

## TOWN OF WEST POINT

### Planning Commission Meeting

The Town of West Point Planning Commission met on Thursday, June 22, 1995 at 8:05 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, Dick O'Connor, and Joyce Sinkule. Roger Ballweg was absent. The minutes of the previous meeting were read and approved. Motion to approve the minutes was made by Dave Cole, seconded by Doug Richmond. Motion carried.

Correspondence: None.

Todd Olson: Request for rezoning of approximately 17 acres of a 21-acre parcel, from commercial zoning to residential zoning. The primary discussion regarding this parcel related to the length of the proposed cul-de-sac, which will be somewhat longer than that length which is permitted by the code. Other concerns were the water runoff areas and the runoff from adjacent lands located south of the property. Motion by Dick O'Connor that a recommendation be made to the Town Board that they approve the rezoning application, and that the Town Board not require a public hearing because the public hearing held by the county will be sufficient for this matter. Motion seconded by Doug Richmond. Motion carried. Cliff Lawton abstained from the vote, having arrived late and did not hear all of the discussion regarding this matter.

Lauri Kautz: Requested a second driveway entrance off Pustaver Road to their garage so that access is easier and parking their boat is also easier. Discussed possible locations of a new driveway and relocation of the present driveway. Motion by Cliff Lawton to recommend to the Town Board that the application for a second driveway be denied. Seconded by Dave Cole. Discussed the precedent which would be established, the erosion concerns, and the lack of any clear necessary reason or hardship which exists to require a change. Motion carried.

Discussion: Rausch Lane. Fred Madison talked with Mike Ryan, who owns the land which Rausch Lane crosses over. Mr. Ryan would like to have the road redesigned for future growth. He estimates that there is enough gravel on the easement with which to provide a road base to meet town road specifications. Dean Swartz, full-time resident on Rausch Lane, will continue his research as well, and report to the Planning Commission, Town Board, or both.

Land Use Plan: 1. The need for additional access roads from lakefront residences to the primary roads should be included. The access roads should link the primary roads so that there is a second or emergency route from all developed lands and those which will be developed. An example is Rausch Lane, a dead-end road easement.

2. A future sewer district should be mentioned, and developers should make allowances for a sewer district in their plans, such as indicating a utility easement along the roads in those parcels which will be developed.

Discussed these items in relation to the Bender development and the Lenerz development.

Discussed those maps would be most helpful by including them in the Land Use Plan,  
namely

- A. Map of groundwater-sensitive areas
- B. Vegetation map, especially showing areas which are unique to the area.
- C. Contour map
- D. Soil types
- E. Zoning
- F. Hydrology map
- G. Population and density; demographics
- H. Landmarks, such as parks, marinas, churches, etc.

The basic maps which are needed are zoning, contour, and soil maps

Recommended that Cliff Lawton obtain a written bid regarding grammatical corrections, etc. which should be made to the preliminary Land Use Plan. Also discussed hiring The Discovery Group to finish the Land Use Plan.

Dick O'Connor recommended that the Town Board write a letter to the Sauk Prairie Sewer Commission, requesting that the Town of West Point's sewer needs be considered in their planning for a new facility or expansion of the existing facility.

Motion to adjourn at 9.40 PM by Dave Cole, seconded by Doug Richmond. Motion carried.

Respectfully submitted,



Joyce Sinkule