

TOWN OF WEST POINT
PLANNING COMMISSION MEETING
MARCH 9, 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 March 9, 2000, at 7:35 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, Dick O'Connor, Doug Richmond and Joyce Sinkule. Also present was Town Chair, Fritz Thistle, Town Board Members, Alan Treinen and Robert Davis, Attorney Jeff Clark and Town Engineer Joe Constanza.

Agenda Item #2: Public Hearing - Yahara Materials, Inc. Fred Madison welcomed everyone to the Public Hearing and indicated they would get a chance to speak if they so wished. First Tim Geoghegan from Yahara Materials, Inc. gave a brief overview of their plans for a quarry on the Jim C. Ballweg property. He briefly covered the preliminary work, drilling and blasting plans, work hours and hauling projections. The majority of the work the first year will be associated with the Highway 60 project. Plans for maintenance of the Town Road were also highlighted. Members of the public then voiced their concerns. Items mentioned were hours of operation, amount of trucks that would be entering and leaving the quarry, inquiry as to where the driveway would be, water quality, air quality, run off, reclamation plan, dust control, what Yahara Materials, Inc. past history was and whether they were a company in good standing. Concern was also expressed that trucks be allowed to only turn left and proceed to Highway 60 instead of making right hand turns and using Town roads.

Attorney Jeff Clark indicated that a quarry was an allowable use of ag land and that the Town could impose conditions on the operation of the quarry. The Town did have the authority to deny the quarry, but must exercise this authority in a prudent manner. Planning Commission members asked what percentage of the quarry's capacity was anticipated to be used for the Highway 60 project. It was anticipated that 10% of capacity would be used for the project. It was also suggested by Dick O'Connor of the Planning Commission that a tour of the site be conducted for those concerned. Yahara Materials indicated they would be willing set up a time for anyone interested.

Fred Madison thanked everyone for their comments and coming before the Planning Commission. The Public Hearing ended at 9:15 p.m.

Agenda Item #3: Approve Minutes: Cliff Lawton made a motion to approve the minutes of February 24, 2000, seconded by Doug Richmond. Motion carried. 6-0

Agenda Item #4: Old Business: Dick O'Connor inquired as to how the first Citizens Advisory Committee on Columbia County Land Use Plan went. Fritz Thistle briefly updated Mr. O'Connor. The meeting notices will be sent by mail.

Agenda Item #5: Correspondence: No correspondence presented.

Agenda Item #6: Conditional Use for Yahara Materials, Inc. (Jim C. Ballweg) Attorney Jeff Clark handed out copies of the preliminary agreement between the Town of West Point and Yahara Materials, Inc. After listening to citizens concerns Attorney Clark indicated the following items should be added to the agreement: renegotiation of agreement in ten years, blasting notification to interested parties, hours of operation and requirements being considered for quarries in the future. Concerns expressed from Planning Commission members, were a list of last five quarries closed by Yahara Materials, Inc., tour of site within next three weeks, speed limit on Reynolds road, dust control, blasting notification list, hours of operation and what portion of Reynolds Road should be maintained by Yahara Materials, Inc.. Town Chair, Fritz Thistle, indicated dust control becomes an issue if crushed black top is not applied to Reynolds road. After further discussion, Doug Richmond made a motion to recommend approval of the Conditional Use request pending resolution of the above concerns in the proposed agreement between the Town and Yahara Materials, Inc. and that the proposed agreement indicate that Yahara Materials, Inc. will provide the base for Reynolds Road to Chrisler Road under state road requirements and the Town of West Point being responsible for paving of Reynolds Road to Chrisler, seconded by Joyce Sinkule. Motion carried 5-1, Gordon Carncross opposed.

Agenda Item #7: Discussion - Rezoning for Taylor The request was briefly discussed and it was suggested the Taylor's come to a future meeting.

Agenda Item #8: CSM for Paula Noel Mr. Greg Helmbrecht presented a certified survey map for review. After discussion, it was suggested that Mr. Helmbrecht come back before the Planning Commission with building envelopes outlined on the certified survey map. Mr. Helmbrecht was also instructed to review the subdivision ordinance along with the shared driveway ordinance for requirements that may need to be met before approval is granted. Doug Richmond made a motion to table until Mr. Helmbrecht returns with the requested information, seconded by Joyce Sinkule. Motion carried 6-0.

Agenda Item #9: 35 Acre Rule This item can be removed from the Agenda.

Agenda Item 10: Utility District Tabled until next meeting.

Agenda Item #11: Smart Growth Information Tabled until next meeting.

Agenda Item #12: Next Meeting Agenda (March 23, 2000): Utility District and Smart Growth Information from the Citizens Advisory Committee on Columbia County Land Use Plan.

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Agenda Item #13: Adjourn Meeting. Motion to adjourn by Joyce Sinkule, seconded by Doug Richmond. Motion approved 6-0 at 11:00 p.m.

Respectfully submitted,

Sharon Richmond

Sharon Richmond
Deputy Clerk