

TOWN OF WEST POINT

Planning Commission Meeting

The Town of West Point Planning Commission convened their Jan. 25, 1996 meeting at 7:41 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, Cliff Lawton, Roger Ballweg and Joyce Sinkule. Absent was Dick O'Connor. Cliff Lawton and Fred Madison arrived at 8:10 PM, at which time Fred Madison took over as chairperson for the Plan Commission.

The minutes from the previous Jan. 11, 1996 meeting were read. Motion to approve the minutes was made by Doug Richmond, seconded by Joyce Sinkule. Motion carried.

The minutes from the public hearing held on Jan. 11, 1996 were read. Motion to approve the minutes was made by Doug Richmond, seconded by Joyce Sinkule. Motion carried.

Correspondence: Read the Dec. 20, 1995 letter which Attorney Jeff Clark sent to the owners of "The Promised Land" condominium development.

Ferris: Attorney Tom Groeneweg represented "The Promised Land Condominium" (PL) owners, John B. Ferris, etal. Attorney Groeneweg discussed the history of the property, the meeting which they had with Town Attorney Jeff Clark, and the items which they have presented to the proper government officials so that compliance with all ordinances and other regulations can be met.

Attorney Clark also discussed the Jan. 19, 1996 meeting, which Fred Madison attended as a representative of the Plan Commission. Attorney Clark indicated that the condominium declarations were relatively typical of other declarations, with some additions to be made, most of which specifically limit the number of residences which can be built. Any density change or other matters would have to be approved by the Town Board.

Town Engineer Costanza reported his findings following his inspection of the property. His concern is for the narrow 12-foot private drive, which may cause a safety issue if emergency vehicles do not have adequate or alternate routes to the improvements or the occupants. The owners and Mr. Costanza have agreed that an 18-foot driveway would meet most safety needs. The change in the road width will cause some erosion concerns during the change in the road width, which will be monitored by Mr. Costanza. The steepness of the terrain will most likely be dealt with in the driveway change. Another concern is the drainage way, which the town may want to have some control of, or opportunity to provide input for, its effect on other adjacent property owners. No other significant concerns were noted or changes have been made to correct any other engineering concerns. The shoreline is protected by the Department of Natural Resources to prevent any development or disturbance of the vegetation or terrain.

Attorney Clark indicated that the 90-day time period for plan review started on Jan. 19, 1996, and that a public hearing will be scheduled for March 7, 1996. The final decision regarding the plat must be made by mid-April, 1996. The fees and fines which will be assessed as an obligation of the owners will be determined at the next Plan Commission meeting. The building permit fee will be doubled as a fine, and Columbia County has doubled their fee for the zoning

permit. Both permits have been issued.

The Plan Commission will make a recommendation to the Town Board regarding the PL at their next meeting following the Public Hearing. The Town Board will make a decision at their April meeting.

Todd Olson: Joe Costanza requested that Mr. Olson not attend this meeting because Costanza had not had time to look at the Plans. Mr. Costanza met with Olson's engineer and surveyor today. Mr. Costanza will present his suggestions at the next meeting. One of the primary concerns which the public will most likely have at a Public Hearing is the 1000-foot length of the road before it cul-de-sacs. A public hearing will most likely be scheduled for Mar. 7, 1996, at the same time as the public hearing for the Ferris' property.

Scott Sorenson: Mr. Sorenson appeared to update what has happened at Sunset Harbor. Mr. Sorenson went to Columbia County and obtained a change in zoning from Residential to a Marina category. The Board of Review members toured his property on Jan. 24, 1996 and granted his request for a variance to have a portion of the property designated as living quarters. The owners need a building permit from Joe Costanza for the remodeling. Mr. Sorenson would like a variance to build a deck onto the building or existing concrete patio, which would be located between the building and the Lake Wisconsin shoreline. Joe Costanza will inspect the building regarding the building permit, and also inspect the building for his recommendation regarding the viability of a variance to allow a deck to be constructed within close proximity to the shoreline. A recommendation is needed from the Town of West Point so that Columbia County has input regarding this issue. Mr. Sorenson also needs to bring an above-ground fuel storage tank into compliance. The government entity in charge of this situation is most likely the DNR or DILHR.

Jim McNulty: (regarding proposed remodeling of a house at Pleasantview Park.) No representative was present. No discussion or action taken.

Land Use Plan: Dates available to reschedule the canceled Jan. 18, 1996 meeting with John Stockham are Feb. 15 or Feb. 29, 1996 at Mr. Stockham's discretion. Town Clerk shall set the meeting date with the Discovery Group representative and notify the Plan Commission members.

Motion to adjourn at 9:38 PM by Roger Ballweg. Seconded by Dave Cole. Motion carried.

Respectfully submitted,



Joyce Sinkule