

## TOWN OF WEST POINT

### Planning Commission Meeting

The Town of West Point Planning Commission met on Thursday, May 25, 1995 at 8:07 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, Fred Madison, Roger Ballweg, and Joyce Sinkule. Dick O'Connor was absent.

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

Correspondence: Letter from the Discovery Group regarding their cost and time frame in which to complete the Land Use Plan. Discussion followed, with a general consensus that the cost was high, and that the Commission will set aside the first hour of each meeting, in which to have a final read-through, and then submit the Land Use Plan to the Town Board and Town Attorney for any recommended changes, inclusions, and/or exclusions. The Planning Commission should be able to complete the Land Use Plan within 90 days.

Discussed a copy of a letter to the editor from the Hillsboro Sentry Enterprise regarding ILHR #83 requirements. Fred Madison will obtain a copy of this Administrative Code, and the Planning Commission will discuss this matter again after additional information is obtained and relate its issues to the Town, if applicable.

Grant Tessman: Mr. Tessman owns two vacant land parcels in the NE¼ of the NE¼ in Section 25. He was informed by Columbia County Zoning that the 7-acre tract can have a house on it, but the 5-acre parcel would need rezoning of one designated acre before a residence can be placed on this parcel. Motion by Cliff Lawton that the Planning Commission recommend to the Town Board that they recognize the pre-existing rights of the property owner, and support the property owner in obtaining one building permit for the 5-acre tract (Parcel # 291.C), with no further subdivision of the parcel to be allowed. Motion seconded by Doug Richmond. Motion carried.

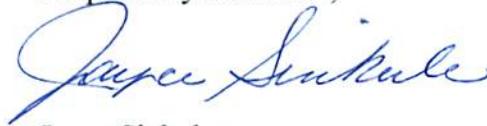
Larry Lenerz: Discussed his plan to develop 81+ acres. If rezoning of 38 acres from agriculture to residential is not possible, then a development of the remaining 44 acres presently zoned residential will be proposed and was discussed. Mr. Lenerz will have a preliminary plat prepared for the residential-zoned land so that the Planning Commission can assess any potential problems. During the discussion, there were concerns for the access of all the lots onto Selwood Drive and then onto State Trunk Highway 188. Also discussed the possibility of improving the public access from Selwood Drive to Lake Wisconsin instead of providing a park or money in lieu of a park. The commission members will physically inspect the present access as time allows, before the next meeting. The Planning Commission will also have Town Engineer Joe Costanza look at this possibility as well.

Discussed the Tony Arena house which was built larger than that which was provided for in a variance and which does not comply with the dimensions indicated on the building permit.

June 8, 1995 agenda: First topic will be the Land Use Plan until 9:00, at which time other matters will be discussed.

Motion to adjourn at 9:48 PM by Dave Cole, seconded by Doug Richmond. Motion carried.

Respectfully submitted,



Joyce Sinkule