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## TOWN OF WEST POINT PLAN COMMISSION AGENDA

Pursuant to Wisconsin State Statutes 19.84 the Plan Commission of the Town of West Point will hold a meeting on **Thursday, September 5, 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/85244738420?pwd=CbahTQYVnuJamxmrglUAoFvppD8hSK.1>

*Or Zoom.us*

*Meeting ID: 852 4473 8420*

*Password: 251826*

*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 – August 1, 2024
4. Correspondence
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. CSM Review for Janet & John Evert, W14238 Jensen Drive, Prairie du Sac, Parcels #11040-426 & #11040-427 – lot-line adjustment / combining lots.
7. CSM Review for Sina & Katelyn Sundby, N2393 Highway 188, Lodi, Parcel #11040-723 – combining lots.

8. CSM Review and Assignment of Development Rights for Steve & Jane Manke, N1419 Lovering Road, Lodi, Parcels #11040-582, #11040-596, #11040-599, and #11040-600.
9. Transfer of Development Right from Steve & Theresa Kohlman to Ryan & Amanda Jensen
10. Public Hearing for 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.
11. Variance for Arlen & Kerry Ostreng, Trails End Road, Lodi, Parcel #11040-971.01
12. Public Hearing for Rezoning and Conditional Use Permit (CUP) for Crystal Lake Park LLC c/o Steve Bodenschatz, 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 a create 3 lot Certified Survey Map. Lots 1 and 3 would be 97.13 acres in area, and would be zoned to 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.
13. CSM Review, Rezone, CUP, and Plan Amendments for Crystal Lake Park LLC c/o Steve Bodenschatz, 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.

14. Next Meeting Date

15. Adjourn

Dated this 3rd day of September, 2024

Taffy Buchanan, Town Clerk