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## TOWN OF WEST POINT PUBLIC HEARINGS

Notice is hereby given that on Thursday, September 5, 2024 at 7:00 p.m. at the West Point Town Hall, N2114 Rausch Road, the Plan Commission of the Town of West Point will hold the following public hearing:

1. A request has been received from Arlen & Kerry Ostreng, N2206 Trails End Rd, for a variance to Section 12.110.03(1) Maximum Building Coverage is 20% or 8,712 sq. ft whichever is less, of the Parcel and Building Standards in Residential Zoning District - Columbia County Zoning Ordinance. Parcel #11040-971.01 Sec. 11, T10N, R7E, Town of West Point. Arlen & Kerry Ostreng would like to tear down the single-family residence and replace it with a new residence, add a boathouse and keep the existing detached garage. The proposal would make the building lot coverage 4,879 sq. ft. or 21.73%. A variance of 389 sq. ft. or 1.73% is required over the maximum allowed for building coverage.
2. A Rezoning and Conditional Use Permit (CUP) request has been received from Crystal Lake Park LLC c/o Steve Bodenschatz, for N550 Gannon Road, Lodi, WI 53555. Tax Parcels # 11040-494, #11040-503, #11040-505, #11040-505.1, #11040-505.2, #11040-506, #11040-506.A and #11040-507. 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. The Town of West Point has also received a related request for approval of a Certified Survey Map (CSM) and an amendment to the Town's Comprehensive Plan. The applicants are proposing to create a 3 lot Certified Survey Map. Lots 1 and 3 would be 97.13 acres in area, and would be zoned RC-1 Recreation to allow for the lawful continuation and expansion of the campground portion of Crystal Lake Park. Lot 2 would be 15.26 acres in area, and be zoned R-3 Manufactured/Mobile Home Park which 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. 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.

Interested parties will have an opportunity during the public hearing to comment on the proposed Variance, CUP, Rezoning, and CSM.

Dated this 22nd day of August, 2024.

*Taffy Buchanan*  
Town Clerk