

## 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, May 9, 2002 at 7:30 p.m. at the West Point town hall. The meeting was published in the Lodi Enterprise and the Sauk Prairie Star and posted in three places.

The town board members present were: Fred Thistle-Chairman, Alan Treinen-1<sup>st</sup> Supervisor, Doug Richmond-2<sup>nd</sup> Supervisor, Bill Niemi-3<sup>rd</sup> Supervisor, and Torrey Latham-4<sup>th</sup> Supervisor. Also present was Edith Eberle-Town Clerk and Joan Bader-Town Treasurer.

The pledge of allegiance was said.

The minutes from the April 11th, 2002 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, 2<sup>nd</sup> by Bill Niemi - motion carried.

The treasurer report was as follows: General Fund balance is \$119,747.25, Park Fund Balance is \$93,528.14, and Tree Fund Balance is \$18,279.26. The town treasurer and clerk have reconciled with the bank for April. A motion was made by Alan Treinen to accept the Treasurer Report, 2<sup>nd</sup> by Doug Richmond - motion carried.

Correspondence - Letter from Governor Scott McCallum on Budget Reform Act, Fire Prevention Inspection Report, Columbia County 2001 Annual Report, Sauk Prairie School Board Members, Final Statement of Taxes for 2001, Lodi Fire Commission Minutes, Letters that the Town of West Point sent to Sauk Prairie Hockey Association, Garden Bluff Association, Lodi Swimming Pool, and Lodi Fair Association on reduction of budget, Information on Columbia County Clean Sweep on June 21 and 22, Vierbicher on Building Inspector, Results of WTA Questionnaire, Certificate of Liability Insurance for H & K Construction, Inc., Approved Conditional Use Permit for Jiran-Sadek, LLC, Approval of Rezoning from Commercial to Single Family Residence for Jiran-Sadek, LLC, Notice of Public Hearing for Bob Orlof, Clerk had emailed to Columbia County Planning & Zoning of all town board members and planning commission members, Letter from Verizon asking if the town is moving any roads to let them know (clerk called), Charter Communications

adding Channel 154, and Bill Niemi gave a report on a meeting he attended on different ways of funding schools.

Each town board member received a copy of the bills for their consideration. A motion was made by Torrey Latham to pay the bills, 2<sup>nd</sup> by Doug Richmond - motion carried.

Gretchen Halvorsen is running for Columbia County Clerk came and introduced herself to the town board and residents that were at the meeting.

Doug Richmond gave the following planning commission report: April 18 1<sup>st</sup> Bannan presented a Plat, Lot size difference in the Land Use Plan and the Sub Division Ordinance; May 2 - Anchor Point - CSM/Condo's was approved, Smart Growth-County to do their Plan before the town.

Under citizen input - There is a committee formed because of Crowding in Sauk Prairie School to look into purchasing land east of the Wisconsin River - either in the Town of Roxbury or the Town of West Point.

Crystal Lake Water Levels-Lake District - Jeff Nelvil landowner/engineer explained how the piping/pumping would be 3 miles 10" pipe to the Wisconsin River - earliest would be 2003 - 3 phase power would be \$40,000.00 to install, maintenance would be \$15,000.00, and cost of \$41,000.00 for 8 months a year for operating cost. If the State of Wisconsin keeps ½ of the cost in their budget, the Town of Roxbury and the Town of West Point have to come up with the remaining cost. 3<sup>rd</sup> Supervisor Bill Niemi stated that an Agricultural Drainage District for Crystal Lake would be controlled by Dane County. Bill will continue to work with DNR on possibilities of an Agricultural Drainage District.

Chairman Fred Thistle gave the following report on roads for the Highway Matching Funds for 2002 - 2" mat for Steckleburg Road at a cost of \$9,816.00 and a 1½" mat for Yngsdal Road at a cost of \$4,118.00. Other town roads that need to be done in the future are Pulvermacher, Pustaver, McCubbin, Old Sauk, Chrislaw, Van Ness (Seal Cost on West end), Ferry View Circle, Jensen, Slack, Hillcrest (\$65,000.00), Morter, and Lovering. Roads with 1 home on them that need to be done are: Kohlman, Hanneman, Griemel, Boehmer, Price, Bittner, and Wartner. A motion was made by Torrey Latham to have Steckleburg Road, and Yngsdal Road

done by Columbia County Highway with matching funds, 2<sup>nd</sup> by Bill Niemi - motion carried.

Lodi Fire Department Ordinance on Spending Raised Funds was tabled until the special meeting with Town of Lodi, City of Lodi and Town of West Point on Monday, May 20, 2002.

CSM/Condo's for Anchor Point was presented to the town board for their consideration. The Planning Commission has approved the CSM and Condo plat. There will be at 30-foot shoreline buffer to remain in its Natural State. Discussion followed with the town board and with the town's Attorney Jeff Clark. Attorney Jeff Clark has drawn up a Resolution #5-9-02 Anchor Point for the town boards consideration. A motion was made by Doug Richmond to approve the CSM/Condo plan which includes 7 units and Resolution #5-9-02 Anchor Point (copy included), 2<sup>nd</sup> by Alan Treinen - motion carried. The Town Chairman and the Town Clerk will not sign the CSM until the Town Attorney has approved all the agreements. The town board stated that this is a big improvement.

Crystal Lake Campground came before the town board asking permission to have a Class C Fireworks display on June 8<sup>th</sup> on the Beach over the water. Mr. Dave Carlson is the person that will be doing the fireworks show for Crystal Lake. Mr. Carlson presented the town board with proof of liability insurance. Crystal Lake would be responsible for picking up any debris left from the fireworks. A motion was made by Doug Richmond to grant permission to Crystal Lake Campground to have a Class C Fireworks display on June 8<sup>th</sup>, 2002, 2<sup>nd</sup> by Bill Niemi - motion carried.

Ice Age Trail purchase of land on Slack Hill from the Park Fund was presented to the town board for consideration. There was no responsive from the Ice Age Trail present at the meeting. The ownership of the land was a question as the park fund was from developers in the Town of West Point. If the land is ever sold there needs to be an agreement with DNR and the Town of West Point on returning the money to the Town. A motion was made by Torrey Latham to disapprove the purchase of the land with park fund money; there was no second the motion failed. A motion was made by Bill Niemi to have Attorney Jeff Clark draw up an agreement to pay \$5,000.00 from the park fund for the purchase of land - with the Town of West Point to

have partial ownership, 2<sup>nd</sup> by Doug Richmond a roll call vote was taken as follows: Torrey Latham - NO, Bill Niemi - YES, Doug Richmond - YES, Alan Treinen - YES, and Fred Thistle - YES - motion carried.

Bud Styer representing Crystal Lake Campground came before the town board asking to allow Seasonal Residents to use the recycling center with a decal pass from Crystal Lake instead of the regular card from the town. Bud stated that just a small percentage of the people do come to the Recycling Center. A motion was made by Alan Treinen to allow seasonal residents from Crystal Lake Campground come to the recycling center with a decal pass, 2<sup>nd</sup> by Doug Richmond - motion carried.

A revised contract from Ramaker and Associates is \$6,850.00, West Point half is \$3,425.00 was presented to the town board for their consideration. The original contract was \$1,775.00(1/2), which at the April meeting was approved by the town board. A motion was made by Bill Niemi to repeal the approval of Ramaker contract of \$1,775.00 (West Point Share), 2<sup>nd</sup> by Doug Richmond - motion carried. A motion was made by Fred Thistle to table the revised contract for Ramaker and Associates, 2<sup>nd</sup> by Torrey Latham - motion carried.

There was not anything to report on Gibraltar Park.

Chairman Fred Thistle ~~recommended~~<sup>appointed</sup> Cliff Lawton and Scott King to the Planning Commission for a term until April 30, 2005. A motion was made by Bill Niemi to approve the appointments of Cliff Lawton and Scott King to the Planning Commission, 2<sup>nd</sup> by Torrey Latham - motion carried.

Chairman Fred Thistle appointed Bill Niemi to the Parks Committee and on the Finance Committee are the Town Chairman Fred Thistle and the Town Clerk Edith Eberle.

The VFW for Sauk City came before the town board asking permission to have the Fire on the River Fireworks on July 6, 2002 with a rain date of July 13, 2002. Mr. Randy Wruck found an unexploded shell from the fireworks show last year and had some question on the liability. The VFW stated they have a 10 million dollar liability policy, which is continuous, with a 3-year writer policy. After more discussion with the VFW and Mr. Wruck stated he would sign the agreement for his land. A motion was made by Alan

Treinen to grant the VFW permission to showt off the fireworks on the West Point side of the river (upon Chairman Fred Thistle signing the agreement), 2<sup>nd</sup> by Bill Niemi - motion carried.

Columbia County Tourism Group, Columbia County Economic Development Corporation and Columbia County Highway Committee is requesting a sign to be place on Interstate 90-94 stating - Welcome to Columbia County the HOME of COLSAC II FREE FERRY. Discussion was it would bring more visitors to our area. A motion was made by Alan Treinen to table the Sign, 2<sup>nd</sup> by Torrey Latham - motion carried.

A letter was received from the Wisconsin Department of Transportation inquiring on behalf of the Middleton Sportsmen's Club for possible sites on which the Club could purchase and continue their outdoor trap and skeet range. A motion was made by Doug Richmond to table this letter and direct this to the planning commission for their recommendation and report back to the June town board meeting, 2<sup>nd</sup> by Alan Treinen - motion carried.

An application for an Operator's License for Nichole Rosas (for Sunset Harbor) was presented to the town board for their consideration. Nichole has been through the MATC Class. A motion was made by Alan Treinen to grant the Operator License for Nichole Rosas, 2<sup>nd</sup> by Torrey Latham - motion carried.

A Permit for Retiring a Gas Main Extension at W12231 Hillcrest Drive was presented to the town board for consideration. A motion was made by Alan Treinen to grant the retiring of a Gas Main at W12231 Hillcrest Drive - the gas main MUST BE REMOVED, 2<sup>nd</sup> by Doug Richmond - motion carried.

The Natural Heritage Land Trust has requested a letter of support for partial funding of conservation work from the Lakes Management Grant for 17 acres of Roark property on Trails End. Bill Roark stating it would preserve the land with only 1 building envelope (1/2 acre close to the road) in the survey. Also for a boathouse and 1 pier which would preserve the shoreline. A motion was made by Alan Treinen to ask the town clerk to contact the Natural Heritage Land Trust and have them come to the June town

board meeting for more information, 2<sup>nd</sup> by Doug Richmond -  
motion carried.

A motion was made by Alan Treinen to adjourn the  
meeting at 10:40 p.m., 2<sup>nd</sup> by Bill Niemi - motion carried.

Edith Eberle  
Town Clerk

RESOLUTION - 5/9/02 Anchor Point

Motion by Doug Richmond, seconded by Alan Treinen, that the Town Board conditionally approves the Certified Survey Map and Plat of Anchor Point Condominium. Conditions of such approval are as follows:

1. Final submission of detailed plans and specifications prepared by a professional engineer for management of storm water runoff and soil erosion to the Town engineer for review and approval prior to recording the Declaration of Condominium ("Declaration") and Condominium Plat ("Plat").

2. Final submission of the Declaration, Plat, Covenants, and other Condominium related documents to the Town attorney and Town engineer for review and approval prior to recording the Declaration and Plat.

3. Entering into a Development Agreement with the Town of West Point and providing an irrevocable letter of credit for the public improvements required by and relating to the Condominium development in the amount of the estimate required by the Town engineer. The Development Agreement shall be in a form that is satisfactory to the Town attorney and Town engineer and shall be entered into prior to recording the Declaration and Plat. Developer shall pay (if not already paid) the required Plat review fee, all fees of the Town consultants relating to this project to be paid current prior to the commencement of any construction, and a fee in lieu of dedication of parkland in the amount of \$5,250.00.

4. Developer providing satisfactory evidence in the form of a title commitment regarding the ownership of all lands within the boundaries of the Plat current to within fifteen (15) days of the date that the Declaration and Plat are to be recorded for review by and final approval of the Town attorney. Subdivider shall provide satisfactory evidence that Jiran & Sadek, LLC is a Wisconsin limited liability company in good standing with the State of Wisconsin Department of Financial Institutions.

5. No construction shall commence until all of the above conditions have been met, the Certified Survey Map for project, Declaration, Plat, Declaration of Driveway, Walkway and Parking Easement and Agreement, and Declaration of Covenants, Restrictions, and Conditions for Lot 2 have been fully executed and recorded, and the Developer obtains any necessary Chapter 30 permit from the Department of Natural Resources and/or excavation permit from Columbia County.

6. Prior to issuance of any building permit, Town Engineer to approve siting of each unit to ensure unit is located to preserve as many desirable trees as possible on each site.

The above Resolution was adopted at a duly noticed and held meeting of the Town Board on the 9<sup>th</sup> day of May, 2002.

  
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Edith Eberle, Town Clerk