

TOWN OF WEST POINT

Planning Commission Meeting

The Town of West Point Planning Commission convened their Oct. 10, 1996 meeting at 8:08 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, Cliff Lawton, Doug Richmond, Roger Ballweg and Joyce Sinkule. Absent were Dick O'Connor and Fred Madison. Also present was Town Engineer Joe Costanza.

The minutes from the previous meeting were read. Motion to approve the corrected minutes was made by Cliff Lawton, seconded by Roger Ballweg. Corrections were typographical errors, namely Steve Schlingen for "Schlimgen" and Zerler for "Zerber". Motion carried unanimously.

Correspondence: None

Agenda Item # 4: Heffron CSM: Joe Costanza reported that he received a final draft and report from Ron Steiner of General Engineering, including plans which meet the concerns of the town and nearby residents regarding water runoff from the lots after home construction has been completed on the four lots. A detention area will be established between Lots 1 and 2 which will retain water runoff so that there is no more water flowing to an existing retention pond located north of the proposed four lots. The primary concern was to devise a storm management plan which would work. The remaining concern is maintenance of the detention pond. The two options are

- A. Have the town provide the maintenance of the detention area; or
- B. Have a homeowners association provide the maintenance.

Other items which were discussed and agreed upon are included in a map, which is attached, namely a 15-foot tree buffer to remain on the west end of the lots, the previous scenic easement on Lot 1 will remain, but will be 100 feet from the centerline of STH 188 and not be 200 feet as previously indicated, a 25-foot easement shall be located along the west end of Lot 1, and a 15-foot wide easement will be located along the lot line between Lots 1 and 2 for access to the detention pond.

A neighbor, Russ Sabac who is located north of the proposed CSM lots was concerned with the water runoff, but both Joe Costanza and Ron Steiner are confident that there will not be any additional runoff as the result of the home construction which will occur on the lots as they are sold.

Motion by Doug Richmond to accept the CSM as presented, with the above-mentioned engineering report as presented is valid, contingent on resolving the responsibility for maintenance of the detention pond. These legal issues will be resolved by having Heffron's Attorney Carlson send a proposal to Town Attorney Jeff Clark, who will provide an opinion to the Planning Commission. Motion seconded by Cliff Lawton. Motion carried: 5 yes, 0 no.

Agenda Item #5 John Jones: Mr. Jones was not able to attend the meeting. Fred Madison, Joyce Sinkule and Cliff Lawton visited the site to determine any problems which were

evident regarding the request for a variance to build a garage. The reports by Commission members included the proximity of the proposed garage in relation to State Trunk Highway (STH) 188, and the recommendation that the owner present plans which would show the garage located closer to the house. Also, the house has a garage on one end of the house, therefore there is no hardship related to this request. Motion by Doug Richmond to deny the variance request for the reasons stated above, seconded by Roger Ballweg. Discussion: If Mr. Jones wants to apply for another variance, the plans which are submitted should be drawn to scale and address the issues which were grounds for denial. Motion carried: 5 yes, 0 no.

Utility District: This item was tabled until the next meeting or until Attorney Jeff Clark has presented his report/findings on utility districts.

D.A.T.C.P. Funding: Tabled until the next meeting. Dick O'Connor to report.

Land Use Issues: Need language in the Land Use Plan to deal with farm size issues. Need to prepare a proposal. A suggestion was to deed restrict property intended for residential use. If someone buys an acre of land, then a 35-acre agricultural parcel should be restricted from ever having any building constructed on it. This deed restriction can be in perpetuity or for certain period of time, such as 20 years or 50 years.

Need to attach the citizen Survey to the Land Use Plan, as previously recommended.

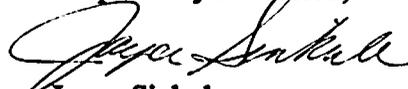
Planning Commission Format: Suggestion was made that land use planning/discussion to occur on the first meeting date of the month, and use the second meeting date to meet with town residents or developers so that the Commission has time to discuss land use issues and update the Land Use Plan. The Plan Commission would have time to make recommendations to the Town Board before their monthly meeting regarding citizen or developers' issues. This format was rejected because many citizen requests require time to visit a property, the Commission requests more information, etc., which would unnecessarily delay proposals from the general public. Also, this format was previously attempted and did not work.

Next Agenda:

1. Cliff Lawton and a West Point citizen to discuss what effects residential development has had on areas around Madison.
2. Utility District
3. Land Use
4. DATCP Funding

Motion to adjourn at 10:30 PM by Doug Richmond. Seconded by Roger Ballweg. Motion carried unanimously.

Respectfully submitted,


Joyce Sinkule