

TOWN OF WEST POINT
PLANNING COMMISSION MEETING
JUNE 20, 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 June 20, 2002, at 8:14 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, Scott King, Cliff Lawton, Fred Madison, 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 – June 6, 2002 Joyce Sinkule made a motion to approve the minutes, seconded by Gordon Carncross. Motion carried.

Agenda Item 4: Correspondence Doug Richmond updated the members regarding the June 13, Town Board Meeting. Fritz Thistle noted that nothing new had happened at the DNR meeting regarding Fish and Crystal Lake.

Agenda Item 5: Kathy Ballweg – Highway 60 Proposed CSM Jim Grothman updated the members on the existing driveway indicating that a few segments exceed the 12% grade. The majority of the road is under 10%. It was proposed that additional land would be deed restricted in order to obtain two building lots on top of the hill. Flag lots were questioned. Five lots would make the request a small subdivision and require a Town road. Also the shared driveway ordinance indicates that if there are five houses the driveway would become a Town road. Concerns center on the flag lots, deed restrictions and the driveway. Driveway questions are the width, slope and whether two additional lots would require a Town road.

Agenda Item 6: Jeff Wickline – Highway 188 Proposed CSM Flag lots were a concern. The slope of the back side of the property creates a water issue. Density as to whether this plan was dense enough or not dense enough was discussed. Members indicated they were not concerned with the density because of the problem storm water management would be with more lots. Discussion also centered on the driveway being a Town Road and provisions being provided so that it could be connected to another driveway allowing through traffic to Lake Drive if future development would warrant. Concerns to be outlined in a letter to Mr. Wickline noted the following requirements would need to be submitted for review before the CSM would start the formal process of approval: building envelopes being noted, preliminary stormwater management plan, proposed restrictive covenants, driveway plan, current title insurance, an environmental assessment and all fees being paid.

Agenda Item 7: Smart Growth Joyce is still trying to obtain a white background map in order to indicate land use.

Agenda Item 8: Land Use Plan Tabled until the different map is obtained.

Agenda Item 9: Storm Water Ordinance (Rain Gardens/Infiltration Systems) The members indicated they would like language incorporated into the current ordinance. Joe will draft an amendment and provide for review.

Agenda Item 10: Next Meeting Agenda Smart Growth, Land Use Plan, Storm Water Ordinance, Maps to indicate land use, and any other item noted by the Town Clerk.

Agenda Item 11: Adjourn Meeting: Motion to adjourn by Joyce Sinkule, seconded by Gordon Carncross. Motion carried at 10:25 p.m.

Respectfully submitted,

Sharon Richmond

Sharon Richmond
Deputy Clerk