

TOWN OF WEST POINT

Plan Commission Meeting

The Town of West Point Plan Commission met Thursday, April 11, 1996 at 8:10 P.M. 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. Fred Madison was absent. Planning Commission members present were Dave Cole; Joyce Sinkule; Doug Richmond; ~~Joyce Sinkule~~; Dick O'Connor Cliff Lawton; Town Engineer - Joe Constanza; and Town Attorney, Jeff Clark.. Absent was Fred Madison and Roger Ballweg.

MINUTES: Minutes were read and approved by Doug Richmond, seconded by Joyce Sinkule. Vote: Yes - 5 No - 0. Carried.

CORRESPONDENCE: Letter from KMS Development was read and discussed (C.A.R.M.)*. Attorney Clark is preparing comments on legal issues for the Planning Commission's April 25th meeting.

Merlin Westfall: Mr. Westfall indicated that a representative of B.R. Amon & Sons Inc. of Elkhorn had dug several test holes searching for gravel. The testing is in anticipation of the reconstruction of Hwy 60. The Planning Commission recommended that if there is continued interest in mining, the interested party and Mr. Westfall should appear before the Planning Commission with an outline of the extent of the operation. It was noted to Mr. Westfall that the Town of West Point would hold a public hearing on the proposal.

Dan Benish: Mr. Benish presented a sketch of the location of a proposed 30' x 250' pole barn on their farm at the intersection of Hwy 113 and Cty Hwy V. Mr. Benish indicated that the proposed building will extend into the set back area of the Hwy right-of-way approximately 25'. The Planning Commission requested that Mr. Benish stake and flag the two corners of the building in the set back area. Planning Commission members will visit the site prior to the next planning commission meeting on April 25, 1996. Mr. Benish will be on the agenda for the next meeting.

Schwartz/Kirner: Refer to correspondence, deferred to 4/25/96 agenda.

Bender: Mr. Bender requested the relocation of a drainage easement between lots 25 & 26 be moved approximately 10' north. Mr. Bender furnished exhibit A (C.A.R.M.)* addressing drainage easement issues on lots 25, 26 and 29. Motion by O'Connor to recommend to the Town Board that approval be granted to relocate drainage pending satisfaction of legal issues. Seconded by Doug Richmond. Vote: Yes - 5 No - 0.

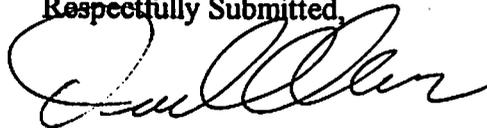
DISCUSSION: 4/25/96 Meeting Agenda:

Include the following:

- A. Schwartz/Kirner
- B. Dan Benish
- C. Tom and Paula Larrabee
- D. Parkland
- E. Rauch Road and Theresa Lane - Fritz Thistle
Lane

REMINDER: On May 9th the agenda will be closed to all except the land use plan. This is to be a joint meeting with the Discovery Group, the Planning Commission, and the Town Board.

Respectfully Submitted,



Dick O'Connor

C.A.R.M. = Copy attached to record minutes.

K M S DEVELOPMENT, LLC
N1173 STECKELBERG DRIVE
PRAIRIE DU SAC, WI 53578

April 9, 1996

TO: Township of West Point Planning Commission

We have been talking with your committee, attorney and engineer the past month and have now been asked to submit a written proposal as to what we are actually asking for.

We have purchased the William Aylward property directly south of the Lake Wisconsin Country Club. Mr. Aylward had certain condominium documents and other declarations drawn up and it is our understanding that this development was approved per these documents and declarations. However, to our knowledge, none of these forms were ever recorded in the Register of Deeds Office.

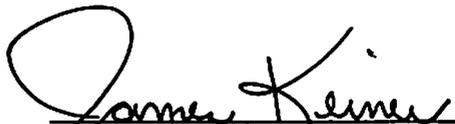
We would like to make the following proposal:

That we be allowed to amend the condominium documents to allow us to, at sometime in the future, build one more five(5) unit condominium comparable with the original unit and in a location separate from the original unit per the attached plot plan.

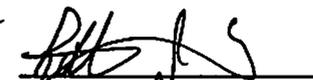
We feel that by building the units on opposite ends of the property, it alleviates the congestion of people and traffic in one small area. It separates the units by over 170 feet. It leaves a 115 foot buffer zone between the Bender development property and our proposed second unit. It would allow us to totally clean up the property, reseed and landscape and maintain it in a park like atmosphere.

The original plan utilized .6 (20.7%) acres for building, road, parking, etc., leaving 2.1 (79.3%) acres in basically a wild state. Our proposal would utilize .9 (33.5%) acres in buildings, road, parking, etc., leaving 1.8 (66.5%) acres in maintained useable green space for the exclusive use of unit owners.

Respectfully submitted,


James A. Kirner


John K. Mowitz


Robert J. Schwarz

