

TOWN OF WEST POINT
PLANNING COMMISSION MEETING
OCTOBER 3, 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 October 3, 2002, at 8:08 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 – September 19, 2002 Gordon Carncross made a motion to approve the minutes as amended, seconded by Scott King. Motion carried.

Agenda Item 4: Correspondence No correspondence.

Agenda Item 5: Jeff Wickline – Highway 188 Proposed CSM The item was withdrawn as Mr. Wickline has backed out of the purchase of the property.

Agenda Item 6: Kristie Kevern – N2187 Highway 188 – Conditional Use Attorney Clark indicated there would be a proposed resolution for review at the next meeting. Doug Richmond made a motion to postpone the item until the October 17, 2002, meeting, seconded by Scott King. Motion carried.

Agenda Item 7: Sand Hill Ridge Subdivision (Tom & Nancy Bannon) – Fjord Road Attorney Clark noted that the zoning for Sand Hill Ridge Subdivision was tabled at the County level until the area is added to transitional area noted in the Town's Land Use Plan. He was not sure if a resolution from the Town Board indicating their intention to add the area to the transitional area would be sufficient or if the Town would have to begin the process of amending the Land Use Plan. Motion by Joyce Sinkule, seconded by Scott King, to recommend to the Town Board that they adopt a resolution which reconfirms the Town's support for rezoning Lot 1 of Certified Survey Map No. 464 (Tax Parcel 189.1) from Agricultural to Single-Family Residence with the understanding that the Planning Commission and Town Board are in the process of amending the Town's Land Use Plan to expand the lands included in areas that may be developed within the Town (Lake Development District or transition area) and that the lands owned by Thomas and Nancy Bannan will be included in the area of land that may be developed within the Town upon completion of the process for amending the Plan for the reasons previously set forth in connection with the Town Board's recommendation to grant the rezoning. Those reasons, which are set forth below, are incorporated into and made a part of this Resolution.

1. The parcel is contiguous to a residential area and could be considered a transitional area;
2. Lands consist of marginal agricultural soils;
3. It meets the intention to keep development along the lake looking to the future and possible sewer/utility district; and
4. The rezoning would assist in clustering development next to existing subdivisions.

Further discussion noted that the Homeowners Association will be responsible for maintaining the detention areas. Special plantings will be required at the bottom of the detention areas. Suggestions will be presented to the Town Engineer for approval. The driveway that will run along an existing home will be sloped appropriately to keep runoff from going in that direction. Requirements for the slope will be added to the plans. No street lights will be required. On October 17, 2002, the final review of the legal documents will be completed, requirement of boundary fences will be determined, plants for the detention area will be approved and a road name will be submitted. Joyce Sinkule ^{made} make a motion to postpone the item to the October 17, 2002, meeting, seconded by Cliff Lawton. Motion carried.

Agenda Item 8: Selwood - Town Park Bill Niemi, Tom Hunt and Heather Hunt provided a layout of the proposed park in the Selwood Subdivision. The bids for a parking lot, play area, basketball court and pavilion came to approximately \$86,000. It was the sentiment of the Planning Commission that the Town would be reluctant to spend that amount ^{of} on one park. It was suggested that Mr. Niemi and the Hunts come up with a proposal that would cost approximately \$35,000. Doug Richmond made a motion that a proposal for approximately \$35,000 should be made to the Town Board, seconded by Joyce Sinkule. The proposal should include a play area, parking lot, landscaping and possible soccer net. Motion carried.

Agenda Item 9: Smart Growth Joyce Sinkule made a motion to postpone the item until the October 17, 2002, meeting, seconded by Scott King. Motion carried.

Agenda Item 10: Land Use Plan Attorney Clark indicated that development rights can be transferred from one property to another. This would be allowed in the case of Mike Ryan who wants to request the transfer of development rights while deed restricting other ag land. Mr. Ryan should proceed with the CSM and request for rezoning of the property.

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Agenda Item 11: Zoning and Land Use Seminar The price of \$250 per person to attend the seminar was a concern. No one will be attending.

Agenda Item 12: Next Meeting Agenda – October 17, 2002 Fence Ordinance, Kevern, Sand Hill Ridge, Lippert if he has submitted a request, Smart Growth, Land Use Plan, and any other item noted by the Town Clerk. Doug Richmond noted that the Sauk Prairie School Board will be holding their next meeting at the West Point Town Hall on October 14.

Agenda Item 13: Adjourn Meeting Motion to adjourn by Doug Richmond, seconded by Joyce Sinkule. Motion carried at 10:50 p.m.

Respectfully submitted,

Sharon Richmond

Sharon Richmond
Deputy Clerk