

TOWN OF WEST POINT  
PLANNING COMMISSION MEETING

The Town of West Point Planning Commission met on Thursday, November 12, 1992 at 8:00 p.m. at the Town Hall. The meeting was posted in four places.

Pursuant to Wisconsin State Statute 19.84, the meeting of the Town of West Point Planning Commission was called to order by Dave Cole. Planning Commission members present were: Dave Cole, Jerry Keller, Roger Ballweg, John Sweeney, Joyce Sinkule, Fred Madison, and Alan Boehmer. Sarah Boehmer - Secretary was present.

Char Brereton - Town Chairman from the Town of Lodi was the guest speaker. Char Brereton made the following comments on the proposed Town of West Point Sub Division Ordinance:

1. Need a table of contents
2. Page 2 - final plat - must submit to County Register of Deeds.
3. Page 3 - (n) - or other officially approved - access (i.e. may be assessment so need to have in).
4. Page 4 - (y) these are only enforceable with private parties involved - town or/and county not planning commission can encourage, but not require.
5. Discussion re: page 4 - should subdivision become 2 vs 5 or more lots. (leave 5 or more)
6. Page 6 - Building permits - leave in.
7. When requiring changes made sure developer's comments etc. or responses in writing and then respond.
8. Discussed for thought re: probable further development in some divisions ie. original roads adequate for expansion, etc.
9. Want to obtain as much information as possible for response in preliminary plat.
10. Town Board has veto power over county zoning decisions. The town planning commission will make recommendations to town board then town board, etc.
11. Endangered species in area may be reason for no under page 9 (5).
12. Page 11 - do not delete any/ i.e. don't decrease copy numbers etc.
13. Page 12 decide whether to leave as 1000 ft. or decrease to 600 ft.
14. Page 12 (6) Board action delete extra approve it is an error. #6 can request plat in by certain date for deferred date of rezoning (so don't rezone before have documentation of development plans). Preliminary plat is this documentation. The deferred rezoning can be extended then count will not rezone until letter obtained by the town board. If conditional approve plat must put conditions in writing. If reject have a good reason.
15. Page 13 (c) leave all 14 copies in - town clerk needs to stay in all these areas (also on page 11).
16. Page 14 also leave town clerk, (4) leave in, (5) correct to board spelling. Leave page 14 as is.

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17. Page 15 (2) again decide 1000 or 600 fts.  
(e) (2) also 14 copies
18. Page 16 (a) preliminary - mylar ok don't delete  
(A) leave title in - include C & D - add phone number  
(E) leave E as is
19. Page 17 - leave all - (G) invert is spelled wrong
20. Page 18 - include all of the page
21. Page 19 - include all - also keep all supporting documents
22. Page 20 - leave all - our attorney/engineer fees to verify adherence to developers expense
23. Page 21 - need to leave all in - (F) add phone number
24. Page 22 (B) state needs copy of subdivision plat for mileage reimbursement.
25. Page 22 (E) - fees Do we want \$5000.00 and if depleted to \$1500.00 must have another \$5000.00 added to equal \$5000.00 - money shall be placed in escrow account or is it needed because nothing can begin until preliminary plat is OK'd. 3 + under administration fee. Land plan can include fines for beginning before approved. Leave rest as is.
26. Page 23 - Leave as is - accept (5) A - possibly question increasing fee to \$50.00
27. Page 24 - and instead of the (b)(i) - leave all in - irrevocable level of credit is for a period of time - make sure extend if needed.
28. Page 25 - leave as is
29. Page 26 - leave as is
30. Page 27 - leave as is (4) add of
31. Page 28 - leave as is
32. Page 29 - road ordinance needs to be developed. Chairman Fred Thistle has a preliminary drawn up
33. Page 29 - leave in sanitary sewage
34. Page 30 - leave as is
35. Page 31 - leave as is (j) street trees - discuss add ? grass should be planted
36. Page 32 - leave as is - in the future discuss (L) should subdivider put in common fence and maintain through an "association".
37. Page 33 - leave as is
38. Page 34 - leave as is
39. Page 35 - leave as is
40. Page 36 - leave as is (11) put roads (leave as is) Would be addressed in variance not in ordinance - must be equal to state/local road standards.
41. Page 37, Page 38, Page 39, Page 40, Page 41, Page 42, Page 43, Page 44 - leave as is
42. Page 45 - Columbia not Dane Columbia (G)
43. Page 46, Page 47, and Page 48 - leave as is
44. Page 49 - type "o" (A) 1 - leave 49 as is
45. Page 50, Page 51, Page 52 and Page 53 - leave as is

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46. Page 54 - etc. rest of survey leave in

47 - Discussed erosion control ordinance - the Planning Commission requested copies of Town of Lodi Erosion Control Ordinance to review.

48. Make sure table of contents included in ordinance recommendation.

Next meeting will be on December 10, 1992 at 8:00 p.m. at the Town Hall - on the agenda is to finalize sub division ordinance and discuss erosion control ordinance.

Also for future meeting can do a land use plan.

A motion to adjourn the meeting was made by Fred Madison, 2nd by Jerry Keller - motion carried at 10:10 p.m.

Sarah Boehmer  
Secretary