

TOWN OF WEST POINT

PUBLIC HEARING

On Jan. 29, 1998, the Public Hearing for Bruce Jochmann was called to order at 8:05 PM by Fred Madison. A variance request is for a 12'x16' deck attached to a cabin, with a 0 to 2-foot elevation above ground level. Mr. Jochmann spoke on his behalf, and there were no dissenting comments. The Public Hearing continued regarding Michael Ryan's request for rezoning agricultural land to residential. The request was withdrawn by Mr. Ryan, who will allow a residential building on a 35-acre tract, and which does not require rezoning. The Public hearing closed at 8:13 PM.

PLANNING COMMISSION MEETING

The Town of West Point Planning Commission convened a regular meeting on Jan. 29, 1998 at 8:13 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, Doug Richmond, Cliff Lawton, Roger Ballweg, Fred Madison and Joyce Sinkule. Absent: Dick O'Connor.

Agenda Item #2: The minutes from the previous meeting were tabled.

Agenda Item #3: Correspondence:

- A. Letter from Wildwood Estates representative
- B. Letter from Blackhawk Ridge Estates representative to the Town Board
- C. Dave Cole reported that Chris Allen went to a meeting in Portage on his behalf; information for Plan Commission members available

Agenda Item #6: Variance for Bruce Jochmann: Discussion and explanation by Doug Richmond who had visited the site. A previously designated town road (the former State Trunk Highway (STH) 188 exists along the property line. New owner Jochmann may request abandonment of the road at a future time. The Town should consider its need and purpose for this property prior to any request for abandonment. Motion to approve the variance request by Dave Cole. Seconded by Doug Richmond. Motion carried 4-0.

Agenda Item #7: Rezoning request by Michael Ryan: Request withdrawn.

Agenda Item #8: Certified Survey Map (CSM) for L. W. Kahl: (Located at the west end of Rausch Lane) Bill Kahl represented the Kahl family. Joe Costanza was present to report his concerns and recommendations. Costanza requested an Environmental Assessment which was completed, and he received a letter that there are no endangered species concerns. Costanza, on behalf of Attorney Clark, mentioned the portions of the Developer's Agreement which need to be finalized. The only public improvement which concerns the town is the road, and a letter of credit will be submitted by the developer to ensure proper installation.

A request for a variance for the following was made:

- A. Eliminate need for curb, gutter, sewer line and water line
- B. Eliminate requirement for trees along the street
- C. Allow for a temporary 800-foot cul-de-sac length. The cul-de-sac may become a part of a future street.
- D. Eliminate the need for street lights.

A citizen in the audience suggested that the unbuildable areas should be marked on the final CSM. These areas can be disallowed before a building permit is issued and need not be a part of the CSM. Discussed the need for a fence, which is needed where the property adjoins farmland. Motion by Doug Richmond to recommend that the CSM be accepted pending final approval by Joe Costanza and Jeff Clark regarding the Developer's Agreement. Also allowing the variance for curb and gutter, but the CSM should indicate sewer and water easements for any future utility district. Also granting the request for no trees to be added along the street because the lots are wooded, granting the request for the temporary cul-de-sac, and granting the request for no street lights. Motion seconded by Roger Ballweg. Motion carried 4-0.

Agenda Item #9: CSM for LaVern Reible: Joe Costanza reported that no Environmental Assessment is needed because the land is presently fallow farmland, it has slopes greater than 20% for which the Erosion Control Ordinance will apply, that natural water drainage is east to west, and that no public improvements are included, therefore no Developer's Agreement is needed. Discussed payment in lieu of parkland dedication. Two of the CSM lots have a preservation easement which can be used to gain access to Dept. of Natural Resources (DNR) land. Discussed whether or not the easement could be used for parkland dedication, or the nearby DNR land which is located in Dane County. The easement will have an effect on the location of any buildings, and building covenants will apply to other adjoining lots located in Dane County. The three CSM lots are part of a 12-lot subdivision, most of which is located in Dane County. Motion by Roger Ballweg to accept the CSM, pending clarification of the easement and how it can be used. Motion seconded by Dave Cole. Motion carried 3-0 with Joyce Sinkule abstaining.

Agenda Item #10: Town Board Report: None.

Agenda Item #11: Ordinance to Create Agricultural Shoreland Management Standards: Fred Madison will discuss with Dale Gasser.

Agenda Item #12: Town of West Point logo: Postponed until Dick O'Connor returns.

Agenda Item #13: Parks and Recreation: Tabled until the next meeting.

Agenda Item #10: Next Meeting Agenda:

- A. Town Board Report
- B. Ordinance to Create Agricultural Shoreland Management Standards
- C. Parks and Recreation

Agenda Item #15: Adjourn Meeting: Motion by Dave Cole, seconded by Roger Ballweg. Motion carried 4-0 at 9:40 PM.

Respectfully submitted,

