

## TOWN OF WEST POINT

### PLANNING COMMISSION MEETING JUNE 28, 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 June 28, 2001, at 8:05 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, Fred Madison, Bill Niemi, Dick O'Connor and Joyce Sinkule. Also in attendance was Town Board Member, Doug Richmond and Town Engineer, Joe Costanza.

Agenda Item 2: Public Hearing – Tom Bannon – Fjord Rezoning Mr. Bannon outlined his request. He has approximately 13.5 acres that he would like to rezone from ag to residential. It is currently being used as ag land but is being taxed residential. County zoning indicates the property is zoned ag. In the future he may want to subdivide. Commission members discussed the location of the property and the proximity to being in a transitional area for zoning to residential. The lines do not seem to be clear on the maps. Mr. and Mrs. Richard Campbell were in attendance and did not oppose the rezoning request. They have adjacent land that they would also like to see rezoned to residential. Ronald Grasshoff and Terri D. Broxmeyer were also in attendance and did not oppose the rezoning request. They did express their concern on the future plans and how many homes could possibly be built on the parcel.

Agenda Item 3: Approve Minutes: The spelling of Fjord was corrected in Agenda Item 6. Joyce Sinkule made a motion to approve the minutes of June 14, 2001, as corrected, seconded by Gordon Carncross. Motion carried.

Agenda Item 4: Old Business: Joyce noted she failed to introduce Bill Niemi last week as the newest Commission Member. Bill works for the Department of Transportation as an Engineer. He was welcomed to the group.

Agenda Item 5: Correspondence: None.

Agenda Item 6: Tom Bannon – Fjord Rezoning Tom Bannon is requesting the rezoning of approximately 13.5 acres located along Fjord Road from agriculture to residential. Discussion centered on the confusion as to whether the property is located in the transitional area. Official maps will be obtained by Bill Niemi for the July 26 meeting. Concern was also expressed about rezoning requests from neighboring property owners. This will be researched. Dick O'Connor made a motion to put the rezoning request on hold until July 26, 2001, seconded by Doug Richmond. Motion carried.

Agenda Item 7: Larry Lenerz – Preliminary Plat A development agreement has been submitted to the Town's Attorney for review. Town Engineer, Joe Costanza, gave his review on the preliminary layout. Storm water and drainage was discussed. A green space was suggested along the back of lots 65 to 73 and 54 to 63. After considerable discussion it was decided not to require any special treatment to this area because it would be hard to make sure plantings are uniform. The area will be required to be mowed. It was also suggested that the Home Owners Association restrict the construction of any out buildings or storage areas. There was concern about discharging storm water on to agricultural land. There are plans for a culvert under the road with discharge onto the ag land. The Commission would like to see this diverted in a sheet flow, along with an easement to maintain. The DNR and Department of Commerce approval letters of the septic system will be required and must be reviewed by the Town Attorney. New roadway construction was discussed. Joe will be monitoring construction. An environmental checklist, endangered species and historical review has been completed. At the current time there were no other concerns noted. A public hearing will be scheduled for July 26, 2001.

Agenda Item 8: Smart Growth Joyce will pursue the purchase of the completed plan from the Northern County.

Agenda Item 9: Next Meeting Agenda – July 12, 2001: Rita Clark CSM, Smart Growth and any other item obtained by Edie Eberle.

Agenda Item 10: Adjourn Meeting: Motion to adjourn by Joyce Sinkule, seconded by Dick O'Connor. Motion carried at 10:10 p.m.

Respectfully submitted,

Sharon Richmond  
Deputy Clerk