

Town of West Point Plan Commission Minutes September 4, 2025

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on September 4, 2025, 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 7:00pm. Members in attendance were: Kevin Kessler, Nathan Sawyer, Les McBurney (left at 8:30pm), Darrell Lehman, Jennifer Brooks, Brooke Milde, and Ron Grasshoff. Also present was Taffy Buchanan, Clerk

Agenda #2 – Approval of Agenda – A motion was made by Nathan Sawyer to approve the agenda as presented, 2nd by Jennifer Brooke – motion carried unanimously.

Agenda #3 Approve Minutes – August 7, 2025 – Copies of the August 7, 2025 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the August 7, 2025 minutes as presented, 2nd by Les McBurney – motion carried unanimously.

Agenda #4 Correspondence – Scott Anderson, Town Engineer, sent a mem dated 9-4-2025 concerning the Stormwater Management and Erosion Control Plan for Crystal Lake Park's campground expansion. Darrell Lehman stated he spoke with the building inspector about Shoemaker's need for a driveway permit. Town of West Point Assessor's Plat No. 2 (Weast Park area) was certified by the Wisconsin Department of Administration on August 27, 2025; the notice was sent to the paper.

Agenda #5 Citizen Input - None

Agenda # 6 Public Hearing for Dwight & Sherry Johnson, N2148 Blackhawk Drive, for variances to Section 12.110.03(1) Parcel and Building Standards in Residential Zoning Districts and to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards of the Columbia County Zoning Ordinance, for Parcel #11040-762 Sec. 11, T10N, R7E, Town of West Point. Dwight and Sherry Johnson would like to tear down the existing single-family residence & detached

garage and replace it with a new residence. The existing building lot coverage is 1,809 sq. ft. or 14.77%; the proposal would make the building lot coverage 2,817 sq. ft. or 23.00%. A variance of 367 sq. ft. or 3.00% is required over the maximum allowed for building coverage. The existing residence is 57 ft from the centerline of Blackhawk Drive and 24 ft from the right of way. The existing detached garage is 44 ft from the centerline of Blackhawk Drive and 13 ft from the right of way. The property owners would like to replace it with a residence that would have a setback of 37ft to the center line of Blackhawk Drive and 4 ft from the right of way. A variance of 26 ft less than the minimum would be required. - The public hearing was opened at 7:22pm. 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 500 feet. Dwight Johnson was present and tried to explain his proposal, but had laryngitis and it was difficult for him. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:24pm

Agenda #7 Variance for Dwight & Sherry Johnson, N2148 Blackhawk Drive, Lodi - Parcel #11040-762 - The Plan Commission had questions and needed more information on: mitigation measures, setbacks from the Town road right of way, side yard setbacks, and where the septic system will fit on the property. The applicant had a difficult time and was unable to answer the questions because of having laryngitis. A motion was made by Nathan Sawyer to recommend to the Town Board to recommend to Columbia County to approve the variance, 2nd by Les McBurney – motion failed unanimously. A motion was made by Darrell Lehman to recommend to the Town Board to recommend to Columbia County Board of Adjustment to deny the variance request unless a 30-day or more extension is granted by the County which would allow the County, Applicant, and Town to consider additional information from the applicant, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #8 Public hearing for Richard & Suzanne Wipperfurth, W12686 Pleasant View Park Road, for variances to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards and to Section 12.525.02(1) Shoreland Setbacks of the Columbia County Zoning Ordinance, for Parcel #11040-655.01 Sec. 11, T10N, R7E, Town of West Point. Richard and Suzanne Wipperfurth would like to like to tear down the existing single-family residence and replace it with a new residence. The property owners would like to replace it with a residence that would have a setback of 24ft from the right of way and 41ft

to the center line of Pleasant View Park Road. A variance of 6 ft less than the minimum to the right of way and a variance of 22ft less the minimum to the centerline would be required. A variance of 14ft less than the minimum setback of 75 ft from the ordinary high-water mark of Lake Wisconsin would also be required. - The public hearing was opened at 8:02pm. 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 26 letters were sent to landowners within 500 feet. Suzanne and Richard Wipperfurth were both present and Suzanne explained their proposal in detail. Their proposal moves the house further away from the right-of-way than the current house is located. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 8:18pm.

Agenda #9 Variance for Richard & Suzanne Wipperfurth, W12686 Pleasant View Park Road, Lodi – Parcel #11040-655.01 - A motion was made by Darrell Lehman that the Plan Commission recommend to the Town Board that it recommend to Columbia County the approval of the variance requests for the property at W12686 Pleasant View Park Road, Parcel #11040-655.01, owned by Robert Huljak as the "Owner/Seller" and Richard & Suzanne Wipperfurth as "Owner/Buyer," 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #10 Crystal Lake Campground Agreement (County CUP Requirement) – Darrell Lehman put to a "punch list" to help the Plan Commission think about what to include in the checklist for an agreement between the Town and Crystal Lake Park for the campground expansion. A motion was made by Darrell Lehman that the Plan Commission members and applicant consider the "punch list" between now and the next time the Plan Commission meets on what they would like included in the checklist, 2nd by Nathan Sawyer – yes 3, no 2, abstain 1 – motion carried.

Agenda #11 Update for Columbia County's Future Land Use Map / Farmland Preservation Plan Map – The Plan Commission looked over the current "Future Land Use" map and noticed that the condos on Golf Road were marked for single-family residential on the map. A motion was made by Kevin Kessler to recommend to the Town Board to recommend to Columbia County that the Condos on Golf Road (Parcel #11040-CONDO-966917) on the "Future Land Use" map be shown as "Multi Family Residential", 2nd by Ron Grasshoff – motion carried unanimously.

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

Agenda #13 Adjourn - A motion was made by Nathan Sawyer to adjourn the September 4, 2025, Plan Commission meeting, 2nd by Ron Grasshoff – motion carried unanimously. The meeting was adjourned at 9:35pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk