

Tom
Stadelberg
608-839-4050

Planning Commission

2/13/97

Members Present: Doug Richmond, Cliff Lawton, Fred Madison,
A.D. Cole

Starting Time: 8:30 PM..Public Hearing

Terry Volk: Variance for garage. Needs two variances.

1. Should be 75' from lake: Actual is only 55'
on a straight line over waters edge.

2. Should be 110' from center of State Hwy 188..
Actual is only 33' from center of State Hwy
188.

The garage will be 15' from property sideline
to east.

Hardship

1. Vehicles need to be under cover and lock
& key because they are expensive..Storage
is purpose.

2. No place to park existing cars if visitors
come.

3. No other place to put garage on this property.

Comments:

Lawton: Depth of lot prohibits building to county
ordinance.

Madison: According to records..State Hwy right of
way is in dispute.

Cole: Safety getting on and off Hwy 188 will actually
be improved by having ability to pull directly
into new garage, with no cars actually sitting
in driveway at anytime in front of new garage.

No other comments from public hearing came forth from neighboring
properties.

Public Hearing was closed at 9:05 PM.

Regular meeting of Planning Commission began at 9:06PM

Members Present: Doug Richmond, Fred Madison, Cliff Lawton
& A.D. Cole.

Members missing: Joyce Sinkule, Roger Ballweg, & Richard O'Connor.

Minutes of last meeting..Minutes: Approved: Motion by Cliff
Lawton, Second by Richmond. 4-0 vote.

Correspondence

A letter regarding Heffron CSM dated Feb. 12, 1997..Question on park fees from Heffron attorney to Town Attorned Jeff Clark.. "They" are intending to compute fee..on basis of only 3 lots, not 4 because one house was already existing before further sub-division of current CSM within single unit residential zoning..Therefore based on ordinance formula for computing fee Heffron CSM is offering to pay a total of \$1415.40 or for 3 lots @ 471.80 per lot.

Comments:

This issue is not resolved. Nor are other issues, mainly concerns over drainage by adjoining property owners. The developer (heffron) has not gotten back on agenda before Planning Commission to answer any of these issues.

No further action..until these issues are put on a future agenda by request of developer.

Terry Volk: Variances Discussion:

Questions of safety were the main concerns. Volk felt that by allowing the garage to be built where proposed..it would lead to greater safety, because cars would not back out of garage onto Hwy 188 at any time..They would curve off driveway while backing out of garage to either (east or west) side and would always approach the Highway (188) going forward.

There will be no grade change due to construction of garage on the current existing concrete floor.

Motion to approve setback variances for construction of garage only on to existing concrete floor and ammended that garage must be 33 feet from center of State Hwy 188.

By Doug Richmond, 2nd by Cole,
Vote 4-0 in favor.

Recommendation to Town Board via Planning Commission is to approve.

Steckleberg CSM

Intend to break off 5 acres from original 160 acres zoned AG.

Question: Does it fall under 35 acre rule? Doug Richmond says, No. This is under separate rule that says,"adjacent land sub-divided from this CSM must remain in exclusive Ag Zoning.

Question: What are the future plans of current owners for the remaining 155 acres?

1. Family member may buy it.

2. Family may create 4 sub-lots..of a minimum of 35 acres..with one lot ending out larger than 35 acres.

Question: How many tillable acres within the 155 remaining acres? 110 acres.

According to Columbia Co. Zoning Ordinance 11.04 (2) says owners can do the CSM as proposed.

Planning Commission referred this CSM to Town Attorney & engineer..and requested Steckleberg to get on agenda for next Planning Commission..Copy of CSM to get to Clark and Constanza for review. Clerk to send.

Ag Shoreline Ord.

Table: Not ready to discuss.

Park Grants

5 funding programs available. May fit in with Ice Age Trail program which intends to go through parts of West Point. Citizen Bill Rouke is going to contact Pam Schuler (Ice Age Trail). Fred Madison is to call Gary Werner (DNR) for more information on funds. No further action.

Next Agenda Items

1. CSM Steckleberg
2. Utility District ongoing discussion leading to recommendation to Town Board of West Point.
3. Badger Ordinance Resolution
4. Ag Shorline Ordinance
5. Park Grants..Information
- 6 County Parks Supt. from Columbia County..possible meeting.

Motion to Adjourn

Doug Richmond

Second: Cliff Lawton

Adjourned: 10:35 PM