

# Town of West Point

## Plan Commission Minutes

### May 1, 2025

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on May 1, 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: Nathan Sawyer, Les McBurney, Kevin Kessler, Jennifer Brooks (via Zoom), 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 Ron Grasshoff to approve the agenda as presented, 2<sup>nd</sup> by Les McBurney – motion carried unanimously.

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

Agenda #4 Correspondence –Columbia County Planning & Zoning Committee is holding a public hearing on May 6, 2025 for the CUP for Todd Stephenson & Kris Ramsden for a Tourist Rooming House.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing / Decision for a CSM for a lot-line adjustment and to combine lots, from 3 lots to 2 lots, for Kathleen Ballweg, Ballweg Family Trust, and Prime Industries LLC – Tax Parcels #11040-491.01, #11040-491.2, & #11040-491. - The public hearing was opened at 7:07pm. Scott Hewitt, Grothman & Associated, explained the requested CSM. The property owners would like to go from 3 lots to 2 lots by repartitioning the parcel lines so the house lot will also include the cattle barn. No one else presented comments at the public hearing. The public hearing was closed at 7:15pm. A motion was made by Les McBurney to recommend to the Town Board to approve the CSM for the proposed lot-line

adjustment, 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Agenda #7 Public Hearing / Decision for a CSM for a lot-line adjustment and creating an Outlot for a garage for Xan Johnson & Shelia Cross – Tax Parcels #11040-700.B, #11040-700.D, & #11040-700.J. - The public hearing was opened at 7:20pm. Scott Hewitt, Grothman & Associated, explained the CSM for a lot-line adjustment and creating an Outlot. Xan Johnson has 3 parcels and they made one lot smaller which will be the Outlot that will be used for an accessory structure to go with a lot across the road from it. No one else presented comments at the public hearing. The public hearing was closed at 7:24pm. A motion was made by Ron Grasshoff to recommend to the Town Board to approve the CSM for the lot-line adjustment and Outlot creation subject to the condition that the Outlot and Lot 10 of the Pleasant View Plat be legally joined 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Agenda #8 Update / decisions on agreement with Crystal Lake Park. Stormwater Variance Request – Darrell Lehman did not have any updates on the agreement. Scott Anderson, Town Engineer received the Stormwater Management Plan on March 25, 2025 and has sent comments back in early April. Steve Bodenschatz, Crystal Lake Park owner, said they have an agreement with the Wisconsin Historical Society that when they start excavating, they will have a person out overseeing it. Darrell Lehman and Ron Grasshoff will work on putting a “punch list” together on what to include in the agreement. Steve Bodenschatz felt the Town’s Stormwater Management Plan was too complex and requested a variance to the Town of West Point Stormwater Ordinance and that the development comply with the stormwater regulations enacted by the Wisconsin DNR instead. The Plan Commission, Town Engineer, Steve Bodenschatz, and Lukasz Lyzwa, GEC, discussed the stormwater ordinance and what the Town can allow without a variance and with an adjustment to their plan. After the discussions Steve Bodenschatz decided to verbally withdraw his variance request. The Town Engineer will make a determination based on what is submitted in writing to him if the requirements of sec 9.09(D)(3)(ii) of the Town’s Ordinances have been met.

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

Agenda #10 Adjourn - A motion was made by Les McBurney to adjourn the May 1, 2025, Plan Commission meeting, 2<sup>nd</sup> by Nathan Sawyer – motion carried

unanimously. The meeting was adjourned at 8:40pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk