

Town of West Point Plan Commission Minutes November 7, 2024

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on November 7, 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, Brooke Milde, Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Les McBurney (excused).

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 – October 3, 2024 – Copies of the October 3, 2024 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the October 3, 2024 minutes with a grammatical correction, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – A variance request for Gail & Gary Schoemaker was sent to the Town from Columbia County. Columbia County will hold a public hearing for the rezone, CUP, and plan amendment for Crystal Lake Park on December 3, 2024. Columbia County approved the CUP for a Tourist Rooming House for Bart & Annisa Baker at N2109 State Highway 188. Columbia County Board of Adjustments denied the variance request for Arlen & Kerry Ostreng at N2206 Trails End Road.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for a rezoning request from Lake Wisconsin Country Club, Inc, c/o Chuck Bongard, for N1076 Golf Road, Prairie du Sac, WI 53578 - Tax Parcels #11040-399 and #11040-399.A. Parcel #11040-399.A is currently 2.1 acres in size and is zoned C-2 General Commercial and Parcel #11040-399 is currently 33.67 acres in size and is zoned RC-1 Recreation. The

Town of West Point has also received a related request for approval of a Certified Survey Map (CSM) for a lot-line adjustment, to increase the size of Parcel #11040-399.A to 6.057 acres, which will then need the added acres to be rezoned to C-2 Commercial. The Town of West Point must approve or disapprove the proposed lot line adjustment and must make recommendations to Columbia County on the proposed rezoning. - The public hearing was opened at 7:10pm. 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 33 letters were sent to landowners within 1000 feet. Chuck Bongard explained the rezoning request and CSM. The LWCC would like to renovate or reconstruct the clubhouse and the current clubhouse crosses the lot line into the area that is currently zoned RC-1 Recreation. Rhonda Yngsdal, W14454 Golf Road, was concerned if the clubhouse is moved to the "tee box 3 area" it would block views for area residents. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:20pm

Agenda #7 Rezoning & CSM for Lake Wisconsin Country Club, Inc, c/o Chuck Bongard, for N1076 Golf Road, Prairie du Sac, WI 53578 - Tax Parcels #11040-399 and #11040-399.A. – A motion was made by Darrell Lehman that the Town of West Point Plan Commission recommend to the Town Board to recommend to Columbia County approval of the request by Lake Wisconsin Country Club to rezone approximately 3.949 acres from RC-1 Recreational to Commercial. This requested rezone area is currently within parcel number 11040-399 located at N1076 Golf Road, Prairie du Sac WI 53578. The rezoning would facilitate the expansion of commercially zoned parcel 11040-399.A to encompass the rezoned adjacent 3.949 acres into a commercially-zoned parcel of 6.057 acres thereby encompassing all commercial activity into a single parcel and allow for consistent zoning across the property's use. This recommendation is based on the rezoning's consistency with the Town's Comprehensive Plan and surrounding land uses, 2nd by Ron Grasshoff – yes 5, no 1 – motion carried. A motion was made by Darrell Lehman that the Town of West Point Plan Commission recommend to the Town Board approval of the Certified Survey Map submitted by Lake Wisconsin Country Club combining parcel numbers 11040-399.A and 3.949 acres of parcel 11040-399 into a single parcel located at N1076 Golf Road, Prairie du Sac WI 53578. This recommendation is contingent upon Columbia County's approval of the rezoning of the RC-1 portion of 11040-399 to Commercial zoning, 2nd by Brooke Milde – motion carried unanimously. The Plan Commission discussed the "good" and

“bad” of having such detailed motions and decided to let the Town Board decide if they wanted the motions to have the details or not.

Agenda #8 Public Hearing for a rezoning request has been received from Amanda & Ryan Jensen, W13959 State Highway 60, Prairie du Sac, WI 53578 – Tax Parcel #11040-438. Parcel #11040-438 is currently zoned A-1 Agriculture and they would like to rezone 5 acres to RR-1 Rural Residential and rezone the remaining 32.48 acres to A-1 Agriculture with A-4 Agricultural Overlay. This proposal requires an approval of a Certified Survey Map (CSM) to divide the parcel. The Town of West Point must approve or disapprove the proposed CSM and must make recommendations to Columbia County on the proposed rezoning. – 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 8 letters were sent to landowners within 1000 feet. Amanda & Ryan Ostreng explained the reason for proposal for the rezone and CSM. They would like to build a house on their property and are required to divide it off and rezone it to RR-1 Rural Residential. The Jensens already talked to the WDOT and received an access permit for a driveway since it is off Highway 60. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:34pm

Agenda #9 Rezoning & CSM and Development Right Assignment for Amanda & Ryan Jensen, W13959 State Highway 60, Prairie du Sac, WI 53578 – Tax Parcel #11040-438. - A motion was made by Darrell Lehman that the Town of West Point Plan Commission recommend to the Town Board to recommend to Columbia County approval of the petition to rezone 5.0 acres of Parcel 438 (Tax ID 11040-438) from A-1 Agriculture to RR-1 Rural Residence, and to simultaneously apply the A-4 Agricultural Overlay district to the remaining 32.48 acres, located at W13959 State Highway 60, owned by Ryan L. and Amanda L. Jensen, subject to the following conditions: 1.The owner shall obtain a driveway permit from the Town of West Point prior to the commencement of any construction activities, subject to all applicable standards in Chapter 12 of the Town Code; 2. A Certified Survey Map creating the 5.0-acre parcel shall be recorded within 12 months of County approval of the rezoning; and 3. If necessary, to comply with Chapter 7 of the Town Code, an erosion control and stormwater management plan meeting the requirements of Chapter 7 of the Town Code shall be submitted and approved prior to any land disturbing activities, 2nd by Ron Grasshoff – motion carried unanimously. A motion was made by Darrell Lehman that the Town of West Point

Plan Commission recommend to the Town Board approval of the Certified Survey Map dated 19 August 2024 by Scott P. Hewitt, creating a 5.0-acre residential lot from Parcel 438 (Tax ID 11040-438), owned by Ryan L. and Amanda L. Jensen, located at W13959 State Highway 60, subject to the following conditions: 1. Columbia County approval of the proposed rezoning from A-1 Agriculture to RR-1 Rural Residence for the 5.0-acre lot; 2. Obtaining a Town driveway permit in compliance with Chapter 12 prior to recording of the CSM; 3. Compliance with all applicable Columbia County and Town of West Point ordinances and regulations; 4. Payment of all required fees and charges to both the Town and County; 5. Recording of the approved CSM within 12 months of Town Board approval; and 6. Compliance with all erosion control and stormwater management requirements of Chapter 7, 2nd by Ron Grasshoff – motion carried unanimously. A motion was made by Darrell Lehman that the Town of West Point Plan Commission recommend to the Town Board approval of a limited amendment by way of its official minutes to the Town’s Comprehensive Plan Future Land Use Map to designate the proposed 5.0-acre portion of Parcel 438 (Tax ID 11040-438) as Rural Residential, while maintaining the Agricultural designation for the remaining 32.48 acres, 2nd by Nathan Sawyer – yes 0, no 6 – motion failed.

Agenda #10 Next Meeting Date – The next meeting will be December 5, 2024.

Agenda #11 Adjourn - A motion was made by Ron Grasshoff to adjourn the November 7, 2024, Plan Commission meeting, 2nd by Darrell Lehman –motion carried unanimously. The meeting was adjourned at 8:24pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk