

## TOWN OF WEST POINT

### Planning Commission Meeting

The Town of West Point Planning Commission met on Thursday, May 11, 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 Fred Madison. Planning Commission members present were Dave Cole, Cliff Lawton, Doug Richmond, Dick O'Connor, Fred Madison, Roger Ballweg, and Joyce Sinkule.

The minutes of the previous meeting were read and approved. Motion to approve the minutes was made by Doug Richmond, seconded by Roger Ballweg. Motion carried.

**Correspondence:** Letter from Attorney Jeff Clark to Town Chairman Thistle, a copy of which was provided to the Planning Commission. This letter is hereby made a part of these Planning Commission minutes. The letter was in regard to the Reichman property which has a well on it, and said well serves three residential lots in the Selwood subdivision.

**Todd Olsen:** Mr. Olsen owns the former Zeman property at the corner of State Trunk Highway (STH) 188 and Ray Road. Mr. Olsen was present and also represented by Surveyor Jim Grothman and Realtor Ellen Schmidt. Mr. Olsen requested a zoning change for the 14 residential lots which he has planned for the north side of his property. The land involved is currently zoned commercial. The portion of his land which includes his house/bed and breakfast and the barn would retain their commercial zoning. Items of concern by Commission members included:

- A. The possibility of requiring a needs assessment. With the proposed residential development in the Town of West Point, is there a need to have all the lots which are being proposed? The need might be determined with Assessor Harry Sawyer providing a basic count of the residential lots which do not have improvements on them.
- B. The Department of Industry, Labor, and Human Relations (DILHR) may adopt a requirement for non-sewered sites to have a small treatment system for each improved property.
- C. Is the property a recharge area, and can satisfactory tests be obtained so that ground water is not affected?

**Grant Tessman:** Mr. Tessman owns two vacant land parcels in the NE1/4 of the NE1/4 in Section 25. He would like to sell the two parcels as residential lots. The parcels are zoned agriculture, and he was told by Columbia County representatives that the parcels needed to be rezoned to a residential category. The consensus of the Planning Commission was that a rezoning of the two parcels was not needed because ownership has been for more than 20 years, and the right to build homes on the two parcels has been "grand fathered". Recommended to the property owner that he talk directly to Mike Stapleton, Columbia County Zoning Administrator, to clarify the matter.

**Cheri Slaney:** Requested a rezoning of two wooded acres, to be purchased from Gordon and Mary Ann Hartmann. Motion by Joyce Sinkule to recommend to the Town Board that they deny the application for rezoning of a two-acre parcel, based on county zoning which requires a minimum 35-acre parcel size where lands are not zoned residential. Motion seconded by Cliff Lawton. Motion carried.

**Dennis and Mark Bender:** Met with the Planning Commission for information purposes and to decide on details which are acceptable to the Planning Commission before final drawings are prepared by Benders' architect, for the land which they purchased on Golf Road. Discussed engineering concerns regarding road grade, length of the cul-de-sac, water retention areas, and road rights-of-way and easements. Town Engineer Joe Costanza will be at the next meeting to review the Commissions' concerns. Fred Madison will contact Joe Costanza to request his presence at the next meeting, and Cliff Lawton will also contact Mr. Costanza regarding his engineering concerns. Discussed a method to prevent further subdividing of the larger lots in the subdivision if a sewer district was available and private sewer systems were no longer needed. A deed restriction can limit the further subdividing of lots.

Discussed the need for impact fees for future subdivisions.

Other items which were mentioned or discussed, with no action taken:

1. The Bennett's have obtained legal counsel regarding a denial to split their 40-acre parcel into two 20-acre parcels, each with residential zoning.
2. Properties on STH 188: One residential property is operating a bike shop and another property is selling piers and has a Pepsi advertising sign along the road.
3. A building permit was issued to tear down an old structure, and rebuild a building no larger than the previous structure. The new structure is much larger than the original structure. Columbia County needs to be notified.

Agenda items for the next meeting.

1. John Stockman will be invited to discuss impact fees, their use, how to structure an ordinance, how to determine a need, etc.  
(First item on the agenda)
2. Discuss the request by Pine Vista residents for installation of a street light at the entrance to the Park.
3. The town has no designated lot size for non-subdivision lots. Discuss a minimum size for sites with services (sewer and/or water, etc.) and a minimum size for unserved sites.
4. Establish basic standards and specifications for construction of all town roads

**Land Use Plan:** Discussed the Town Boards decision to have John Stockman of The Discovery Group review the Plan as it exists at the present time. Stockman will provide a fee quote for completion of the document.

Motion to adjourn at 10.40 PM by Dick O'Connor, seconded by Roger Ballweg. Motion carried.

Respectfully submitted,

