

TOWN OF WEST POINT

Planning Commission Meeting

The Town of West Point Planning Commission met on Thursday, July 14, 1994 at 8:10 PM at the Town Hall. The meeting was posted in three places.

Pursuant to the Wisconsin State Statute 19.84, the meeting of the Town of West Point Planning Commission was called to order by Dave Cole. The Planning Commission members present were Dave Cole, Roger Ballweg, Doug Richmond, Richard O'Connor, and Joyce Sinkule. Absent: Fred Madison.

The minutes of the previous meeting were tabled until the next meeting.

Some of the larger land holders in the Town were invited to attend the meeting to offer their views on the possible use of their land for other than agricultural uses. The comments are attached as Addendum A.

Richard O'Conner was sworn in as a Planning Commission member.

Bill Aylward presented his application to the commission. To answer any other questions, also attending on Aylward's behalf were Chuck Bongard of Mid-State Associates and Jim Kirner of Design Structures.

Motion by Sinkule, second by Richmond to grant a request for multi-family zoning for the present Aylward land, subject to approval of the covenants which will be a part of a home owners association related to the intended five-unit condominium. The motion carried with a unanimous vote.

Assigned the following building permits for inspection by commission members:

Duane/Judy Wanless (new house & garage)	Sinkule
Terry Volk (addition & repairs)	O'Connor
Todd Olsen (renovate cottage)	O'Connor
Paul Schoepp (replace foundation)	Richmond
James Kumbier (enclose dec on camper)	Richmond
Gary/Ruth Newbauer (new house)	Cole
Jim/Carol Grecigi (new building)	Cole
Raymond Crary (new house)	Ballweg

Motion at 10:25 PM to adjourn by Richmond, second by Cole. Motion carried.

Joyce Sinkule

## ADDENDUM A

Roger Ballweg: Tillable farmland should remain as productive agricultural land with residential building disallowed on these areas.

Gordon Carncross: Concerned with the splitting of farms for residential use. The 35-acre size limit is not prohibiting residential development.

Mary Ann Hartmann: Splitting a farm may become financially necessary if a farmer cannot support a farming operation. This option should not be taken away. Conservation rules by the government are difficult to live with. Taxes and assessments are not taken into consideration where conservation practices are required. (No-till as an example of a conservation practice which does not work in all circumstances or for a long period of time. Other required conservation practices are expensive to maintain.)

Steve Kohlman: Concerned with the effect of a neighbor's sale of property on his values, especially if the land is purchased for residential use and his use continues as agricultural land.

Pat Lochner: Suggested grouping the residential houses, and not allowing a scattered development. Provide some type of limited easement so that driveways or easements are not across tillable land.

Other concerns in the town: roads are not wide enough for machinery and cars, stray dogs, absentee land owners are not controlling noxious weeds, houses and their settings need to be acceptable for fire control.

Cliff & Jennie Kohlman: Consideration should be realized for the eagle population and their nesting grounds.

Harry Sawyer: Hears lots of demand for wooded acreage from people inquiring about available land in the town.

Cliff Schoepp: There can be too many regulations. Does residential development increase the tax base sufficiently to justify the additional required services? What sewer problems may develop? Need a balance of all living units in the community. Need to consider future landfill requirements. (Some farms have stones laying on top of the ground to keep the soil from blowing away.)

Neil Schoepp: Some farmers may have to sell land to keep farming. Should group the residential development, but which farms will be required to give up land for the development and which ones would have to keep their land for agriculture use? Taxes are the primary influencing factor that affects a farming operation.

Jerry Keller: The 35-acre limitation is making farming worse. Should concentrate the housing and reduce some of the influx.

Alan Treinen: Asked for solutions for the problems which have developed or could develop in the near future.

Bill Roerk(Sp?): Should consider the impact of the Highway 60 location change. Should contact the Department of Transportation.

Delores & Toby Thistle: Owners should have control of their own land.

Other visitors: Dennis Bender, Lodi Enterprise reporter.