

TOWN OF WEST POINT
Planning Commission Meeting

The Town of West Point Planning Commission convened their May 23, 1996 meeting at 8:15 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, Cliff Lawton, Roger Ballweg Fred Madison, Doug Richmond and Joyce Sinkule. Absent was Dick O'Connor. Also present were Engineer Joe Costanza, Attorney Jeff Clark, and Fritz Thistle for two agenda items.

The minutes from the previous May 9, 1996 meetings was read. Corrections include the status of Cliff Lawton who was present at the meeting, and clarify that John Stockham is a member of the Discovery Group. Motion to approve the corrected minutes was made by Dave Cole, seconded by Roger Ballweg. Motion carried unanimously.

Correspondence: Deferred until the discussion relating to each letter is dealt with as an agenda item.

Larry Lenerz: Ron Steiner of General Engineering Company presented a conceptual drawing of the proposed shared wells and leads, plus the at-grade septic system which is proposed. Most of the system will have natural gravity drainage, with a minimal number of lots which may require a lift station and/or grinder pumps to create proper sewage flow. Lenerz is proposing that the water and sewer lines be put in the roadways. Attorney Clark had concerns about who would be responsible for repairing the roads if work needed to be done on the water or sewer lines. Other concerns were repair of the septic system in the future if the Town did not provide municipal services, and the liability of the town regarding manhole covers, trucks servicing the septic system holding tanks, etc.. Possible solutions include a home-owners association which could carry a liability insurance policy if any injuries should occur, any future repairs could be dealt with if an escrow account is established, with money put into the escrow account each time a lot is sold, or the developer could fund the escrow account, and the developer could be reimbursed each time a lot is sold.

Motion by Joyce Sinkule to accept the concept as presented, with the legal provisions to be worked out and presented at a future meeting. Seconded by Cliff Lawton. Motion carried with 4 favorable votes and 1 opposed.

Motion by Cliff Lawton that the above motion be subject to staff review by Jeff Clark and Joe Costanza, with the reviewed concept to be presented directly to the Town Board at their next meeting. Seconded by Roger Ballweg. Motion carried unanimously.

Lenerz: Mr. Lenerz requested approval of a Temporary Waiver of the Town Ordinance of the Lenerz Selwood Farm Plat. Specifically, Mr. Lenerz requested that he be allowed to begin construction of up to 4 houses before the streets, drainage ways, retention ponds, etc. are installed. Motion by Doug Richmond to approve a temporary waiver. Seconded by Roger Ballweg. Motion carried unanimously.

Heffron: Surveyor Jim Grothman presented a revised Certified Survey Map (CSM) to indicate that the proposed four lots meet minimum size requirements.

Motion by Dave Cole to turn down the request for approval of the CSM or any further division or development of this land, on the basis of the Town's agreement with previous owner Zerler. Motion failed for lack of a second to the motion.

Heffron: Discussed the development of this former Zerler property, and the intentions of the former owner, plus his comments at a previous meeting, indicating that he had no intention of further development of his property. The property has subsequently been sold. Discussed a letter which Mr. Heffron's attorney (Dale Carlson) had written to Attorney Clark regarding the subdivision ordinance which prohibits development of land by successive owners in less than the time period indicated in the Subdivision Ordinance. Discussed possible solutions for the concerns of the Plan Commission members: Have Joe Costanza and Jim Grothman work together to expand on information which will be included on the CSM, plus have other requirements from the developer, including a provision for a buffer area to be maintained between the CSM lots and the adjacent commercial property, provide adequate allowances for storm water on the lots as well as its likely destination to a northerly retention pond, indicate on the CSM that the adjacent property is zoned commercial, and provide a covenant to protect the commercial property owner so that he may conduct a commercial business in a reasonable manner. Other platting requirements may be included as Costanza and Grothman work toward an acceptable solution. Motion by Doug Richmond to have Costanza and Grothman work together to resolve the issues presented by the Plan Commission, with the understanding that this motion is being made for approval because the owner has no adjacent land which can be developed in the future. Motion seconded by Roger Ballweg. Motion carried unanimously.

Parkland: Fritz Thistle discussed the need to establish a map to indicate the possible locations for parks within the Town. Previously mentioned locations include land near the ferry, behind Badger Swimming Pools, Selwood area, area between the former Pustaver property and the Schoep property. Also discussed maintenance, especially in high density areas such as Selwood Farm plats, or to have nearby homeowners associations be responsible. The pros and cons of having someone else be responsible also may create liability problems. Tabled until the next meeting, with high priority to determine future park sites & use of money in the park fund.

Rausch Lane/Theresa Lane: Fritz Thistle indicated that a public meeting may be helpful to determine how a public road could be provided to the area. Jeff Clark indicated that the town has no liability regarding safety if the roads are not owned by the town. Mr. Clark will do research to see how the easements are indicated on the properties served by Rausch Lane, with a report to the Town Board and Plan Commission.

Town Board and Planning Commission Relationship: Tabled until the next meeting.

Agenda for next meeting: Parkland, Rausch Lane/Theresa Lane, Heffron, Town Board/Planning Commission Relationship.

Motion to adjourn at 10:32 PM by Dave Cole. Seconded by Cliff Lawton. Motion carried.

Respectfully submitted,
Joyce Sinkule