

TOWN OF WEST POINT
PLANNING COMMISSION MEETING
AUGUST 15, 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 August 15, 2002, at 8:03 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, Scott King, Cliff Lawton, 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: Public Hearing – Jeff Wickline – Highway 188 Proposed CSM Mr. Wickline explained that he is proposing to divide the proposed parcel into four lots. The necessary documents are being reviewed by the Town's Attorney. There is a question regarding maintenance of the water retention area, which needs to be worked out between the attorneys. There was no opposition from the public.

Agenda Item 4: Public Hearing – Clifford & Leah Schweppe (Randy Wruck) Steckleberg Road – Proposed CSM Jim Grothman presented proposal. Mr. Wruck is proposing to divide the parcel into two lots. The Committee inquired why Mr. Wruck was dividing the parcel into only two lots. Taxes on more than one lot was the deciding factor. The larger lot may be divided into more lots at a later date. No opposition from the public.

Agenda Item 5: Approve Minutes – August 1, 2002 Doug Richmond made a motion to approve the minutes, seconded by Scott King. Motion carried.

Agenda Item 6: Correspondence Doug Richmond updated the Committee on items from the August 8, 2002, Town Board Meeting.

Agenda Item 7: Jeff Wickline – Highway 188 Proposed CSM Town Engineer, Joe Costanza indicated he needed a copy of the design of the proposed rain gardens. It was also noted that a fee would be collected in lieu of setting aside land for a park. It was requested that language used in the Rita Clark CSM, pertaining to clear cutting trees and vegetation, be added to the covenants. There is a question regarding maintenance of the water retention area. This will need to be reviewed by both attorneys. Doug Richmond made a motion to table until September 5, 2002, seconded by Gordon Carncross. Motion carried.

Agenda Item 8: Clifford & Leah Schweppe (Randy Wruck) Steckleberg Road Proposed CSM It was noted that park fees will be collected. Driveway would be restricted to Steckleberg Road. It was also noted that when dividing the additional lot and adjoining land, the developer will have to take into consideration the need for an access to Steckleberg Road. Discussion covered how the first lot would be divided and where access would be required, Steckleberg Road or Golf Road. Cliff Lawton made a motion to table the request until September 5, 2002, seconded by Scott King. Motion carried.

Agenda Item 9: Tom & Nancy Bannon – Sand Hill Ridge Subdivision Documents have been submitted to the Town's attorney for review. Recommended changes have been made. A public hearing will be held on September 19, 2002. Doug Richmond made a motion to table until September 5, 2002, seconded by Scott King. Motion carried.

Agenda Item 10: Kristie Kevern – N2187 Highway 188 – Conditional Use – Informational Property located on Highway 188 had two old cottages that were removed and a new dwelling was erected. The current house has two separate living spaces with separate entrances. This is considered a duplex instead of a single family residence. A Conditional Use permit would bring the dwelling into compliance with zoning requirements. Questions were raised as to whether this is an area where this type of use would be permitted and whether it should be allowed to remain as a duplex. Scott King made a motion to table until September 5, 2002, when the Town's Attorney will be in attendance, seconded by Doug Richmond. Motion carried.

Agenda Item 11: Attorney Jeff Clark – Mapping Tabled until next meeting.

Agenda Item 12: Smart Growth Tabled.

Agenda Item 13: Land Use Plan Tabled.

Agenda Item 14: Storm Water Ordinance (Rain Gardens/Infiltration Systems) Joe Costanza indicated that the DNR has a new Stormwater Manual published. He would like time to review this manual before proceeding with the draft of the Storm Water Ordinance and Rain Garden language. He expects to have this review completed by February 2003.

Town of West Point Planning Commission
Page 3
August 15, 2002

Agenda Item 15: Next Meeting Agenda – September 5, 2002 Wickline, Scheppe & Wruck, Sand Hill Ridge Subdivision, Kristie Kevern, Town Park Selwood, Jeff Clark- mapping, Smart Growth, Land Use Plan, and any other item noted by the Town Clerk.

Agenda Item 16: Adjourn Meeting Motion to adjourn by Gordon Carncross, seconded by Cliff Lawton. Motion carried at 10:15 p.m.

Respectfully submitted,

Sharon Richmond
Sharon Richmond
Deputy Clerk