

TOWN OF WEST POINT

PLANNING COMMISSION MEETING AUGUST 23, 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 August 23, 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: Approve Minutes: Dick O'Connor made a motion to approve the minutes of July 26, 2001, as amended, seconded by Joyce Sinkule. Motion carried.

Agenda Item 3: Old Business: Doug Richmond reviewed the Agenda for the August 2, 2001, Town Board Meeting. An article regarding the new Columbia County Planning and Zoning Director, John Bluemke, was routed. It was noted that Columbia County places 24th in a list of Counties and their tax rates. Attorney Clark indicated that the new owners of Hickory Hill will be coming in with new plans for Hickory Hill.

Agenda Item 4: Correspondence: Doug Richmond attended the Columbia County Towns Association meeting. John Bluemke was one of the speakers. Doug Richmond will call John Bluemke to get on his list for visits. Would like to have a joint meeting with the Town Board and the Planning Commission. Doug also passed around a Rural Land Owners Guide that has been assembled by the UW Extension. It is available to order.

Agenda Item 5: Rita Clark – CSM – Slack Road Attorney Jeff Clark indicated that he had received the Driveway Agreement and Resource Conservancy late in the day and has briefly reviewed them. Items discussed were the existing driveway and the resource conservancy. After discussion, Dick O'Connor made a motion, seconded by Joyce Sinkule, to recommend approval of the CSM based on final approval from Attorney Jeff Clark and Engineer Joe Costanza of the following items:

1. Existing driveway which exceeds 12% slope to be granted a variance from the Town's driveway ordinances. Lot owners shall not excavate or regrade the existing driveway nor remove nor denigrate the existing tree canopy.
2. The new driveway to be constructed within the north-south easement area along the west edge of Lots 2 and 3 shall be constructed in compliance with the Town's driveway ordinances pursuant to a permit issued by the Town.
3. Approval is contingent upon the Shared Driveway Declaration being in a form acceptable to the Town Engineer and Town Attorney.

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4. Approval is contingent upon the Declaration of Resource Conservancy Easement being in a form acceptable to the Town Engineer and the Town Attorney.

5. Approval is contingent upon the certified survey map being revised to show a suitable building envelope on Lot 1, restrictions on access to Slack Road from any lot at any location except from the current driveway to serve all lots on a joint basis, and defining the boundary line of the resource conservancy area and lightly shading the resource conservancy area for ease of reference.

6. Payment of a park fee in lieu of land dedication on three lots (one lot exempted in that it contains existing residence) in the total amount of \$2,250.00.

Motion carried.

Agenda Item 6: Larry Lenerz – Preliminary Plat Phase 2 – Selwood Attorney Jeff Clark and Engineer Joe Costanza started their review of the Preliminary Plat. Items discussed were as follows: the Developers Agreement pertained to the old plat, maintenance of the detention areas, bond, guarantee period, request to have the easements shaded on the plat, how the level spreader will work, what type of grass the spreader will be seeded with, the size of the pipe that runs under the road and where the man holes will be located, who will maintain the pipe, vision easement, notice to current owners that they may have to abandon the current septic system and hook up to a public system, clarify the type of planting in detention pond 1, have the title commitment brought up to date and payment in lieu of additional park land. After further discussion and clarification on certain items, Joyce Sinkule made a motion, seconded by Richard O'Connor, to recommend approval of the Preliminary Plat based on final approval from Attorney Jeff Clark and Engineer Joe Costanza of the following items:

1. Submission of detailed plans and specifications for stormwater runoff, erosion control, and street improvements prepared by a professional engineer to the Town engineer for review and approval prior to recording the final plat.

2. Submission of Declaration of Covenants for the plat in a format that is satisfactory to the Town Engineer and Town Attorney prior to recording the final plat. The Declaration must be recorded immediately after recording of the final plat.

3. Entering into a Development Agreement, including all exhibits thereto, with the Town of West Point, and providing a financial guarantee in the amount of the estimate required by the Town Engineer for the public improvements and fees owed to the Town and other obligation required by and relating to the plat. The Development Agreement shall be in a format that is satisfactory to the Town's engineer and attorney and shall be entered into prior to the recording of the final plat.

4. Paying the required plat review fee relating to the preliminary plat, along with the final plat review fees, the fees of the Town's consultants relating to this project upon approval of the final plat, or paid current prior to the commencement of any construction, and payment of fees in lieu of dedication of parkland in the amount of \$7,200.

5. Obtaining the approval of all other agencies having legal approval or objecting authority prior to recording the final plat.

6. The variances requested by letter dated August 22, 2001, are hereby approved insofar as they depart from the literal terms of the Town's Subdivision Ordinances as interpreted within the specific terms of the Development Agreement. The request for a variance from Section 6(j) with respect to terrace trees is granted subject to the additional provisions and requirements as set forth in the proposed Developer's Agreement provided to the town by the developer.

7. The developer shall provide a one-year guarantee with respect to all public improvements and with respect to the establishment of vegetation in all easement or detention pond areas.

8. The developer shall provide for sheet flow by construction of a "level spreader" system on proposed Lots 48 and 49.

9. The lot owners, through a property owner's association, shall be responsible for the maintenance of all stormwater improvements constructed or located within the easement including, but not limited to, detention ponds 1 and 2, the stormwater pipe and manholes located between Lots 47 and 48 and 59 and 60, and the detention pond located on Outlot 1. In the event that the homeowners' association fails to properly maintain the stormwater facilities, the town may undertake such maintenance or repairs and charge back the cost thereof to all of the lot owners as a special charge under state statutes.

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10. The developer shall provide a planting plan for Detention Pond #1 to the Town engineer and Town Plan Commission and Board for approval. All planting within Detention Pond #1 shall be completed no later than two years after the start of construction. Lot owners adjoining the detention pond shall be prohibited from planting any types of vegetation other than those approved in the original planting plan or plants of a similar type or nature.

11. The developer shall provide a 100 foot buffer strip along the back of all of Lots 44 through 52 and no accessory buildings or other permanent structures shall be constructed within the buffer strip.

Motion carried.

Agenda Item 7: Discussion of Preliminary Plat on Highway 188 Item withdrawn at this time.

Agenda Item 8: Smart Growth Joyce was waiting to get a copy of the Smart Growth Plan from another source, but will attempt to buy our own copy.

Agenda Item 9: Next Meeting Agenda – September 13, 2001: Contact Mr. Bluemke to set up a meeting, review Land Use Plan, review Driveway Ordinance regarding where driveway hits the town road and any other item obtained by the Town Clerk.

Agenda Item 10: Adjourn Meeting: Motion to adjourn by Joyce Sinkule, seconded by Dick O'Connor. Motion carried at 10:30 p.m.

Respectfully submitted,

Sharon Richmond

Sharon Richmond
Deputy Clerk