

TOWN OF WEST POINT

PLANNING COMMISSION MEETING SEPTEMBER 5, 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 September 5, 2002, at 8:07 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, Fred Madison, 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 – August 15, 2002 Joyce Sinkule made a motion to approve the minutes, seconded by Gordon Carncross. Motion carried.

Agenda Item 4: Correspondence Dick O'Connor routed a brochure, Practical Guide to Zoning, regarding a seminar that will be held on December 5 and December 6. At the next meeting members can indicate if they want to attend the seminar and registration will be sent in.

Agenda Item 5: Jeff Wickline – Highway 188 Proposed CSM Discussion was held on the September 4th letter outlining requirements. Mr. Wickline indicated he had some questions regarding the language regarding the conservancy and the restrictions it seems to place on removing trees and vegetation. Language also needs to be added regarding the fence that is required between residential and agricultural land. The adjoining landowner, Joan Ryan, requested that no fence be required. Dick O'Connor made a motion to table the request until language for the conservancy and the other items discussed are finalized, seconded by Joyce Sinkule. Motion carried.

Agenda Item 6: Clifford & Leah Schweppe (Randy Wruck) Steckleberg Road Proposed CSM Jim Grothman indicated that the lots are being divided differently than last presented. All other items will remain the same. The new lot will be accessed by an existing farm entrance. The other lot will have access by Steckleberg Road. Joyce Sinkule made a motion to approve the proposed CSM, subject to payment of parkland fees, seconded by Scott King. Motion carried.

Agenda Item 7: 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. Doug Richmond indicated that he had a conversation with County Zoning and they would not approve a conditional use request unless it is consistent with our land use plan. Discussion between Ms. Kevern's attorney and Attorney Clark indicated that this use is becoming more common and they will research to see what type of zoning request will accommodate the situation. Joyce Sinkule made a motion to table the request, seconded by Gordon Carncross. Motion carried.

Agenda Item 8: Tom & Nancy Bannon – Sand Hill Ridge Subdivision Developers agreement must be submitted for review. Parkland fee of approximately \$6,000 will be required in lieu of land. Discussion followed on the type of cul-de-sac that would be appropriate for the development. A regular cul-de-sac or one that has an island in the middle where snow and the mailboxes can be placed. Public hearing will be held at the next meeting.

Agenda Item 9: Mike & Flo Smith – Request for Change to Shoreline/Wetland Protection Ordinance pertaining to 4 lots in Pleasant View Park (Robert Daehling) Mr. Daehling indicated his client owns 4 lots and would like to sell the lots. New rules have to be followed because of the Shoreline/Wetland Protection Ordinance that is now in existence. Mr. Daehling was directed to make a request for a variance. Issues that would need to be considered are whether there are sufficient building envelopes on the individual lots, storm water management issues because of the slope of the lots, adequate area for septic systems and whether it would be advantageous to combine the lots and sell as one lot.

Agenda Item 10: Selwood - Town Park Dick O'Connor indicated that with the recent death of Mr. Lenerz's father, information was not available at this time. It will be scheduled for the next meeting.

Agenda Item 11: Richard O'Connor – Procedure for combining two parcels – Golf Road Discussion noted that there is confusion at the County on how this procedure needs to be handled. Attorney Clark will research.

Agenda Item 12: Attorney Jeff Clark – Mapping Discussion followed on how mapping of future town roads should be handled. It was suggested that this become part of the Smart Growth process when the Land Use Plan is revised. Engineer, Joe Costanza will research the cost of obtaining maps from the digital orthophotography that was completed earlier this year.

Agenda Item 13: Smart Growth Rain gardens will also be an item to consider when looking at Smart Growth.

Agenda Item 14: Land Use Plan Revisions to Zoning are being considered at the County level.

Agenda Item 15: Next Meeting Agenda – September 19, 2002 Public Hearing Sand Hill Ridge Subdivision, Wickline, Kristie Kevern, Town Park Selwood, Zoning Seminar, Fence Ordinance, Smart Growth, Land Use Plan, and any other item noted by the Town Clerk.

Agenda Item 16: Adjourn Meeting Motion to adjourn by Joyce Sinkule, seconded by Dick O'Connor. Motion carried at 10:50 p.m.

Respectfully submitted,

Sharon Richmond
Sharon Richmond
Deputy Clerk