

Town of West Point Plan Commission Minutes January 2, 2020

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, January 2, 2020 at the West Point Town Hall, N2114 Rausch Road, Lodi, Wisconsin. 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 7:02 p.m. Members present were Kevin Kessler, Nathan Sawyer, Ron Grasshoff, Gordon Carncross (Town Board Representative), and Darrell Lehman. Also present was Taffy Buchanan, Town Clerk. Absent were Renee Nair and Byron Olson (both excused).

Agenda #2 – Approval of Agenda – A motion was made by Ron Grasshoff to approve the agenda, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the December 5, 2019 Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the minutes with minor change, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #4 Correspondence – The West Point Historical Society is having a presentation about Arrowheads on February 4th, 2020 at 7:00pm. The Town Caucus will be held on January 9, 2020 at 7:00pm.

Agenda #5 Citizen Input – None

Agenda #6 Public hearing for Rezoning and Conditional Use Permit for Crystal Lake Campground LLC c/o Steve Bodenschatz, N550 Gannon Road, Lodi, WI 53555- Tax Parcels #11040-494, #11040-503, #11040-505, #11040-505.2, #11040-506, and #11040-506.A. The parcels are currently zoned: A-1 Agriculture, AO-1 Agriculture and Open Space, R-3 Manufactured/Mobile Home Park, and C-2 General Commercial. They are proposing to create 3lots that would have two rezoned to RC-1 Recreation to allow for the lawful continuation and expansion of the campground portion of Crystal Lake Park and one zoned R-3 Manufactured/Mobile Home Park that would allow for the lawful continuation of

the manufactured/mobile home portion of Crystal Lake Park. A Conditional Use Permit would be required also after the rezoning has been approved to expand the campground. The parcels would need to be divided with a 3-lot Certified Survey Map. - The public hearing was opened at 7:15pm. Taffy Buchanan, Town Clerk, verified the notice was published in the Lodi Enterprise and the Sauk Prairie Star; was posted in three places and on the Town's website; and 11 letters were sent to landowners within 1000 feet. Steve Bodenschatz, Crystal Lake Park owner, gave a presentation on his proposal. Steve Bodenschatz would like Crystal Lake Park to be a destination park and to build the sites number of sites back up to close to what they once were. The land division and rezone are required by the County to have the correct zoning for the Mobile Home Park and Campground and dual zoning is not allowed anymore. Don Fulkerson, N619 Gannon Road, Lodi, stated that he and his wife and children submitted a letter in support of Crystal Lake Park. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:32pm.

Agenda #7 Rezoning and Conditional Use Permit and CSM Review for Crystal Lake Campground LLC c/o Steve Bodenschatz, N550 Gannon Road, Lodi, WI 53555- Tax Parcels #11040-494, #11040-503, #11040-505, #11040-505.2, #11040-506, and #11040-506.A. – A motion was made by Darrell Lehman that in absence of additional information or a completed CSM application the Plan Commission cannot complete a review of the proposals and documents provided as conforming with the Town's Code of Ordinances and recommends to the Town Board that they ask the County for an extension until May 15, 2020 for the CUP review, 2nd by Ron Grasshoff – motion carried unanimously. The Town Attorney stated Crystal Lake Campground needs to follow Chapter 6 Land Division Ordinance and might need to ask for exceptions to some things. Kevin Kessler proposed Steve Bodenschatz meet with the surveyor, Town Engineer, Town Attorney, Town Board Chair, and Plan Commission Chair all together so everyone knows what the correct procedure to follow would be moving forward. A motion was made by Kevin Kessler to postpone any action on the rezoning and CSM until the next meeting, 2nd by Gordon Carncross – motion carried unanimously.

Agenda #8 Informal Presentation by Jim Grothman of a Concept Plan for a Development on Fjord Road for Marty Lieber. – The presentation was postponed at the request of the applicant.

Agenda #9 Town Board Report – A motion was made by Gordon Carncross to postpone the Town Board report until the next meeting, 2nd by Kevin Kessler – motion carried unanimously.

Agenda #10 Set Next Meeting Date – The next meeting will be scheduled as needed.

Agenda #11 Adjourn Meeting - A motion was made by Darrell Lehman to adjourn the January 2, 2020 Plan Commission meeting, 2nd by Ron Grasshoff – motion carried unanimously. The meeting was adjourned at 8:50pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk