

Town of West Point
Plan Commission Minutes
January 6, 2011

Pursuant to Wisconsin State Statutes 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, January 6, 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 7:32 p.m. Members present were Kevin Kessler, Nathan Sawyer, Wayne Houston, Ron Schoepp, Fred Madison, and Gordon Carncross (Town Board representative). Also present was Edith K. Eberle, Town Clerk. Absent was Sheila Landsverk.

Agenda #2 – Approval of Agenda - A motion was made by Ron Schoepp to approve the agenda, 2nd by Fred Madison - motion carried unanimously.

Agenda #3 – Approve minutes – September 16, 2010 - A motion was made by Fred Madison to approve of the September 16, 2010 minutes as presented, 2nd by Wayne Houston - motion carried unanimously.

Agenda #3 – Approve minutes – October 7, 2010 - A motion was made by Gordon Carncross to approve of the October 7, 2010 minutes as presented, 2nd by Ron Schoepp - motion carried unanimously.

Agenda #4– Correspondence – A letter from Public Commission of Wisconsin that the Modified Final Rules relating to the Wind Siting Rule has been sent for publication. The Commission anticipates that the Final Rules will become effective March 1, 2011. An e-mail was received from Sheila Landsverk stating that she could not be at the meeting but was very interested in the discussion on the new County Zoning Ordinance.

Agenda #5 – Citizen Input - Chairman Kessler asked if any citizen present wished to bring any non-agenda item to the attention of the Plan Commission. There was none.

Agenda #6 – Driveway Variance for Todd and Sherry Schad at N784 Pulvermacher Road – possible Second Driveway for Safety – Dr. Todd Schad came before the Plan Commission asking for permission to have a second driveway (presently is a field driveway) to build a new home about 100 feet south of the current driveway. The current asphalt driveway goes to a house and accessory buildings but has poor vision on to Pulvermacher Road. Pulvermacher Road is a dead end road. Columbia County has stated that when the new house is built that the current house has to be removed due to the one dwelling per parcel rule. A letter Bob Dries from M.E.I. (Town building inspector) stated that the existing driveway meets the Town driveway standards other than limited sight line to the south. The proposed driveway is located where it will also be able to meet or exceed the Town driveway standards. It will have a better line of sight in both directions. M.E.I. issued a driveway permit for the new driveway on the condition the Mr. Schad appear before the Town Board for a decision as to whether he can have 2 driveways onto his parcel. The hardship is that sight is limited with the current driveway, so it is for safety issue. Mr. Schad also indicated that not having a driveway to the current buildings would be a hardship. A motion was made by Ron Schoepp to recommend to the Town Board approval of the variance request for a second driveway (same width as current driveway) and to waive the public hearing, 2nd by Wayne Houston – Yes 4, No 1, and 1 abstained (Nathan Sawyer) – motion carried.

Agenda #7 – Columbia County Zoning Ordinance forum to be held on January 20, 2011 at 6:30 p.m. at Arlington Village Hall – Chairman Kevin Kessler stated that he feels that the proposed Columbia County Zoning Code is lengthy and complicated. The following points were:

- There can not be a home in a Recreational District
- The minimum lot size for a residential home is 1 acre

Fred Madison asked if there were particular sections that Plan Commission members should review. Chairman Kessler suggested that Plan Commission members should review the following sections: 105-110-130-135-150-160. Chairman Kevin Kessler asked if possible that all Plan Commission members attend the forum on January 20, 2011. Gordon Carncross stated that if anyone would like to carpool to be at the town hall at 5:45 p.m. on January 20th. At the February 3rd Plan Commission meeting the draft Zoning Ordinance will be discussed. Chairman Kessler indicated that he will begin a draft a letter listing our concerns for the discussion. There was no action at this meeting, but the Columbia County Zoning Ordinance will be on the February 3rd Plan Commission meeting.

Agenda #8 Vehicle Storage Ordinance from the Town of Dunn – Town Chairman Dean Schwarz is asking the Plan Commission to review the Town of West Point current ordinance and the Town of Dunn Vehicle Storage Ordinance to see if the Town of West Point should update their ordinance. Gordon Carncross stated that at the Wisconsin Towns Association meeting that he went to in December they have a sample ordinance in the Wisconsin Town Law Forms book that the Plan Commission may want to review. Copies of the 175.25 Junk Vehicle Ordinance were given to each Plan Commission member for their review. There was no action at this meeting but the Vehicle Storage Ordinance topic will be on the February 3, 2011 Plan Commission agenda. Chairman Kevin Kessler will investigate the present Columbia County requirements and the Wisconsin Towns Association model.

Agenda #9 Town Board Report – Gordon Carncross reported on the Wisconsin Towns Association Meeting in December and on the October, November and December Town Board meetings.

Agenda #10 County Towns Advisory Committee for Columbia County Zoning – Chairman Kevin Kessler stated the committee has completed their work and to remove this item from the agenda for future meetings.

Agenda #11 Next meeting Agenda – Thursday, February 3, 2011- On the agenda will be Review and Discussion of Columbia County Zoning Ordinance; Vehicle Storage Ordinance, Town Board Report and any other business that may legally brought before the Plan Commission.

Agenda #12 Adjourn Meeting. A motion by Fred Madison to adjourn the January 6, 2011 Plan Commission meeting at 8:42 p. m., 2nd by Wayne Houston - motion carried unanimously.

Respectfully Submitted by,
Edith K. Eberle
Town Clerk