

Town of West Point Plan Commission Minutes September 5, 2024

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on September 5, 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, Jennifer Brooks, Nathan Sawyer (7:09pm), Les McBurney, Brooke Milde, Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Clerk.

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 – August 1, 2024 – Copies of the August 1, 2024 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the August 1, 2024 minutes as presented, 2nd by Jennifer Brooks – motion carried unanimously.

Agenda #4 Correspondence – None

Agenda #5 Citizen Input – Dave Padley, W12367 Padley Road, reported on how the culverts under Schoepp Road have been working and wanted to inform the Town that he has been tracking and recording the elevation of Crystal Lake and Fish Lake for the last 16 years.

Agenda #6 CSM Review for Janet & John Evert, W14238 Jensen Drive, Prairie du Sac, Parcels #11040-426 & #11040-427 – lot-line adjustment / combining lots. – Janet & John Evert explained that they wanted to sell the 14 acres of woods of one of their parcels to the neighboring property owner, Philippe Coquard, for hunting. Philippe Coquard was also at the meeting and confirmed. A motion was made by Les McBurney to recommend to the Town Board to approve the proposed lot-line adjustment contingent of evidence of the purchase & combination of the lot, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #7 CSM Review for Sina & Katelyn Sundby, N2393 Highway 188, Lodi, Parcel #11040-723 – combining lots. – A motion was made by Darrell Lehman to postpone action until we hear from the applicant, 2nd by Nathan Sawyer – yes 6, no 1 – motion carried.

Agenda #8 CSM Review and Assignment of Development Rights for Steve & Jane Manke, N1419 Lovering Road, Lodi, Parcels #11040-582, #11040-596, #11040-599, and #11040-600. – Steve Manke explained his proposal was for estate planning reasons, so he can give each of his three sons an “equal” parcel. A motion was made by Darrell Lehman to recommend to the Town Board to approve the CSMs showing the Creation of the 3 parcels out of the one parcel per our ordinance subject to the discussion of the one remaining development right, 2nd by Les McBurney – motion carried unanimously. A motion was made by Darrell Lehman that each parcel described in the previous CSMs have declarations of covenants and restrictions satisfactory to the Town Attorney recorded which state the number of development rights available on each parcel, 2nd by Les McBurney – motion carried unanimously.

Agenda #9 Transfer of Development Right from Steve & Theresa Kohlman to Ryan & Amanda Jensen – Ryan Jensen explained that the deed covenants and restrictions documents for the assignment of the remaining development right need some revisions from the attorneys. Amanda & Ryan Jensen will also be submitting rezoning & CSM applications. A motion was made by Les McBurney to postpone action until the receipt of the applications, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #10 Public Hearing for Arlen & Kerry Ostreng, N2206 Trails End Rd, for a variance to Section 12.110.03(1) Maximum Building Coverage is 20% or 8,712 sq. ft whichever is less, of the Parcel and Building Standards in Residential Zoning District - Columbia County Zoning Ordinance. Parcel #11040-971.01 Sec. 11, T10N, R7E, Town of West Point. Arlen & Kerry Ostreng would like to tear down the single-family residence and replace it with a new residence, add a boathouse and keep the existing detached garage. The proposal would make the building lot coverage 4,879 sq. ft. or 21.73%. A variance of 389 sq. ft. or 1.73% is required over the maximum allowed for building coverage. – The public hearing was opened at 7:53pm. 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 23 letters were sent to landowners within 500

feet. Arlen Ostreng explained the reason for the requested variance; he would like to replace the current 900sq.ft. cottage with a larger residence & boat house and keep the existing detached garage. Doug Richmond, W12974 Highway 188, asked what the square footage of each structure was and stated he was opposed to the variance request, because he believed it was a self-inflicted hardship. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 8:00pm

Agenda #11 Variance for Arlen & Kerry Ostreng, Trails End Road, Lodi, Parcel #11040-971.01 – Ron Grasshoff questioned if they considered different design alternatives to cut back on the square footage. A motion was made by Ron Grasshoff to recommend to the Town Board to recommend to the Columbia County Board of Adjustment to deny the variance request because of the findings of the Plan Commission that it is a self-imposed hardship, 2nd by Les McBurney – motion carried unanimously.

Agenda #12 Public Hearing for Rezoning and Conditional Use Permit (CUP) for Crystal Lake Park LLC c/o Steve Bodenschatz, N550 Gannon Road, Lodi, WI 53555. Tax Parcels # 11040-494, #11040-503, #11040-505, #11040-505.1, #11040-505.2, #11040-506, #11040-506.A and #11040-507. The parcels are currently zoned; A-1 Agriculture, AO-1 Agriculture and Open Space, R-3 Manufactured/Mobile Home Park, and C-2 General Commercial. The Town of West Point has also received a related request for approval of a Certified Survey Map (CSM) and an amendment to the Town's Comprehensive Plan. The applicants are proposing to a create 3 lot Certified Survey Map. Lots 1 and 3 would be 97.13 acres in area, and would be zoned to RC-1 Recreation to allow for the lawful continuation and expansion of the campground portion of Crystal Lake Park. Lot 2 would be 15.26 acres in area, and be zoned R-3 Manufactured/Mobile Home Park which would allow for the lawful continuation of the manufactured/mobile home portion of Crystal Lake Park. A Conditional Use Permit would be required also after the rezoning has been approved to expand the campground. A County and a Town Comprehensive Plan Amendment is also being requested for the property, so that the preferred future land use boundaries coincide with the proposed zoning. The Town of West Point must make recommendations to the County on the proposed rezoning and on the CUP. The Town must approve the CSM and the change to the Town's Comprehensive Plan under its own authority. – The public hearing was opened at 8:17pm. 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 11

letters were sent to landowners within 1000 feet. Steve Bodenschatz, owner of Crystal Lake Park, explained his proposal to straighten out the zoning issues that have been there since he bought Crystal Lake Park in 2017 to bring it into compliance; to expand the campground to regain campsites that have been lost with the flooding of Crystal Lake; and to upgrade the septic system with a septic system plan that was approved by the WDNR. David Kruchten, N529 Hegge Road, stated he was not opposed to putting in the septic system but is opposed to the expansion of the campground, because of the increase of water run-off that will affect their land and the lake and the effect it would have on the wildlife; he also brought up concerns of trespassing, light & noise pollution, and health and safety with the access for the Fire & EMS service. Steve Bodenschatz stated that he can put up a fence, trees, and signs to prevent people going on the neighboring property. Al Deming, N550 Gannon Rd, said the Commission should take into consideration of the fact sites that were lost in the flooding and that he wants to replace them. Al Deming also brought in a petition with signatures of 64 people that are in support of the expansion and about 15 other letters in support. Kathy Ballweg, 2231 Alban Lane, said the campground helps to bring a lot of business to the community and we should want it to grow and prosper. Kent Weigel, W12744 State Road 60, wants the campground to be successful and thinks Steve is trying to do it right, but also does not want his property value to go down by someone else adding more campsites in the future. Steve Bodenschatz said the CUP is for a specific number of sites and he would need to come back and go through this process again if he wanted more sites. Brian Krueger, N550 Gannon Road, stated now is the time to fix the sewer system and does not want to have to move if Steve does not get the approval and is not able to fix it. Don Kruchten, N878 Dettman Road, stated he objects to the CUP with expanding the campground on the hill side, part of the charm of the area is the natural beauty of the hillsides along the scenic highway, and thought that is why West Point has the development regulation that we do. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 9:00pm

Agenda #13 CSM Review, Rezone, CUP, and Plan Amendments for Crystal Lake Park LLC c/o Steve Bodenschatz, N550 Gannon Road, Lodi, WI 53555. Tax Parcels # 11040-494, #11040-503, #11040-505, #11040-505.1, #11040-505.2, #11040-506, #11040-506.A and #11040-507. - A motion was made by Kevin Kessler to recommend to the Town Board to recommend to Columbia County to approve the rezone with the understanding that no construction or improvements can commence without the approval of the CUP, CSM, and Plan Amendment, 2nd by Ron Grasshoff – motion

carried unanimously. A motion was made by Darrell Lehman to recommend to the Town Board to approve the CSM with the understanding that no construction or improvements can commence without the approval of the CUP, CSM, and Plan Amendment, 2nd by Kevin Kessler – motion carried unanimously. A motion was made by Darrell Lehman to recommend to the Town Board to postpone action on the CUP subject to the receipt of more information from the Town Engineer and others about the stormwater, driveway, and other items in the CUP report, 2nd by Nathan Sawyer – motion carried unanimously. A motion was made by Kevin Kessler to recommend to the Town Board to approve the change to the Town and County Comprehensive Plan to coincide with the zoning changes, 2nd by Les McBurney – motion carried unanimously. A motion was made by Kevin Kessler to recommend to the Town Board to inform the County that the Town has no objection to the waiver of road frontage, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #14 Next Meeting Date – The next meeting will be scheduled either September 16th, 2024 or October 3rd, 2024 as needed.

Agenda #15 Adjourn - A motion was made by Ron Grasshoff to adjourn the September 5, 2024, Plan Commission meeting, 2nd by Les McBurney –motion carried unanimously. The meeting was adjourned at 9.37pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk