

# Town of West Point Plan Commission Minutes December 18, 2025

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on December 18, 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, Darrell Lehman, Jennifer Brooks, and Ron Grasshoff. Also present was Taffy Buchanan, Clerk. Absent were: Brooke Milde (unexcused) and Les McBurney (excused).

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

Agenda #3 Approve Minutes – October 2, 2025 – Copies of the October 2, 2025 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Darrell Lehman to approve the October 2, 2025 minutes as written, 2<sup>nd</sup> by Jennifer Brooks – motion carried unanimously.

Agenda #4 Correspondence – The Town received 60-day notice from Columbia County for a variance request for William & Lori Statz, we will schedule a public hearing for our next meeting. The Town received a Summary Report from Columbia County for a rezone for Kathleen Breunig, Victoria Bush, and Maria & Cole Endres for Parcels #11040-502 and #11040-484.02, we will schedule a public hearing for our next meeting. The Columbia County Board of Adjustments denied the two variances for Rich & Suzanne Wipperfurth on October 8, 2025 so they have resubmitted their request to the County but only for one of the previous variance requests; since the Town already approved the same variance in their previous request, the Town does not need to review it again and a letter will be sent stating it was previously approved. The Town received a rezoning & CSM request from Garrett & Abigail Schreiber for Parcel #11040-281.02, but we have not received the report from Columbia County so we will wait to schedule a public hearing.

Agenda #6 Public Hearing & Action on Certified Survey Map for Pine Vista

MHC WI LLC to combine Parcels #11040-414.B, #11040-416, #11040-416.C, and #11040-432 into one parcel. – The public hearing was opened at 7:15pm. Michael McMahon (via Zoom) explained the CSM that was presented. He stated they are combining the four parcels into one so they can add more mobile homes as they are approved with the Town, because the mobile homes cannot cross the parcel lines. No one else presented comments at the public hearing. The public hearing was closed at 7:18pm. A motion was made by Darrell Lehman that the Plan Commission postpone consideration indefinitely until the Applicant submits complete expansion plans demonstrating regulatory compliance for the full unit capacity, 2<sup>nd</sup> by Ron Grasshoff – roll call vote taken – (Lehman – aye, Brooks – nay, Sawyer – nay, Grasshoff – nay, Kessler – nay) – motion failed. Darrell Lehman said that in his opinion, the Town cannot make a decision on this CSM because the property owner intends on adding additional mobile homes so their application is not complete. Based on the information the Town Attorney was given he sent an email before the meeting stating the only issue before the Town is whether the consolidation, as mapped and presented meets the legal requirements for approval as a Certified Survey Map, an expansion would be a separate issue. A motion was made by Kevin Kessler that the Plan Commission postpone decision of the CSM lot-line application until the next Plan Commission meeting to allow for further legal interpretation, 2<sup>nd</sup> by Ron Grasshoff - roll call vote taken – (Lehman – aye, Brooks – aye, Sawyer – aye, Grasshoff – aye, Kessler – aye) – motion carried unanimously.

Agenda # 7 Informal Presentation by Cole & Maria Endres for the rezone of #11040-484.02 & #11040-502 from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay. – Cole & Maria Endres presented their proposal. They would like to build a house and to do that they have to rezone a portion to RR-1 Rural Residence and the rest would be rezoned to A-1 Agriculture with A-4 Agricultural Overlay. The land used to be owned by Neil Schoepp and in 2014 he divided his land into four parcels and assigned development rights to each of the parcels that did not have a house. The Plan Commission suggested they get a copy of the deed covenants showing they have a development right and have the CSM for the January meeting.

Agenda #8 Next Meeting Date – The next meeting would fall on January 1, 2026. A motion was made by Ron Grasshoff to move the Plan Commission meeting to Wednesday, January 7, 2026 because of the holiday, 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Agenda #9 Adjourn - A motion was made by Ron Grasshoff to adjourn the December 18, 2025, Plan Commission meeting, 2<sup>nd</sup> by Jennifer Brooks – motion carried unanimously. The meeting was adjourned at 8:35pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk