

TOWN OF WEST POINT

PLANNING COMMISSION MEETING SEPTEMBER 19, 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 19, 2002, at 8:05 p.m. The meeting was posted in three places. The meeting was called to order by Doug Richmond. Planning Commission members present were Gordon Carncross, Scott King, Richard O'Connor and Doug Richmond (Town Board Member).

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 – Sand Hill Ridge Subdivision (Tom & Nancy Bannon) – Fjord Road Jim Grothman presented information on the proposed subdivision for the Bannon's. Mike and Paula Bunch inquired about the notification process, as they had not been notified of the meeting. It was indicated that notices were sent to individual landowners who lived within a certain distance of the proposed subdivision. Other concerns noted were current drainage problems, future drainage problems, density and preservation of ag land. Mr. And Mrs. Bunch presented a letter outlining concerns which has been added to the file. A memorandum from Terri Broxmeyer and Ron Grasshoff outlining their concerns has also been added to the file. Richard Campbell spoke in favor of the subdivision.

Agenda Item 4: Approve Minutes – September 5, 2002 Dick O'Connor made a motion to approve the minutes, seconded by Gordon Carncross. Motion carried.

Agenda Item 5: Correspondence Scott King indicated that he has received an e-mail from Dennis Bender regarding the Blackhawk Subdivision and some changes that he would like to make to the plans for the subdivision. He was instructed to tell Mr. Bender that he should request to be put on the Agenda to present any changes suggested for the Blackhawk Subdivision.

Agenda Item 6: Sand Hill Ridge Subdivision (Tom & Nancy Bannon) – Fjord Road Town Engineer, Joe Costanza, noted that the development agreement needs to be submitted for review. Necessary changes such as a vision triangle, easements regarding the detention ponds and the declaration and covenants have been reviewed. Attorney Clark was unable to attend the meeting and any questions have not been outlined. Mr. Costanza indicated that stormwater management has been calculated to be twice the capacity for an 100 year storm and he does not anticipate that flow from the land would increase. Regarding the concern for contamination of surrounding wells from runoff, he does not anticipate the risk to be any greater than if the land was continued to be farmed. Dick O'Connor made a motion to postpone further discussion until the October 3, 2002, meeting, seconded by Scott King. Motion carried.

Agenda Item 7: Jeff Wickline – Highway 188 Proposed CSM Wording regarding the conservancy has been agreed upon. The only other issue is the fence that is required between ag land and residential property. Gordon Carncross indicated that he supported some type of division to protect both landowners from any dispute. The Town's Attorney will need to prepare wording regarding this situation. Dick O'Connor made a motion to postpone the item until the October 3, 2002, meeting, seconded by Gordon Carncross. Motion carried.

Agenda Item 8: Kristie Kevern – N2187 Highway 188 – Conditional Use – Informational Both attorneys have not had a chance to discuss the situation with the County. Gordon Carncross made a motion to postpone the item until the October 3, 2002, meeting, seconded by Scott King. Motion carried.

Agenda Item 9: Mike & Della Ryan Land on Rausch Road, Rausch Lane, Lake Drive Mr. Ryan would like to have the development rights from his farm on Gastrow Road transferred to his ag land that borders Lake Drive, Highway 188 and Rausch Road. What type of process would need to be followed? Matter will be referred to the Town's attorney for review.

Agenda Item 10: Selwood - Town Park Dick O'Connor, Bill Niemi and Larry Lernerz presented three layouts regarding a proposed park. Discussion was held on the merit of a full basketball court versus a half court, whether parking was needed, should the shelter contain restrooms and the type of lighting that should be installed. Scott King made a recommendation to go with the third layout that includes bathrooms, seconded by Gordon Carncross. Motion carried. The Park Committee was instructed to take the proposed layout and firm up their figures and present the outline at the next meeting for review.

Agenda Item 11: Fence Ordinance Scott King made a motion to postpone the item until the October 3, 2002, meeting, seconded by Gordon Carncross. Motion carried.

Agenda Item 12: Smart Growth Engineer Costanza presented his outline of the cost for the digital orthophotography and topographic mapping from the aerial photography done earlier this year. Board Member, Bill Niemi, will take the information to the Town Board when the budget is prepared. The Planning Committee recommended that the area around Selwood be considered first, with the area from Smith Park to Selwood, second and finally the area from Okee to Smith Park Road.

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Agenda Item 13: Land Use Plan The County has indicated that the zoning for the Sand Hill Ridge Subdivision may be delayed until our Land Use Plan is amended to include the subdivision in the transitional area. Attorney Clark will be contacted regarding the procedure for amending the Land Use Plan.

Agenda Item 14: Next Meeting Agenda – October 3, 2002 Sand Hill Ridge, Wickline, Kristie Kevern, Zoning Seminar, Smart Growth, Land Use Plan, and any other item noted by the Town Clerk.

Agenda Item 15: Adjourn Meeting Motion to adjourn by Scott King, seconded by Dick O'Connor. Motion carried at 11:10 p.m.

Respectfully submitted,

Sharon Richmond

Sharon Richmond
Deputy Clerk