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TOWN OF WEST POINT PLAN COMMISSION AGENDA

Pursuant to Wisconsin State Statutes 19.84 the Plan Commission of the Town of West Point will hold a meeting on **Thursday, September 4, 2025, at 7:00 p.m.**, at the West Point Town Hall, N2114 Rausch Road, Lodi, and via Zoom** to consider the agenda set forth below.

****NOTICE:** As a courtesy, the meeting may be accessible remotely via Zoom barring any unforeseen circumstances. If you want to guarantee full participation it is suggested to attend the meeting in-person.

Please use the URL below to join the meeting:

<https://us02web.zoom.us/j/88222799589?pwd=WAtJqWLkvXEbFovhAV0bourvLqsyKG.1>

Or Zoom.us

Meeting ID: 882 2279 9589

Password: 875112

Or Telephone by dialing: +1 312 626 6799

Find your local number: <https://us02web.zoom.us/j/kc1U6M5dbr>

Members of the Town Board or members of committees/commissions serving the Town of West Point may be attending and may represent an accidental quorum of said committee/commission. No action will be taken by such an accidental quorum at the meeting if that accidental quorum has decision making responsibilities.

1. Call to Order – Roll Call and State of Public Notice
2. Approval of Agenda
3. Approve minutes – August 7, 2025
4. Correspondence
5. Citizen Input on non-agenda topics. The Plan Commission welcomes citizen input on any agenda or non-agenda topic but will not discuss or take action on any topic that is not on the agenda. Input on agenda topics will be taken during that agenda item. The Plan Commission reserves the right to limit the duration of citizen statements and will not engage in debate with a citizen presenter.
6. Public Hearing for Dwight & Sherry Johnson, N2148 Blackhawk Drive, for variances to Section 12.110.03(1) Parcel and Building Standards in Residential

Zoning Districts and to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards of the Columbia County Zoning Ordinance, for Parcel #11040-762 Sec. 11, T10N, R7E, Town of West Point. Dwight and Sherry Johnson would like to tear down the existing single-family residence & detached garage and replace it with a new residence. The existing building lot coverage is 1,809 sq. ft. or 14.77%; the proposal would make the building lot coverage 2,817 sq. ft. or 23.00%. A variance of 367 sq. ft. or 3.00% is required over the maximum allowed for building coverage. The existing residence is 57 ft from the centerline of Blackhawk Drive and 24 ft from the right of way. The existing detached garage is 44 ft from the centerline of Blackhawk Drive and 13 ft from the right of way. The property owners would like to replace it with a residence that would have a setback of 37ft to the center line of Blackhawk Drive and 4 ft from the right of way. A variance of 26 ft less than the minimum would be required.

7. Variance for Dwight & Sherry Johnson, N2148 Blackhawk Drive, Lodi - Parcel #11040-762
8. Public hearing for Richard & Suzanne Wipperfurth, W12686 Pleasant View Park Road, for variances to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards and to Section 12.525.02(1) Shoreland Setbacks of the Columbia County Zoning Ordinance, for Parcel #11040-655.01 Sec. 11, T10N, R7E, Town of West Point. Richard and Suzanne Wipperfurth would like to tear down the existing single-family residence and replace it with a new residence. The property owners would like to replace it with a residence that would have a setback of 24ft from the right of way and 41ft to the center line of Pleasant View Park Road. A variance of 6 ft less than the minimum to the right of way and a variance of 22ft less the minimum to the centerline would be required. A variance of 14ft less than the minimum setback of 75 ft from the ordinary high-water mark of Lake Wisconsin would also be required.
9. Variance for Richard & Suzanne Wipperfurth, W12686 Pleasant View Park Road, Lodi – Parcel #11040-655.01
10. Crystal Lake Campground Agreement (County CUP Requirement)
11. Update for Columbia County's Future Land Use Map / Farmland Preservation Plan Map
12. Next Meeting Date
13. Adjourn

Dated this 1st day of September, 2025

Taffy Buchanan, Town Clerk