

## TOWN OF WEST POINT

### PLANNING COMMISSION MEETING NOVEMBER 8, 2001

Pursuant to Wisconsin State Statute 19.84, the meeting of the Town of West Point Planning Commission was convened at the Town Hall on November 8, 2001, 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, Fred Madison, Richard O'Connor, Bill Niemi, Doug Richmond (Town Board Member) and Joyce Sinkule.

Agenda Item 2: Roll Call and State of Public Notice Member present were noted and the meeting was posted in three places.

Agenda Item 3: Correspondence Bill Niemi handed out a pamphlet on Land Divisions and the State Highway System. Douglas Richmond updated the Committee on items covered at the November 1, 2001, Town Board Meeting.

Agenda Item 4: Approve Minutes – October 25, 2001: Joyce Sinkule made a motion to approve the minutes, as amended, seconded by Richard O'Connor. Motion carried.

Agenda Item 5: Bud Styer – Crystal Lake – Primitive Camping Mr. Styer handed out information regarding the proposed primitive camping for 28 acres. He would like to rezone the 28 acres from Agriculture to Recreation Zoning or Special Use Permit. He outlined converting the woodland area into primitive campsites. Concerns noted were the grade for the road going up the hill, engineering needed to create a campsite big enough for a vehicle and a tent, impact on the surrounding land and clarification on the zoning needed for primitive camping. Mr. Styer will consult with an engineer to determine feasibility of the project.

Agenda Item 6: Richard Gumerman – Variance - Selwood Mr. Gumerman presented his request. After acquiring a survey, the house is 7" into the setback area. This makes the property nonconforming and limits the amount of addition or improvements to the property. Correspondence from Attorney Clark was reviewed. The recommended approach would be for the Gumerman's to inquire about purchasing additional land from their neighbor. They have indicated that they cannot get a response from the neighbor. The Planning Commission indicated they should document their efforts to contact their neighbor and bring the matter back if they are unsuccessful.

Agenda Item 7: Land Use Plan – Review Transitional Area Town Clerk, Edie Eberle, is pursuing the purchase of maps.

Town of West Point Planning Commission  
Page 2  
November 8, 2001

Agenda Item 8: Preliminary Plat – Revised Submission Form Changes were suggested. The form has been submitted to the Town Engineer and Town Attorney for review. A final copy will be brought back for review.

Agenda Item 9: Smart Growth Discussion was held on what areas should be reviewed in the Land Use Plan when revisions are made regarding Smart Growth. Areas noted were defining transitional area, how condos fit into growth and the density they create, alternative septic systems and their affect, population trends and how to determine what affect the Highway 12 expansion will have on the Town of West Point. The nine items under Smart Growth should be examined to determine which sections we can start with and which may need outside expertise.

Agenda Item 10: Meeting Dates The upcoming meeting dates were set for December 13, 2001, January 3, 2002 and January 17, 2002. December 13 and January 3 will be at the discretion of the Chair and will take into consideration if there are any items for the agenda. It was also noted that starting in January the meetings will be held the first and third Thursday of the month.

Agenda Item 11: Next Meeting Agenda Smart Growth, Preliminary Plat Revised Form and any other item obtained by the Town Clerk.

Agenda Item 12: Adjourn Meeting: Motion to adjourn by Doug Richmond, seconded by Joyce Sinkule. Motion carried at 10:20 p.m.

Respectfully submitted,

*Sharon Richmond*  
Sharon Richmond  
Deputy Clerk