

TOWN OF WEST POINT

Planning Commission Meeting

The Town of West Point Planning Commission convened their Oct. 26, 1995 meeting at 8:09 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, Doug Richmond, Fred Madison, Roger Ballweg, Cliff Lawton, Dick O'Connor and Joyce Sinkule.

The minutes from the previous meeting which was held on Oct. 12, 1995 were read. Motion to approve the minutes as read was made by Dave Cole, seconded by Dick O'Connor. Motion carried.

Correspondence:

Discussed the two letters from Attorney Clark to Town Engineer Joe Costanza regarding the Larry Lenerz proposed preliminary plat. These letters were discussed along with the next item on the agenda, the preliminary plat to be presented by Larry Lenerz.

Larry Lenerz: Ron Steiner of General Engineering presented a summary letter regarding those final details or issues which should be addressed regarding the preliminary plat for the First Addition to Selwood Farm. Attorney Clark and Engineer Costanza addressed those issues which need finalization on the preliminary plat drawing, in the Developer's Agreement and in the Declaration of Development Plan and Restrictive Covenants for this development. Discussion covered those items which were of concern to Jeff Clark, Joe Costanza, or members of the Planning Commission.

Motion was made by Dick O'Connor to recommend to the Town Board that the First Addition to Selwood Farm preliminary plat be accepted, subject to conditions 1-9 which are attached hereto and made a part hereof, with adjustments to be made to these conditions which are acceptable to the Town Engineer, Town Attorney, and the developer. Motion seconded by Cliff Lawton. Motion carried unanimously.

McNulty: Joe Costanza reported his findings after inspecting the McNulty property. The most immediate concern was the proximity of the house to a steep bank which descends to the water's shoreline. Other members of the Planning Commission who had visited the site had the same concerns as well as the setback requirements which will affect the side and back yards. The Planning Commission recommended that Mr. McNulty devise another proposal which does not include any improvements which are located closer to the water than the present improvements, and that any addition be included within the current perimeters of the existing house.

Transportation Development Association letter: Tabled until the next meeting.

Aylward property: Attorney Clark indicated that the process is in place for the town to be paid or for the owner to be bonded. If any construction is restarted, the town engineer has the authority to issue a stop-action on any type of construction activity.

Town representatives for the Sewer Commission & Extra-Territorial Committee:
Fred Madison will talk to Fritz Thistle to obtain more information. Tabled until the next meeting.

Hunting Restrictions: A Department of Natural Resources representative will be contacted to obtain more information before any discussion is held. Tabled until the next meeting.

Trespassing on private lands: Fred Madison will contact a Wisconsin Power & Light representative to obtain water front ownership clarification. Tabled until the next meeting.

Motion to adjourn at 10:47 PM by Dave Cole. Seconded by Roger Ballweg. Motion carried.

Respectfully submitted,

Joyce Sinkule

**CONDITIONS OF PRELIMINARY PLAT APPROVAL
FIRST ADDITION TO SELWOOD FARM**

1. Submission of detailed plans and specifications for storm water runoff, erosion control, and street improvements prepared by a professional engineer to the Town's engineer for review and approval prior to recording the final plat.

2. Submission of Declaration of Covenants for the plat in a format that is satisfactory to the Town engineer and Town attorney prior to recording the final plat. The Declaration must be recorded immediately after recording the final plat.

3. Entering into a Development Agreement, including all exhibits thereto, with the Town of West Point, and providing financial guarantees in the amount of the estimate required by the Town's engineer for the public improvements required by and relating to the final plat. The Development Agreement shall be in a format that is satisfactory to the Town's engineer and attorney and shall be entered into prior to recording the final plat.

4. Paying the required plat review fee relating to the preliminary plat, along with the final plat review fees, the fees of the Town's consultants relating to this project upon approval of the final plat, or paid current prior to the commencement of any construction, and the fees in lie of dedication of parkland in the amount of \$ 14,758.25.

5. Providing satisfactory evidence that Larry Lenerz, LLC is a Wisconsin limited liability company in good standing and is the owner of record of all of the lands within the boundaries of the First Addition to Selwood Farm.

6. Obtaining the approval of all other agencies having legal approval or objecting authority prior to recording the final plat.

7. The variances requested by letter dated Oct 25, 1995, are hereby approved insofar as they depart from the literal terms of the Town's subdivision ordinance as interpreted within the specific terms of the Development Agreement.

8. In the event construction commences prior to approval of the final plat, all of the conditions set forth above as conditions of recording the final plat shall be complied with to the satisfaction of the Town's engineer and attorney prior to the commencement of any construction.

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(Final conditions to be prepared by Attorney Clark & presented to the Town Board on Nov. 2, 1995)