

## TOWN OF WEST POINT

The town board of the Town of West Point held a public hearing on the Preliminary Plat for Wildwood (Frank Pustaver) at 7:00 p.m. at the Town Hall. Town Board members present were: Fred Thistle-Chairperson, and Alan Treinen-1st Supervisor. The Town Clerk, Edith Eberle, was also present.

Attorney Michael Collins representing Frank Pustaver presented the preliminary plat which includes 8 lots. The Covenants, Restrictions and Developers agreement are to be worked out with Attorney Jeff Clark. There was a question on park land amount and using a different formula that was presented by Planning Commission.

Jim Grothman explained the soils map which showed the pre plan system areas and driveways for lots 3 and 4. All lots are single family and can not be subdivided (lots 1 - 4 are zoned recreational).

There was no comments from the audience in favor of the preliminary plat.

The following comments were from the audience that were opposed: a question if Pustaver Road would stand up for more building? Joe Costanza - town engineer stated that the road is fine, but at some time needs to be widen. Also comments from Jean Ness and Russell Hunt that were opposed to the 8 new lots.

2nd Supervisor Dave Cole arrived at 7:30 p.m.

Other comments that were made as follows:  
Size of lots; lots 5-6-7-8 is already by CSM 2 buildable lots and know divided into 4 lots.  
Ralph Breunig - asked about Sanitary System  
No plan for further development - one section that is left is zoned agricultural, the other section the could be developed.

A motion was made by Dave Cole to adjourn the public hearing for the preliminary plat for Frank Pustaver.

Pursuant to Wisconsin State Statute 19.84, the town board of the Town of West Point held the regular monthly meeting on September 4, 1997 at the Town Hall at 7:45 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 Joan Bader - Treasurer.

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

The minutes from the August 7th, 1997 meeting had been given to the town board members prior to the meeting. The motion was made by Dave Cole to approve the minutes, 2nd by Fred Thistle - motion carried.

The Treasurer's report was given by the town clerk as follows: General fund is \$41,294.64, the Park Fund is \$53,259.72 and Tree Fund is \$9,261.00. A motion was made by Dave Cole to approve the Treasurers Report as given, 2nd by Alan Treinen - motion carried.

The new population for the Town of West Point is 1,445.

A copy of the bills was given to each of the town board members for review. There is three more bills that have been received that will be paid. Joe Costanza explained the final bill on the roads and approved payment. A motion was made by Alan Treinen to pay the bills, 2nd by Dave Cole - motion carried.

The Planning Commission Report was given by Dave Cole as follows: Variances for Osborn-deck, and Richmond-shed were approved. CSM for Heffron was approved (3 lots), and Subdivision for Frank Pustaver was approved. Myron Scharkey has not appeared.

Alan Treinen stated that Columbia County Animal Shelter is going to build a new shelter and would like donations.

A letter was received from all home owners that live on Steckelberg Drive asking to have the road officially named Drive not Lane. A motion was made by Dave Cole that the official name is Steckelberg Drive, 2nd by Alan Treinen - motion carried. The clerk will notify all home owners, Columbia County Tax Lister and Columbia County Highway.

A variance application was received from Neal & Lynn Harrison for a new home in Pleasant View Park, it needs sideyard setbacks. The Planning Commission has approved the variance request. A motion was made by Dave Cole to grant this variance for a new home, 2nd by Alan Treinen - motion carried.

A variance application was received from Vernon & Charleen Richmond for a storage shed on Highway 188, it will be 104 feet from road needs to be 110 feet, therefor needs a highway setback. The Planning Commission has approved the variance request. A motion was made by Dave Cole to grant this variance for a storage shed, 2nd by Alan Treinen - motion carried.

A variance application was received from Devon & Sharon Osborn for a deck in Weast Park, it needs water setbacks. The Planning Commission has approved the variance request. A motion was made by Dave Cole to grant this variance for a deck, 2nd by Alan Treinen - motion carried

A CSM for Dan Heffron for four lots (one lot is the existing home) on Lake Drive was presented. The Planning Commission has approved the CSM. There was discussion. Russ Sabac (neighbor) had concerns of the retention pond to houses and who is liability for any water problems. Attorney Jeff Clark presented the town board with copies of the Developer's Agreement, Declaration of Covenants and Restrictions, the Vision Triangle Easement Agreement and Permanent Drainage Easement Agreement which have been approved. A motion was made by Alan Treinen to approve the CSM for Dan Heffron along with the Developer's Agreement, Declaration of Covenants and Restrictions, the Vision Triangle Easement Agreement and Permanent Drainage Easement Agreement, 2nd by Dave Cole - motion carried.

The Preliminary Plat for Frank Pustaver was presented. The park land (.4 acre for park land) was discussed, there is three ways to handle park land, 1. Take land, 2. Fee - value of land per acre in lieu of park land, 3. deferred cost until lots are sold to get true value. Attorney Jeff Clark presented the conditions for approval on the preliminary plat. After discussion a motion was made by Alan Treinen to use the equalized value of land +2000 for park land fee, 2nd by Dave Cole - motion carried.

A motion was made by Dave Cole to approve the Preliminary Plat for Wildwood (Frank Pustaver) with the following conditions before final approval of plat:

1. Declaration of Covenants, Restrictions and Conditions for the plat be approved by town engineer and town attorney, with single family residential, no lot can be subdivided

2. Development Agreement for the plat by approved by town engineer and town attorney

3. Pay required fees (preliminary plat, final plat and park land

4. Obtain approval of all other agencies

5. Submit title insurance to town attorney

6. Submit letter from Columbia County Highway for access lots on county highway

7. Submit final plat in conformity with Wisconsin Statutes and town Subdivision Ordinance

2nd by Alan Treinen, motion carried. Attorney Clark to send a letter to Attorney Collins.

Marcus Cable Extension was presented for discussion. Attorney Jeff Clark suggested that we do a six month extension, and wait to see the Town of Lodi Cable Ordinance that they are working on and possibility make changes to use for the Town of West Point. A motion was made by Alan Treinen to have Attorney Clark drawn up a one year extension and letter to Scott Behn (Marcus Cable) and have the Town Clerk and Town Chairman sign the agreement, 2nd by Dave Cole - motion carried.

The wages for the transfer site was brought up by the Town Chairperson - Fred Thistle. After discussion a motion was made by Fred Thistle to increase the wages by \$.50 as of January 1, 1998, 2nd by Alan Treinen - motion carried.

The motion was made by Alan Treinen to set Tuesday, October 14, 1997 at 7:30 p.m. at the Clerk's home for the budget meeting.

Don Havlik do not appear - no action.

A operator license for Christine Doris was presented to the board, she has attended the bartender's class. A motion was made by Alan Treinen to grant a operator license to Christine Doris, 2nd by Dave Cole - motion carried.

KMS Development came before the town board asking for an opinion on building another 5 condominium (one building) unit. A motion was made by Fred Thistle to table this until the October meeting and to forward this to the Planning Commission for their opinion, 2nd by Alan Treinen - motion carried.

A motion was made by Dave Cole to adjourn the meeting at 9:45 p.m., 2nd by Alan Treinen - motion carried.

  
Edith Eberle, Town Clerk