Town of West Point
Plan Commission Minutes
August 6, 2026

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on August 6, 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 7:03pm. Members in attendance were: Kevin Kessler, Ron Grasshoff, Les McBurney, Brooke Milde, Nathan Sawyer, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. Absent was Jennifer Brooks (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 – July 16, 2026 – Copies of the July 16, 2026 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the July 16, 2026 minutes, 2nd by Les McBurney – motion carried unanimously.

Agenda #4 Correspondence – Columbia County Planning & Zoning sent a revised Summary Report for the Ballweg / Yahara Materials CUP. Columbia County Emergency Management Department is holding a Teams meeting on August 17, 2026 to help municipalities draft a "Municipal Emergency Operations Plan." The Town received a notification about possible routes of a 765-kV transmission line through the Town from Midcontinent Grid Solutions.

Agenda #5 Citizen Input – None

Agenda #6 Conditional Use Permit for Ballweg / Yahara Materials Quarry Expansion Parcels #11040-307 & Parcels #11040-612 & Town Agreement – Since the July 16th, 2026 Plan Commission meeting, Yahara Materials submitted a legal description with the meets and bounds of the area of the quarry including the intended expansion area Columbia County Planning & Zoning sent a revised Summary Report. A motion was made by Darrell Lehman to recommend to the

Town Board to recommend to Columbia County to support the CUP provided that as a condition in the CUP it requires the operators to enter into an agreement with the Town of West Point, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #7 Public Hearing for C and B Timmons Irrevocable Trust Dated 8/10/2022, N2223 State Highway 188, 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 #11040-37.03, Sec. 11, T10N, R7E, Town of West Point. The property owners would like to construct a new detached garage that would be 60ft to the right of way to State Highway 188 and 61 ft. to the platted centerline. A variance of 49ft. less than the minimum is required to the platted centerline setback of State Highway 188 Right of Way. would have the same rear setback. A set back of 75ft. from the ordinary high-water mark (OHWM) to the nearest part of a structure is required. The proposed new detached garage will also be 44 ft from the OHWM of Lake Wisconsin. A variance of 31ft less than the minimum would be required to the OHWM of Lake Wisconsin. – The public hearing was opened at 7:23pm. 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 20 letters were sent to landowners within 500 feet. Charles Timmons explained that the reason they are seeking a variance is because they would like to build a detached garage. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:25pm.

Agenda #8 Variances for C and B Timmons Irrevocable Trust Dated 8/10/2022, N2223 State Highway 188, Parcel #11040-37.03 – A motion was made by Darrell Lehman the Plan Commission recommend to the Town Board to recommend to the Columbia County Board of Adjustments to approve the 2 variances requested by C and B Timmons Irrevocable Trust dated 8/10/2022 based on the site condition of the non-conforming structures and sanitary system that are in place now make it a hardship for an alternative placement, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #9 Public Hearing for Rezoning and Certified Survey Map (CSM) for Lake Wisconsin Country Club, Inc, c/o Jordan Ray, for N1076 Golf Road, Prairie du Sac, WI 53578 - Tax Parcel #11040-399.03 and Leon Ganser, N928 Golf Road, Prairie du Sac, WI 5378 – Tax Parcel #11040-400.A. Parcel #11040-399.03 is

currently 61.73 acres in size and is planned and zoned for Recreational land use on the Future Land Use Map in the Comprehensive Plan. Parcel #11040-400.A is .45 acres in size and is planned and zoned for Single Family Residential use. The applicants are proposing to detach a 5' wide by 138' (690 sq. ft) strip of land from Parcel #11040-399.03 and attach it to Parcel #11040-400. A. The Town of West Point has also received a related request for approval of a Certified Survey Map (CSM) combining the 690 square foot area with Parcel #11040-400. A. Since a parcel can only have one zoning district, the 690 square foot area must be rezoned to R-1 Single Family Residence, and the comprehensive plan amended. The Town of West Point must approve or disapprove the CSM and must make recommendations to Columbia County on the proposed rezoning. – The public hearing was opened at 7:40pm. 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 71 letters were sent to landowners within 1000 feet. Leon Ganser explained that he would like to expand his existing garage and in order to do that he has to purchase land from the Lake Wisconsin County Club and that land is zoned RC-Recreation and to be able to attach it to his current parcel the zoning to that piece of land has to be changed to R-1 Single Family. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:42pm.

Agenda #10 Rezoning and CSM for Lake Wisconsin Country Club, Inc, c/o Jordan Ray, for N1076 Golf Road, Prairie du Sac, WI 53578 - Tax Parcel #11040-399.03 and Leon Ganser, N928 Golf Road, Prairie du Sac, WI 5378 – Tax Parcel #11040-400. A. Also amendment to the comprehensive plan. – A motion was made by Ron Grasshoff to recommend to Columbia County to support the rezoning of the 690 square foot portion of the parcel from Recreational to Single Family, 2nd by Les McBurney – motion carried unanimously. A motion was made by Darrell Lehman that the Plan Commission recommend to the Town Board to approve the CSM for a lot-line adjustment to include the 5 feet by 138 feet strip of land from parcel #11040-399.03 to parcel #11040-400.A as presented, 2nd by Ron Grasshoff – motion carried unanimously. A motion was made by Kevin Kessler to recommend to the Town Board to amend the Town Comprehensive Plan Future Land Use Map for the 690 square foot adjustment to the parcels as described in the CSM, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #11 Public Hearing for CSM for Roger L & Marian H. Thistle Living Trust Dated 5/31/1996, N2142 Lake Drive, Parcel #11040-22.03. Marian Thistle

would like to divide her lot that is currently zoned R-1 Single Family Residential and that is approximately 8.26 acres into 4 residential lots. – The public hearing was opened at 7:50pm. Doug Richmond, representing Marian Thistle, explained that Marian would like to divide the 8-acres into 4 lots to be given to each of her grandchildren. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:52pm.

Agenda #12 CSM for Roger L & Marian H. Thistle Living Trust Dated 5/31/1996, N2142 Lake Drive, Parcel #11040-22.03. – Darrell Lehman brought up a couple of issues he saw with the CSM: 1. The four lots have access points to Town roads of 33 feet which is less than the 66 feet required by the Town's ordinance but felt that issue could be resolved with a "shared driveway agreement." 2. The CSM shows a "grass waterway" on it but that waterway which needs to be protected by an easement. A motion was made by Darrell Lehman to postpone action pending further review and potential revision, 2nd by Les McBurney – motion carried unanimously.

Agenda #13 Recommendation to the Town Board regarding density requirements for mobile homes and any additional amendments to Chapter 9 – Ron Grasshoff contacted the Town of Dunn about their Mobile Home Park ordinance, and their ordinance is similar to our ordinance, but the Town of Dunn sent him the Dane County ordinance to review. The Plan Commission discussed looking at the mobile home parks in the Town to see what the distance between mobile homes they are now and how they look, to help determine what might be an appropriate density standard. Darrell Lehman reviewed 14 mobile home park ordinances in Wisconsin and other states; based on those he annotated West Point's mobile home ordinance. Kevin Kessler, Ron Grasshoff, and Darrell Lehman will try to meet to work on guidelines and revisions to Chapter 9.

Agenda #14 Next Meeting Date – The next Plan Commission will be scheduled as needed.

Agenda #15 Adjourn - A motion was made by Darrell Lehman to adjourn the August 6, 2026, Plan Commission meeting, 2nd by Les McBurney – motion carried unanimously. The meeting was adjourned at 8:40pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk