

TOWN OF WEST POINT

Pursuant to Wisconsin State Statute 19.84, the town board of the Town of West Point held the regular monthly meeting on November 2, 1995 at the Town Hall at 7:30 p.m. The Town Board members present were: Fred Thistle-Chairperson, Alan Treinen-1st Supervisor, and A. Dave Cole-2nd Supervisor. Also present was Edith Eberle-Town Clerk, and Harry Sawyer - Assessor. Absent was Joan Bader - Treasurer.

The meeting was published in the Lodi Enterprise and the Sauk Prairie Star and posted in four places.

The minutes from the October 5, 1995 meeting had been given to the town board members prior to the meeting. A motion was made by Dave Cole to approve the minutes with one correction, 2nd by Alan Treinen - motion carried.

The Treasurer's report was given by the town clerk as follows: General fund is \$89,613.05 and the Park Fund is \$21,000.00. A motion was made by Alan Treinen to approve the Treasurers Report as given, 2nd by Dave Cole - motion carried.

A letter was received from Mike Lange from Lange Enterprise on fire numbers. Columbia County has been considering new fire numbers and colors. The clerk was asked to have Mike Lange come to our December meeting.

On November 15 - Columbia County Recycling Center is having open house.

A copy of the bills was given to each of the town board members for review. A motion was made by Alan Treinen to pay the bills, 2nd by Dave Cole - motion carried.

The town board thanked the Planning Commission for the good minutes they have been receiving.

Attorney Jeff Clark told the town board that he had talked to Roger Ballweg and that he (Roger) stated that the sale of his residence on less than 35 acres was no longer for sale. The town board has not received an easement as was promised. We will like the easement by December.

Larry Lenerz presented the town board with his revised copy of the First Addition to Selwood Farms. The planning commission has approved the preliminary plat (with nine conditions). The changes are: the fence has been put back instead of a buffer, also a tree fund to be started which is paid by the developer to be used for terrace trees to sites as they are developed. The tree fund can only be paid to the developer once a year and the maximum cost of a tree is \$63.00. The cost for Larry Lenerz to pay the Clerk for the tree fund is \$9,261.00. The town board, town attorney and town engineer also discussed easements, drainage etc. A motion was made by Dave Cole to conditional approve the First Addition to Selwood Farm preliminary plat, subject to the 1 thru 9 conditions that are attached to these minutes along with variance requests from General Engineering that are stated, 2nd by Alan Treinen - motion carried.

The Merrimac Ferry was discussed. Chairperson Fred Thistle had attended a meeting in Merrimac by the Department of Transportation. The Town of Merrimac has taken a neutral position, the Village of Merrimac is in favor of a bridge, the Town of Lodi is not in favor of the bridge, and Town of West Point is neutral. There will be Spring with DOT on Ferry vs. Bridge.

Meeting
in the

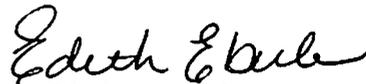
The Resolution 11/95 Obligation of the Town of West Point to Pay State and County Taxes was presented. A motion was made by Alan Treinen to adopt Resolution 11/95, 2nd by Dave Cole - motion carried.

Jim McNulty variance was discussed, the planning commission was not in favor of any improvements located closed to the water, but that any addition be included within the current perimeter of the existing house. The town board was not in favor of the variance, a second story was also a question. The variance for Jim McNulty will be tabled until new plans are presented to the Town Board.

The following committee appointments were discussed: Richard O'Connor to Sauk Sewer Commission and Doug Richmond to Extra-territorial Commission, they have been going to the meeting which are very important to the Town of West Point. After discussion a motion was made by Alan Treinen to appoint Richard O'Connor to Sauk Sewer Commission and Dough Richmond to Extra-territorial Commission, also to get \$15.00 per meeting that they attend, 2nd by Dave Cole - motion carried.

Chairperson Fred Thistle had a complaint on the brushing on Pulvermacher Road from Mr. Leonard Thomas. Mr. Thomas asking if he could do the brushing on Pulvermacher Road. The road right-a-ways are the Town's responsibility.

A motion was made by Alan Treinen to adjourn the meeting at 9:50 p.m., 2nd by Dave Cole - motion carried.


Edith Eberle
Town Clerk

CONDITIONS OF PRELIMINARY PLAT APPROVAL FIRST ADDITION TO SELWOOD FARM

1. Submission of detailed plans and specifications for storm water runoff, erosion control, and street improvements prepared by a professional engineer to the Town's engineer for review and approval prior to recording the final plat.

2. Submission of Declaration of Covenants for the plat in a format that is satisfactory to the Town engineer and Town attorney prior to recording the final plat. The Declaration must be recorded immediately after recording the final plat.

3. Entering into a Development Agreement, including all exhibits thereto, with the Town of West Point, and providing financial guarantees in the amount of the estimate required by the Town's engineer for the public improvements and fees owed to the Town required by and relating to the final plat. The Development Agreement shall be in a format that is satisfactory to the Town's engineer and attorney and shall be entered into prior to recording the final plat.

4. Paying the required plat review fee relating to the preliminary plat, along with the final plat review fees, the fees of the Town's consultants relating to this project upon approval of the final plat, or paid current prior to the commencement of any construction, and the fees in lie of dedication of parkland in the amount of \$14,758.25.

5. Providing satisfactory evidence that Larry Lenerz, LLC is a Wisconsin limited liability company in good standing and is the owner of record of all of the lands within the boundaries of the First Addition to Selwood Farm.

6. Obtaining the approval of all other agencies having legal approval or objecting authority prior to recording the final plat.

7. Except as noted below, the variances requested by letter dated October 25, 1995, are hereby approved insofar as they depart from the literal terms of the Town's subdivision ordinance as interpreted within the specific terms of the Development Agreement. Exceptions: The request for a variance from the agricultural boundary fence requirements of Section 6(1) of the Land Division and Subdivision Regulations is denied. The request for a variance from Section 6(j) with respect to terrace trees is granted subject to the additional provisions and requirements as set forth in the draft of Developer's Agreement provided to the Town by the Developer.

8. In the event construction commences prior to approval of the final plat, all of the conditions set forth above as conditions of recording the final plat shall be complied with to the satisfaction of the Town's engineer and attorney prior to the commencement of any construction.

9. Developer shall provide either by plat dedication or quit claim deed an additional 20-foot of right-of-way for roadway purposes adjacent to Selwood Drive along Lots 12-18.

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GENERAL Engineering Company, Inc.

CONSULTING ENGINEERS

October 25, 1995

Town of West Point Plan Commission
Town of West Point
N1104 Chrisler Road
Lodi, WI 53555

Re: Proposed Selwood Farm Subdivision
Variances Requested

Dear Plan Commission Members:

Preliminary street plans and specifications have been submitted to the Town of West Point. The final environmental assessment and stormwater management and erosion control plan has also been submitted. A preliminary estimate for street construction costs is attached.

As is often the case circumstances show that some situations do not neatly fit into the way the ordinances are structured. Several variances to the applicable ordinances are respectfully requested and are as follows:

- Delete the requirement for a fence around the perimeter of the proposed subdivision as required in Section 6(1), except for the rear boundary of Lots 33-41. A 20' natural buffer as shown on the preliminary plat shall be provided along all rear lot boundaries adjacent to agricultural land, along with an agreement to provide a fence if the land is ever used for grazing.

There are no adjacent idle pasture lands or other areas where livestock is grazed. Fences adjacent to row crop farming operations cause undue hardship for farmers with large equipment and tend to promote the growth of noxious weeds in an unwanted area.

- Delete the requirement for curb and gutter as required in Section 6(d)(5).

Curb and gutter is an excellent street improvement in medium to high density urban residential development. However, a surface drainage system will convey less sediment and pollution to the adjoining Wisconsin River and remain more consistent with the rural surroundings. This area is too far from an urban center to be targeted for an infrastructure system that would only encourage and support unwanted high density development.



- Delete the requirement for street lights, except at intersections, as required in Section 6(n); 5 street lights required ultimately.

An excessively high density of street light would impose an on-going burden on the tax payer for maintenance and energy consumption which will both continue to increase.

- Fund a "tree bank" on a cost per lot basis, paid by the developer to provide money for terrace trees to owners as sites develop as a substitute for the requirements outlined in Section 6(j).

In a rural street ideal terrace tree locations may vary due to ditch depth and width as well as the local topography of the lot. Many owners may wish to integrate street trees into a comprehensive landscaping plan for their individual home site. A "tree bank" funded by the developer would provide for appropriate species in the best locations at no cost to owners.

- Delete the requirement for sidewalks as outlined in Section 6(o).

Sidewalks are not normally required under the ordinance for local streets and the classification of the subdivision streets should be as local streets to preserve the tranquility of the residential area and provide for optimum safety.

- Classify all proposed subdivision streets as local streets. See definition in Section 2(a)(13).

Normally street classification relates more heavily to traffic than length. AASHTO, Wis. Statutes, and Wis DOT all classify streets by traffic flow (ADT).

- Set the pavement width at 22' with 2' gravel shoulders on each side for Streets B and C, and 24' wide with 2' gravel shoulders for Street A instead of as required in Section 7(b)(2)(F).

The 22' paved width is consistent with the existing Selwood Drive. The 26' traveled way or roadway provides for 3- 8.5' lanes of emergency

West Point Plan Commission
October 25, 1995
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access and is consistent with the ss: 86.26 Town Road Standards as referenced in this section. Excessive width promotes excessive speed which diminishes safety in a residential neighborhood.

Thank you for your cooperation.

Sincerely,

General Engineering Company, Inc.



Ronald J. Steiner
Registered Professional Engineer

RJS/db

Enclosure

cc: Larry Lenerz
James Grothman, RLS
Joe Costanza, PE
Plan Commission Members

• GRADING, STOCKPILE & REPLACE TOPSOIL (LUMP SUM) 30,000.-

• GRAVEL BASE COURSE & SHOULDERS
 8" x 26' x 1,920' @ 4. /sq. yd. 22,200.-
 8" x 28' x 2,620' @ 4. /sq. yd. 32,600.-

• 3" R.T. CONC. PAVING
 12,500 SQ. YDS. @ 5. /sq. yd. 62,500.-

• CULVERTS, EXT. STREET REPAIR (LUMP SUM)

• STREET LIGHTS (INSTALLED) 2,500.-
 5 @ 500. EACH

• SIGNAGE & MISCELLANEOUS (LUMP SUM) 1,000.-

• CONSTRUCTION SITE EROSION CONTROL (LUMP SUM) 3,000.-

• SEED, FERTILIZE, & MULCH
 20,000 SQ. YDS. @ 1. /sq. yd. 20,000.-
 (R.O.W. ONLY)

ESTIMATED CONST. COSTS * 174,000.- (ROUND)
 OR APPROX.

174,000 = * 38.25 / LIN. FT.
 4,550 LIN. FT.

SELWOOD FARM SUBD.

GENERAL ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS
 (GEC) 412 E. SLIFER ST. P.O. BOX 340
 PORTAGE, WISCONSIN 53901

Subject: PRELIMINARY ESTIMATE	
FOR STREET CONSTRUCTION	
Engineer: RIS	Date: 10/25/95
Sheet:	File: 795-49