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PUBLIC AGENDA TOWN OF WEST POINT PLAN COMMISSION

Pursuant to Wisconsin State Statutes 19.84 the Plan Commission of the Town of West Point will hold a meeting on **Thursday, February 15, 2024, 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/82542450973?pwd=WWVGU21peWhOWm1YOUpFMlIXZm1Vdz09>

Or Zoom.us

Meeting ID: 825 4245 0973

Password: 353308

Or Telephone by dialing: +1 312 626 6799

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 – February 1, 2024
4. Correspondence & Town Board Report
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 a Rezoning, Conditional Use Permit (CUP), Certified Survey Map (CSM), and amendment to the Town's Comprehensive Plan request that has been received from Crystal Lake Park LLC c/o Steve Bodenschatz, for N554 & N586 Schoepp Road, Lodi, WI 53555 - Tax Parcels #11040-502.A. The parcel

currently has split zoning of AO-1 Agriculture and Open Space and R-3 Manufactured/Mobile Home Park. The Zoning Code no longer allows for split zoning on a lot, the property owner is proposing to create 2 lots; one lot would be 13.55 acres and would be zoned to RC-1 Recreation to allow for the lawful continuation and expansion of the campground portion of Schoepp's Cottonwood Resort and the second lot would be 13.86 acres and would be zoned R-3 Manufactured/Mobile Home Park that would allow for the lawful continuation of the manufactured/mobile home portion of Schoepp's Cottonwood Resort . A Conditional Use Permit would be required also after the rezoning has been approved to expand the campground. The parcels would be divided with a 2-lot Certified Survey Map (CSM). A County and a Town Comprehensive Plan Amendment is also being requested for the property, so that the preferred future land use boundaries coincide with the proposed zoning. The Town of West Point must make recommendations to the County on the proposed rezoning and on the CUP. The Town must approve the CSM and the change to the Town's Comprehensive Plan under its own authority.

7. Rezone, CUP, and CSM for Crystal Lake Park LLC – Schoepp's Resort, N554 & N586 Schoepp Road – Parcel #11040-502.A
8. Informational Presentation by Debra Bradish, Peter Bradish, and Heather Pulvermacher for a possible land division & rezoning on Parcel #11040-66.
9. Next Meeting Date
10. Adjourn

Dated this 13th day of February, 2024

Taffy Buchanan, Town Clerk