

## TOWN OF WEST POINT

### Planning Commission Meeting

The Town of West Point Planning Commission met on Thursday, April 27, 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, Doug Richmond, Dick O'Connor, Roger Ballweg, and Joyce Sinkule. Fred Madison was absent. Town engineer Joe Costanza was present.

The minutes of the previous meeting were read and approved. Motion to approve the minutes was made by Dick O'Connor, seconded by Cliff Lawton. Motion carried.

Correspondence: None.

**Building permits:** Doug Richmond reported on the Elser property, a room addition over a garage. No earth was moved. No erosion problems. Fred Madison was not present to report on the Clark property. Roger Ballweg and Dick O'Connor gave two building permits to Engineer Joe Costanza for his inspection. The erosion control duties are the Town Engineer's duties, now that the Uniform Dwelling Code has been adopted. Costanza will also be the building inspector.

**Joan Reichman:** Jim Grothman represented the parties involved. An outlot at the Selwood development consists of 2.87 acres. The request is to divide this parcel into two residential lots, as per a preliminary Certified Survey Map (CSM). A well and an easement are located on the property, known as Parcel Numbers 176 and 176.01. The well serves the houses on Lots 17, 18, and 19. Grothman reported that the exact location of the pipes leading from the well could not be clearly defined because the copper line(s) cannot be located without digging up the line. Motion by Dick O'Connor to recommend to the Town Board that the petition be accepted, pending an examination of the Well Agreement by Town Attorney Jeff Clark, and approval of the contents and language of the Well Agreement as not having any undue concern for the Town Board. Motion seconded by Doug Richmond. Discussion: Joyce Sinkule will obtain a copy of the recorded Well Agreement from the Columbia County Courthouse, and submit same to Attorney Clark so that he may provide a recommendation to the Town Board before the Town Board meeting on May 4, 1995. Motion Carried.

**Larry Lerner:** Discussed his intentions to purchase approximately 81.47 acres, located south of Selwood Drive, and owned by Michael and Joan Reichman. A request will be forthcoming to rezone a portion of the land as residential property, as 43.47 acres is zoned residential and 38 acres is zoned Ag-1. The 38 acres is parcel number 198 and is zoned Ag-1. The Planning Commission discussed with Mr. Lerner that the general attitude of the Town Board and the

Planning Commission is for those areas that are currently zoned Residential to be filled in before further parcels are rezoned for residential development.

**Land Use Plan:** Discussed whether or not the assessor's maps would indicate which parcels have improvements on them and which do not. In relation to Mr. Lenerz' request, the Planning Commission and Town Board should know how much of the residential-zoned property is available for future residential needs, including whether or not it is available for sale and whether or not it is already developed to its maximum potential.

**Tabled item from April 13, 1995 meeting:** The sample of Impact Fees which was provided by Fred Madison was tabled until all the members had an opportunity to read this document, and discuss which portions, if any, should be included in the Land Use Plan.

The Land Use Plan should include provisions for developers to provide a "needs assessment", so that the feasibility of a development is fully explained.

Discussed the map samples which Fred Madison will supply, so that the Planning Commission can determine which ones would be most appropriate for inclusion in the Land Use Plan. Cliff Lawton will also bring samples to the next meeting, so that existing conditions in the Town can be included, in addition to the future plans which are needed to give direction to the Town's future development. Cliff has samples of such maps, which will be examined.

Motion by Cliff Lawton to recommend to the Town Board that the Land Use Plan be submitted to the Discovery Group, to finish the Land Use Plan, and return the Plan to the Planning Commission for examination and tentative approval. Motion seconded by Dick O'Connor. Motion carried.

Motion to adjourn the meeting at 9:50 PM by Doug Richmond, seconded by Roger Ballweg. Motion carried.

Respectfully submitted,



Joyce Sinkule

To: Town of Westpoint Planning Commission Advisory Committee members,

I am writing to express my concern about the future plans for development of the parcel of land up for sale by the Jensen/Everts off Route 60 across the Prairie Du Sac bridge. It is my understanding that there is an offer to buy and eventually develop the land contingent upon rezoning. It is also my understanding that the Nature Conservancy is interested in purchasing the land, but cannot at this time make any offer since the rezoning issue is before the Town Board.

As a resident of the township and a nearby neighbor to the area, I have to ask why the development of this land would even be considered? The 39 acres in question encompass a highly used and much needed roosting area for wintering bald eagles. In fact, as many as forty birds have been documented using that particular roost in a single evening. I have participated as a counter for the Ferry Bluff Eagle Council over a span of six years, and can personally attest to this particular roost's popularity.

In the Town of Westpoint "Land Division and Subdivision Regulations" section 9(b)(6) it specifies that lands such as the one in question will not be developed unless safety for the endangered species is implemented by the DNR. In recent years more and more eagles are making this area year round nesting sites. In fact, I personally saw a mature bald eagle on three different occasions this past summer during the month of July circling the roost area. Because this site is so close to the river and the dam and is protected by the surrounding bluffs it makes it unique... unique for development or conservation.

I was pleased to read the township's regulations for land development. They gave me some hope that the natural beauty of the area that instantly attracted us is appreciated and can be preserved for the future. I ask that the advisory committee deny the request to rezone this site for development according to its own regulations.

Signed,



Dorothy Parker  
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September 19, 1994