

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 December 4, 1997 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 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 November 6th, 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 Alan Treinen - motion carried.

The Treasurer's report was given by the town clerk as follows: General fund is \$31,560.33, the Park Fund is \$57,293.81 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 following correspondence was: 20/20 Land Use Plan - article, Land was sold along the Wisconsin River to DNR, and the new Liquor License - quote was explained. As of December 1, 1997 the Town of West Point has 0 licenses in reserve.

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

The Planning Commission Report was given by Dave Cole as follows: Wayne Breunig - Variance for a Sunroom and Deck was approved, Mr. Kahl on Rausch Road Rezoning of 22 acres from Commercial to Single Family Residence, and KMS Condo - possibly adding addition 5 condo unit.

Under citizens input - Robert Davis stated he was interested mowing of the town road ditches, it will need to be put bid, also stated there is a soft spot on Schoepp Road. There is a meeting on Badger Ordinance coming up ask if people were going. Asked about a street light on the corner of Highway 188 and Highway 60 - Chairman Fred Thistle will check into a street light.

A resolution for Agricultural Shoreland was presented After discussion a motion was made by Dave Cole to proceed of funding for a demonstration plat, 2nd by Alan Treinen - motion carried. Dave Cole is to coordinate the application with Fred Madison.

There has been a complaint on Oliver Olson dog not being under control/running at large. A certified letter was sent to Mr. Olson to come to this meeting. Mr. & Mrs. Olson explained their views on the incident of the dog biting another person which the Columbia County Sheriff has been called. After much discussion the town board stated to Mr. & Mrs. Oliver Olson to keep their dog under control or fines will issued.

The Haz-Mat Agreement was send to all Clerks in Columbia County that effective December 31, 1997 the Town of West Point would no longer have a Haz-Mat agreement with Columbia County. Attorney Jeff Clark stated that he will be meeting on Thursday, December 11, 1997 at 8:30 a.m. that may resolve some of the questions of the liability to the town. Attorney Jeff Clark stated that agreement of not - the county should respond to a spill. A motion was made by Alan Treinen to table the Haz-Mat Agreement until January meeting, 2nd by Dave Cole - motion carried.

The pasture lease agreement was brought up for discussion. The Town of West Point has 17 acres with a pond. The following was discussed:

1. having a line fence put up/construction of fence/cost
2. five year contract
3. maintaining the pasture
4. putting out for bid as soon as possible
5. survey to find the boundary line for fence

A motion was made by Alan Treinen to have Attorney Clark draw an agreement and bring back to the January meeting, 2nd by Dave Cole - motion carried.

A application for a variance for highway setback was received from Wayne and Barb Breunig. They would like to build a sun room and deck which is 70 feet from County Highway J (not any closer to the highway then the house is now). The Planning Commission approved the variance. A motion was made by Alan Treinen to grant the variance to build a sun room and deck, 2nd by Dave Cole - motion carried.

Nelvin Olson, Town Assessor came before the town board asking if the town board would be interested in sharing the cost of a computer program and the assessing manual with the other towns that he assesses. The cost of the computer program would be between \$3,000.00 and \$6,000.00. There is a meeting on December 9, 1997 at Columbia County that he will attend on the changes in 1998. Nelvin also explained the following breakdown for agricultural land value to be used per acre: grade #1 - 546, grade #2 - 463, grade #3 - 365, grade #4 - 134. The town board agreed to share the cost of the assessing manual and asked Mr. Olson to come back with a final cost of the computer program. Mr. Olson stated he would not use the computer program until the summer of 1998 because of the time involved to put each parcel of land in the computer.

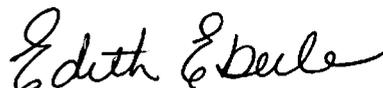
Larry Lenerz the developer for Selwood Farm Addition came before the town board asking to cancel the bond with the bank. Town Engineer, Joe Costanza certifies that all public improvements are done. Mr. Lenerz has \$1000.00 in is escrow account. Town Attorney, Jeff Clark could see no problem in the cancellation of the bond as there is money in the escrow account. A motion was made by Dave Cole to grant Mr. Lenerz permission to cancel the Bond for Public Improvements, 2nd by Alan Treinen - motion carried. Attorney Jeff Clark is to do the paper work that needs to be done.

Chairman Fred Thistle attended the meeting on the Proposed Amendment to Zoning Code Chapter 16-1 Establishing Standards for Conditional Use Permits for Communication Towers and gave the following report. No Communication Towers allowed in residential land/agricultural land. Columbia County has no ordinance at the present time on Communication Towers. There will be a public hearing later this month.

The Amendment to the Subdivision Ordinance was presented which would standardize the fees charged in lieu of land dedication. The Planning Commission suggested at \$750.00 fee per dwelling. After discussion a motion was made by Dave Cole to set \$750.00 per dwelling to calculate park land fee, 2nd by Alan Treinen - motion carried.

Dennis Bender from Blackhawk Ridge Development came before the town board with the following concerns: The public hearing for KMS Development, there were some people within the 100 feet that did not receive letter of notice of the public hearing - Dennis is to fax the town clerk names that didn't receive notice - the notice has been in the paper. The retention pond will be finished in the Spring of 1998. There will be a foundation put up in January for a condo unit. Also discussed was the reduction of his Public Improvement Bond - Dennis is check into the reduction of Bond and make a formal request to the Town Board at a later date. A motion was made by Dave Cole to have Dennis Bender pay the amount owed to bring his escrow account up to \$0.00, 2nd by Alan Treinen - motion carried.

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



Edith Eberle
Town Clerk