

Town of West Point

Plan Commission Minutes

January 7, 2026

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on January 7, 2026, 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 7:00pm. Members in attendance were: Kevin Kessler, Nathan Sawyer, Brooke Milde, Les McBurney, Darrell Lehman, Jennifer Brooks, and Ron Grasshoff. Also present was Taffy Buchanan, Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Ron Grasshoff to approve the agenda noting the order may be revised subject to the arrival of the Town Attorney, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #3 Approve Minutes – December 18, 2025 – Copies of the December 18, 2025 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the December 18, 2025 minutes, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – Rich & Suzanne Wipperfurth resubmitted their request to the County for one of the previous variance requests; The Town will send letter will be sent stating it was previously recommended for approved. The Pine Vista Community Board sent a letter with concerns of the condition & care of the Pine Vista mobile home park.

Agenda #5 Citizen Input - None

Agenda #6 Public Hearing for a Variance for William & Lori Statz, N2205 State Highway 188, for variances to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards of the Columbia County Zoning Ordinance, for Parcel #11040-741.A Sec. 11, T10N, R7E, Town of West Point. William & Lori Statz would like to construct a new single-family residence that would be 60 ft. to the right of way of State Highway 188 and 94 ft. to the centerline of State Highway 188 Right of Way. A variance of 16 ft. less than the minimum is required to the centerline of the platted right of way of State Highway 188. - Kevin Kessler

recused himself since he is on the Columbia County Board of Adjustments, so Vice Chair Darrell Lehman ran the public hearing. The public hearing was opened at 7:10pm. 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 23 letters were sent to landowners within 500 feet. Lori Statz explained that it is currently a 3-season cottage and they would like to build a year-round home with a garage. The lot is narrow and other homes around them are closer to the road than their proposed house would be. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:17pm

Agenda #7 Variance for William & Lori Statz, N2205 State Highway 188, for variances to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards of the Columbia County Zoning Ordinance, for Parcel #11040-741.A. – Kevin Kessler recused himself since he is on the Columbia County Board of Adjustments. Darrell Lehman asked the applicant to specify the legal hardship because it looks like it is a self-imposed hardship because they could have a smaller footprint. Lori Statz said it was because of the shape of the lot and that it was narrow and they want to have a garage. A motion was made by Brooke Milde to recommend to the Town Board to recommend to Columbia County Board of Adjustments to deny the variance because “legal hardship” has not been met, 2nd by Les McBurney - yes 5, no 1, recusal 1 – motion carried. The Plan Commission suggested the applicants substantiate their “legal hardship” claim, for the Town Board and Columbia County Board of Adjustments, by stating what unique property qualities would prevent them from building a home in compliance.

Agenda #8 Public Hearing for a CSM & Rezoning for Kathleen Breunig, Victoria Bush, and Maria & Cole Endres, for Tax Parcels #11040-484.02 and #11040-502. Parcels #11040-484.02 and #11040-502 are currently zoned A-1 Agriculture. The property owners are proposing to create a 2.5-acre lot on parcel 484.02 that will be rezoned to the RR-1 Rural Residence zoning district to allow for the construction of a single-family home. The proposed lot will front on Schoepp Road. The remaining 24.87 acres of parcel 484.02 along with all 12.22 acres of parcel 502 will be restricted with the A-4 Agricultural Overlay. This proposal requires an approval of a Certified Survey Map (CSM) to divide the parcel. The Town of West Point must approve or disapprove the proposed CSM and must make recommendations to Columbia County on the proposed rezoning.
- The public hearing was opened at 8:15pm. 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 13 letters were sent to landowners within 1000 feet. Cole Endres presented their proposal. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 8:16pm

Agenda #9 Certified Survey Map & Rezoning for Kathleen Breunig, Victoria Bush, and Maria & Cole Endres, for Tax Parcels #11040-484.02 and #11040-502. – A motion was made by Ron Grasshoff to recommend to the Town Board to approve the CSM, 2nd by Les McBurney – motion carried unanimously. A motion was made by Kevin Kessler to recommend to the Town Board to recommend to Columbia County to approve the proposed rezoning of the identified parcels, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #10 Certified Survey Map for Pine Vista MHC WI LLC to combine Parcels #11040-414.B, #11040-416, #11040-416.C, and #11040-432 into one parcel. – At the December 18, 2025 Plan Commission meeting, the Plan Commission decided to postpone action until the Town received further legal advice. Town Attorney Spankowski suggested the Plan Commission adopt the following motion: With respect to the certified survey map submitted to the Town of West Point to combine 4 parcels at Pine Vista Mobile Home Park, the Plan Commission recommends: 1. That the Town Board find that the applicant's proposed combination of the four existing parcels qualifies for Limited Review as a Lot Line Adjustment under Chapter 6 of the Code of Ordinances (Code) because it is a proposal "to combine portions of an existing Lot or Parcel in such a manner so as to not create any additional Lots or Parcels"; and 2. That the Town Board determine that the provisions of Chap. 6 of the Code (including ss. 6.04 and 6.07) regarding the Development Rights determination for Multi-Family Residential allow a maximum number of Development Rights equal to one (1) Development Right for the first one and one-third (1 1/3) acre plus one-third (1/3) of an acre for each additional Development Right. 3. That the Town Board find that the number of mobile homes allowed in the mobile home park is the number licensed and approved under s. 9.04; and 4. That the Town Board approve the Certified Survey Map (CSM) in accordance with s. 6.07 (A)(1) of the Code, subject to the following limitations: Approval of this CSM is limited to the requested boundary/parcel configuration and does not approve or authorize any increase in the number of licensed mobile home spaces/units or any expansion, alteration, or construction within the mobile home park. Any proposed increase in spaces/units or other expansion activity shall be separately submitted to the Town for its review and

approval under Chapter 9 (Mobile Homes) and that application shall be subject to the Town Board's authority to limit the number of mobile homes in the park. In correspondence from Darrell Lehman dated 1/7/26, he identified items which he felt should be discussed, waived, or added to the CSM or Exhibit before the Town approved the signing of the CSM. The Plan Commission went through the suggested items in the correspondence with the applicant. A motion was made by Kevin Kessler to adopt the motion suggested by Town Attorney Spankowski with the addition under item 4, that the items identified in the correspondence from Darrell Lehman dated 1/7/26 be added to the CSM or Exhibit before the Town signs the CSM, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #11 Informal Presentation by Garrett & Abigal Schreiber for the rezone of #11040-281.02 from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay. – Garrett & Abigail Schreiber presented their proposal. They would like to build a house and to do that they have to rezone a portion to RR-1 Rural Residence and the rest would be rezoned to A-1 Agriculture with A-4 Agricultural Overlay. Ron Schoepp was also present at the meeting to state his support of the applicant's proposal.

Agenda #12 Next Meeting Date – The next Plan Commission meeting will be scheduled as needed.

Agenda #13 Adjourn - A motion was made by Les McBurney to adjourn the January 7, 2026, Plan Commission meeting, 2nd by Darrell Lehman – motion carried unanimously. The meeting was adjourned at 8:40pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk