

Town of West Point
Plan Commission Minutes
June 2, 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, June 2, 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 7:33 p.m. Members present were Kevin Kessler, Nathan Sawyer, Byron Olson, Sheila Landsverk, and Gordon Carncross (Town Board Representative). Also present were Edith K. Eberle, Town Clerk. Absent were Wayne Houston (excused), and Fred Madison (excused).

Agenda #2 – Approval of Agenda – A motion was made by Gordon Carncross to approve the agenda as presented, 2nd by Bryon Olson – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the April 21, 2011 Plan Commission minutes had been emailed to each member on April 26, 2011 for their review. A motion was made by Gordon Carncross to approve the April 21, 2011 minutes as presented, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #4 Correspondence – There will be a Plan Commission Workshop on June 21, 2011 from 6:30 to 9:00 p.m. at the Poynette Village Hall. Each Plan Commission members received a copy of the brochure so they can sign up for the workshop and the Town of West Point will be billed for the registration. Gordon Carncross handed out a brochure on the Moo Day Bunch that will be held on June 18th at the Carncross farm. Kevin Kessler stated that he is the new secretary for the Lodi Fire Commission. Nathan Sawyer stated that he has a new address W14348 Golf Road.

Agenda #5 Citizens Input – None

Agenda #6 Public Hearing for Jay Prenta (Dave Walczak Landscape Construction) at W14160 Selwood Drive, Prairie du Sac, WI. 53578 – Tax Parcel #937.02, in Section 19, Town 10N and Range 7E. A Conditional Use Permit if required by Columbia County Zoning Ordinance Chapter 16-5-61(B). There were 26 letters sent out to adjacent landowners. Kevin Kessler

opened the public hearing at 7:47 p.m. Kevin Kessler updated the Plan Commission as follows:

- In October, 2010 the Plan Commission recommend approval of a variance for two retaining walls (one wall will be 16 feet from shoreline and 4 ½ feet high and the second wall will be 65 feet back from the shoreline and 4 ½ feet high)
- It will involve over 6,000 sq. ft.

When Dave Walczak went to Columbia County Planning and Zoning to get the permits the patio was not included in the retaining walls plans and therefore this will involve over 10,000 sq. ft. which requires a conditional use permit. A Town stormwater permit has been taken out from the Town of West Point engineer. They were allowed by Columbia County to continue construction but not to disturb more than 7,000 sq. ft.

Dave Walczak from Landscape Construction was present and explained the plans and answered any question that the Plan Commission members had. There was no present for the public hearing.

The public hearing was closed at 7:59 p.m.

Agenda #7 Jay Prenta (Dave Walczak Landscape Construction) at W14160 Selwood Drive, Prairie du Sac, WI. 53578 – Tax Parcel #937.02, in Section 19, Town 10N and Range 7E. A Conditional Use Permit if required by Columbia County Zoning Ordinance Chapter 16-5-61(B) – The concerns of the Plan Commission members were:

- Kevin Kessler visited the site and stated that the erosion control is being followed.
- Nathan Sawyer asked questions with concerns with erosion control and water runoff during construction and after construction is completed.
- Dave Walczak stated that there is a 1 ft. grade change from east to west and a swale to handle heavy runoff.

A motion was made by Sheila Landsverk to recommend to the Town Board approval of the Conditional Use Permit according to Columbia County Zoning Ordinance, contingent upon following the Town of West Point Erosion Control and Stormwater Ordinance, 2nd by Bryon Olson – motion carried unanimously.

Agenda #8 Election of Officers – A motion was made by Sheila Landsverk to nominate Kevin Kessler as Plan Commission Chairman, 2nd by

Nathan Sawyer. A motion was made by Sheila Landsverk to unanimously cast a ballot for Kevin Kessler as Plan Commission Chairman, 2nd by Bryon Olson – motion carried unanimously.

A motion was made by Gordon Carncross to nominate Sheila Landsverk as Plan Commission Vice Chairman, 2nd by Bryon Olson. A motion was made by Gordon Carncross to unanimously cast a ballot for Sheila Landsverk as Plan Commission Vice Chairman, 2nd by Bryon Olson – motion carried unanimously.

Agenda #9 Plan Commission Attendance – Kevin Kessler stated that he would like all Plan Commission members to let the Town Clerk Edith Eberle know prior to the meeting if they will not be able to attend a meeting (especially) if there is a public hearing scheduled. A motion was made by Sheila Landsverk to put in future minutes if the member is excused or not excused, 2nd by Bryon Olson – motion carried unanimously.

Agenda #10 Public Hearing for Columbia County Zoning Ordinance on June 7, 2011 at 6:00 p.m. in the Community Room of the Columbia County Law Enforcement Center, 711 East Cook Street, Portage, WI. – Kevin Kessler had given each Plan Commission members copies for his review of the proposed Columbia County Zoning Ordinance in an email letter that he sent to John Bluemke and Randy Thompson from Columbia County Planning and Zoning with concerns/issues with the proposed zoning ordinance. The following issues were:

- Conditional Uses for Businesses in the A-1 District
- A-3 Agriculture Business District
- Town Review of Variances and Conditional Use Permits
- Air Quality Monitoring Station (minor issue)

After discussion with the Plan Commission members, a motion was made by Gordon Carncross to have Kevin Kessler attend the public hearing and testify/speak on behalf of the Plan Commission, 2nd by Bryon Olson – motion carried unanimously.

Agenda #11 Town Board Report – Gordon Carncross updated the Plan Commission on Schoepp's high water and town road maintenance/construction of Town roads.

Agenda #12 Next Meeting Agenda - There is no scheduled Plan Commission meeting at the present time. The next meeting will be scheduled when the need develops.

Agenda #13 Adjourn Meeting. A motion was made by Sheila Landsverk to adjourn the June 2, 2011 Plan Commission meeting at 8:55 p. m., 2nd by Nathan Sawyer - motion carried unanimously.

Respectfully Submitted by,
Edith K. Eberle
Town Clerk