

Town of West Point
Plan Commission Minutes
April 3, 2025

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on April 3 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. Chairman Kevin Kessler called the meeting to order at 7:02pm. Members in attendance were Brooke Milde, Nathan Sawyer, Les McBurney, Kevin Kessler, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Ron Grasshoff (excused) and Jennifer Brooks (excused).

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

Agenda #3 Approve Minutes – February 6, 2024 – Copies of the February 6, 2025 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Nathan Sawyer to approve the February 6, 2024 minutes as presented, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence –Columbia County Board of Adjustments approved the variance for Xan Johnson and Sheila Cross for Parcel #11040-700.B on Pleasant View Park Road.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing / Decision for a revised CSM for Amanda & Ryan Jensen, W13959 State Highway 60, Prairie du Sac, WI 53578 – Tax Parcel #11040-438. Parcel #11040-438 - The public hearing was opened at 7:08pm. Scott Hewitt, Grothman & Associated, explained by the CSM that was previously approved by the Town on November 14, 2024. The Columbia County Land Records did not want the parcels merged as shown on the previous CSM since it is being purchased by land contract. No one else presented comments at the public hearing. The public hearing was closed at 7:10pm. A motion was made by Darrell Lehman to recommend to Town Board to accept this new survey and approve the

CSM dated 2/20/2025, 2nd by Les McBurney – yes 4, no 0, abstain 1 - motion carried.

Agenda #7 Public Hearing for a Conditional Use Permit (CUP) for a Tourist Rooming House for Todd Stephenson & Kris Ramsden, for property at W12832 State Highway 188, Lodi, WI. 53555 - Tax Parcel #11040-37.C. The Conditional Use Permit is required by Columbia County Zoning Ordinance Section 12.110.02. The Columbia County Zoning Code also outlines several requirements for a Tourist Rooming House in Section 12.125.11(1). The house is a single-family dwelling and the property is zoned R-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 7:15pm. 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 30 letters were sent to landowners within 1000 feet. Todd Stephenson explained that their family does not use the cabin as much as they used to and would like to rent it out for income and other people can enjoy it and area and it will help bring more people to the area businesses. Fred Thistle, N2111 Smith Park Road, stated he is concerned with people parking in the road right-of-way for safety reasons. Todd Stephenson replied to the concern saying there is plenty of parking areas in his driveway so parking in the right-of-way would not be an issue. Anthony Pratt, W12814 State Highway 188, said he lives right next door to the property and does not think there will be a problem and he felt the speed on 188 is the biggest factor for safety concerns. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:25pm.

Agenda #8 Conditional Use Permit (CUP) for a Tourist Rooming House for Todd Stephenson & Kris Ramsden, for property at W12832 State Highway 188, Lodi, WI. 53555 - Tax Parcel #11040-37.C. – A motion was made by Nathan Sawyer to recommend to the Town Board to recommend to Columbia County to approve the CUP subject to the fifteen conditions suggested for consideration in the County Summary Report plus the following two additional conditions: 1. The applicant includes the #7 condition of the County's Summary Report in their rental agreement; and 2. The applicant supplies proof of insurance covering the property for this use as a Tourist Rooming House, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #9 Update / decisions on agreement with Crystal Lake Park – Darrell Lehman did not have any updates on the agreement. Steve Bodenschatz, Crystal Lake Park owner, reported his engineer has submitted the Stormwater Plan to the Town Engineer on March 17, 2025 and as of Tuesday the Town Engineer had not made any comments back.

Agenda #10 Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #11 Adjourn - A motion was made by Darrell Lehman to adjourn the April 3, 2025, Plan Commission meeting, 2nd by Les McBurney – motion carried unanimously. The meeting was adjourned at 7:48pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk