

TOWN OF WEST POINT
PLANNING COMMISSION MEETING
JANUARY 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 January 3, 2002, at 8:05 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, Cliff Lawton, Fred Madison, Bill Niemi, 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: Correspondence No correspondence.

Agenda Item 4: Approve Minutes – December 13, 2001: Joyce Sinkule made a motion to approve the minutes, as corrected, seconded by Bill Niemi. Motion carried.

Agenda Item 5: Jason Nyberg, Ayres Associates – Aerial Photography/Contour Mapping Jason Nyberg from Ayres Associates gave some background information on what the County Project will encompass. The County will be doing a 10,000 feet fly over. This information is not geared for engineering needs as it does not give a clear enough picture. If the Town would want them, they would do a 5,000 feet fly over which would give a better picture. The Committee also reviewed certain areas that Town Engineer, Joe Costanza, requested be considered for the lower elevation fly over. This information could be used by the Town Engineer, along with the Planning Commission when they start their Smart Growth review. After further discussion, Cliff Lawton made a motion to recommend Option 2 to the Town Board, which includes control points and photography to be done by a consultant identified by the Town Board, seconded by Doug Richmond. Motion carried.

Agenda Item 6: Public Hearing – Richard Gumerman – Variance – Selwood Richard Gumerman presented his request. His home is eight inches too close to one lot line, limiting the amount of improvements that can be completed. The Gumerman's have tried to contact the neighbors on numerous occasions regarding purchasing additional property. They have not been successful. There were no public comments.

Agenda Item 7: Richard Gumerman – Variance - Selwood It was noted that they Gumerman's have documented their attempts to contact the neighbors by phone and mail. They have not received a reply. Bill Niemi made a motion to recommend approval of the variance request based on the following criteria: 1) the existing encroachment was unintended and the result of an honest mistake, 2) the encroachment has not been the source of complaint or apparent problems, 3) the addition proposed by the owners will not worsen the encroachment, 4) enforcement against encroachments of this size are often not pursued, 5) the public interest will not be harmed by granting an after-the-

fact variance to address an existing building encroachments of this type and 6) the Gumerman's clearly made an effort to correct the encroachment by trying to purchase additional property from their neighbors, seconded by Joyce Sinkule. Motion carried.

Agenda Item 8: Jeffrey Harrington – CSM – Highway 188 No one representing Harrington's were in attendance. A letter from the Town's Attorney indicated the driveway easement between lots two and three has not been completed and reviewed. Doug Richmond made a motion to table, seconded by Joyce Sinkule. Motion carried.

Agenda Item 9: Bob Long – Dividing Property – VanNess Road Bob Long, represented by Rick Lane, indicated that he owns 35.79 acres on VanNess Road. He would like to divide off the existing home and buildings, leaving 35 acres. He would like to build a new home on the 35 acres. The Commission asked Mr. Long to contact County Zoning to see whether this subdivision would be allowed under current zoning Laws. Mr. Long was also asked to contact the Town Engineer to see if the remaining 35 acres would have a suitable driveway access for the new home site. If these requirements can be met, they can request a CSM for the division and submit it to the Planning Commission for approval.

Agenda Item 10: Smart Growth Joyce Sinkule distributed a list of the nine element and the requirements under each element. Doug Richmond will contact John Bluemeke to see what information the County will be providing and will also check with the UW Extension to see what information can be gathered from that source.

Agenda Item 11: Next Meeting Agenda January 17, Anchor Point Public Hearing and any other item obtained by the Town Clerk. Bill Niemi noted that Ron Grasshoff will be doing a presentation on Land Conservation Issues on February 7.

Agenda Item 12: Adjourn Meeting: Motion to adjourn by Doug Richmond, seconded by Joyce Sinkule. Motion carried at 9:20 p.m.

Respectfully submitted,

Sharon Richmond
Sharon Richmond
Deputy Clerk