

Town of West Point Plan Commission Minutes February 1, 2024

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on February 1, 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 7:00pm. Members in attendance were Kevin Kessler, Nathan Sawyer (7:05pm), Ron Grasshoff, Les McBurney, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Brooke Milde (excused). There is one vacancy on the Plan Commission.

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

Agenda #3 Approve Minutes – November 2, 2023 – Copies of the November 2, 2023, Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the November 2, 2023, minutes with a typographical correction, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – The UW- Stevens Point's Center for Land Use Education is having a workshop for zoning and Planning officials on February 28, 2024, at the Dodge County Administration Building in Juneau.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Certified Survey Map (CSM) for Marcus Bentley Parcel #11040-669.01 – The public hearing was opened at 7:09pm. Attorney Gina Nugent and Scott Hewitt, Grothman & Associates, attended via Zoom to represent Marcus Bentley and explain the CSM. Attorney Gina Nugent explained that Marcus Bentley was awarded judgement of the area of the "promenade" that lies between his parcel and Lake Wisconsin and the County has now assigned a tax parcel to that area and he wants to combine both parcels into one. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:12pm

Agenda #7 CSM Review for Marcus Bentley – Parcel #11040-669.01. – A motion was made by Darrell Lehman to recommend to the Town Board to approve the CSM acknowledging that the approval doesn't include anything with the docks or piers, 2nd by Ron Grasshoff – motion carried unanimously. Ron Grasshoff advised that Marcus Bentley should check with the WDNR about the docks or piers.

Agenda #8 Public Hearing for Conditional Use Permit (CUP) for a Tourist Rooming House request has been received from James V Park, property owner of W13135 E Lake Drive, Lodi, WI. 53555 - Tax Parcel #11040-807. The Conditional Use Permit is required by Columbia County Zoning Ordinance Section 12.110.02. 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 7:25pm. 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 42 letters were sent to landowners within 1000 feet. James & Dottie Park, W13130 East Lake Drive, was present to explain the proposal and to answer questions. The Town Clerk read an email from Tamra Bula-Garz and Eric Garz, W13115 East Lake Drive, stating their concerns of potential noise and strangers being there every weekend and would like to have a condition added that it could only be rented out every other week or weekend. The clerk also read an email from Ronald and Linda Cuchna, W13242 Lake Drive, stating their opposition to the Tourist Rooming House because they do not want to see a change from the residential area by having "commercial" development. Timothy Dallman, W13151 East Lake Drive, stated his opposition because he feels the Parks do not respect property boundaries and demonstrates a lack of compliance to laws and regulations by listing the home to rent on Airbnb before trying to get it permitted and inspected. Steve Wilcox, W13159 East Lake Drive, presented a petition signed by residents against this proposal and submitted informational articles about the negative affects short-term rentals have on neighborhoods, and is concerned we are invited people in that do not have any vested interest in the neighborhood. Chuck Wherrey, W13138 East Lake Drive, said he is against the proposal because he is concerned about the safety for kids and does not want to have to deal with it throughout the summer. Matthew Rodgers, N2189 Lake Drive, is concerned about the people not from the neighborhood that are renting it will be driving faster and ignoring the stop signs; he was also wondering if the

Parks will be around when it is rented. Jennifer Watson, W13130 East Lake Drive, said she is James & Dottie Park's daughter and that it is great to see all people that have concerns about the neighborhood; she said her art studio is in the house that would be rented out, so she has a huge interest that it is well taken care of and does not want friends to feel unwelcomed there. Shellie Benish, N2137 Lake Drive, said the Parks were sent a violation letter from Columbia County in November for running a short-term rental without proper permitting and that seemed to break the trust with the neighbors. Shelly Benish also reviewed the Summary Report sent by the County and stated, if the Town recommends approval she would like to see the following conditions added: the property shall not have any citations and charges for nuisance, disorderly conduct, or other illegal activity; it should be subject to an annual permit fee by the town, if the town decides to enact that in an ordinance; a fire inspection report be on file with the town clerk on an annual basis; and no alterations of the home should be allowed if it is a CUP. She also stated that she is the Town of Lodi Clerk, and the Town of Lodi is going to be enacting an ordinance within 60 days on this subject. James Park replied by saying they share everyone's concerns and are invested in this property and the neighborhood. He also stated the Airbnb renters are vetted and scored and must follow the rental agreement. James Parks also said he built the house for family and friends to use, for their toys and workshop for their daughter and does not believe it will be rented more than 4 or 5 days a month and they will be at their house when it is rented. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 8:05pm

Agenda #9 CUP for Tourist Rooming House for James V Park – Parcel #11040-807 – A motion was made by Nathan Sawyer to recommend to the Town Board to recommend to Columbia County the approval of the CUP for James Park, Parcel #11040-807, with the seventeen conditions suggest for consideration in the County Summary Report and the additional 3 conditions: 1. Proof of liability insurance covering rentals; 2. No outdoor fires or fire pits; 3. Provide name and phone number of contact person that can be on site within 30 minutes, 2nd by Kevin Kessler – motion carried unanimously.

Agenda #10 Rezone & CUP for Crystal Lake Park LLC- Schoepp's Resort, N554 & N586 Schoepp Road – Parcel #11040-502.A – Informational Only – Steve Bodenschatz presented his proposal that is going to be coming before the Plan Commission at the February 15, 2024 meeting. No action was taken.

Agenda #11 Town's Authority Regarding Variances, CUPs, and Rezoning & Updating Forms – The Plan Commission discussed what authority the Town has under the County zoning.

Agenda #12 Town Board Report – The Clerk will email the minutes from the November, December, and January Town Board meetings to the Plan Commission.

Agenda #13 Next Meeting Date – The next meeting will be February 15, 2024.

Agenda #14 Adjourn - A motion was made by Kevin Kessler to adjourn the February 1, 2024, Plan Commission meeting, 2nd by Darrell Lehman –motion carried unanimously. The meeting was adjourned at 9:26pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk