

TOWN OF WEST POINT

PLANNING COMMISSION MEETING FEBRUARY 22, 2001

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 22, 2001, at 8:07 p.m. 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 in attendance was Town Board Member, Alan Treinen, Town Chairman, Fritz Thistle, Town Clerk Edie Eberle and Town Attorney, Jeff Clark.

Agenda Item 2: Public Hearing – Rezoning Larry Lenerz Mr. Lenerz handed out a new map outlining the proposed division of the additional agricultural land. The reason Mr. Lenerz is requesting the rezoning at this time, is because he has to put in a new septic system for the existing lots and it would be cost effective to plan for the additional lots on the proposed system at this time. Mr. and Mrs. Keller inquired as to why they had not received a notice of the Public Hearing as they have adjoining land. It was noted as an oversight and Mr. Madison apologized for the mistake. It was pointed out that the proposed land is in the designated transitional area where future development would be encouraged. There was also discussion on the right to farm, with several farms in close proximity of the subdivision. Language could be required in the development agreement noting that each lot owner is aware of the existing farms.

Agenda Item 3: Public Hearing – Rezoning Hickory Hills/Conditional Use Permit Bob Daehling outlined the request to rezone the existing house to residential with a Conditional Use for the apartment above and rezoning the cabins as residential. The restaurant would remain commercial. Attorney Clark noted that Mike Stapleton from Columbia County indicated that the duplex cabin would need a Conditional Use Permit as well. There was no public comment.

Agenda Item 4: Approve Minutes: Alan Treinen made a motion to approve the minutes of February 8, 2001, seconded by Joyce Sinkule. Motion carried.

Agenda Item 5: Old Business: The Secretary inquired as to how it was working with e-mailing the agendas. She will also try to e-mail the minutes before the meeting. Hard copies of the agenda's will be provided at the meeting and only one hard copy of the minutes will be printed in order to conserve on paper.

Agenda Item 6: Correspondence: Mr. Madison had received correspondence from Attorney Clark regarding the Lenerz rezoning and the item will be held until Item No. 7. No other correspondence.

Agenda Item 7: Rezoning Larry Lenerz/Selwood Tree Fund Discussion on administration of the existing tree fund was held. It was decided instead of discontinuing the Town holding the funds, Mr. Lenerz will submit bills to the Clerk for payment, instead of each individual lot owner. This will be done once a year. Moving on to discussion of the rezoning matter, the Town Attorney suggested that the Committee recommend the rezoning with a delayed effective date so that the rezoning would not take effect until the recording of the final plat. This would allow the Planning Commission to review the Plat and be able to make changes before the rezoning would become effective. It was noted that this will be first designated parkland and the first waste water treatment plant in the Town. The Plat may require that the Land Owners Association develop and maintain the parkland and the waste water treatment system.

After further discussion, Joyce Sinkule made a motion to recommend the rezoning to take effect upon the recording of the final plat and based on the following points: conforms to Land Use Plan as a residential transitional area designated in the plan, the land consists of marginal agricultural soils with rolling topography, it meets the intention to keep development along the lake looking to the future and possible sewer/utility district, the road was designed to serve a residential area and anticipated expansion was noted when the original land was rezoned in 1995, development will have centralized septic collection system which meets existing state requirements which will facilitate integration of the development into a future sanitary/utility district and the rezoning will assist in clustering development next to existing subdivision, seconded by Doug Richmond. Motion carried on a voice count 6-0.

Agenda Item 8: Hickory Hills Rezoning/Conditional Use Permit: Again the Town Attorney noted that approval should be on a delayed effective date and final review of the condominium plat. After further discussion, Alan Treinen made a motion to table the Rezoning/Conditional Use Permit until the Condominium Plat is reviewed, seconded by Dick O'Connor. Motion carried on a voice count 6-0.

Agenda Item 9: Hickory Hills Condo Plat Discussion It was noted that the request for a Condo Plat has not been formally submitted. Mr. Daehling was directed to submit the request formally so that discussion may begin. A public hearing will need to be held on the Plat and will be scheduled after submission of the request.

Agenda Item 10: Smart Growth – Information for Distribution The item distributed outlined the nine areas to be review. Discussion noted that Columbia County is not moving very fast on hiring a new County Planner. Doug Richmond will approach Char Brereton to see how the Town of Lodi is proceeding and what Columbia County is doing in this area.

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Agenda Item 11: Next Meeting Agenda – March 8, 2001: Alan Treinen
conditional use.

Agenda Item 12: Adjourn Meeting: Motion to adjourn by Joyce Sinkule,
seconded by Dick O'Connor. Motion carried at 9:40 p.m.

Respectfully submitted,

Sharon Richmond
Deputy Clerk