

## TOWN OF WEST POINT

### Planning Commission Meeting

The Town of West Point Planning Commission convened their Oct. 24, 1996 meeting at 8:09 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, Doug Richmond, Roger Ballweg, Fred Madison and Joyce Sinkule. Absent: Dick O'Connor. Also present was Town Engineer Joe Costanza, citizens interested in the Heffron CSM application, and a Columbia County deputy sheriff.

The minutes from the previous meeting were read. Motion to approve the corrected minutes was made by Dave Cole, seconded by Doug Richmond. Corrections were the omitted proper names in Agenda item #4: Russ Sabac, and Agenda Item #5: Cliff Lawton. Motion carried unanimously.

Correspondence: Discussed during related agenda items.

Agenda Item # 4: Heffron CSM: Tabled until Mr. Heffron makes a request to appear or be represented at a meeting. A neighbor, Mr. Sharkey, asked Engineer Costanza why Costanza had not visited his property. Joe Costanza clarified that he worked for the Town of West Point, and until he is asked to spend time and money meeting with a town citizen, he will not do so. Mr. Sharkey indicated that his commercial property was not taken into consideration for the Heffron CSM. Joe Costanza explained that the tree buffer zone and other concerns relevant to the CSM were discussed and considered, with concern for the adjoining properties.

Agenda Item #5, Terry Volk: Mr. Volk explained the problems which he has had with his property, some of which include the width of the state highway and the location of the right-of-way line, the soil erosion which occurred when he had frozen pipe problems, and the lake access strip of land adjacent to his property which he has maintained, and his discussions with county officials regarding his current application, which is for a variance to build a garage closer than the current setback requirement. Mr. Volk has already poured a concrete slab, is using it as a patio, and would like to build a garage. The garage would be 33 feet from the centerline of State Trunk Highway (STH) 188. He may also need a variance from the northerly property line and/or from the lake access strip. The Planning Commission requested that Mr. Volk prepare a drawing to scale to show the exact location and proportions of the proposed building in relation to the entire lot, and also to hold a public hearing, as required by a recently approved policy regarding variance requests. Mr. Volk is also interested in purchasing the lake access area. Need an opinion letter from Town Attorney Clark regarding the procedure, and any precedence which has previously been set by similar situations.

Agenda Item #6, Utility District: This item was tabled until the next meeting until Planning Commission members have an opportunity to read the letter from Town Attorney Jeff Clark regarding this issue. Discussion to be held at the next meeting.

**Agenda Item #7. A.T.C.P. Funding:** Need an inventory of the types of properties which would qualify. There is money available to do the research. Fred Madison will report further at the next meeting when more information is available.

**Agenda Item #8. Land Use Issues:** Joyce Sinkule will provide a copy of the citizen survey to Dick O'Connor, who will make copies of same and provide it to the commission members for their copies of the Land Use Plan. Town Clerk Edith Eberle arrived, and indicated that there were only 3 or 4 copies remaining for purchase before more copies are made, at which time the survey will be included in the Land Use Plan.

Again discussed the best method in resolving the problems with the 35-acre ruling for agriculture-zoned residential use. Roger Ballweg and Cliff Lawton will call Jeff Clark and have him research the proper process for getting a change started at the county level.

**Agenda Item #9. Development Around Madison:** Bill Roarke is contacting political people on the Dane County Board, and others, to get their input. A balance of opinions will be obtained, if possible, so that political influences are not a factor regarding the information.

**Next Agenda:**

1. Utility District
2. Land Use
3. DATCP Funding

Motion to adjourn at 9:50 PM by Doug Richmond. Seconded by Roger Ballweg. Motion carried unanimously.

Respectfully submitted,

  
Joyce Sinkule