

# Town of West Point Plan Commission Minutes October 3, 2024

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on October 3, 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 (7:07pm), Les McBurney, Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Brooke Milde (excused).

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

Agenda #3 Approve Minutes – September 5, 2024 – Copies of the September 5, 2024 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the September 5, 2024 minutes as presented, 2<sup>nd</sup> by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – Columbia County held a meeting on October 1, 2024 for a public hearing for the Baker CUP for a Tourist Rooming house. The Columbia County Board of Adjustment will hold a meeting on October 9, 2024 for the Ostreng variance. Columbia County sent a summary report for the rezoning request for Lake Wisconsin Country Club and also a summary report for the rezoning request for Jensens. Kevin Kessler reported that the Town had a meeting on October 1, 2024 for a presentation for the Assessor's Plat for the bay area of Pleasant View Park.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing & CSM Review for Sina & Katelyn Sundby, N2393 Highway 188, Lodi, Parcel #11040-723 – combining lots. – Sina & Katelyn Sunby requested to withdraw the CSM application due to the making of the Assessor's Plat that would cover the combining of the lots. A motion was made by Les McBurney to

accept the request from the applicant to withdraw the CSM application, 2<sup>nd</sup> by Darrell Lehman – motion carried unanimously.

Agenda #7 Public Hearing & CSM Review Allen & Shelli Ness, W12115 Slack Road, Lodi, Parcel #11040-75.B. – Allen Ness explained his proposal to divide his parcel and making a 1-acre lot to sell. A motion was made by Nathan Sawyer to approve the CSM, 2<sup>nd</sup> by Darrell Lehman – yes 0, no 6 – motion failed. The Plan Commission stated they would like to see a map with contour lines to show where the steep slopes are located, and they would also need a map showing the building envelope that shows where a house could be built. A motion was made by Kevin Kessler to postpone action until receipt of information on the topography, identifying areas with greater than 20% slope, and identifying the proposed building site envelope and driveway and access, 2<sup>nd</sup> by Darrell Lehman – motion carried unanimously.

Agenda #8 Conditional Use Permit for Campground Expansion 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 Darrell Lehman to recommend to the Town Board to recommend to the County that: Since the Applicant has not yet submitted an application for the campground project on this site to the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and the Town and Applicant have not yet begun discussions covering a Development Agreement, the Town strongly encourages that the approval of this CUP Application be postponed to provide an additional opportunity to determine whether this proposed campground project would comply with State requirements and provide an additional period of time to work through the basic framework for a Development Agreement with the Town. If the County elects not to postpone approval, then the Town requests that the following conditions be incorporated into the Conditional Use Permit: 1. Conditioned on receiving all DATCP and other State approvals and permits for the proposed campground project on this site. 2. Conditioned on the Applicant entering into a Development Agreement with the Town, on terms approved by the Town, covering the applicant’s compliance with all Town infrastructure, environmental protections, and public safety requirements for the proposed campground project on this site, 2<sup>nd</sup> by Ron Grasshoff. There was discussion, then a motion was made by Kevin Kessler to amend the motion by taking out the first paragraph to “the Town requests” and taking out the following words after the number 2. “entering into a Development Agreement” and insert “agreeing and complying” instead, 2<sup>nd</sup> by Les McBurney – motion carried unanimously. The

Plan Commission then voted on the original motion as amended made by Darrell Lehman and 2<sup>nd</sup> by Ron Grasshoff which was now “to recommend to the Town Board to recommend to the County that the Town requests that the following conditions be incorporated into the Conditional Use Permit: 1. Conditioned on receiving all DATCP and other State approvals and permits for the proposed campground project on this site. 2. Conditioned on the Applicant agreeing to and complying with the Town, on terms approved by the Town, covering the applicant’s compliance with all Town infrastructure, environmental protections, and public safety requirements for the proposed campground project on this site. – motion carried unanimously.

Agenda #9 Discussion on Tourist Rooming House Ordinance – The Plan Commission discussed ordinances for Tourist Rooming Houses. No action was taken.

Agenda #14 Next Meeting Date – The next meeting will be November 7, 2024.

Agenda #15 Adjourn - A motion was made by Ron Grasshoff to adjourn the October 3, 2024, Plan Commission meeting, 2<sup>nd</sup> by Nathan Sawyer –motion carried unanimously. The meeting was adjourned at 8:54pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk