

## TOWN OF WEST POINT

### PLANNING COMMISSION MEETING OCTOBER 25, 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 October 25, 2001, at 7:04 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, Richard O'Connor, Bill Niemi, Doug Richmond (Town Board Member) and Joyce Sinkule.

Agenda Item 2: Roll Call and State of Public Notice It was noted that all members were present and that the meeting was posted in three places.

Agenda Item 3: Columbia County Planner – John Bluemke Mr. Bluemke introduced himself and Randy Thompson. Mr. Bluemke inquired about any problems that the Town of West Point may be having with the Planning and Zoning Department. It was stated that, since the Planning Commission has been in existence, things seem to be going smoother. The Town has gone to issuing their own building permits and feel that current expansion is inspected to the Town's satisfaction. Other questions noted were the 35 acre rule, expansion of Highway 12 and the pressure the Town of West Point will feel, GIS and Smart Growth. Mr. Bluemke indicated that request for grant money will be completed next year and would inform the Town in the second quarter of the information needed from the Town. Discussion continued on how the Town can start planning for the completion of their Smart Growth Plan.

Agenda Item 4: Public Hearing – CSM – Jeffrey Harrington – Highway 188 Jim Grothman outlined the request. Jeff Harrington would like to divide his current land into three lots. Lot 1 and Lot 2 would share one entry off of Highway 188. Lot 3 would use another entry off of Highway 188. Lot 3 also has an easement used by neighbors to access their homes. The neighbors questioned whether their easement prevented another home from being built on Lot 3 and accessing the Lot off the current gravel driveway. There was also a question regarding whether the current gravel driveway would become a Town road. The Planning Commission would require that an agreement be signed by all users of the gravel driveway agreeing that they would not petition for the current driveway to become a Town road.

Agenda Item 5: Public Hearing – CSM – Ruth Heeg, etal/Sykes – Golf Road Jim Grothman also presented this request. The family is requesting that an existing home on their property be divided off. The home is accessed by using a current blacktopped driveway, owned by a neighbor, and used by four homes. There is an easement allowing access. This would leave ten acres of land remaining. The family has not determined how they will divide the remaining land. There is no 66 foot frontage on a public roadway for the home being divided off. A variance would need to be requested.

Agenda Item 6: Approve Minutes – October 11, 2001: Joyce Sinkule made a motion to approve the minutes, as amended, seconded by Gordon Carncross. Motion carried.

Agenda Item 7: CSM – Jeffrey Harrington – Highway 188 Regarding the confusion over the current driveway easement, it was requested that the Town's attorney review the existing easement. Doug Richmond made a motion to table the request until the questions regarding the current driveway easement is solved, joint driveway agreements are drafted between Lot 1 and Lot 2 and Lot 3 and the other homeowners and reviewed by the Town's Attorney, the CSM is approved by the State of Wisconsin, Department of Transportation, and Lot 1 and Lot 3 to be restricted from further subdivision, seconded by Joyce Sinkule. Motion carried.

Agenda Item 8.A.: CSM – Ruth Heeg, etal/Sykes – Golf Road: The Planning Commission asked to see any plans for future development of the remaining land. Jim Grothman showed the Members preliminary plans. After discussion, Dick O'Connor made a motion to recommend approval with the following points: a request for a variance regarding the 66 feet of frontage requirement, a copy of the proposed plans for the remaining land be added to the file for future reference, the lot being created will be restricted from petitioning for a town road over the existing easement and a Declaration of Covenants and Restrictions be drafted, seconded by Joyce Sinkule. Motion carried.

Agenda Item 8.b.: Amendment to Town Road Private Access Control Ordinance The Amendment to the Town Road Private Access Control Ordinance was reviewed by the Members. Dick O'Connor made a motion to recommend the change to the Town Board, seconded by Joyce Sinkule. Motion carried. It was requested that the Application for driveway include the type of driveway surface for enforcement purposes.

Agenda Item 9: Land Use Plan – Review Transitional Area <sup>Joyce Sinkule</sup> Motion made to table this item until maps are acquired, seconded by Dick O'Connor. Motion carried.

Agenda Item 10: Preliminary Plat – Revised Submission Form Dick O'Connor made to motion to have Attorney Jeff Clark and Engineer Joe Costanza review the Preliminary Plat Submission Form, seconded by Doug Richmond. Motion carried.

Agenda Item 11: Smart Growth Joyce Sinkule made a motion to table until next meeting, seconded by Gordon Carncross. Motion carried.

Town of West Point Planning Commission  
Page 3  
October 25, 2001

Agenda Item 12: Pledge of Allegiance – Discussion It was noted that the Town Board has added the Pledge of Allegiance to their Agenda. Did the Planning Commission want to add it to their Agenda. After discussion it was decided that it was not necessary.

Agenda Item 13: Next Meeting Agenda – November 8, 2001: review submission form for preliminary plat, transitional area, smart growth, draft of a submission form for CSMs and any other item obtained by the Town Clerk.

Agenda Item 14: Adjourn Meeting: Motion to adjourn by Joyce Sinkule, seconded by Gordon Carncross. Motion carried at 10:09 p.m.

Respectfully submitted,

*Sharon Richmond*

Sharon Richmond  
Deputy Clerk