

TOWN OF WEST POINT

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held a regular monthly meeting on Thursday, September 6, 2001, at 7:30 p.m. at the West Point town hall. The meeting was published in the Lodi Enterprises and the Sauk Prairie Star and posted in three places.

The town board members present were: Fred Thistle- Chairperson, Alan Treinen- 1st Supervisor, Doug Richmond-2nd Supervisor, John Benish-3rd Supervisor and Torrey Latham-4th Supervisor. Also present was Sharon Richmond-Deputy Town Clerk, Joan Bader-Town Treasurer, Attorney Jeff Clark-Town Attorney and Engineer Joe Costanza-Town Engineer.

The minutes from the August 2, 2001, meeting had been given to the town board members prior to the meeting. A motion was made by Doug Richmond to approve the minutes as corrected, seconded by John Benish. Motion carried.

The treasurer's report was as follows: General Fund - \$110,334.53 with an adjusted balance of approximately \$113,800 noted due to a line item being listed incorrectly, Tree Fund - \$9,060.21, and Park Fund - \$57,785.90 plus \$25,000 borrowed funds. The town clerk and the town treasurer balanced their books in July with the bank. A motion was made by Alan Treinen to approve the Treasurer's report, seconded by Torrey Latham. Motion carried.

Correspondence – It was noted that Operators License was added to the Agenda. Items reviewed were: The Land Use Tracker booklet, letter from Mary Edwards, AICP Community Planner from Schreiber/Anderson Associates, booklet from 1000 Friends of Wisconsin, copy of letter from Joe Costanza to the Harmony Grove/Okee Engineer, Wisconsin Department of Administration article on alternative federal funding sources, letter from Eugene Hahn regarding Fish Lake funding, Community Open Space Summit booklet, Lake Tides publication, Rabies Control Training information, Vierbicker Bulletin on Storm Water Management Utilities, Wisconsin Department of Administration preliminary estimate of January 1, 2001, population, Lodi Fire Commission Minutes, thank you from Crystal Lake, UW Extension Columbia County notice on upcoming local government educational telecommunication network series, 2001 Equalized valuation report, information on Crystal Lake from Tom Gaukel and the Christmas Tree ornament from the Town of West Point was viewed.

A copy of the bills was given to each town board member for their consideration. It was noted that the Verizon telephone bill was incorrect. A motion was made by Alan Treinen to pay the bills presented, seconded by John Benish. Motion carried.

Information on non-agenda items. Mr. Zeman indicated that the transfer site building's roof was leaking. He fixed the problem. It was noted that September is the month for the larger all purpose dumpster at the transfer site.

Planning Commission Report was given by Doug Richmond. CSM for Rita Clark and Preliminary Plat for Larry Lenerz are noted on the agenda. Still pursuing the purchase of a completed Smart Growth Plan. Modification to the transitional area in the Land Use Plan will be on the upcoming agenda.

Crystal Lake Water Levels. Bud Styer and Tom Gaukel updated the Board. The last meeting generated some interesting discussion and changed some minds. The budget cut of funds has left the group wondering in which direction they should proceed. Mr. Styer will be developing a report on the current spending that controlling the rising water levels generates and will try to compare the cost to what it would cost to pump the lakes to a desired level. Another avenue would be to pursue putting the paper work together to form a Lake District. A future meeting date will be set.

Town Roads. Chrisler, Reynolds, Van Ness were discussed regarding seal coating and when this would take place. Torrey Latham circulated charts showing the expense for brushing, general maintenance, etc. to show where the funds are being used. The charts will be used in the budget process.

CSM for Rita Clark. Attorney Jeff Clark and Engineer Joe Costanza have reviewed the Declaration of Resource Conservancy Easement and Shared Driveway Declaration. Torrey Latham raised the question of what recourse the Town would have if someone did make a change to the existing driveway. It was noted provision was made in the Shared Driveway Declaration for reimbursement for all costs incurred. Doug Richmond made a motion to approve the CSM contingent on all fees being paid, seconded by Alan Treinen. Motion carried.

Preliminary Plat for Larry Lenerz. Attorney Jeff Clark indicated that there were a few items that had not been completely taken care of as the attorney's have not been able to connect. One item noted is that the Homeowners Association is undertaking maintenance and repair of the drainage pipe and will be working within the Town's right of way. Attorney Clark requested that the Town be added as an additional insured on the Homeowners Association insurance policy. The other item is that additional easements from the original plat on Lot 1 and 3 will need to be obtained regarding storm water drainage. Engineer Costanza has reviewed the Storm Water Management Plans and the Construction Plans and Drawings. Doug Richmond raised the question on who would monitor the plantings in the drainage easement. Joe Costanza will set up a tickler and this item will also be reviewed when a request to reduce the Letter of Credit is received. It was felt these should be adequate safeguards to this requirement being met. The drainage onto adjoining property was also discussed. Attorney Clark noted that both engineers who have reviewed the storm water management plans indicate that drainage will be less than before the development. After further discussion, Doug Richmond made a motion to approve the Preliminary Plat contingent on the following conditions being satisfied, seconded by John Benish:

1. The Town of West Point will be added as an additional insured on the Homeowners Association insurance policy.

2. Storm water drainage easements will be obtained regarding Lots 1 and 3 of the original plat.
3. The easement for lots 48, 49 and 50 regarding the development of a level spreader will be more defined.
4. The Letter of Credit will be in force.
5. All fees will be paid current.
6. A copy of the Title Commitment must be reviewed by the Town's Attorney.
7. The Town's Attorney must review all State approvals from agencies having approval or objecting authority.
8. Final Developer's Agreement and Declaration of Development Plan and Protective Covenants must be reviewed by the Town's Attorney and Engineer.
9. Developer will amend the original Homeowners Association Agreement to noted that maintenance of Outlot 1 will be maintained by the Homeowner's Association.

Motion carried.

Trees in Pleasant View Park. Fritz has not heard back from the surveyor yet. Torrey will pursue whether they are within the State right-of-way.

Sunset Bay Ordinance. There have not been any additional complaints. Susan Waters who lives next to the public boat launch noted that early in the season when enforcement was noticeable the problems were less. Later in the season when enforcement was not as visible the problems continued. Don Malek and Mark Downer indicated that traffic was down in the bay. The Board members did want to hear from Sheriff Row and DNR Officer Steve Schlimgen before making any decision. Alan Treinen made a motion to table until next month, seconded by Doug Richmond. Motion carried.

Turtle Bay. Erosion is more of a problem in this Bay. Alan Treinen made a motion to table until next month, seconded by Doug Richmond. Motion carried.

John Benish Residence. Discussion covered the fact when a board member moves from the Town his seat is vacated. Exceptions are noted in divorce or loss of home cases. John has indicated that a building permit has been obtained for the new home that is being built at his location and should be completed within 60 days. John

indicated that he should be able to move his residence back to the Town by November 15, 2001.

State Towns Association. Fritz reminded board members to contact Edie regarding reservations to the meetings, which will be held in Middleton.

Set Date to Work on Budget for 2002. John Benish and Fritz Thistle will meet on Tuesday, September 18, 2001, at 7:00 p.m. to begin the budget process. Hopefully a draft will be ready by the October meeting. Doug Richmond noted that with the approval of the Lenerz Preliminary Plat that includes a lot for a park, this item should be added to the budget.

Drainage on Cecile Circle (Rolling Woods) Fritz indicated that there is a continuing problem with this area. He would like to see some research done before we involve the Town Engineer. No action.

CSM for Dan Heffron on Lake Drive. Board members reviewed a map and the agreements received. This is merely a housekeeping issue. It changes our easement from Lot 1 to Lot 2 for maintenance of the drainage area. Alan Treinen made a motion to approve contingent on payment of all fees, seconded by John Benish. Motion carried.

Operators License. Charles Sicher from Sunset Marina license was reviewed. Alan Treinen made a motion to approve the license, seconded by John Benish. Motion carried.

Peg Zaemisch, Managing Editor, from the Lodi Enterprise addressed the Board. She thanked them for the help over the past few years as she covered the meetings. With her expanded role at the Lodi Enterprise she will not be covering the meetings in the future. She introduced Eric Simons who will be taking her place.

A motion was made to adjourn the meeting at 10:15 p.m. by Doug Richmond, seconded by Torrey Latham. Motion carried.

Sharon Richmond
Deputy Town Clerk