

Town of West Point Plan Commission Minutes December 5, 2024

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on December 5, 2024, 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 7:02pm. Members in attendance were Kevin Kessler, Jennifer Brooks, Nathan Sawyer (7:06pm), Les McBurney, Brooke Milde, Ron Grasshoff, and Darrell Lehman. Also present was Taffy Buchanan, Clerk.

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

Agenda #3 Approve Minutes – November 7, 2024 – Copies of the November 7, 2024 Plan Commission meeting minutes had been emailed to each member for their review. A motion was made by Darrell Lehman to approve the November 7, 2024 minutes as presented, 2nd by Les McBurney – motion carried unanimously.

Agenda #4 Correspondence – Columbia County held a public hearing for the rezone, CUP, and plan amendment for Crystal Lake Park on December 3, 2024 and approved everything.

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Gary & Gail Schoemaker for a Variance to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards of the Columbia County Zoning Ordinance at N2239 State Highway 188, Lodi. Parcel #11040-31 Sec. 11, T10N, R7E, Town of West Point. Gary & Gail Schoemaker would like tear down the existing residence and replace it. The existing residence is 66 ft from the centerline of State Highway 188 and 49 ft from the right of way. The property owners would like to replace it with a residence that would have a setback of 55ft to the center line of State Highway 188 and 38ft to the right of way. - The public hearing was opened at 7:07pm. 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. Gary & Gail Schoemaker explained that they bought the house a year ago and decided to add an addition. They found out there were structural issues that would not be feasible to fix and it would be better to build a new house. They would like to build a ranch style house because of their mother living with them and their age. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:12pm

Agenda #7 Variance for Gary & Gail Schoemaker, N2239 State Highway 188, Lodi. – The Plan Commission felt there was a hardship from the 110 ft road setback from the center line but they felt that the 50 ft setback from the right-of-way was doable. A motion was made by Kevin Kessler that the Plan Commission finds that strict conformity with the setbacks, would be unnecessarily burdensome for the applicants to construct a 2-story home because of age of the residents and we also find due to the size of the lot and location of the road there are unique property limitations, 2nd by Ron Grasshoff – motion carried unanimously. A motion was made by Kevin Kessler that the Plan Commission of the Town of West Point recommends to the Town Board that they recommend to the Columbia County Board of Adjustment approval of the variance request subject the following conditions: 1. The historical right-of-way for State Highway 188 is confirmed as currently drawn in the September 2, 2024, survey by Williamson Surveying & Associates; 2. The applicant submits revised plans for the proposed home, ensuring that the structure's footprint maintains a minimum setback of 49 feet from the confirmed right-of-way line from #1 above; and 3. That the existing driveway be vacated and a new driveway be installed in conformance with the Town's driveway ordinance, 2nd by Ron Grasshoff – motion carried unanimously.

Agenda #8 West Point Agreement with Crystal Lake Campground regarding Conditions #21 and #23 of the County CUP – Columbia County approved the Conditional Use Permit for the expansion of the campground with the conditions as recommend by the Town Board and Plan Commission. A motion was made by Darrell Lehman that Ron Grasshoff and Darrell Lehman will meet with applicant and discuss the framework of the agreement to bring back to the Plan Commission, 2nd by Les McBurney – motion carried unanimously.

Agenda #9 Next Meeting Date – The next meeting will be scheduled as

needed.

Agenda #10 Adjourn - A motion was made by Ron Grasshoff to adjourn the December 5, 2024, Plan Commission meeting, 2nd by Nathan Sawyer –motion carried unanimously. The meeting was adjourned at 9:04pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk