

TOWN OF WEST POINT

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, December 8, 2011 at 7:00 p.m. at the West Point Town Hall. The meeting was published in the Lodi Enterprise, the Sauk Prairie Star, posted in the three designated places in the town and on the town's web site.

The Town Board meeting was called to order by Dean Schwarz-Town Chairman at 7:00 p.m. The town board members present were: Dean Schwarz-Town Chairman, John Miller-1st Supervisor, Gordon Carncross-2nd Supervisor, Bill Niemi-3rd Supervisor and Matt Zeman-4th Supervisor. Also present were Edith K. Eberle-Town Clerk and Lonna Zeman-Town Treasurer.

The Pledge of Allegiance was said.

Citizen Input: None.

Copies of the November 10, 2011 meeting were emailed to each town board member prior to the meeting for their review. A motion was made by John Miller to approve the November 10, 2011 minutes with correction, 2nd by Matt Zeman - motion carried unanimously.

Treasurer Lonna Zeman had prepared the following report: General Fund as of November 30, 2011 - \$155,280.00; Park Fund \$3,273.25 (\$89.78 in separate account in Quick Books and \$3,183.47 is in a six month CD Park Fund at the Bank of Prairie du Sac); Historical Society is \$1,580.07; and Savannah Tree is \$2,103.19 which is a 1 year CD. The Town Treasurer and Town Clerk balanced the bank accounts for the month of November.

The bills were reviewed by each town board member prior to the town board meeting. A copy of the bills, deposits and budget for 2011 were given to each town board member for their information. A motion was made by John Miller to pay the bills that were presented, 2nd by Bill Niemi - motion carried unanimously.

Correspondence – Christmas Cards from MSA and Charter; Signed copies of the Perpetual Road Right of Way Easement Agreement for the Roark family; Madison Gas and Electric gas main extension on Ingles Drive;

Letter from Columbia County Land & Water Conservation on purchasing seedlings, transplants, and hardwoods as well as wildlife, shrubs, wildflowers and prairie seeds; and a letter from DSPS on Schoepps Cottonwood Resort that they had received component plan to review for compliance with general design concept.

An application was received from Pine Vista for a Mobile Home Park License for the Town Board consideration. Pine Vista has 66 mobile homes in the park that are taxable. A motion was made by Matt Zeman to grant a Mobile Home Park License to Pine Vista LLC for 66 mobile homes, 2nd by Bill Niemi - motion carried unanimously.

An application was received from Crystal Lake RV Resort, LLC for a Mobile Home Park License for the Town Board consideration. Crystal Lake RV Resort, LLC has 233 mobile homes in the park that are taxable. A motion was made by Matt Zeman to grant a Mobile Home Park License to Crystal Lake RV Resort, LLC for 202 mobile homes, 2nd by Bill Niemi - motion carried unanimously.

An application was received from Schoepp's Cottonwood Resort for a Mobile Home Park License for the Town Board consideration. Schoepp's Cottonwood Resort has 42 mobile homes in the park that is taxable. A motion was made by Matt Zeman to grant a Mobile Home Park License to Schoepp's Cottonwood Resort for 48 mobile homes, 2nd by Bill Niemi - motion carried unanimously.

An application was received from Neal Schoepp (N580 Schoepp Road) for a Mobile Home License for Farm Labor for the Town Board consideration. A motion was made by Bill Neimi to grant a Mobile Home License for Farm Labor to Neal Schoepp, 2nd by Dean Schwarz – motion carried unanimously.

An application was received from Gasser Bros., Inc. (W11066 County Highway J) for a Mobile Home License for Farm Labor for the Town Board consideration. A motion was made by Matt Zeman to grant a Mobile Home License for Farm Labor to Gasser Bros. Inc., 2nd by Bill Niemi – motion carried unanimously.

An application was received from Jeff and Pat Morter (W12059 State Highway 113) for a Mobile Home License for Farm Labor for the Town

Board consideration. A motion was made by Matt Zeman to grant a Mobile Home License for Farm Labor to Jeff and Pat Morter, 2nd by Bill Niemi – motion carried unanimously.

The Town Clerk presented a list of proposed members to the Election Committee for 2012 – 2013. They are as follows:

1. Diane Kazmierczak – Chief
2. Mary Ellen Ballweg – Chief
3. Joan Ryan – Chief
4. Yvonne Zeman – Chief
5. Pat Hook
6. Kathy Ballweg
7. Esther Thistle
8. Taffy Buchanan
9. Louise Benesh
10. Nancy Schoepp
11. Gay Walls
12. Kris Lehman
13. Angela Rahm

A motion was made by John Miller to approve the election committee as presented, 2nd by Matt Zeman – motion carried unanimously.

Copies of information that Attorney Clark had given the Town Board in 1996 and 2004 on a Utility District were given to each Town Board member for their information. There was a discussion on doing a survey of Pleasant View Park to see if there was a problem and the cost. A motion was made by Dean Schwarz to have the Plan Commission review a Utility District and possibly doing a survey for Pleasant View Park, 2nd by Gordon Carncross – motion carried unanimously.

Robert Davis reported that the mowing of Town Roads is almost completed and then he will be working a brushing of Town Roads in the near future. The Town Board gave Robert Davis a list of Town Roads that need to be brushed.

At a Lake District meeting held on November 30, 2011 it was stated that the well proposed at Crystal Lake would only be capable of pumping 250 gallons per minute, 750 gallons less than the 1000 gallons per minute expected. In addition, from the test well results, the groundwater appears to be hydraulically separated from the lake water. Therefore, it appears that the

well will not work to lower the lake level as expected. The Pipeline will be completed in 4 days and could still be used to pump from Crystal Lake to Roxbury Creek. The Fish, Crystal and Mud Lake District have now hired General Engineering as a new engineering firm. The pumping system that is being used in Fish and Mud Lake will not help Crystal Lake. Kevin Kessler, Chairman of the Plan Commission has written a letter about the pipeline at Crystal Lake. Kevin Kessler had the following suggestions:

1. Develop a list of several conceptual alternatives for a pumping system lower the lake level and pump water through the new pipeline to Roxbury Creek. The regulatory implications, cost and technical feasibility of each of the conceptual alternatives should be considered.

A motion was made by John Miller to approve payment of \$5,000.00 that the Town of West Point has budgeted for 2011 to Crystal, Fish and Mud Lake District, 2nd by Gordon Carncross – the motion was amended by John Miller to reduce the bills the Town of West Point has paid for sand bags etc. (\$895.56) making the payment \$4,104.44, 2nd by Gordon Carncross – motion carried unanimously.

A motion was made by Dean Schwarz to set Wednesday, January 4, 2012 at 7:00 p.m. at the town caucus, 2nd by Matt Zeman – motion carried unanimously.

Under Town Roads:

- Golf Road – no report
- Chrisler Road – no report
- Reduce Speed Limit from Golf Course to State Highway 60 on Golf Road – State of Wisconsin is studying
- Possible change at intersection of State Highway 60 and Golf Road to make shoulder lanes for right hand turning lanes – state will address this issue

Attorney Jeff Clark had written a letter on the final draft of text amendments of Columbia County Zoning Ordinance and copies had been given to each Town Board member.

- Variances, John Bluemke (Columbia County Planning and Zoning Administrator) agreed to insert additional process and procedure language to enhance a town's role, the most significant of which may be that a town is specifically given a 60 day period within to comment upon any variance application

submitted to the County. Unfortunately, while the County will provide all of the application materials to the towns, the Planning and Zoning office remains unwilling to provide additional information for the benefit of the towns including any initial review or evaluation of the issues involved.

- Conditional Use Permits, the language regarding appeal was revised to provide that upon appeal of the Board of Adjustment could overturn the decision of the town upon affirmative vote of four (4) members of the full five (5) member Board. Thus, in order for a decision of the town to be overturned, a supermajority of the full Board of Adjustment will need to be convinced that the town board action was incorrect. Although not a perfect solution from the towns' perspectives, the towns secured significant authority with respect to the granting or denial of conditions use permits and so long as a town's denial decision is based in fact and reason.

Columbia County has met on December 6, 2011 to consider conditional use permit and variance process. After one year of adoption of the revised zoning ordinances the Town of West Point could opt out of Columbia County Zoning and do their own Zoning. The farmland preservation was not drafted at the present time and will be done later.

The following Committee Reports were given:

- Park Committee – no report
- Lodi Fire Commission – Kevin Kessler reported on the November 16th meeting
- Sauk Fire Board – Officer's meeting on November 16th
- Plan Commission – Not met
- Sauk Prairie Ambulance – No met
- Transfer Site – Lost an Employee John Lyon who died on December 4th
- Lodi EMS – no report
- Columbia County – no report
- Outdoor Open Space Committee – No meeting – due to no quorum

The next town board meeting will be on Thursday, January 12, 2012 at 7:00 p.m. On the agenda is: Committee Reports, Fish, Crystal and Mud Lake District/Pumping; Town Roads; Reduce speed limit from Golf Course

to State Highway 60 on Golf Road; Possible change at intersection of State Highway 60/Golf Road to make a shoulder lane for Right Turns; Review Zoning Maps; and any other business that may legally be brought before the Town Board.

A motion was made by Bill Niemi to adjourn the December 8, 2011 town board meeting at 9:00 p.m., 2nd by John Miller – motion carried unanimously.

Respectfully Submitted By
Edith Kay Eberle,
Town Clerk