

TOWN OF WEST POINT

Plan Commission Meeting

The Town of West Point Plan Commission met Thursday, July 9, 1998 at 8:13 PM at the Town Hall at N1696 O'Connor Road, Lodi, WI. 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, Fred Madison, Dick O'Connor, and Joyce Sinkule.

MINUTES: Minutes from the June 25th meeting were read. Motion to approve Joyce Sinkule. Seconded by Dave Cole.

Vote: Yes 4 No 0

Agenda Item # 3 - Correspondence

Dave Cole presented a verbal report stating Columbia County has adapted a wireless tower ordinance.

Agenda Item # 4 - Town Board Report

Citizens comments:

1. Suggested more steps be placed at the entrance to the Town Hall.
2. When will the improvements to the boat landing at Aleray be completed?

Other Business:

1. There will be a public hearing at 7:30 P.M. Aug 6th for Marcus Cable Ordinance approval.
2. G. T. E. left a mess in the Town right-of-way as a result of underground construction. The Town will contact them concerning repairs.
3. Reconstruction of Sauk Road bridge is required as part of the improvement.

Agenda Item #5 - Variance for Ron Gerbar

To allow a garage to be built within the 75' lake front setback at 50' \pm from the lake and within the 10' side lot setback at 5' \pm from the lot line.

Discussion centered on the need to use the requested location to reduce the impact on the view from the deck attached to the home.

There is also a conflict with the existing septic system. Is there a setback required? There is a paved driveway over part of the drain field.

There is currently a shed on the adjacent lot that is within the setback requirements.

Motion by Dick O'Connor to recommend to the Town Board that the garage be allowed within

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the 75' lakefront setback at 50' ±, with the side lot setback maintained at 10'. Motion seconded by Dave Cole.

Vote: Yes 4 No 0

Agenda Item # 6 - Parks and Recreation - Proposed Parking Lot at Hwy's 60 & Hwy 188

Dick O'Connor received a call from Rick Wojciak of the Dept. Of Natural Resources. The voice mail message indicated that the only funds that will be available for the parking lot would be Stewardship funds. A partial list of requirements are:

1. Reimbursement is at 50%,
2. No construction may take place prior to grant approval.
3. Application process would begin in spring of 1999 for 1999 construction.
4. A certain level of trial development and signage are required.

Agenda Item # 7 - Bender Development

This agenda item was intended to stimulate discussion concerning the Towns' receiving what it is promised as a result of developments being approved. There is a strong feeling at the Planning Commission level that promises made verbally concerning the final conditions are as important as those written in the agreements.

The feelings of the Planning Commission members present were that the Town may be receiving less than promised.

Perhaps the Town should consider a review process at the Developers expense, to have a written review and report to the Town Board. The frequency would be determined at times based on the calendar rather than activity. Perhaps every 3 months, 6 months, or 12 months, as determined by the Town Board. These reports would be Town Board agenda items.

The Planning Commission will convene it's July 23rd meeting at 8:00 P.M. at Blackhawk Ridge Estates to review its compliance. Other areas will be visited as time may allow before returning to the Town Hall.

Agenda Item # 8 - Recording Secretary

In an effort to not make the task of recording and presenting meeting minutes a burden to one individual, a suggestion was made to rotate the duty. Discussion concluded that the job be rotated every 6 months. The next person responsible shall be on an alphabetical progression.

Motion by Sinkule to rotate the Recording Secretary duties every 6 months alphabetically. The Planning Commission Chairman shall be exempt. The process will begin with Dick O'Connor from July 1, 1998 to December 31, 1998. Seconded by Dave Cole.

Vote: Yes 4 No 0

Agenda Item # 9 - Review of Policy of Granting Variances

Tabled to the July 23, 1998 meeting.

Agenda Item # 10 - Town Assessors Report

The question from the Planning Commission is: How many home sites are available for sale in the Town?

Attachment "A" (attached) indicates the findings based on the tax information. The penciled column in the left margin is a total determined by discussion. The conclusion is that 158 sites are available based on the Planning Commission's interpretation of the information.

As the discussion took place, a book of parcel maps the Assessor had was used as a reference. The Planning Commission determined that a copy of those maps will assist them in making decisions. The cost is to be deducted from the Planning Commission budget. Joyce will call Nancy Schmidt to have copies made.

Motion by Dick O'Connor to recommend to the Town Board that a copy of West Point parcel maps be made and kept at the Town Hall. Seconded by Joyce Sinkule.

Vote: Yes 4 No 0

Agenda Item #11 - Agenda for July 23rd Meeting

Convene at 8:00 P.M. at Blackhawk Ridge Estates

Park & Recreation - Parking Lot Report

Development Review

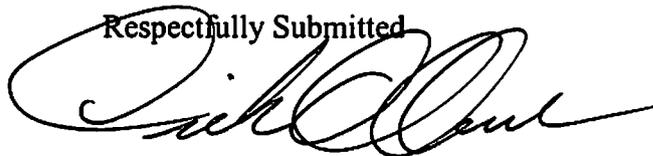
Review Policy of Granting Variances

Development Moratorium

Motion by Dave Cole to adjourn the meeting at 10:20 P.M. was seconded by Joyce Sinkule.

Vote: Yes 4 No 0

Respectfully Submitted



Dick O'Connor