

Town of West Point Plan Commission Minutes February 6, 2025

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on February 6, 2025, 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. Vice-Chairman, Darrell Lehman called the meeting to order at 7:00pm. Members in attendance were Jennifer Brooks, Nathan Sawyer, Les McBurney, Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Kevin Kessler (excused) and Brooke Milde (excused).

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 – December 5, 2024 – Copies of the December 6, 2024 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the December 6, 2024 minutes with a typographical correction, 2nd by Jennifer Brooks – motion carried unanimously.

Agenda #4 Correspondence – Crystal Lake Park submitted a CSM application to the Town but we are waiting to put it on the agenda until we receive more information. Ron Grasshoff, Darrell Lehman, and the Town Engineer met with Crystal Lake Park owner - Steve Bodenschatz, his Engineer, and Al Deming today for an onsite visit at CLP and discuss stormwater management.

Agenda #5 Citizen Input – Ron Grasshoff is on the State Land & Water Conservation Board and Columbia County Land & Water presented their 5-year plan to them. Columbia County focus a lot of their efforts of Agricultural performance standards and have impressive data that shows they have had a lot of success. Les McBurney said Columbia County did a wonderful job on the brushing on Smith Park, Trails End, Blackhawk, and Highway 188.

Agenda #6 Public Hearing for Xan Johnson and Sheila Cross, for a variance

to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards of the Columbia County Zoning Ordinance for Parcel #11040-700.B, a lot on Pleasant View Park Road which is currently vacant. Parcel #11040-700.B is in Sec. 11, T10N, R7E, Town of West Point. Sheila Cross would like to buy the parcel from Xan Johnson to create a garage lot for her property at W12698 Pleasant View Park Road. The proposed garage would be 46ft. from the centerline of Pleasant View Park Road, 30 ft. from the right of way, and would meet all other zoning setbacks and requirements. A setback variance of 17ft. less than the minimum required to the centerline of Pleasant View Park Road is needed to construct the garage as proposed. - The public hearing was opened at 7:11pm. 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 41 letters were sent to landowners within 500 feet. Darrell Lehman made a statement describing the proposal. Xan Johnson who was present via zoom owns the property stated there is a plan to sell the property to Sheila Cross, who was in attendance of the meeting at the Town Hall and owns the residence across the road, and would like to build a garage. If the variance would be granted a CSM creating the proposed outlot and all necessary permits would still need to be required. Jim Crowley was present via zoom, but did not want to make a comment. Xan Johnson said he was trying to decide what to do with the property in his retirement and then Sheila came to him with this proposal. Sheila Cross stated what she is proposing with building the garage is consistent and not unusual with the properties in the area. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:16pm.

Agenda #7 Variance for Xan Johnson and Sheila Cross, on Parcel #11040-700.B, Lodi. – A motion was made by Ron Grasshoff to recommend to the Town Board to recommend to Columbia County Board of Adjustments to support the variance application for Parcel 11040-700.B on Pleasant View Park Road, owned by Xan Johnson for a 17-foot front setback reduction from Pleasant View Park Road's centerline, suggesting the following four conditions: 1. The Columbia County Shoreland Wetland Zoning Ordinance applies to the project. Public Rights in Navigable Waters must be considered for projects and these include but are not limited to water quality, aquatic habitat, and natural scenic beauty. The variance would not conflict with these public rights and the overall public interest in navigable waters. There are no adverse impacts to traffic and safety in the neighborhood; 2. Granting the variance would allow for the construction of a garage that is consistent with other accessory structures in the area; 3. The proposed use aligns with the Town's Comprehensive Plan based on our future

land use map; and, 4. The property has unique limitations, including topographical challenges and pre-existing encroachments, 2nd by Les McBurney – motion carried unanimously.

Agenda #8 Exploring potential items for a possible agreement with Crystal Lake Park. – Ron Grasshoff, Darrell Lehman, and Scott Anderson (Snyder & Associates) met with the Town Engineer and the Steve Bodenschatz, Lukasz Lyzwa (General Engineering), Scott Hewitt (Grothman & Associates), and Al Deming today at Crystal Lake Park for a site visit to go over issues for preparing a stormwater management plan. The Plan Commission discussed items to include in an agreement between the Town and CLP. The items to include in the agreement are: setting stages or phases on what and when things should be done; design requirement for the roads in CLP (NFPA 1194); requirements for Fire and EMS; what type of screening should be used (vegetative buffers); lighting; navigational water determination for pond; and to do septic system first.

Agenda #9 Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #10 Adjourn - A motion was made by Nathan Sawyer to adjourn the February 6, 2025, Plan Commission meeting, 2nd by Ron Grasshoff –motion carried unanimously. The meeting was adjourned at 8:07pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk