

TOWN OF WEST POINT
PLANNING COMMISSION MEETING
JULY 26, 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 July 26, 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, Dick O'Connor, Bill Niemi, Doug Richmond (Town Board Member) and Joyce Sinkule. Also in attendance was Attorney Jeff Clark, Engineer Joe Costanza and Town Chairman Fritz Thistle.

Agenda Item 2: Public Hearing – Richard and Diane Campbell – Fjord Rezoning: Richard Campbell outlined the request. They would like to rezone from agricultural to residential. The property is currently not used as agricultural. Ron Grasshoff noted that he did not have any objection to the rezoning but would like the Commission to consider access off Fjord road if any additional lots were created. He also noted that the parcel does lie in a drainage area and that will need to be considered in order to find a building site.

Agenda Item 3: Public Hearing – Rita Clark – CSM – Slack Road: Jim Grothman presented the CSM. Ms. Clark is proposing to divide the current property into four lots. One lot would be the current home. Access would use the existing driveway. A Resource Conservancy Easement would limit the use of the slope and should show where development could be located. There were no other comments.

Agenda Item 4: Public Hearing – Larry Lenerz – Preliminary Plat Phase 2 - Selwood: Mr. Grothman presented the Preliminary Plat. There would be a total of 75 lots between Phase 1 and Phase 2. Lots average $\frac{3}{4}$ of an acre with natural landscape. There is a lot dedicated to being a public park. The current waste disposal system will be removed and all waste will be handled by the new system. There are three monitoring wells and a ~~full-time~~ technician to monitor the wells, soil, etc. Ron Grasshoff inquired about the removal of the old system. Larry Lenerz indicated that the system will be removed, the soil tested and disposed of appropriately.

part time
certified

Agenda Item 5: Approve Minutes: Joyce Sinkule made a motion to approve the minutes of July 12, 2001, as corrected, seconded by Gordon Carncross. Motion carried.

Agenda Item 6: Old Business: Agenda Item 12 has been removed from the Agenda and will be presented at the next meeting. Attorney Clark noted that Dan Heffron wanted to make a change in the Developer's Agreement regarding the three lots on Lake Drive. The Commission told him to take the matter directly to the Town Board.

Agenda Item 7: Correspondence: There are several items of correspondence but they pertain to upcoming Agenda Items and will be discussed at that time. Doug Richmond noted that there will be a Towns Association Meeting on Monday, July 30, at Portage. The new Planner from Columbia County will be in attendance.

Agenda Item 8: Tom Bannon – Fjord Rezoning The Commission noted that Mr. Bannon is requesting a rezoning from agricultural to residential. Mr. Bannon does not have any immediate plans to subdivide the parcel. After further discussion, Joyce Sinkule made a motion to recommend the rezoning to take effect upon the recording of the final plat or CSM, with no time restraint on the presentation of the proposed plat or CSM for approval and based on the following points: the parcel is contiguous to a residential area and could be considered a transitional area, lands consist of marginal agricultural soils, it meets the intention to keep development along the lake looking to the future and possible sewer/utility district and the rezoning would assist in clustering development next to existing subdivisions, seconded by Bill Niemi. Motion carried on a voice count 4-1.

Agenda Item 9: Campbell – Fjord Rezoning Richard and Diane Campbell presented their request for rezoning from agricultural to residential. Dick O'Connor made a motion to recommend the rezoning to take effect upon the recording of the final plat or CSM, and based on the following points: the parcel is near a residential area and could be considered a transitional area, lands are unsuitable for crop production, it meets the intention to keep development along the lake looking to the future and possible sewer/utility district, the rezoning would assist in clustering development next to existing subdivisions and the parcel has an existing residence, seconded by Joyce Sinkule. Motion carried on a voice count 5-0.

Agenda Item 10: Rita Clark – CSM – Slack Rita Clark is proposing to divide the current property into four lots. This includes the current home and three buildable lots. The Commission requested that Lot 1 show a building envelope, the CSM be deed restricted noting that there will be no further subdivision of the lots, the Resource Conservancy must outline what can and can not be done with the slope, what type of clearing, plantings, protection or maintenance can take place, define the line where the conservancy starts on the top of the slope, note that there will be no access along Slack Road for Lot 1, review of a shared Driveway Agreement and request for a variance regarding the existing driveway. Dick O'Connor made a motion to table the request, seconded by Joyce Sinkule. Motion carried.

Agenda Item 11: Larry Lenerz – Preliminary Plat Phase 2 – Selwood The Commission members reviewed the Memorandum from Attorney Jeff Clark regarding the Lenerz Selwood Farm Plat First Addition which outlined 22 areas of discussion. A copy of the Memorandum is made a part of these minutes. 1) A “right to farm” will be a provision of the Declaration of Covenants affecting the lots. 2) Copy of title insurance, restrictive covenants or property owner’s association documents will be submitted for review. 3) Developer’s Agreement will be updated to reflect new addition. 4) The Commission is recommending that a cash payment be made in lieu of a larger park. 5) It was recommended that the area remain natural with the developer planting native plants. The Homeowners Association will be responsible for maintaining the area. 6) It was recommended that the Homeowners Association maintain the detention and storm water easements. 7) Storm water will be sheeted and not concentrated. Small berms will be maintained along the lot lines. 8) The developer will take care of landscaping before lots are sold. 9) Outlot 2 is no longer noted. 10) Trees and tree fund will use the same procedures that are currently being used for the original plat. 11) Vision easements will be obtained. 12) Attorney will pursue. 13) Existing system will be removed and appropriately disposed of. 14) Request for variances will be outlined. 15) Street light will be installed. 16) Plat has already been submitted to DOT. 17) Agreed to limitations regarding driveways. 18) As noted. 19) As noted. 20) As noted. 21) Time line started on June 26, 2001. 22) Agreements will be submitted for review.

Agenda Item 12: Jeff Harrington – CSM – Highway 188 Withdrawn.

Agenda Item 13: Smart Growth No update.

Agenda Item 14: Next Meeting Agenda – August 9, 2001: Prepare sheet which shows start time for Plats and any other item obtained by the Town Clerk.

Agenda Item 15: Adjourn Meeting: Motion to adjourn by Joyce Sinkule, seconded by Gordon Carncross. Motion carried at 10:50 p.m.

Respectfully submitted,

Sharon Richmond
Deputy Clerk