

TOWN OF WEST POINT

Planning Commission Meeting

The Town of West Point Planning Commission met on Thursday, Feb. 26, 1995 at 8:15 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 Fred Madison. Planning Commission members present were Fred Madison, Dave Cole, Cliff Lawton, Roger Ballweg, Doug Richmond, and Joyce Sinkule. Dick O'Connor was absent. Also present: Fred Thistle, Edith Eberle, Dennis and Mark Bender, and Jim Grothman.

The minutes of the previous meeting were read and approved. Motion to accept the minutes as read was made by Cliff Lawton, seconded by Dave Cole. Motion carried.

Several items were on the agenda, therefore the discussion of the proposed Land Use Plan will be covered in a special meeting to be held on March 6, 1995 at 7:30 PM in the Town Hall.

Building permits: Cliff Lawton reported on the Smuda residential addition. This is a large addition from the house toward the lake and over a ditch, but there were no erosion problems.

Assignment: Don Kructen's new house & garage on Dettman Road. Roger Ballweg will inspect. This is a 35-acre parcel, with no work being started as of today. Ballweg will present a report when excavation begins.

Pustaver Certified Survey Map (CSM): Jim Grothman of Grothman and Associates was present to discuss the park land dedication. This matter was forwarded to the engineer, and information from him will be considered when it arrives. In a related matter, Board Chairman Fritz Thistle commented that the town has never received a deed for the park land which was related to the previous Pustaver development. This issue must be resolved before the Planning Commission makes a recommendation regarding the most recent CSM which was presented on behalf of the Pustavers. Also discussed any state or county formula which may already exist for determining the value of park land. Motion by Doug Richmond that the Town Board negotiate with the Pustavers to accept a monetary amount in lieu of park land dedication. Seconded by Cliff Lawton. Motion carried.

Bender construction: Dennis and Mark Bender presented a preliminary plan regarding a residential development of the 36 acres previously owned by Edgar Walsh and located north of Pine Vista. The Benders have completed most of the Town's environmental survey, and are waiting for other inspections to be completed. All the lots will have room for a conventional septic system, with less than a 12% slope. Some of the proposed lots have more than a 20% slope, but building locations are at a 12% slope or less. Lot sizes will be half- to one-acre sizes.

Detention ponds are planned for excess water runoff. Also discussed an outlet which may be set aside for townhouse development if zoning can be obtained. The townhouses would most likely be two-story structures, with two dwelling units per building. Discussed the possibility of shared wells. Joyce Sinkule will call the Department of Labor and Human Relations, Plumbing Division (DILHR) to find out any regulations or recommendations they may have regarding shared wells and the acceptable number of living units sharing each well.

Fritz Thistle presented the proposed Control Access to Town Highways Ordinance, which he had reviewed with Town Engineer Joe Costanza. The concerns which were expressed by Planning Commission members had been resolved by the Town Engineer's recommendations. Motion by Dave Cole to recommend to the Town Board that the amended Control Access to Town Highways Ordinance be accepted as presented. Seconded by Doug Richmond. Motion carried.

Motion to adjourn. Motion carried.

Respectfully submitted,

Joyce Sinkule