

TOWN OF WEST POINT

Planning Commission Meeting

The Town of West Point Planning Commission met on Thursday, July 13, 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, Roger Ballweg, Dick O'Connor, and Joyce Sinkule. Also present were Town Board Chairman Fritz Thistle, Supervisor Alan Treinen, and Town Engineer Joe Costanza.

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: The application by the Pustavers to provide more residential sites on their land has been put on hold until further notice. A letter from Town Attorney Jeff Clark to the Pustaver's attorney Michael Collins was provided for clarification of this issue.

Jim Vitale: Request for rezoning of approximately 1.2 acres from agriculture to commercial. The intent is to provide a dog kennel with indoor and outdoor runs. The proposed pole building with a dog run inside requires commercial zoning. The Vitale's were informed of the need for commercial zoning by the county zoning office. Motion by Cliff Lawton to hold a public hearing to gain public input regarding this matter. Motion seconded by Dave Cole. Motion carried. A public hearing is requested for 7:30 PM on July 27, 1995, before the regular meeting of the Planning Commission.

Sunset Harbor, LLC: Robert Uptagaw, owner, and Scott Sorenson, stockholder, were present to request that the property known as Sunset Harbor marina be rezoned from Residential zoning to a Marina District zoning. Motion by Dave Cole to recommend to the town board that they approve of this property being rezoned from Residential zoning to Marina zoning. Motion seconded by Doug Richmond. Motion carried.

Steve McNamee: No one appeared at the meeting to represent Mr. McNamee. Motion by Dave Cole to table this matter until the next meeting. Seconded by Joyce Sinkule. Motion carried.

Dennis Bender: Mr. Bender presented a revised plan which is agreeable with him, his engineer, and Joe Costanza, the Town's engineer. Mr. Costanza explained the changes which were made and agreed upon, plus the reasoning for the changes. There are legal questions which must be answered, but Attorney Jeff Clark is on vacation and will present his concerns, if any, with a letter or conversation with Joe Costanza and the Town Board. Town Clerk Eberle should have all the necessary documentation for the preliminary plat regarding this subdivision. The Planning Commission recommended to Mr. Bender that he prepare the preliminary plat, with the necessary documentation and attached plat variances which will be needed. This preliminary plat,

with the changes indicated at this meeting, will most likely be sent to the Town Board with a recommendation to accept the plat as presented. Town Board Chairman Thistle indicated that the Town Board would not look at the proposed subdivision unless the preliminary plat is accurately drawn and has the necessary attached information ready for approval.

Relating to the Bender subdivision, Joe Costanza had a traffic count done on Golf Road, which averaged 1,000 cars per day, and 1,700 cars per day on Thursday (men's night at the golf course).

Madison Estate: No one was present to submit the certified survey regarding this property. The most likely representative will be Terry Liedig. Motion by Dave Cole to table this issue until the next meeting. Motion seconded by Joyce Sinkule. Motion carried.

Roger Ballweg: Mr. Ballweg indicated that his attorney, Dale Carlson requested that this portion of the meeting be recorded, which was done by Mr. Ballweg. Discussed a letter which Jeff Clark had sent to Roger Ballweg. Joe Costanza explained the changes in ownership of the certified survey which is at issue, as follows:

- A. In 1992, Kruchten sold 19 acres to Buchanan.
- B. In 1994, part of the 19 acres owned by Buchanan was sold to Ballweg, making the Ballweg parcel larger, which is legal and a common occurrence regarding agricultural properties.
- C. In 1995, part of the original Ballweg farm and the new addition to the Ballweg farm was surveyed out to form Lot 2 of a certified survey, which should be Lot 1.

Joe Costanza read from the Columbia County zoning ordinance, 11.04, paragraph 2 and that part of the ordinance relating to a Minor Subdivision.

Also discussed the requirement that a private drive must have the required amount of frontage on a public road. There is a need for another access to the public road, which will most likely be from the present Roger Ballweg residence.

Recommended to Mr. Ballweg that he discuss this matter with his attorney, and appear at the next meeting to have action taken on his certified survey.

Land Use Plan: Cliff Lawton indicated that his contact in Middleton was out of town and did not prepare a proposal for the Planning Commission. This person was going to correct the spelling and grammatical errors in the rough draft of the Land Use Plan. Joyce Sinkule indicated that the rough draft could be corrected with her present computer system, and she would prepare a corrected copy for the next meeting.

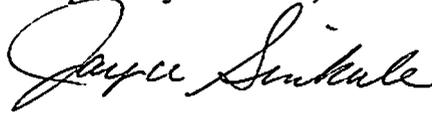
Agenda items for July 27, 1995 meeting: Mr. Thistle recommended that the Planning Commission discuss whether or not to support development of a bridge across the Wisconsin River at Merrimac. Some of the municipalities which had supported a bridge are now actively campaigning against a bridge. Informational resource people to invite to the next meeting could include Robert and Valerie Rosé, who reside on McCubbins Lane.

Mr. Thistle asked that the Planning Commission minutes indicate how many people vote for and against a motion. Edith Eberle indicated in a note that the Commission should also

indicate the reason for or against the motions which are voted on.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Joyce Sinkule".

Joyce Sinkule