

TOWN OF WEST POINT

PLANNING COMMISSION MEETING

The Town of West Point Planning Commission convened a regular meeting on Sept. 10, 1998 at 8:08 PM at the Town Hall. The meeting was posted in three places. The Commission met at The Fjords at 6:00 PM to inspect this subdivision, then proceeded to Rausch Lane, the Ryan property on Lakeside Drive, the Heffron lots on Lake Drive and Rolling Woods off Lake Drive to continue the subdivision and property inspections.

Pursuant to Wisconsin State Statute 19.84, the meeting of the Town of West Point Planning Commission was reconvened at the Town Hall. This meeting was called to order by Fred Madison. Planning Commission members present were Dave Cole, Gordon Carncross, Doug Richmond, Cliff Lawton, Fred Madison and Joyce Sinkule.
Absent: Dick O'Connor.

Agenda Item #1: Development Review: Dave Cole, Gordon Carncross and Joyce Sinkule looked at the Fjords, Rausch Lane & the Ryan property, with Doug Richmond joining the group at the remaining two locations mentioned above.

(A) Fjords: looked at the waterway which has occurred naturally, with discussion regarding one resident who had previously filed a complaint. A reasonable solution is for the town and the property owner to share some excavation expenses to redirect the water runoff.

(B) Rausch Lane: Narrow, gravel private drive may have a safety issue regarding emergency vehicles.

(C) Ryan property: looked at possible building envelopes if the owner submits a plan to divide the land.

(D) Heffron lots: The retention area on the west side has not been constructed. A small berm has been created on the south side of the Russ Slabeck property, which may not handle a heavy rainfall. There is an old dump on the property, which has existed for 40+ years, and it exists in the waterway. A letter from the Town Board has been sent to Heffron regarding the retention pond.

(E) Many of the culverts at Rolling Woods are half full or more with silt and other debris, and need to be cleaned out this fall to prevent snow-melting problems in the Spring. Motion by Dave Cole, seconded by Doug Richmond, that the Plan Commission recommends that the Town Board send a letter to the developer, after first clarifying whose responsibility it is to clean the culverts. Motion carried 5-0. The water detention/retention dam should be further evaluated.

Agenda Item #2: Call to Order: (See above)

Agenda Item #3: Approve minutes: Motion by Doug Richmond, seconded by Cliff Lawton to approve the minutes of the August 27, 1998 meeting. Motion carried 5-0.

Agenda Item #4: Old Business:

(A) Joyce Sinkule reported that one of the courses offered by American Planning Association is most suitable to the Plan Commission's needs, and the audio cassette, etc. has been ordered.

(B) Dave Cole reported on the most recent Town Board meeting. Items included:

1. Town population has increased to 1,470.
2. Columbia County awarded a \$2500 grant for agriculture shoreline inventory.
3. GTE will fix damage on Klamer Road.
4. Recycle center may need paving. Costs \$500/year to gravel.
5. Joe Costanza should notify people who are building or remodeling. Their building permit should be posted at the entrance to their driveway.
6. Received a citizen complaint regarding response time for ambulance service.
7. Marcus Cable: tabled any decision regarding public service TV.
8. DNR & property owners want purple loose strife eradicated.
9. Speed limit on Schoep Road discussed.
10. Garden Bluff. Town Board approved a maintenance request.
11. Town of Lodi wants to enforce a 35-foot setback.
12. Hickory Hills has a new owner, requesting changes.
13. Bridge and road repairs on Old Sauk Road are on-going.
14. Town Hall electricity - repairs and update will be done.
15. Budget meeting on Oct. 15 at Town Clerk's residence.

Agenda Item #5: Correspondence: None.

Agenda Item #6: Variance for Mike Benish: (Address: W11805 CTH V) Requesting a 30' x 40' addition on the east end of an existing structure, plus another addition on the west end, for a total addition of 30' x 96'. The driveway would be changed to an entrance at the bottom of the hill for safety concerns. A garage will be torn down. Plan Commission requested a "lot" drawing, to scale, for the public hearing and the next meeting.

Agenda Item #7: Variance for Dennis Puffenberger: (Address: 2180 Blackhawk - off Smith Park Road) Stark Traxler, builder, represented the property owner. Duane Kitzerow will apply for the permits. Request for a 16'x22' garage with a workshop underneath. Owner needs a variance from the side of the lot setback and a variance from the lake setback. Need to address the substandard lot size. Requested that a detailed property map be provided.

Agenda Item #8: Rezoning for Marie Brisky: Property owner present and represented by her son and daughter-in-law. Request that a 19.6-acre site be rezoned from Ag 1 to Ag 2, with the intention of building a home. The total farm has 155 acres, with the building & pond sold off. A separate 27.6-acre parcel has 17 tillable acres & 10 acres of woodland. Of this parcel, the 19.6 acres is a part of the rezoning request.

Agenda #9: Parks and Recreation: Ice Age Trail: Fred Madison received a call from the National Park Service, wanting Madison, Dave Cole and Fritz Thistle to contact property owners for them. The Town of Lodi & the City of Lodi have proposals for being involved. An update meeting is scheduled for Oct. 26. Agreed that the town will be involved, but would not initiate any contact with property owners.

Agenda #10: Variance Policy: Discussed using the Columbia County definition for hardship. The information which Cliff Lawton provided shall be a basis for additions and changes to meet the needs of the Town. Discussed the need for property owners to have a copy of the variance policy, to see if their request qualifies, so that they can determine the best course of action for their property.

Dave Cole distributed a list of building permit applications.

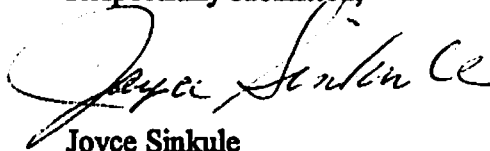
Agenda #11: Development Moratorium: Tabled until the next meeting.

Agenda Item #12: Next Meeting Agenda:

- A. Public hearings for agenda numbers 6, 7, and 8
- B. Parks and Recreation
- C. Variance Policy
- D. Development Moratorium

Agenda Item #13: Adjourn Meeting: Motion by Gordon Carncross, seconded by Cliff Lawton. Motion carried 5-0 at 10:25 PM.

Respectfully submitted,



Joyce Sinkule