

## TOWN OF WEST POINT

### PLANNING COMMISSION MEETING

November 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 November 9, 2000, at 8:05 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 and Doug Richmond. Also in attendance was Town Board Member, Alan Treinen, Town Attorney, Jeff Clark and Town Engineer, Joe Constanza.

Agenda Item 2: Public Hearing James Riederer: Mr. Grothman indicated Mr. Riederer was requesting a CSM on two lots he owns. He was not dividing any land, only using a CSM to describe the property instead of meets and bounds. No public comments.

Agenda Item 3: Public Hearing for Hickory Hills Condos: Mr. Grothman and Mr. Daheling outlined the request. Hickory Hills would like to divide the parcel into three separate parcels. One parcel would be cabins organized under a condo agreement, one parcel would be the house, which has an upstairs apartment and the restaurant would be the third parcel, which would remain zoned commercial. A Mr. Richard Vedvig was present and inquired about what improvements would be required for the cabins. There were no additional comments from the public.

Agenda Item 4: Approve Minutes: Dick O'Connor made a motion to approve the minutes of October 26, 2000, seconded by Cliff Lawton. Motion carried 5-0.

Agenda Item 5: Old Business: An update from the Town Board Meeting was given by Alan Treinen. He noted that the Town Board will be putting together an ordinance request to the County regarding having a second on home on a 40 acre parcel that is earning an income from alternative farming. It was considered a way around the 35 acre rule. The Town felt the second home should be supported by an additional 35 acres in case in the future the two homes may be divided.

Agenda Item 6: Correspondence: No correspondence for discussion.

Agenda Item 7: CSM - James Riederer Attorney Clark suggested that there be additional wording added to the CSM indicating that the Town would not consider updating the driveway into a public road and that the Town notes that the lots do not meet existing qualifications for division and they were divided under pre-existing conditions. Doug Richmond made a motion to approve the CSM with language to be approved by Attorney Clark regarding the driveway and the preexisting conditions regarding lot size, seconded by Cliff Lawton. Motion carried 5-0.

**Agenda Item 8: CSM - Hickory Hills Condos** Discussion covered the zoning on the parcels. The restaurant will remain commercial. The house and apartment will be rezoned single family with conditional use limited to existing structure. The condos will be rezoned single family. Discussion then turned to the condo agreement. The Attorney will need to see joint well and septic agreements along with the condo covenants. After further discussion, it was suggested that the cabin owners will be able to update the exterior of the cabins, but if they want to expand they must tear down and rebuild. A new building could have 1000 sq. ft. on the first floor along with 1000 sq. ft. on the second floor. Diok O'Connor made a motion that any new structure could be built with the first floor being 1000 sq. ft. and the second floor being 1000 sq. ft., seconded by Doug Richmond. Motion carried 5-0.

**Agenda Item 9: Smart Growth** Tabled until next meeting.

**Agenda Item 10: Next Meeting Agenda (December 14, 2000):** Further discussion on Hickory Hill and Smart Growth.

**Agenda Item 11: Adjourn Meeting.** Motion to adjourn by Alan Treinen, seconded by Cliff Lawton. Motion approved 5-0 at 10:26 p.m.

Respectfully submitted,

*Sharon Richmond*

Sharon Richmond

Deputy Clerk