

Agenda #11 Informal Presentation by Amanda Jensen for Land Division & Rezoning for Parcels #11040-438 & #11040-441 to build a house. Also, Determination of Development Right. – Ryan Jensen owns 77 acres land and would like to rezone 1 to 5 acres to RR-1 Rural Residential, to build a house. The land is currently zoned A-1 Agriculture. The “parent parcel” is owned by Steve Kohlman, who was also present at the meeting, and they determined they had three development rights, but two of them have been used. The last development right would be assigned to this parcel owned by Ryan Jensen. No action was taken by the Plan Commission.

Agenda #12 Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #13 Adjourn - A motion was made by Darrell Lehman to adjourn the June 6, 2024, Plan Commission meeting, 2nd by Les McBurney –motion carried unanimously. The meeting was adjourned at 8:02pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk