

Town of West Point
Plan Commission Minutes
June 1, 2023

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on June 1, 2023, 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, Byron Olson, Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Ben Carlson (excused). There is one vacant seat on the Plan Commission.

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

Agenda #3 Approve Minutes – May 18, 2023 – Copies of the May 18, 2023, Plan Commission minutes had been emailed to each member for their review. A motion was made by Byron Olson to approve the May 18, 2023, minutes as presented, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – A rezone & CSM application for 5th Generation Homestead LLC, c/o Tyler & Andrea Miller has been received; a public hearing will be scheduled for July 6, 2023. Michael Dobbert sent an email about land disturbance on the Blackhawk Ridge Condo property. Columbia County sent a variance request for Steve Britt to the Town and a rezone for Vincent Demarte; they also will have public hearings on July 6th, 2023. Kevin Kessler was concerned with the removal of trees on the shoreline of a property located on Centennial Court.

Agenda #5 Citizen Input – Greg Helmbrecht and Jake Regal asked about dividing land that Greg owns and is already zoned single-family residential so they can build a house on it; this will be put on a future agenda. Michael Dobbert was concerned about work being done without a permit on the land for the Blackhawk Condos. Doug Richmond, County Board Supervisor, stated the County, Town of Lodi, and Town of West Point applied for a grant for broadband but did not receive it; he is still very hopeful on receiving grant money for broadband because for money has been delegated for it.

Agenda #6 Public Hearing for Conditional Use Permit for a Tourist Rooming House for Paul and Sue Helsdon, property owner of N2475 Highway 188, Lodi, WI. 53555 - Tax Parcel #11040-737. The Conditional Use Permit is required by Columbia County Zoning Ordinance Section 12.110.02; Table 12.110.02(1); 12.125.11(1); and 12.125.10(1). The house is a single-family dwelling and the property is zoned SF-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 7:30pm. 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 27 letters were sent to landowners within 1000 feet. Paul Helsdon, applicant, was present and explained his proposal. They purchased the house in January, which has been vacant for a while and have been fixing it up and would like to rent it out when they are not staying at the house. He said they plan on staying at the house about 1 week a month and they have a local person to clean it and be the contact person for renters. Ronald Paar stated he is "against" the proposal, because he does not like the "commercial" aspect in the residential area. Jeryl Hintzche said he is "against" the proposal in the neighborhood because the lots are only about 50 feet wide. Larry Rufenacht is also "against" "commercial" property in the residential area. Sil Maly stated he is "against" the proposal because 46 years ago the Board did not want those areas to be "commercial" because of the small lot size and it has not changed. Rick Hellenbrand said he is "for" the proposal after talking with Paul Helsdon and he lives right next door to the parcel. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:44pm

Agenda #7 Conditional Use Permit for a Tourist Rooming House for Paul and Sue Helsdon, property owner of N2475 Highway 188, Lodi, WI. 53555 - Tax Parcel #11040-737 – Kevin Kessler explained the roll of the Plan Commission in advising the Town Board of possible conditions for the Town Board to recommend to the County for the CUP. Byron Olson was concerned about parking and the lack of space for it on site. A motion was made by Darrell Lehman to recommend to the Town Board to recommend to Columbia County to approve the CUP for a Tourist Rooming House for Paul & Sue Helsdon subject to the 17 conditions on the County report with an additional condition requiring the CUP applicant to obtain commercial insurance coverage for the operation of a Tourist Rooming House & the County receiving a proper Certificate of Insurance prior to

receiving the CUP, 2nd by Nathan Sawyer. A motion was made by Kevin Kessler to amend the motion to include “amending condition #9 to a maximum of two vehicles, which includes trailers as a vehicle; and adding a new condition before #12 stating that the Planning & Zoning Department and Town be provided documents stating the contact person is authorized to enforce the rental contract, including termination”, 2nd by Ron Grasshoff – motion carried unanimously. The amended motion carried unanimously.

Agenda #8 Variance for Marcus Bentley for Parcels #11040-668, #11040-669, & #11040-670 – At the last Plan Commission meeting the Plan Commission questioned the size of the house. Marcus Bentley clarified the square footage of the house, garage, and deck areas. He also stated when the “promenade issue” is resolved the building coverage area will be under the 20%. A motion was made by Kevin Kessler to recommend to the Town Board to recommend to Columbia County the request for the variance from the road setbacks be approved; the request for the variance for the building coverage area be denied, because a 2-story house could be built instead; and the request for the variance for the rear setbacks be denied, because it was stated by the applicant that it could be moved forward, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #9 Next Meeting Date – The next meeting will be scheduled for July 6, 2023.

Agenda #10 Adjourn - A motion was made by Darrell Lehman to adjourn the June 1, 2023, Plan Commission meeting, 2nd by Nathan Sawyer –motion carried unanimously. The meeting was adjourned at 8:45pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk