

TOWN OF WEST POINT

PLANNING COMMISSION MEETING MAY 02, 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 May 2, 2002, at 8:00 p.m. The meeting was posted in three places. The meeting was called to order by Joyce Sinkule. Planning Commission members present were Gordon Carncross, Cliff Lawton, Bill Niemi, Richard O'Connor, 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 – April 18, 2002 Gordon Carncross made a motion to approve the minutes, seconded by Richard O'Connor. Motion carried.

Agenda Item 4: Correspondence There was no correspondence.

Agenda Item 5: Anchor Point Condominiums – Rezoning and CSM Jim Grothman handed out new maps for the members to review. A question arose as to whether units 3 and 4 were closer to the embankment than was previously noted. After discussion it was decided that moving the path to the south east ten (10) feet and rotating the duplex back would allow it to be placed back further and give more privacy. Concern was expressed about preserving the existing trees noted in one of the plans submitted. It was decided that no building permit would be issued until the Town engineer reviews the site and takes into consideration the preservation of existing trees. It was also requested that snow fencing be used around the existing trees in order to protect them during construction. Also requested that plantings be installed as per the plans submitted by Landscaping, Inc. An amount will be added to the Letter of Credit to cover this expense. A copy of the letter from the Columbia County Planning and Zoning regarding the averaging for set back will be added to the official file. Attorney Clark indicated that only typographical corrections were needed in the necessary agreements and would be completed by the Town Board meeting. Town engineer indicated that all necessary storm water management and landscaping plans have been received and reviewed. Concern was raised about the 75 feet setback and how new construction can use the averaging. It seems inconsistent when granting variances, because the Supreme Court ruling is used as a guide and does not allow construction within 75 feet. Gordon Carncross expressed his concern with this inconsistency. A motion was made by Richard O'Connor to approve the attached resolution, seconded by Bill Niemi. Motion carried 4-1.

Agenda Item 6: Lot Size Discussion Discussion centered on whether something needed to be done immediately. Attorney Clark indicated that zoning would control and then the Town's Ordinance would have control. The Land Use Plan is only advisory.

Agenda Item 7: Smart Growth In answer to the lot size discussion, the Committee decided that the first thing to do was complete a review of the Land Use Plan. Doug Richmond noted that Mr. Bluemke indicated that the County will be sending out information for the Town to complete and return. This information will be a start on the Smart Growth Plan. Mr. Bluemke also indicated a good place to start with the Smart Growth information was updating the Land Use Plan. The maps that Fred Madison is researching will be used to determine fragile areas and used to determine lot sizes.

Discussion also centered on a meeting that Richard O'Connor and Bill Niemi attended at the Sauk Prairie Schools. This meeting noted that schools will be funded in a different way in the future in light of the recent budget problems. Highway 12 continues to be an element that is not taken into consideration very seriously by Sauk County. Local businesses also spoke of their future expansion plans. Attorney Clark updated the Committee on the County's progress in developing a condo ordinance for Columbia County.

Agenda Item 8: Next Meeting Agenda Smart Growth, Land Use Plan, review storm water requirements pertaining to adding rain garden/infiltration systems and any other item obtained by the Town Clerk.

Agenda Item 9: Adjourn Meeting: Motion to adjourn by Richard O'Connor, seconded by Bill Niemi. Motion carried at 10:25 p.m.

Respectfully submitted,

Sharon Richmond

Sharon Richmond
Deputy Clerk

RESOLUTION

Motion by Richard O'Connor, seconded by Bill Niemi, that the Town Plan Commission recommends conditional approval of the Certified Survey Map and Plat of Anchor Point Condominiums to the Town Board of the Town of West Point. Conditions of such approval are as follows:

1. Submission of detailed plans and specifications prepared by a professional engineer for management of storm water runoff and soil erosion to the Town engineer for review and approval prior to recording the Declaration of Condominiums ("Declaration") and Condominiums Plat ("Plat").
2. Submission of the Declaration, Plat, Covenants, and other Condominium related documents to the Town attorney and Town engineer for review and approval prior to recording the Declaration and Plat.
3. Entering into a Development Agreement with the Town of West Point and providing an irrevocable letter of credit for the public improvements required by and relating to the Condominium development in the amount of the estimate required by the Town engineer. The Development Agreement shall be in a form that is satisfactory to the Town attorney and Town engineer and shall be entered into prior to recording the Declaration and Plat. Developer shall pay (if not already paid) the required Plat review fee, all fees of the Town consultants relating to this project to be paid current prior to the commencement of any construction, and a fee in lieu of dedication of parkland in the amount of \$5,250.00.

4. Developer shall provide satisfactory evidence in the form of a title commitment regarding the ownership of all lands with the boundaries of the plat current to within fifteen (15) days of the date that the Declaration and Plat are to be recorded for review by and final approval of the Town attorney. Subdivider shall provide satisfactory evidence that Jiran & Sadek, LLC is a Wisconsin limited liability company in good standing with the State of Wisconsin Department of Financial Institutions.

5. Developer shall move path that goes down to the docks ten (10) feet to the south east and expand the limited common element to include the new area.

6. No building permits will be issued to Developer until site has been staked and Town engineer has approved site taking into consideration the preservation of desirable existing trees.

7. Developer shall protect all the desirable existing trees during construction by surrounding them with snow fencing.

8. Developer shall install plantings as per the landscaping plans submitted by Landscaping, Inc. Amount of plantings shall be added to the Letter of Credit.

9. The letter dated March 2, 2002, from the Columbia Counting Planning and Zoning which outlines the averaging used to determine setbacks should be provided to the Town Board of the Town of West Point.

10. No constructions shall commence until all of the above conditions have been met, the Certified Survey Map for project, Declaration, Plat, Declaration of Driveway, Walkway and Parking Easement and Agreement, and Declaration of Covenants, Restrictions and Conditions for Lot 2 have been fully executed and recorded, and the

Developer obtains any necessary Chapter 30 permit from the Department of Natural Resources and/or excavation permit from Columbia County.

TOWN OF WEST POINT PLAN COMMISSION

BY: Joyce Sinkule
Joyce Sinkule, Acting Chair

BY: Sharon Richmond
Sharon Richmond, Deputy Clerk