

**TOWN OF WEST POINT**  
**PLANNING COMMISSION MEETING**  
**MARCH 7, 2002**

Pursuant to Wisconsin State Statute 19.84, the meeting of the Town of West Point Planning Commission was convened at the Town Hall on March 7, 2002, 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, Doug Richmond (Town Board Member) and Joyce Sinkule.

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

Agenda Item 3: Approve Minutes – February 7, 2002 Doug Richmond made a motion to approve the minutes, seconded by Bill Niemi. Joyce Sinkule abstained from voting as she had not had a chance to review the minutes.

Agenda Item 4: Correspondence Doug Richmond gave an update from the recent Town Board Meeting. Attorney Clark noted that the Harrington CSM might be coming back to the Planning Commission as the Harrington's have some questions regarding wording in the required documents.

Agenda Item 5: Anchor Point Condominiums – Rezoning and CSM There was a problem with Anchor Point's zoning request being placed on the recent County meeting agenda. A special meeting has been set for March 18, 2002, to review the zoning request for Anchor Point by the Columbia County Planning and Zoning Committee.

Discussion then turned to the CSM. Questions raised were how much land can be used in the building site calculation, how many piers will there be, set back line to be clearly outlined, conservancy regarding lowlands and language stating that the LCE (Limited Common Element) cannot be abandoned without the prior approval of the Town of West Point. Storm water management will be using rain gardens and an infiltration trench to control runoff. Attorney Clark pointed out that one of the existing homes is a nonconforming unit because of current set backs. After considerable discussion the main issues were outlined as piers, setbacks from the water, density, tree preservation, non conforming use of Unit #10 and storm water management. Doug Richmond made a motion to eliminate Unit #9 or #8 regarding density. Motion died for lack of a second. Gordon Carncross made a motion to require the 75 feet setback be followed. Motion died for lack of a second. Doug Richmond made another motion regarding density, which would eliminate Unit #8 or #9 and combining Unit #3 and #4 into a duplex, giving the project 9 living units with 8 structures, seconded by Joyce Sinkule. Motion carried. (Yes 3 – No 1)

Town of West Point Planning Commission

Page 2

March 7, 2002

Agenda Item 6: Larry Lenerz – Selwood Final Plat Attorney Clark has reviewed most of the documents required and does not have any questions. Attorney Clark did indicate that he has not seen all of the final documents. Joyce Sinkule made a motion to approve the Final Plat for Selwood, subject to final review and approval of all documents by the Town's Attorney, including the Permanent Drainage Easement Agreement, Article of Amendments for the Selwood Farm Property Owners Association, Inc. and Declaration of Development Plan and Protective Covenants, and that all documents are executed by the appropriate parties, seconded by Bill Niemi. Motion carried.

Agenda Item 7: Randy Wruck – CSM – Yngsdal Rd., Prairie du Sac Mr. Grothman outlined the CSM. Mr. Wruck does not have any intention of dividing the property at the current time. The CSM was requested as he wanted to outline what he owned. Attorney Clark indicated that parkland was not an issue until property was conveyed to another party. It was requested that Mr. Grothman inquire as to whether Mr. Wruck would designate the lowland as a conservancy.

Agenda Item 7.A.: Kathy Ballweg – Informational Mr. Grothman presented a proposed CSM for Kathy Ballweg. She would like to divide the land surrounding her current home into three lots, which would create two new building sites. Items noted for consideration were whether 70 acres would be deed restricted to create the two new building sites and whether the existing driveway will meet the current ordinance requirements. Ms. Ballweg will consider these items and request to be added to the Agenda in the future.

Agenda Item 8: Smart Growth Tabled until next meeting.

Agenda Item 9: Next Meeting Agenda Randy Wruck public hearing, Anchor Point and any other item obtained by the Town Clerk.

Agenda Item 10: Adjourn Meeting: Motion to adjourn by Doug Richmond, seconded by Joyce Sinkule. Motion carried at 11:00 p.m.

Respectfully submitted,

*Sharon Richmond*

Sharon Richmond  
Deputy Clerk