

## TOWN OF WEST POINT

### Planning Commission Meeting

The Town of West Point Planning Commission met on Thursday, Aug. 10, 1995 at 8:00 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, Doug Richmond, Fred Madison, Roger Ballweg, Dick O'Connor, and Joyce Sinkule. Fred Madison and Cliff Lawton were absent. Also present was Town Engineer Joe Costanza.

The minutes from the previous meeting were read, amended and approved as corrected. Motion by Dick O'Connor, seconded by Roger Ballweg to approved the amended minutes. Motion carried unanimously. The addition to the minutes should include mention of the meeting which was tentatively scheduled for August 2, 1995 and which was held on August 8, 1995 at Attorney Jeff Clark's office involving legal matters for the Blackhawk Ridge Estates preliminary plat. Attending the meeting was Dennis Bender, his attorney, Jeff Clark, Joe Costanza, and Dick O'Connor representing the Planning Commission. Also amended was the Vitale's request to change the meeting minutes to reflect that their neighbor Lois Voss did not object to their rezoning request.

Correspondence: Discussed the upcoming public hearing regarding the Blackhawk Ridge Estates subdivision. This notice was supplied to the Planning Commission members.

Jim Vitale: Request for rezoning of approximately 1.2 acres from agriculture to commercial. This matter was tabled at the last meeting to wait for correspondence from Jeff Clark after he had discussed this rezoning application with County Zoning Administrator Mike Stapelton. The Planning Commission will not make a recommendation to the Town Board until information is received from Attorney Clark. Discussed with the Vitales their general intent in a dog breeding operation. This will not be a full-time profession as they each have other jobs. They will have a fenced in exercise area in addition to the dog runs inside the proposed kennel building, and they have talked with nearby property owners and have been granted verbal permission to exercise and train their dogs in open fields and wooded areas. Motion by Dick O'Connor to table the application until information is received from Attorney Jeff Clark. Seconded by Doug Richmond. Motion carried 5-0. The Vitales requested that this matter be addressed at the Sept. 14, 1995 meeting because they will not be able to attend the next August meeting. This request was granted.

Dennis & Mark Bender: Mr. Bender was not present, at the request of Joe Costanza and Jeff Clark because he does not have all of the information prepared which will be needed by the Planning Commission for them to make a recommendation to the Town Board. The group which met at the Aug. 8, 1995 meeting has another meeting scheduled for Aug. 21, 1995 at 1:30 PM, with the public hearing scheduled for Aug. 22, 1995, and the Planning Commission will most

likely have the necessary information and input from the public hearing to make a recommendation to the Town Board at the Aug. 24, 1995 meeting.

**Mrs. Rosa:** Mrs. Rosa was not able to attend, but was represented by Bill Rosa and Eugene McCubbin, representing the McCubbins Lane/Woodland Hills Association. The loosely formed organization is not in favor of a bridge across the Wisconsin River near the present ferry crossing. They are interested in obtaining more information regarding use of the existing highways, the increased traffic impact, preservation of the present land features, the effects on Devil's Lake State Park and the Icelandic Trail, and who will be in control of the changes which may have to be made to the roadways. Mr. Rosa discussed the digging which has occurred on his property to determine if any indian artifacts or other items of a historical nature are located on the property. The Rosa property is the former Brown Rigg property. This work was done by Lynn of Mid-State and Associates. Archaeological studies have also been done. Mr. Rosa handed out information which was prepared by another organization named "River Crossing Network".

Allen Davis of Mid-State has described two primary potential routes for a bridge. There is also an option to run the ferry year-round which is not widely discussed or known.

The Town of Merrimac Town Board has taken a neutral position until more information is provided to them. The Town of Lodi does not have any resolution on file. A few years ago the Town of West Point apparently went on record as being in favor of the bridge. Information is now being presented to the Planning Commission to make a recommendation to the town board if a change in policy is reasonable. Motion by Doug Richmond to table an recommendation to the town board until more information is received at the Sept. 14, 1995 meeting. Motion seconded by Dick O'Connor. Motion carried 5-0.

**Larry Lenerz:** A preliminary plat was presented by Jim Grothman. Ron Steiner of General Engineering Company, Inc. at Portage was present to discuss the basic road design and the street layout. The letter from Mr. Steiner is made a part of these minutes by this reference. Discussed those items which are included in the Town of West Point subdivision ordinance and which will most likely be eliminated if the Planning Commission and Town Board approve the changes, such as no curb and gutter, no street lights except at intersections, narrower paved street surface, and other similar items which will be presented at a future meeting. Other discussion involved a utility easement for future sewer lines. Also discussed the two sides of the safety issue involving a closed neighborhood with one entrance and creating interconnecting streets which could become thoroughfares for traffic in an attempt to shorten distances from one destination to another.

Also discussed the barrier or fence which is required between agriculture and residential land. Legally, a fence is required if farmers have pasture land which is being grazed, but farmers don't like fences along tillable land. Also discussed the application of pesticides and/or herbicides, by the farmers or the residential owners, which may affect either properties, depending on the type of application, wind direction, etc. Recommended to the developer that a natural buffer be provided, approximately 20 feet wide, with the types of plants to be identified which can be grown in the buffer area. A natural prairie is preferred for birds and small animals.

Discussed the house setback requirement from the streets so that there is additional parking for large gatherings and for snow storage during the winter months.

Considered the requirement for a park, cash in lieu of a park, or a combination of the two alternatives. The Commission recommended to the developer that a small park be designated,

with the money to be used to provide natural prairie plantings in the park. The general attitude of the Planning Commission is to accept money instead of having a park dedicated to the Town. The money can be used to preserve natural areas and to buy other environmentally sensitive areas.

Discussed the lake access located near the end of Selwood Drive which was dedicated to the town. This access should be designated as a drainage area.

Motion to adjourn at 10:40 PM by Dave Cole, seconded by Doug Richmond. Motion carried 5-0.

Respectfully submitted,



Joyce Sinkule