

Town of West Point Plan Commission Minutes February 15, 2024

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on February 15, 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 7:00pm. Members in attendance were Kevin Kessler, Nathan Sawyer (7:05pm), Ron Grasshoff (via Zoom), Les McBurney, Brooke Milde, and Darrell Lehman. Also present was Taffy Buchanan, Clerk. There is one vacancy on the Plan Commission.

Agenda #2 – Approval of Agenda – A motion was made by Les McBurney to approve the agenda as presented, 2nd by Darrell Lehman – motion carried unanimously.

Agenda #3 Approve Minutes – February 1, 2024 – Copies of the February 1, 2024, Plan Commission minutes had been emailed to each member for their review. A motion was made by Les McBurney to approve the February 1, 2024, minutes with a typographical correction, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #4 Correspondence & Town Board Meeting Information – Chuck Bongard discussed with the Clerk about being put on the April agenda for a CSM for a lot line adjustment and rezoning for the Lake Wisconsin Country Club so they can do a remodel. Kevin Kessler reported on the February Town Board meeting.

Agenda #5 Citizen Input – None

Agenda #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. - The public hearing was opened at 7:13pm. 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 7 letters were sent to landowners within 1000 feet. Scott Hewitt, Grothman & Associates, representing Crystal Lake Park LLC explained the proposal. Al Deming submitted a petition signed by 27 people in favor of the proposal. Bill McFarland (via Zoom), a resident of Schoepp's Resort, asked if existing campers which will be in the R3 area be allowed to stay. Al Deming, representing Steve Bodenschatz, answered that existing campers can stay for this season and if they are in good shape can move to the RC-1 area next season. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:28pm

Agenda #7 Rezone, CUP, and CSM for Crystal Lake Park LLC – Schoepp's Resort, N554 & N586 Schoepp Road – Parcel #11040-502.A - A motion was made by Darrell Lehman to recommend to the Town Board to approve the CSM as submitted by Grothman & Associates for Crystal Lake Park LLC – Schoepp's Resort, 2nd by Les McBurney – motion carried unanimously. A motion was made Darrell Lehman that the Plan Commission could consider a change to the Town's Comprehensive Plan at a future meeting, should the County amend their comprehensive plan to allow this rezoning proposal, 2nd by Brooke Milde – motion carried unanimously. A motion was made by Darrell Lehman to recommend to the Town Board to recommend to Columbia County to approve the rezoning as proposed, 2nd by Les McBurney – motion carried unanimously. A motion was made by Darrell Lehman to recommend to the Town Board to recommend to Columbia County to approve the CUP as proposed subject to the eleven conditions suggested for consideration in the County Summary Report, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #8 Informational Presentation by Debra Bradish, Peter Bradish, and Heather Pulvermacher for a possible land division & rezoning on Parcel #11040-66. – Peter Bradish, W12359 Partridge Run, presented their proposal. They would like to divide the parcel to create one more lot to build another house. The Plan Commission suggested they contact Columbia County Planning & Zoning to start the process. No action was taken by the Plan Commission.

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

Agenda #10 Adjourn - A motion was made by Darrell Lehman to adjourn the February 15, 2024, Plan Commission meeting, 2nd by Les McBurney –motion carried unanimously. The meeting was adjourned at 8:17pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk