

TOWN OF WEST POINT

Planning Commission Meeting

The Town of West Point Planning Commission convened their Nov.30, 1995 meeting 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 Dave Cole. Planning Commission members present were Dave Cole, Dick O'Connor, Roger Ballweg, Cliff Lawton, and Joyce Sinkule. Absent were Doug Richmond and Fred Madison. Engineer Joe Costanza was present to discuss his recommended changes to the Blackhawk Estates plat, and language in the Developer's Agreement for the same property.

The minutes from the previous Nov. 9, 1995 meeting were read. Motion to approve the minutes was made by Dick O'Connor, seconded by Roger Ballweg. Motion carried.

The minutes of the special meeting on Nov. 16, 1995 were read and corrected, with the changes or additions as follows: (A) Paragraph 3, identify Fritz Thistle and Allen Treinen as Town Board chairman and Town Board supervisor respectively; (B) Paragraph 4, line six, replace the word "its" with the word "residential"; and (C) add a sentence at the end of the minutes to read, "The next special meeting with John Stockham of the Discovery Group is scheduled for Jan. 18, 1996 at 8:00 PM". Motion to approve the corrected minutes was made by Dick O'Connor, seconded by Joyce Sinkule. Motion carried.

Correspondence: None.

Dennis & Mark Bender: Joe Costanza discussed the changes which he recommended for the final plat of Blackhawk Estates. These changes were made on the most recent drawing of the final plat and presented at this meeting. Joe Costanza will need time to review each item. Discussed the golf cart easement, its surface, the responsibility for installation of a base, the upkeep, and when the golf cart path should be improved. Discussed the benefits and disadvantages of a paved or graveled surface. The Commission determined that a gravel or limestone base would be appropriate so that a base is established, but grass can grow through the base for a more esthetic appearance. Discussed the name of the easement as specifically for golf carts so that other traffic is discouraged, such as all-terrain vehicles and other similar off-road transportation.

Discussed the street lights for the two intersections of Club Circle Drive onto Golf Road. These lights shall be the standard type which is serviced and maintained by Wisconsin Power and Light Co. The Bender's prefer the installation of four Type 3 Early American lights at the intersection of Club Circle Drive and Vista View Court, and along Club Circle Drive. Wisconsin Power and Light Co. will service this type of light, but at a higher cost. The Planning Commission indicated to the Benders that the Town Board would most likely not approve payment for lighting which costs more than the standard type. Several options were considered, with a recommendation being made that if Dennis Bender desires special lighting, that he find a way to provide lighting at the same cost as standard lighting. Mr. Bender will attempt to find

someone to sign a long-term contract for someone to service the lighting which he desires, with the operating costs to be no more than the rate being paid to Wisconsin Power & Light Co.

Motion by Cliff Lawton to recommend to the Town Board that they approve the final plat, subject to a final review and approval by Joe Costanza, with additions to be made to the Final Plat or Developers Agreement to include a description of the golf cart easement's construction, and to indicate the type of lighting and necessary documentation to provide adequate lighting at a cost not to exceed the type of lighting which would be serviced by Wisconsin Power & Light Co. No second to the motion.

Discussed the need for Joe Costanza to review the recommended changes which have been made to the final plat and to have Attorney Jeff Clark review any new documentation before the Planning Commission makes a recommendation to the Town Board. Mr. Bender will attempt to have the documentation in place and have the reviews completed by all the necessary parties before the Dec. 14, 1995 meeting so that the Planning Commission may make a recommendation without any exceptions or anticipated changes. The Town Board may have to call a special meeting to approve the Blackhawk Estates final plat if all the documentation regarding the plat is presented as a total completed package at the Dec. 14 meeting.

Mr. Bender has contacted the Village of Prairie du Sac, and they will also sign the final plat because the subdivision is located within the village extra-territorial district. The Final Plat has been submitted to the state for their approval.

Dennis Bender will submit the following at the Dec. 14 meeting: The Final Plat with any changes which Joe Costanza may recommend, the Developer's Agreement with the Town of West Point, with language added to further describe construction and maintenance of the golf cart easement and the specifics of the street lights with terms which will most likely be acceptable to the Town Board, including a street light maintenance contract if that is the best remedy for providing lighting which is acceptable to both the Developer and the Town Board.

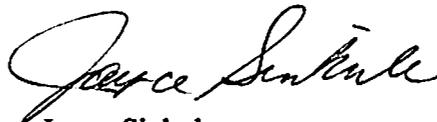
Transportation Development Association letter: Tabled until the next meeting.

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 10:04 PM by Dick O'Connor. Seconded by Roger Ballweg. Motion carried.

Respectfully submitted,



Joyce Sinkule