

# Town of West Point Plan Commission Minutes August 1, 2024

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on August 1, 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. Chairman, Kevin Kessler called the meeting to order at 7:02pm. Members in attendance were Kevin Kessler, Jennifer Brooks, Nathan Sawyer (7:03pm), Les McBurney, Brooke Milde, Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Clerk.

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

Agenda #3 Approve Minutes – May 16, 2024 – Copies of the June 6, 2024 Plan Commission meeting minutes and the July 11, 2024 Special Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the June 6, 2024 and July 11, 2024 minutes as presented, 2<sup>nd</sup> by Les McBurney – motion carried unanimously.

Agenda #4 Correspondence – Columbia County Board of Adjustment approved the variance for Chuck and Jeanette Stampfli, N2143 Highway 188. Columbia County will have a public hearing on August 6, 2024 for a CUP for a Tourist Rooming House for Susan Abplanalp, N2183 Highway 188. Ron Grasshoff gave an update on the erosion issues on the properties on Alebay Way. Kevin Kessler stated both the Town of Lodi and the City of Lodi gave the Town a notice of intent to withdraw from the Lodi Area Fire Department Intergovernmental Agreement. Kevin Kessler updated the Commission about the Assessor's Plat for Weast & Pleasant View Park.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for a Conditional Use Permit (CUP) for a Tourist Rooming House request has been received from Baker Living Trust dated September 3, 2008, c/o Bart & Annisa Baker, property owners of N2109 State

Highway 188, Lodi, WI. 53555 - Tax Parcel #11040-743. The Conditional Use Permit is required by Columbia County Zoning Ordinance Section 12.110.02. The Columbia County Zoning Code also outlines several requirements for a Tourist Rooming House in Section 12.125.11(1). The house is a single-family dwelling and the property is zoned R-1 Single Family Residential. The property owner has requested approval to use the residence for short term rental or Tourist Rooming House which is allowed under the County Zoning Ordinance with a conditional use permit. - The public hearing was opened at 7:13pm. 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. Bart and Annisa Baker stated they purchased the property as a second home and want to rent it out when they are not using it. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:17pm

Agenda #7 Conditional Use Permit (CUP) for a Tourist Rooming House for Baker Living Trust dated September 3, 2008, c/o Bart & Annisa Baker, N2109 State Highway 188, Lodi, WI. 53555 - Tax Parcel #11040-743 – A motion was made by Ron Grasshoff to recommend to the Town Board to recommend to Columbia County to approve the conditional use permit subject to the sixteen conditions suggested for consideration in the County Summary Report and the added condition the applicant supplies proof of insurance covering the property for this use, 2<sup>nd</sup> by Jennifer Brooks – motion carried unanimously.

Agenda #8 CSM Review for Hartmann Farms LLC – Parcel #11040-131 – Howar Hartman explained the CSM for the land division. He is going to sell 35 acres an adjoining landowner and will assign one of the development rights to that parcel and leave the other one with the parent parcel. The Town Attorney has drafted “Declaration of Covenants, Conditions and Restrictions” to show the assignment of the development rights. A motion was made by Ron Grasshoff to recommend to the Town Board to approve the CSM for the land division subject to the deed covenants and restrictions be recorded with the CSM, 2<sup>nd</sup> by Darrell Lehman – yes 6, no 0, abstain 1 – motion carried.

Agenda #9 Columbia County Tourist Rooming House Ordinance – Amendment Feedback & Recommendation – The Plan Commission discussed the proposed amendments and chose to first make motions on whether to recommend incorporation of each amendment and then make motions to recommend clarifications or other amendments.

- A motion was made by Darrell Lehman to recommend to the Town Board to recommend to Columbia County support of the incorporation of the 1<sup>st</sup> proposed amendment, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.
- A motion was made by Nathan Sawyer to recommend to the Town Board to recommend to Columbia County support of the incorporation of the 2<sup>nd</sup> proposed amendment, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.
- A motion was made by Darrell Lehman to recommend to the Town Board to recommend to Columbia County support of the incorporation of the 3<sup>rd</sup> proposed amendment, 2<sup>nd</sup> by Brooke Milde – motion carried unanimously.
- A motion was made by Kevin Kessler to recommend to the Town Board to recommend to Columbia County the ordinance clarifies the number of bedrooms is based off their approved septic size and condition, 2<sup>nd</sup> by Les McBurney – motion carried unanimously.
- A motion was made by Ron Grasshoff to recommend to the Town Board to recommend to Columbia County the ordinance clarifies the proof of insurance would at a minimum be liability insurance that will cover the intended use of the property, 2<sup>nd</sup> by Darrell Lehman – motion carried unanimously.
- A motion was made by Kevin Kessler to recommend to the Town Board to add a comment to the “Town Board Amendment Feedback” form, that Columbia County should develop specific language and we reserve the right to comment on their language with respect to amendment number three, 2<sup>nd</sup> by Ron Grasshoff – motion carried unanimously.

Agenda #10 Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #13 Adjourn - A motion was made by Ron Grasshoff to adjourn the August 1, 2024, Plan Commission meeting, 2<sup>nd</sup> by Les McBurney –motion carried unanimously. The meeting was adjourned at 8:54pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk