

Town of West Point Plan Commission Minutes December 15, 2011

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, December 15, 2011 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 web site. Chairman Kevin Kessler called the meeting to order at 7: 30 p.m. Members present were Kevin Kessler, Nathan Sawyer, Byron Olson, Sheila Landsverk, Wayne Houston, Fred Madison and Gordon Carncross (Town Board Representative). Also present were Edith K. Eberle, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Fred Madison to switch agenda items as needed, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the September 1, 2011 Plan Commission minutes had been emailed to each member for their review. Sheila Landsverk had emailed revised copies of the minutes for agenda item #8. A motion was made by Gordon Carncross to adopt the minutes with Sheila Landsverk revisions as presented, 2nd by Wayne Houston – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the October 6, 2011 Plan Commission minutes had been emailed to each member for their review. A motion was made by Fred Madison to approve the October 6, 2011 minutes as presented, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #4 Correspondence – None

Agenda #5 Citizens Input – None

Agenda #6 Conditional Use Permit for Todd Anderson, representative for U.S. Cellular for a proposed tower on Bittner Road – Todd Anderson presented the Plan Commission with a Conditional Use Permit Application (needs owners signature). Also presented were maps showing: Current Coverage of Crystal Lake Area; Proposed Coverage of Crystal Lake Area; Proposed Coverage from Edge Tower; Current Coverage; Topo Map. In

addition, the application included: Columbia County Letter, Copy of Building Permit Application, and plans and drawings for the proposed 195' Monopole Tower. The proposed tower will have better coverage toward Sauk City area, but not good coverage toward Lodi area. There was discussion that the Edge Tower on State Highway 60 could have more carriers put on. Up to 3 extra carriers can be put on the proposed Bittner tower. Kevin Kessler stated that part of Columbia County agreement is that they would like more companies (carriers) on one tower so there will be fewer towers put up. A motion was made by Bryon Olson to schedule a public hearing for January 5, 2012 and to have bigger maps done if possible for the public hearing, 2nd by Fred Madison – motion carried unanimously.

Agenda #7 Greg Enge Information on purchasing 35 acres from his parents to build a home – Greg Enge handed out a map of the proposed area that he would like to put up a passive solar new home. There was a question on the length of the proposed driveway and if the town's driveway ordinance would allow that driveway. The Enge's currently have 2 homes on the farm this will take a building right to allow the proposed home. They have 280 contiguous acres. There would have to be doing a Plat of Survey or Certified Survey Map. If the Enge's do a 35 acres (for farming) there would be no reason to do a rezone.

The Plan Commission asked the Enge's to do the following:

- Talk to MEI on the proposed driveway length
- Deed Restrict the proposed parcel for no further development and the remainder of the farm for the number of development rights remaining. An attorney would have to draft the agreement and Town's attorney would have to review the agreement
- Determine how many Development Rights remain
- Fill out a Land Division/CSM application
- Possibly need a variance for driveway
- Perk test and water test

The Enge's will come back to the Plan Commission when all the above information has been completed.

Agenda # 8 - Rezoning of house and 5 acres from Agricultural to Rural Residential for Kathy Ballweg at W12744 State Highway 60. Jim Grothman representing Kathy Ballweg. Tax Parcel 317.01

Agenda #9 - 5 acre CSM for Kathy Ballweg at W12744 State Highway 60. Jim Grothman representing Kathy Ballweg. Tax Parcel 317.01

Agenda #10 - CSM for John and Carrie Ballweg to do a Farm Consolidation at W12790 State Highway 60. Tax Parcel #321. . Jim Grothman representing John and Carrie Ballweg.

Agenda #11 - 2 acre CSM for Thomas and Nancy Bannan at N1897 State Highway 188. Tax Parcel #142. . Jim Grothman representing Thomas and Nancy Bannan.

Jim Grothman had asked that #8, #9, and #10 be postponed until January 19th Plan Commission meeting. A motion was made by Sheila Landsverk to postpone discussion and action on #8, #9, and #10 until the January 19th, 2nd Wayne Houston – yes 6, no -1 (Kevin Kessler) motion carried.

Jim Grothman and Nancy Bannan had asked that agenda item #11 be delayed until the January 19th Plan Commission meeting. Motion was made by Sheila Landsverk to postpone discussion and action on #11 until the January 19th, motion carried. unanimously.

Agenda #12 Update on Columbia County Zoning Ordinance – Copies of a letter from Attorney Jeff Clark was given to each Plan Commission member for their information. Kevin Kessler stated that there was a meeting that was held on December 6th but there was no information from that meeting on what Columbia County is recommending on zoning ordinances. Kevin Kessler stated that for variances the Town of West Point has 60 days after all material have been mailed to us to respond back to Columbia County. The Town of West Point ordinance on public hearing may need to be revised.

Agenda #13 Approval of New Zoning Maps – The Town of West Point has received one copy of the proposed zoning map for town's review. The Plan Commission is requesting to get more copies of Map 9 for each person to review. The Town Clerk Edith Eberle will get more maps and put them in member's mail boxes. A motion was made by Nathan Sawyer to postpone action on the approval of the new zoning maps, 2nd by Sheila Landsverk – motion carried unanimously.

Agenda #14 Update on Crystal Lake – At a meeting held on November 30, 2011 it was stated that the well proposed at Crystal Lake would only be capable of pumping 250 gallons per minute, 750 gallons less than the 1000 gallons per minute expected. In addition, from the test well results, the groundwater appears to be hydraulically separated from the lake water. Therefore, it appears that the well will not work to lower the lake level as expected. The pipeline will be completed in 4 days and could still be used to pump from Crystal Lake to Roxbury Creek. The Fish, Crystal and Mud Lake District has now hired General Engineering as a new engineering firm. The pumping system that is currently being used for Fish and Mud Lake will not help Crystal Lake. Kevin Kessler, Chairman of the Plan Commission has written a letter about the pipeline at Crystal Lake. Kevin Kessler had the following suggestions:

Develop a list of several conceptual alternatives for a pumping system lower the lake level and pump water through the new pipeline to Roxbury Creek. The regulatory implications, cost and technical feasibility of each of the conceptual alternatives should be considered. Copies of Kevin Kessler letter were given to each Plan Commission member for information.

Agenda #15 Town Board Report – Gordon Carncross gave a report of the Town Board agenda held on December 8, 2011.

Agenda #16 Next Meeting Agenda – Public Hearing for Conditional Use Permit for Todd Anderson representative of U.S. Cellular for a proposed tower on Bittner Road, Public Hearing for a Variance for D. Devon and Sharon Osborn; Conditional Use Permit for Todd Anderson representative of U.S. Cellular for a proposed tower on Bittner Road, Variance for D. Devon and Sharon Osborn and modification to the existing deed restriction that applies to Lot 2, to permit division of that parcel as part of and subject to the specifications of this project; Proposed new Zoning Maps of the Town of West Point; Update of Columbia County Zoning Ordinance, Update on Crystal Lake; Town Board Report; and any other business that may legally brought before the Plan Commission.

Agenda #17 Adjourn Meeting. A motion was made by Fred Madison to adjourn the December 15, 2011 Plan Commission meeting at 9:10 p. m., 2nd by Byron Olson - motion carried unanimously.

Respectfully Submitted by,

Edith K. Eberle

Town Clerk