



N2114 Rausch Rd

Lodi WI 53555

(608)592-7059

www.townofwestpoint.us

Email-clerk@tn.westpoint.wi.gov

TOWN OF WEST POINT PUBLIC HEARINGS

Notice is hereby given that on Thursday, February 15, 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 Rezoning and Conditional Use Permit (CUP) request 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 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 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.

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

Dated this 1st day of February, 2024.

Taffy Buchanan
Town Clerk

****NOTICE:** As a courtesy, the public hearing & 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=WWVGU21peWhOWm1YUUpFMlIXZm1Vdz09>

Or Zoom.us

Meeting ID: 825 4245 0973

Password: 353308

Or Telephone by dialing: +1 312 626 6799