

TOWN OF WEST POINT

Planning Commission Meeting

The Town of West Point Planning Commission met on Thursday, Jan. 26, 1995 at 8:10 PM at the Town Hall. The meeting was posted in three 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, Cliff Lawton, Roger Ballweg, Doug Richmond, and Joyce Sinkule. Fred Madison and Dick O'Connor were absent from the meeting.

The minutes of the previous meeting were read, corrected, and approved. In the sentence regarding Fred Madison's proposed Certified Survey Map (CSM), the word "residence" is replaced with "Fred Madison parcel". Additionally, the following should be added to the previous minutes regarding the Fred Madison CSM: "Mr. Madison stated that the new parcel will remain intact without being subdivided into additional parcel(s). Rezoning of the parcel is not being requested." Motion to approve the corrected minutes was made by Cliff Lawton, seconded by Roger Ballweg. Motion carried.

A motion was made by Cliff Lawton that the Planning Commission recommend to the Town Board that they approve the Fred Madison Certified Survey Map as presented at the last meeting, based on County zoning, namely the 11.04 Agricultural District, paragraph 2, lines 0306 through 0309, which states, "Farm residences and structures which existed prior to December 21, 1977 may be separated from a larger parcel without removing the supporting lands from the Agricultural District." (April, 1989 revision) The motion was seconded by Joyce Sinkule. Motion carried.

An extensive discussion was held regarding the preservation of productive farm acres and farms in general. Topics mentioned include the 35-acre size limitation, variances which have been granted by the county regarding single-family homes, expansion of housing needs which will affect the Town, and preservation practices used in some parts of Dane County, namely a dedication of land to remain as agricultural land when a single-family home is located on less than 35 acres. Cliff Lawton will try to bring additional information regarding the methods and policies which may have been used to establish the dedication process and potential procedure.

Cliff Lawton reported that Art Zerler confirmed his intention to eventually sell his land which remains undeveloped. Dan Heffron of ERA Marquardt Realty will be handling the sale of the land when Mr. Zerler is ready to sell the property. There is no change which will affect Mr. Sharkey, an adjoining land owner.

Building permit reports: Slaney construction is on a mostly level lot where there will not be any erosion problems. Report by Doug Richmond. Aylward property not reported on due to absence of Fred Madison who was assigned to this property.

Building permit assigned: Garage & covered walkway on Theresa Lane,
assigned to Cliff Lawton.

Members discussed the Uniform Dwelling Code (UDC). Motion by Dave Cole to recommend that the Town Board adopt the proposed UDC. Seconded by Doug Richmond. Motion carried.

Discussed the proposed building inspection fees. Member Cliff Lawton, a building inspector by profession, indicated that the fees were moderate, meaning some municipalities charge more for some of the items and others charge less for other categories. No recommendation regarding the fees will be made until bids are received from building inspectors who are submitting their application for the job. The fees will be based on the accepted bid of a building inspector. The inspection fees will cover the fees charged by the building inspector. Cliff Lawton recommended that an additional fee be charged to the property owner for additional inspections which may be required for such items as a consultation requested by the property owner or others, violations which must be re-inspected, etc.

The Highway Control Ordinance was tabled until the next meeting, when copies of the County Ordinance will be available so that Planning Commission members may compare the county guidelines with those proposed for the Town.

Discussed the Land Use Plan, with each member directed to review the proposed plan and submit suggested additions and deletions.

Motion to adjourn the meeting at 10:15 PM by Doug Richmond, seconded by Dave Cole. Motion carried.


Joyce Sinkule, Secretary