

TOWN OF WEST POINT

Plan Commission Meeting

The Town of West Point Plan Commission met Thursday, April 25, 1996 at 8:07 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 Fred Madison. Planning Commission members present were Dave Cole; Joyce Sinkule; Doug Richmond; Dick O'Connor, Roger Ballweg and Fred Madison; Town Engineer - Joe Constanza; and Town Attorney, Jeff Clark.. Absent was Cliff Lawton.

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

CORRESPONDENCE: None

Schwartz/Kirner: Mr. Kirner presented a proposal to begin construction on a previously approved condominium project formerly owned by Bill Aylward. The following changes are being proposed to the original plat:

1. To relocate the entrance road to the property line on the South and on an easement granted by the Lake Wisconsin Country Club on the East.
2. The area within the plat will be maintained rather than be left in an unmaintained "wild" state.

Town Attorney Clark indicated that there is no record of the plat at the Register of Deeds Office.

Town Engineer Costanza noted no Engineering issues with the proposed changes to the road.

Mr. Kirner will register the documents as originally approved with the proper name changes and ask that the Planning Commission recommend that the Town Board allow them to remove Paragraph 3 of the Declaration of Covenants as originally approved be deleted.

Motion by Richmond to recommend to the Town Board that Paragraph 3 of the original Declaration of Covenants as approved for Bill Aylward be deleted. Seconded by Ballweg Vote: Yes - 3 No - 2.

Dan Benish: Mr. Benish presented a sketch of a proposed livestock building. The building as proposed will extend approximately 5' into the Cty Hwy V setback of 78'. Mr. Benish requests a variance to be allowed to build within the set back area.

Motion by O'Connor to recommend to the Town Board that Mr. Benish be allowed to build approximately 5' into the Cty Hwy V set back. Seconded by Sinkule. Vote: Yes - 5 No - 0.

Larry Lenerz: Mr. Lenerz indicated that he is considering installing a community gravity sewer system and a 6-8 well community water system for the Selwood Farms subdivision.

Mr. Lenerz was interested in the Planning Commission's thoughts as to the viability of the concept. The Planning Commission suggested that he continue the planning.

Dan Heffron: The Heffron Company Inc. is requesting that the former Zerler property they have recently purchased be divided into 4 additional lots. The Planning Commission raised a concern addressing further subdividing within 5 years of a previous subdivision. Town Attorney Clark stated that State Law allows such an activity to take place. Mr. Clark indicated that the Town should be concerned about Parkland dedication vision triangles, no direct access to State Highway 188, and that the CSM as presented listed a non-conforming lot.

Town Engineer Constanza and The Heffron Company Inc. Engineer are to review storm water issues. Mr. Heffron requested that they be included on the agenda for the May 23rd Planning Commission meeting.

DISCUSSION:

Rausch Lane/Teresa Lane tabled to May 23rd meeting
Parkland tabled to May 23rd meeting.

Planning Commission member Doug Richmond was sworn in to continue serving the Township.

5/9/96 Meeting Agenda:

- Include the following:
A. Discovery Group

5/23/96 Meeting Agenda:

- Include the following:
A. Rausch/Teresa Lane
B. Heffron - CSM
C. Parkland
D. Town Board and Planning Commission relationship

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