

Town of West Point

Plan Commission Minutes

August 7, 2025

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on August 7, 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: Nathan Sawyer (7:03pm), Les McBurney, Darrell Lehman, Jennifer Brooks, and Ron Grasshoff. Also present was Taffy Buchanan, Clerk. Absent were Brooke Milde (excused) and Kevin Kessler (excused).

Agenda #2 – Approval of Agenda – A motion was made by Ron Grasshoff to approve the agenda as presented, 2nd by Jennifer Brooke – motion carried unanimously.

Agenda #3 Approve Minutes – June 5, 2025 – Copies of the June 5, 2025 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Jennifer Brooks to approve the June 5, 2025 minutes as presented, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #4 Correspondence – Columbia County sent a variance request for Dwight & Sherry Johnson at N2148 Blackhawk Drive. Ron Grasshoff sent an email stating he contacted the WDNR about the body of water next to Parcel 11040-504 about the navigability and how the County's Shoreland Zoning Ordinance would apply here; the WDNR said they are keeping the Ordinary High-Water Mark (OHWM) for Fish and Crystal Lake at the same levels (historic levels) and would not deem this wetland as having an OHWM.

Agenda #5 Citizen Input – Ron Grasshoff was concerned about the building at N2239 State Highway 188 and making sure they have erosion control, he did not see any.

Agenda #6 Public Hearing & Decision for CSM for Kathy Ballweg & Crystal Lake Park – Parcel #11040-504 - The public hearing was properly posted. The public hearing was opened at 7:12pm. Darrell explained the CSM that was

presented. Outlot 1 on the CSM is being purchased by Crystal Lake Park to help satisfy the stormwater management plan for the campground expansion. No one else presented comments at the public hearing. The public hearing was closed at 7:14pm. A motion was made by Les McBurney to recommend to the Town Board to approve the CSM as presented contingent that the deed restriction state that Outlot 1 does not have any development rights and the zoning remains A-1 Agriculture, 2nd by Ron Grasshoff – motion carried unanimously. The Plan Commission wanted it noted that 6 acres of Parcel #11040-504 were removed from Farmland Preservation.

Agenda #7 Review of Working Framework – Crystal Lake Campground Agreement (County CUP Requirement) Discussion and input on working framework for agreement mandated by Columbia County Conditional Use Permit conditions. Framework prepared by Lehman, Grasshoff, and McBurney for Commission review. Action: Provide direction for framework refinement or subsequent steps. – Darrell Lehman emphasized that the document distributed is not a final document being presented for approval as an agreement. It is a working session intended for the Plan Commission to review and discuss the proposed framework for an agreement and to decide what elements of the framework need further work, revised, or removed. Kevin Kessler could not attend the meeting so he submitted comments about the document to the Clerk which Darrell Lehman read to the Plan Commission; Kevin was concerned about the legal authority of the Town of imposing things that are not mutually agreed upon with the applicant in the agreement. Nathan Sawyer liked that the emergency safety issues are addressed: we need clarification on the correct percentage for the fire truck access. Ron Grasshoff was also concerned if we have the legal authority with the language that is in the Conditional Use Permit to require this document. Al Deming thought the document was “over kill” with 400+ lines in it. Les McBurney suggested that Crystal Lake go through the document and make note of what would be agreeable. Jennifer Brooke appreciated the work that was put into the document but was more than anticipated she was expecting more of a checklist. There was a suggestion to move the “framework of an agreement” to the Town Board to see if we should proceed; other members did not want the distributed “framework of an agreement” to be sent to the Town Board. A motion was made by Les McBurney

to table and ask the Town Board to authorize obtaining a legal opinion on whether it is appropriate to draft a legally binding agreement between the Town of West Point and Crystal Lake Park LLC, 2nd by Nathan Sawyer – yes 4, no 1 – motion carried.

Agenda #8 Next Meeting Date – The next meeting will be scheduled for September 4, 2025.

Agenda #9 Adjourn - A motion was made by Ron Grasshoff to adjourn the August 7, 2025, Plan Commission meeting, 2nd by Jennifer Brooks – motion carried unanimously. The meeting was adjourned at 8:20pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk