

TOWN OF WEST POINT

Planning Commission Meeting

The Town of West Point Planning Commission met on Thursday, Nov. 17, 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, Doug Richmond, Cliff Lawton, Roger Ballweg and Joyce Sinkule. Absent: Fred Madison and Dick O'Connor. Engineer Joe Costanza attended the meeting.

Motion by Lawton to table reading of the previous meeting minutes until the next meeting. Second by Ballweg. Motion carried.

Agenda topic: Earl Albrect. Okee store. The Okee grocery store is divided by agriculture zoning for that portion which is located in the Town of Lodi and zoned residential for that portion located in the Town of West Point. The potential buyer is seeking a change to commercial zoning. The Town of Lodi will not allow a zoning change, but will accept a restrictive covenant which will limit future store use to its present use plus the addition of a bakery and/or deli without any sitdown eating facilities. Motion by Cole that the Town Board adopt the same restrictive covenant that is proposed by the Town of Lodi, subject to the advise of the Town Attorney. Seconded by Richmond. Motion carried.

Agenda topic: Davis property, a Certified Survey Map (CSM) of property in Section 35.

The surveyor, Tom Beaver of Grothman and Associates described the land and survey line locations. Engineer Costanza described areas which should be of concern to the Planning Commission and Town Board, as follows

1. Define adequate building areas. Deed restrict the portions of the property which have more than a 20% slope so that no one ever builds on these areas.
2. A 50-foot wide portion of Lot 1 of the proposed CSM should become a part of Lot 2 so that this lot has road frontage, or a 60-foot wide easement could be provided across this same lot.
3. The developer should complete an environmental assessment checklist, which is provided in the "Land Division and Subdivision Regulations", pages 54 and 55. A Planning Commission concern is the potential makeup of the hill, which could be limestone with cracks in it, which may affect the groundwater and water quality of Crystal Lake.
4. The dedication of park land should be considered.
5. There is a requirement for a public hearing, which can be waived.

Motion by Cliff Lawton to return the CSM to the property owner and surveyor for further review, specifically concerning

1. A deeded 50-foot flag lot connecting Lot 2 with Schoepp Road.
2. Environmental assessment checklist should be submitted.
3. Park fee should be paid in lieu of park land being dedicated.
4. Indicate on the map the buildable areas, with each lot having at least one designated building area, if possible.
5. A public hearing be required.

Motion seconded by Cole. Motion carried.

Report on any erosion problems related to issued building permits:

Gibbs property: no erosion problems. Added a boathouse.
Swartz property: Need action to control fill dirt which may wash onto wetland areas.

In a related matter, a wetlands map may be available of Columbia County.

Written report provided by Dick O'Connor, who was unable to attend the meeting: An attempt to remove the paint on Golf Road will be made by the organization which did the painting. Contacted Dick Balfanz of the Sauk Prairie Men's Club. Badger Pools may provide a truck and power washer or other equipment if necessary for the paint removal.

Motion to adjourn at 10:20 PM by Ballweg, seconded by Richmond. Motion carried.


Joyce Sinkule