

Town of West Point
Plan Commission Minutes
April 7, 2022

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on April 7, 2022, 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 Nathan Sawyer (7:09pm), Ron Grasshoff (via zoom), Kevin Kessler, Byron Olson, Ben Carlson, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Renee Nair (excused).

Agenda #2 – Approval of Agenda – A motion was made by Byron Olson to approve the agenda as presented, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #3 Approve Minutes – March 3, 2022 – Copies of the March 3, 2022 Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the March 3, 2022, minutes as presented, 2nd by Ben Carlson –motion carried unanimously.

Agenda #4 Correspondence – A public input notification from the Wisconsin DNR was received about the Lake Wisconsin Boat Club's application for proposed maintenance of an existing boat ramp. Byron Olson received a flyer from Sunset Bar stating they will be having outdoor music this summer. Columbia County Planning & Zoning Committee held a public hearing on April 5, 2022 on the rezoning request made by Shannon & Jenna McCann.

Agenda #5 Citizen Input – None

Agenda #6 Michael Zaucha CSM Review for Combining Parcels #11040-550 & #11040-550.01 - Michael Zaucha would like to combine a small parcel to his parcel. The small parcel was previously owned by Larry Smith and was mistakenly put as part of the Okee DNR boat landing; the zoning change to R-1 Single Family was approved on January 20, 2021 by Columbia County. A motion was made by

Darrell Lehman to recommend to the Town Board to approve the presented CSM with only the one driveway, 2nd by Byron Olson – motion carried unanimously.

Agenda #7 Thompson CSM Review for Parcels #11040-635.02, #11040-634, & #11040-550.01. - Terry Quam, presented the CSM for review, the CSM being done to divide the property between the siblings. One of the parcels affected by the CSM has a house and farm buildings on it, all parcels are zoned agricultural and open space. The Plan Commission stated they need 3 things from the applicant: 1. An easement agreement so all the lots have access to the road; 2. The CSM application needs to be signed by all owners; with the trusts having a certification stating who can sign for the trust; and 3. The applicant needs to research and present a determination the size of the “parent parcel” and where the remaining development rights are to be assigned. Once a determination of the development rights is approved it will need to be recorded with a deed covenant. A motion was made by Ron Grasshoff to postpone, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #8 Preliminary Proposal for Blackhawk Ridge Condominiums. – Molli Babler, Willow Ridge Design Build, presented a preliminary proposal for Blackhawk Ridge Condominiums. The proposal is for 4 ranch style buildings, 2 units, waivers would be required to have the 8 units along with a single driveway access from golf road. Each received favorable unofficial feedback from the plan commission. Darrell Lehman suggested the Plan Commission check with the Town Attorney to see if there is an existing condo plat or would this be a new condo plat, so they would know how much of Chapter 6 of the Code of Ordinances apply.

Agenda #9 Update on potential Town Ordinance changes to Chapter 6 and 12 – Kevin Kessler gave an update.

Agenda #10 Town Board Report – Kevin Kessler reported on the March 10th, 2022 Town Board Meeting.

Agenda #11 Next Meeting Date – The next meeting will be scheduled as needed on either April 21st, 2022 or May 5th, 2022, as needed.

Agenda #12 Adjourn - A motion was made by Byron Olson to adjourn the April 7, 2022, Plan Commission meeting, 2nd by Nathan Sawyer – motion carried unanimously. The meeting was adjourned at 8:43pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk