

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, January 12, 2012 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.

A motion was made by Bill Niemi to approve the agenda as presented, 2nd by John Miller - motion carried unanimously.

Citizen Input: None.

Copies of the December 8, 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 December 8, 2011 minutes as corrected, 2nd by Bill Niemi - motion carried unanimously.

Treasurer Lonna Zeman had prepared the following report: General Fund as of December 31, 2011 - \$1,062,622.52; 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 \$1,766.58; 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 December.

The bills were reviewed by each town board member prior to the town board meeting. A copy of the bills, deposits, budget for 2011 and 2012 were given to each town board member for their information. A motion was made by Bill Niemi to pay the bills that were presented, 2nd by John Miller - motion carried unanimously.

Correspondence – Letter stating the Lathrop & Clark has joined Boardman Law Firm as of January 1, 2012 and will be Boardman and Clark; Fire Inspection report from Sauk Fire Department for the Town Hall (no violation); Columbia County approved a map amendment to for Town of Fort Winnebago; an email message on the town's web site to urge the speed limit on Golf Road remain the same for Jerry and Ruth Keller; Letter from Attorney Jeff Clark on Liquor Licensing; Letter from Attorney Jeff Clark on 2012 Billing Rates and an email on a Broadband Meeting on January 31, 2012 in Portage and a copy of proposed drawings of a Shelter for Ryan Park.

Conditional Use Permit for Todd Anderson, representative for U.S. Cellular for a proposed cell tower on Bittner Road. The Plan Commission unanimously recommended to the Town Board approval of the proposed tower provided that space is provided for 4 carriers. The Town Board asked questions of Mr. Anderson as follows: Lease – 30 years; if not being used – to be torn down; the Edge Engineer owns the current tower on Highway 60 – it is a private enterprise. A motion was made by Matt Zeman to recommend to Columbia County a Conditional Use Permit for U.S. Cellular to put up a cell tower on Bittner Road, 2nd by Bill Niemi – the motion was amended and 2nd to allow space for a minimal of 4 carriers - motion carried unanimously.

Variance Application request has been received from D. Devon and Sharon Osborn – Tax Parcel #717 and David Mitchell – Tax Parcel #716.02, at W12616 Pleasant View Park Road, Lodi, WI. 53555. The property is located in Section 11, Town 10N, Range 7E. The Variance request is to Columbia County Zoning Ordinance Chapter 16-1-2(b) (3) Lot Area (20,000 sq ft). David Mitchell and the Osborn's are also requesting a modification to the existing deed restriction that applies to Lot 2, to permit division of that parcel as part of, and subject to the specifications of this project. The Plan Commission recommended to the Town Board approval of the variance request and approval for a modification of the existing deed restrict to permit division of that parcel provided that the revised deed restrictions are reviewed by and recommended for approval by the Town Attorney and amended to add contingencies that the Attorney fees are to be paid by the applicant and that the deed restriction not be filed until the CSM is approve by the Plan Commission and Town Board. The vote was unanimous. Mr. Devon Osborn came before the Town Board asking for a variance for lot area less than 20,000 sq ft and to modify the existing deed restriction that

applies to Lot 2. When a CSM is done both of the lots will be conforming. A motion was made by Gordon Carncross recommend to the Columbia County Planning and Zoning to approve the variance request and approval modification of the existing deed restrict to permit division of that parcel provided that the revised deed restrictions are reviewed by and recommended for approval by the Town Attorney and amended to add contingencies that the Attorney fees are to be paid by the applicant and that the deed restriction not be filed until the CSM is approve by the Town Board, 2nd by John Miller – motion carried unanimously.

Fish, Crystal and Mud Lake District/Pumping was brought up for discussion by the Town Board. Kevin Kessler had stated at the Plan Commission that the pipeline has been completed and that he has volunteered and been appointed as a citizen consultant for the Lake District. Chairman Dean Schwarz stated that Andy Morton, DNR would like to set up a meeting at the Town Hall in the future. There was a question on the high water bench mark – Schoepp Road is the current high water bench mark. The Lake District will not construct a well at Crystal Lake and is now working with General Engineer on alternatives and will be setting up a meeting with DNR when there is a conceptual design done. Schoepp's Cottonwood Resort will be open by January 28th for their fishery.

There has been discussion on where the town's property line is on Smith Park Road. Jim Grothman from Grothman and Associates has given the Town Board an estimate to prepare a Plat of Survey for the Town of West Point at a cost of \$1,000.00 to \$1,500.00. Jim Grothman stated that he had reviewed the Columbia County Land records site and noticed that there appears to be encroachments along the southern side of this strip. It also appears that there may be a walk path and a shed used by a neighbor to the south. There was discussion with Town Board members on having a Plat of Survey done by Jim Grothman. Kevin Kessler stated that there was a survey done by Jim Grothman a few month ago of a neighbor of the property in question and that the boundary markers may be easy to find. Kevin Kessler also stated that on Blackhawk Circle there is storage of boats on town property. A motion was made by Bill Niemi to have Chuck Bongard, Town Engineer check to see if he could locate the boundary markers (pins) and report back to the Town Board, 2nd by Gordon Carncross – motion carried. John Miller abstained.

Chairman Dean Schwarz is asking to appoint Ken Brockman to the Outdoor Open Space and Recreation Committee to replace Ed Hastreiter who has resigned. A motion was made by Dean Schwarz to approve Ken Brockman being appointed to the Outdoor Open Space and Recreation Committee, 2nd by Bill Niemi - motion carried unanimously.

An operator license application and a copy of the completion of the Alcohol Awareness class have been received from DeAnna Sebranek for Sunset Harbor. A provisional operator license was issued to DeAnna Sebranek. A motion was made by Matt Zeman to grant an operator license to DeAnna Sebranek, 2nd by Bill Niemi - motion carried unanimously.

It was brought up to the Town Board to consider putting a mail slot in at the Town Hall. There was discussion of the need for a mail slot. A motion was made by John Miller to have the Town Chairman Dean Schwarz look into mail box/slot at the Town Hall and report back at the March 8, 2012 Town Board meeting, 2nd by Matt Zeman - motion carried unanimously.

A request for a monetarily support to Columbia County Economic Development for \$3,910.00 was brought up for the Town Board consideration. A motion was made by Bill Niemi not to do monetarily support to Columbia County Economic Development, 2nd by Matt Zeman - motion carried unanimously.

Chairman Dean Schwarz asked the Town Board to consider forming a committee to study a Utility District for the Town of West Point. Chairman Dean Schwarz stated that he would be on a committee to study a Utility District. Bill Niemi also stated that he would be on the committee to study a Utility District. Town Board members are to review Attorney Jeff Clark's letter from 2004. It states that if the Town of West Point establishes a Utility District it has greater borrowing. The residents only in that section that is in need of a Utility District would pay in their taxes not the whole Town. A motion was made by Matt Zeman to have Dean Schwarz and Bill Niemi determine if there is a need for the Utility District and report back to the Town Board at a later date, 2nd by John Miller - motion carried unanimously.

Town Roads –

- Reduce Speed Limit from Golf Course to State Highway 60 on Golf Road – State of Wisconsin is studying and the Town of West Point received an email from Jerry and Ruth Keller asking not to reduce the speed limit.
- Possible change at intersection of State Highway 60 and Golf Road to make shoulder lanes for right hand turning lanes – There has been State vehicles looking at that intersection.

Update on Columbia County Zoning Ordinance – Kevin Kessler stated that he had talked to Randy Thompson, Zoning Administrator and the new zoning ordinance was passed by the County Planning and Zoning Committee in December. There will be an open house for County Board members in February and in March the full County Board will consider approval of the new zoning ordinance. The Town of West Point then has 12 months to take action on agreeing to the new ordinance or opting out of county zoning.

Consider approval of the new Zoning maps was presented to the Town Board for consideration. Copies of the Zoning Maps had been given to each Town Board member. The Town Board member reviewed and discussed the proposed zoning map. The present “Marina” zoning category is being eliminated and the county staff proposed that any property formerly zoned as “Marina” be rezoned to C-1, light commercial. Kevin Kessler indicated that there were two such properties in the Town of West Point, a vacant property on O’Brian Road, and Sunset Harbor Bar and Grill. Mr. Kessler indicated that the other bars and restaurants in the Town were zoned C-2, General Commercial, and that for equity perhaps Sunset Harbor Bar and Grill should be zoned the same. Chairman Kessler indicated that Randy Thompson, the County Zoning Administrator had indicated that he had no problem with such a change to the proposal. A motion was made by Gordon Carncross to recommend and sign the proposed zoning maps with one proposed change that Sunset Harbor Marina zoning be changed to C-2 General Commercial, instead of C-1 Light Commercial. 2nd by Bill Niemi – motion carried unanimously.

Chairman Dean Schwarz will be on vacation until February. The Town Board needs to consider a temporary Chairman in his absence. A motion was made by Matt Zeman to have Bill Niemi fill in as temporary Chairman, 2nd by John Miller - motion carried unanimously.

The following Committee Reports were given:

- Park Committee – will meet the first or second Wednesday in February
- Lodi Fire Commission – not met due to a conflict
- Sauk Fire Board – Meeting January 18th – possibly adding a new section to the District
- Plan Commission – Gordon Carncross reported on the December 15, 2011 and January 5, 2012 meetings
- Sauk Prairie Ambulance – no meeting
- Transfer Site – 3 employees not replacing John Lyons – working well
- Lodi EMS – no report
- Columbia County – no report
- Outdoor Open Space Committee – not met

The next town board meeting will be on Thursday, February 9, 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; Utility District; Town's Property on Smith Park Road; and any other business that may legally be brought before the Town Board.

A motion was made by Matt Zeman to adjourn the January 12, 2012 town board meeting at 8:40 p.m., 2nd by Bill Niemi – motion carried unanimously.

Respectfully Submitted By
Edith Kay Eberle,
Town Clerk