

## TOWN OF WEST POINT

### PLANNING COMMISSION MEETING FEBRUARY 24, 2000

Pursuant to Wisconsin State Statute 19.84, the meeting of the Town of West Point Planning Commission was convened at the Town Hall on February 24, 2000, at 8:07 PM. The meeting was posted in three places. The meeting was called to order by Fred Madison. Planning Commission members present were Gordon Carncross, Cliff Lawton, Fred Madison and Doug Richmond. Also present was Town Chair, Fritz Thistle and Town Board Member, Alan Treinen.

Agenda Item #2: Public Hearing for Todd L. Anderson The Public Hearing was canceled.

Agenda Item #3: Approve Minutes: Gordon Carncross made a motion to approve the minutes of February 10, 2000, seconded by Cliff Lawton. Motion carried. 4-0

Agenda Item #4: Old Business: Town Clerk, Edith Eberle, wanted Planning Committee Members to call Deputy Clerk and Secretary for the Planning Commission, Sharon Richmond, if they are unable to attend the meeting.

Agenda Item #5: Correspondence: Fritz Thistle informed the group that he is having copies of the Smart Growth information that is part of the Columbia County Land Use Plan made available for their review at the next meeting. He requested that they add this to their agenda. It should be a useful tool when reviewing our current Land Use Plan. Fred Madison had received correspondence from the Town Attorney, Jeffrey Clark, regarding the Yahara Materials, Inc. Conditional Use request, the correspondence was deferred until Agenda Item #8.

Agenda Item #6: Variance for Todd L. Anderson: Mr. Anderson has withdrawn his variance request.

Agenda Item #7: Variance for Richard Hellenbrand: Members discussed the fax received from Mike Stapleton at Columbia County. In August, the County Board amended the ordinance to the effect that setback averaging cannot be used for any situation closer than 50 feet to the water. Mr. Hellenbrand wants to add on to the cottage and last summer did not need a variance for the addition, now he needs a variance. After further discussion, Doug Richmond made a motion to deny the variance until Mr. Hellenbrand appears before the Planning Commission with information on the request, seconded by Cliff Lawton. Motion carried 4-0.

Agenda Item #8: Conditional Use for Yahara Materials, Inc. (Jim C. Ballweg) Mr. Tim Geoghegan and Jayme Anderson from Yahara Materials presented information regarding opening a quarry on the Jim C. Ballweg property. Concerns discussed were town road, current condition and future condition, erosion control, reclamation plan, drainage, whether there would be fuel storage at the location, amount of blasting, work hours, dust control, crushing operation and work hours. Fritz Thistle commented that the current subdivision plan would not allow an access

road at the slope suggested for the quarry. It was noted that the quarry would be behind the current tree line and would not be seen from the highway. Concern was expressed by the Planning Commission on the amount of time allowed for making a decision. After further discussion, it was noted that the Town Attorney had suggested that no decision be made until the Town Attorney and Town Engineer could review the information submitted. A Public Hearing was set for March 9, 2000, at 7:30 p.m. at the Town Hall. A recommendation will be made after the Public Hearing.

Agenda Item #9: Informational - Payne & Dolan Mr. Brian Wallace from Payne & Dolan presented information on the temporary asphalt plant that will be placed on the Donald Kruchten land. It will operate for a one year period and is connected with the State Highway 60 project. Concern was expressed about Crystal Lake Road being able to handle the amount of traffic that will be connected with the project. As this is a one year project connected with State Highway 60 construction, it does not require a Conditional Use Permit from the Town of West Point but must receive one from Columbia County. A Plan for restoration of Crystal Lake Road will be worked out with the Town Engineer, Town Attorney and Payne & Dolan.

Agenda Item #10: 35 Acre Rule: Tabled until next meeting.

Agenda Item #11: Utility District: A copy of a letter from Attorney Clark dated October 9, 1996, was handed out. Fred Madison instructed the Planning Commission Members to review the information on creating a Utility District rather than a Town Sanitary District. Discussion will be held at the next meeting.

Agenda Item #12: Next Meeting Agenda (March 9, 2000): Utility District, 35 Acre Rule, Yahara Materials Public Hearing, Yahara Materials Conditional Use Permit, and review of Smart Growth information.

Agenda Item #13: Adjourn Meeting. Motion to adjourn by Doug Richmond, seconded by Gordon Carncross. Motion approved 4-0 at 10:05 p.m.

Respectfully submitted,

*Sharon Richmond*

Sharon Richmond  
Deputy Clerk