

# Town of West Point Plan Commission Minutes April 18, 2024

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

Agenda #2 – Approval of Agenda – A motion was made by Les McBurney to approve the agenda as presented, 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Agenda #3 Approve Minutes – February 15, 2024 – Copies of the February 15, 2024, Plan Commission minutes had been emailed to each member for their review. A motion was made by Nathan Sawyer to approve the February 15, 2024, minutes as presented, 2<sup>nd</sup> by Brooke Milde – motion carried unanimously.

Agenda #4 Correspondence & Town Board Report – On April 2, 2024, Columbia County Planning & Zoning Committee approved the Conditional Use Permit for James Park, Parcel #11040-807. Columbia County Planning & Zoning Committee will hold a Public Hearing on May 7, 2024 for Crystal Lake Park LLC (Schoepp's Cottonwood Resort) for a Conditional Use Permit and an amendment to the Columbia County Comprehensive Plan 2030. The Clerk will send out the "draft" Town Board minutes to the Plan Commission at the same time they get sent to the Town Board.

Agenda #5 Citizen Input – None

Agenda #6 Informal Presentation for Conceptual Review for the Lake Wisconsin Country Club by Chuck Bongard – Parcels #11040-399, #11040-399.A, & #11040-399.B – Chuck Bongard presented a proposal for a lot-line adjustment for the Lake Wisconsin Country Club (LWCC). The LWCC has been looking into renovating the club house and realized that part of the club house is zoned C-1

Commercial and part of it is zoned RC-1 Recreation. They want to do a CSM for a lot-line adjustment and rezone to fix the issue. Chuck Bongard also presented a plat of survey of the LWCC property, which focused in on the wooded area of the south east area of the LWCC property; they are looking into the possibility of dividing it into 3 single-family lots. No action was taken by the Plan Commission.

Agenda #7 Informal Presentation for Lochner Dairy & Russ Fiene, for Lot-line Adjustment & Development Right Determination by Tyler Bergstrom and Determination is Public Hearing will be necessary. – Tyler Bergstrom, Bergstrom Surveying, gave a presentation for Lochner Dairy & Russ Fiene for dividing their properties and adjusting lot-lines. They are trying to divide the property of Lochner Dairy about 215 acres between Pat and Ron Lochner. They are hoping to be able to do this through a CSM with a lot-line adjustment. Since they are dividing the properties a “determination of development rights” will need to be done. While they are surveying, they also want to clean up any issues between the Lochner property and Fiene property because of sheds encroaching the lot-line. Also, Russ Fiene is looking to adjust his lot-lines and possibly getting a “development right” from Lochner Dairy and rezoning one parcel to be able to build another residence. No action was taken by the Plan Commission.

Agenda #8 Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #9 Adjourn - A motion was made by Les McBurney to adjourn the April 18, 2024, Plan Commission meeting, 2<sup>nd</sup> by Darrell Lehman –motion carried unanimously. The meeting was adjourned at 8:57pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk