

Town of West Point Plan Commission Minutes April 16, 2026

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on April 16, 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 7:01pm. Members in attendance were: Kevin Kessler, Nathan Sawyer, Darrell Lehman, Ron Grasshoff, Les McBurney, and Jennifer Brooks (7:15pm). Also present was Taffy Buchanan, Clerk. Absent was Brooke Milde (excused).

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

Agenda #3 Approve Minutes – April 2, 2026 – Copies of the April 2, 2026 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Nathan Sawyer to approve the April 2, 2026 minutes as presented, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #4 Correspondence – Kevin Kessler received correspondence from the Pine Vista Community Board; they are trying to set up a meeting with the management company of Pine Vista. Pine Vista still has not sent the Town the updated CSM for signatures.

Agenda #5 Citizen Input - None

Agenda #6 Public Hearing for a Variance request from Dwight & Sherry Johnson, N2148 Blackhawk Drive, 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 replace the existing single-family residence & detached garage with a new single-family residence. Interior side yard setbacks are 10 feet; the existing garage is 7 feet from the south side property line and the

proposed new residence would have the same south side setback. A variance of 3 feet less than the minimum required to the south side property line is required. 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 46ft to the center line of Blackhawk Drive and 13 ft from the right of way. A variance of 17 ft less than the minimum would be required. – 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 34 letters were sent to landowners within 500 feet. Dwight Johnson explained the request for the variances. Their property is uniquely limited by the slope and shape of their property and with the road and lake. He said their lot is an unusual shape which makes it difficult to place a home on the lot without needing variances. Gordon Carncross stated they have become friends with the Johnsons and learned about the challenges and learning process that the Johnsons’ have gone through for this proposal; he said that it is a long narrow lot and he felt that it seems to be a modest proposal that the Johnsons are asking for. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:15pm.

Agenda #7 Variance for Dwight & Sherry Johnson, N2148 Blackhawk Drive, Parcel #11040-762 – Ron Grasshoff said he has tried to make his proposal better from the old proposal, but it is a hard decision for the variance from the centerline to determine if it is a hardship, but a lot of progress has been made. Darrell Lehman was wondering why the County is requiring a variance since it is basically rebuilding in the same footprint. Dwight Johnson said he was required to have a variance because he is attaching the house to the garage and moving it slightly. A motion was made by Ron Grasshoff to postpone decision until we get documentation from the County, they determined that it is a legal non-conforming structure and that since it would be rebuilt in virtually the identical footprint then why would the variances be necessary, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #8 Public Hearing for a Variance request from Sina & Katelynn Sunby, N2393 State Highway 188, to Section 12.110.03(1) Parcel and Building Standards in Residential Zoning Districts, 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-

980.22, Sec. 11, T10N, R7E, Town of West Point. Sina & Katelynn Sunby would like to remove the existing single-family residence & one detached garage and replace it with a new single-family residence. Rear property setbacks are 25 feet; the existing residence is 17 feet from the rear property line and the proposed new residence would have the same rear setback. A variance of 8 feet less than the minimum required to the rear property line is required. The existing residence is 40 ft from the centerline of State Highway 188 and 17 ft from the right of way. The property owners would like to replace it with a residence that would have a setback of 42ft to the center line of State Highway 188 and 17 ft from the right of way. A variance of 68 ft less than the minimum would be required. A set back of 75ft. from the ordinary high-water mark (OHWM) to the nearest part of a structure is required. The existing residence is 17 ft from the OHWM of Lake Wisconsin and the proposed new residence will also be 17 ft from the OHWM of Lake Wisconsin. A variance of 58ft less than the minimum would be required. - The public hearing was opened at 7:50pm. 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 500 feet. Zach Asleson, General Engineering Company, representative of the property owner, explained the variance request. He explained there are 3 existing non-conforming structures currently on the property and their plan is to keep the existing garage to the East but the other two structures need to be taken down because the foundations are failing and are uninhabitable; the structures are not safe. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:59pm.

Agenda #9 Variance for Sina & Katelynn Sunby, N2393 State Highway 188, Parcel #11040-980.22 – A motion was made by Darrell Lehman that the Plan Commission recommend to the Town Board to recommend to Columbia County to approve the variances based on these conditions:

1. (OHWM Setback Floor): The nearest part of any structure on the parcel, including any additions or accessory structures, shall not be located closer than 17 feet from the ordinary high-water mark of Lake Wisconsin. This condition ensures the variance does not authorize any further reduction in OHWM proximity beyond the setback established by this application.

2. (Impervious Surface Limit): Total impervious surface on the parcel shall not exceed 33.17 percent (4,212 square feet) as calculated in the approved Impervious Surface Worksheet dated March 26, 2026. This condition addresses the public interest in water quality and runoff management adjacent to Lake

Wisconsin.

3. (Engineered Retaining Walls): Final engineered plans and specifications for all proposed concrete and gravity block retaining walls shall be submitted to and approved by the Columbia County Planning and Zoning Department prior to commencement of construction. This condition addresses the public interest in slope stability and erosion prevention on a parcel with approximately 50 percent average grade adjacent to a navigable water.

4. (Shoreland Revegetation): All ground surface disturbed during construction within 75 feet of the ordinary high-water mark of Lake Wisconsin, excluding the approved building footprint, deck, retaining walls, driveway, and sidewalk surfaces, shall be stabilized and revegetated with native vegetation consistent with a plan submitted to and approved by the Columbia County Planning and Zoning Department prior to issuance of a zoning permit.

5. (Structure Removal): The existing single-family residence and Detached Garage 1, as identified in the Zoning Inspection Report, shall be fully demolished and removed prior to occupancy of the proposed new single-family residence.

2nd by Jennifer Brooks – motion carried unanimously.

Agenda #10 Recommendation to the Town Board regarding density requirements for mobile homes and any additional amendments to Chapter 9 – Darrell Lehman presented some amendments for Chapter 9 for the Plan Commission to consider that incorporated the amendments that Kevin Kessler suggested at the last Plan Commission meeting and more to help clarify items. He also suggested an amendment to Chapter 9 about “Density Standard for Mobile Home Parks.” A motion was made by Les McBurney to postpone any action until the next meeting to review information presented, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #11 Next Meeting Date – The next Plan Commission meeting will be May 7, 2026 if needed for the Johnson Variance and Chapter 9 amendments.

Agenda #12 Adjourn - A motion was made by Ron Grasshoff to adjourn the April 16, 2026, Plan Commission meeting, 2nd by Kevin Kessler – motion carried unanimously. The meeting was adjourned at 9:18pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk