

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 10, 2013 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, Lonna Zeman-Town Treasurer, and Jeff Clark - Town Attorney and Chuck Bongard - Town Engineer.

The Pledge of Allegiance was said.

A motion was made by Bill Niemi to move agenda items around when the Town Attorney and Town Engineer arrive, 2nd by Gordon Carncross – motion carried unanimously.

Citizen Input: Kevin Kessler suggested that the Town have cards for residents to fill out if they would like to speak on an issue that is on the agenda for the Town Board and Plan Commission. Bryon Olson spoke as a private citizen on renting a house etc., he feels that renting a house should be in zoned commercial areas only.

Copies of the December 13, 2012 meeting were emailed to each town board member prior to the meeting for their review. A motion was made by Bill Niemi to approve the December 13, 2012 minutes with grammar corrections, 2nd by Gordon Carncross – motion carried.

Treasurer Lonna Zeman had prepared the following report: General Fund as of December 31, 2012 - \$2,401,190.89; Park Fund \$3,286.82 (\$89.78 in separate account in Quick Books and \$3,197.04 is in a six month CD Park Fund at the Bank of Prairie du Sac); Historical Society is \$2,773.47; and Savannah Tree is \$2,124.28 it was converted to a 1 year CD. The Town Treasurer and Town Clerk balanced the bank accounts for the month of December.

Correspondence – The Town of West Point has received Checklist for Performance Standards for A-1 Dwelling on Wartner Road from Columbia County Planning and Zoning for the location and use of structure will be consistent with the siting standards of the Town' Comprehensive Plan; A copy of a filed report for Work-Related Injuries and Illnesses (which the Town of West Point has none) for 2012; a copy of the new Mobile Home sheet from the Assessor; the Town of West Point has received a notice of circumstances from Attorney Lawrence E. Bechler for a property located at W12107 Slack Road; a letter from Dane County Planning & Development that the Town of Cross Plains has adopted amendments to its Comprehensive Plan; Open House at Johnson Block and Company; three a thank you letters from G-I Office Technologies for leasing the e-Studio 206L copier; letter from Charter on new changes to Town of West Point customers; letter from Wisconsin Department of Transportation of a revised State Trunk Highway Fire Call Claim Program form (DT1725); and an email from Lange Enterprise on Address Signs and Road Name Signs.

The bills were reviewed by each town board member prior to the town board meeting. A copy of the bills, deposits, budget for 2012 and 2013 were given to each town board member for their information. A motion was made by Bill Niemi to pay the bills as presented, 2nd by John Miller - motion carried unanimously.

Dawn Woodard from Columbia County Health and Human Services gave a report of all the services that is available to residents of Columbia County.

A public hearing notice on Chapter 6 Land Division and Subdivision Ordinance was published and posted in 4 places in the Town of West Point. The public hearing was started at 7:30 p.m. Kevin Kessler,(Chairman of the Plan Commission) appeared and stated that he believes that additional work on the ordinance is necessary. The Town Attorney is looking into these couple issues. Kevin Kessler supports the Ordinance changes and would like the Plan Commission to review further changes. Kevin Kessler suggested that the Town Board not adopt Chapter 6 Land Division and Subdivision Ordinance this evening. Ron Grasshoff (a member of the Comprehensive Plan Committee) stated the Comprehensive Plan states that a major subdivision is 4 or more lots and WI State Statues states a major subdivision is 5 or more lots. Ron Grasshoff is opposed to the proposed change regarding a four lot subdivision

The public hearing was closed at 7:44 p.m.

A motion was made by Gordon Carncross to send Chapter 6 Land Division and Subdivision Ordinance back to the Plan Commission for minor changes, (there is no need for a new public hearing), 2nd by Bill Niemi – motion carried unanimously.

Public hearing/action on Chapter 14 Non Metallic Mining Ordinance was published and posted in 4 places in the Town of West Point. Letters and a copy of the proposed Non Metallic Mining Ordinance were sent to Lanzendorf Transfer and Yahara Materials prior to the meeting. The Plan Commission recommended approval to the Town Board of the Non Metallic Mining Ordinance subject to the agreed upon revisions to Section 14.09. Kevin Kessler, (Chairman of the Plan Commission) stated the proposed Non Metallic Mining Ordinance was to have something on the books to help regulate with frac mining. Tim Geoghegan from Yahara Materials (pit on Reynolds Road) and Tim Lanzendorf from Lanzendorf Transfer were present at the public hearing. Tim Geoghegan and Tim Lanzendorf would like to sit down and talk with the Plan Commission and Town Board to discuss the proposed Ordinance. Questions were would they be grandfather and if they expanded would need to have a permit? It was stated that the fees have not yet been determined. Kevin Kessler stated that they would look at each application individually. Public Hearing closed at 8:07 p.m. After discussion a motion was made by John Miller to have Tim Geoghegan and Tim Lanzendorf come to the January 17th Plan Commission meeting to have input on the proposed Non Metallic Mining Ordinance, 2nd by Bill Niemi-

- Tim Lanzendorf stated the wording could be interpreted differently
- Tim Geoghegan will prepare a list to talk with Attorney prior

Yes – 4; No 1 – motion carried.

The Town Clerk asked the Town Board to consider raising the fees for Variances, Conditional Use Permits, and Rezoning. The Town of West Point is losing money on each variance, conditional use permit and rezoning. The Plan Commission is recommending that the fees for Variances, Conditional Use Permits and Rezoning be doubled. A motion was made by Matt Zeman to double the fees for variance - \$150.00, conditional use permit - \$150.00 and rezoning - \$200.00 – motion carried unanimously.

A motion was made by Bill Niemi to postpone action on the Resolution regarding Ryan Park Shelter Project and Promissory Note, 2nd by John Miller, motion carried unanimously.

Chuck Bongard stated that he had looked at all of Selwood Subdivision and found no violations. The culvert and end caps are considered part of the driveway and are not a public safety or encroachment issue. A motion was made by Bill Niemi since there were no violations in Selwood Subdivision right of way no further action is needed and the Town Engineer needs to provide documentation to the Town Board, 2nd by Gordon Carncross - motion carried unanimously.

Chairman Dean Schwarz stated that Son Electric has installed new emergency lights in the Town Hall; the cost will be under \$500.00. No action.

It was brought up to the Town Board for their consideration on refinishing the Town of West Point/Ryan Park Sign. There are two quotes for doing the sign as follows: Openwood (\$2,765.00) and Bernie's Signs (3,000.00). The Town Board discussed different options. A motion was made by Bill Niemi to postpone and to have Town Chairman Dean Schwarz check around at getting a cheaper quote for refinishing the Town of West Point/Ryan Park Sign, also Town Board members will look at new options of possibly using the extra bricks from building the town hall to make a new sign, 2nd Matt Zeman – motion carried unanimously.

Each Town Board member was given copies of the minutes from December 18, 2012 official's briefing meeting on Fish, Crystal and Mud Lake District. Dave Padley is going to check on how long the Town of West Point pays the \$5,000.00 to the Lake District and report back at a future Town Board meeting.

A motion was made by John Miller to postpone action on bidding of 6 acres of cropland, as the public notice did not get published, but was posted within the Town, 2nd by Dean Schwarz - motion carried unanimously.

Conditional Use Permit for David Mitchell at W12618 Pleasant View Park Road was brought up to the Town Board for discussion. The Plan Commission postponed action at their January 3rd meeting, needing to have more information and guidelines from the Town Attorney. David Mitchell was present at the Town Board meeting and stated that he would like to do a tourist rooming house at W12618 Pleasant View Park Road. This is the first application for a tourist rooming house under the new Columbia County Ordinance; the Town of West Point needs to make a recommendation to Columbia County. The Town of West Point does have veto power over Columbia County, if acted upon within 60 days of receiving the application which is February 1, 2013. It was explained to David Mitchell that he can withdraw his application and reapply in 60 days which will

allow the Town of West Point time to make a good decision. The Town of West Point may be acting on more conditional use permits in the future for residents renting out their home. A motion was made by Bill Niemi to have a special Town Board meeting on January 22, 2013 if needed, 2nd by John Miller – motion carried unanimously.

Setting up an Ad Hoc Committee to look into Broadband in the Town of West Point was presented to the Town Board for consideration. The following list of interested residents that would like to be on the Broadband Committee was: Darrell Lehman; Howard Hartman; Byron Olson; Jason Dahlby; Gordon Carncross and Ashley Nedeau-Owen. A motion was made by Bill Niemi to appoint Darrell Lehman; Howard Hartman; Byron Olson; Jason Dahlby; Gordon Carncross and Ashley Nedeau-Owen to a Broadband Committee, 2nd by John Miller – motion carried unanimously.

Columbia County is revising their Farmland Preservation plan and the Town of West Point has until February 1st to give our recommendations to them. The Plan Commission recommend to the Town Board accepting the maps following the Town Board review of sections 11 and 30 which are in the AO-1(Ag Open Space) zoning. The Town Board reviewed the maps and had questions. Columbia County has 4 building sites on 160 acres whereas the Town of West Point has 3 building sites for 160 acres. A-1 zoning has tax credits from the state and AO-1 zoning would not have tax credits from the state as it may be developed in future. A motion was made by Dean Schwarz to postpone Farmland Preservation plan until a special Town Board meeting immediately following the Town Caucus on January 22, 2013, 2nd by Matt Zeman – motion carried unanimously.

Ferry Landing Park Grant application was brought up to the Town board consideration. Chuck Bongard stated that he would fill out a grant application for an accessible fishing pier at the Ferry Landing. The cost of the grant application is \$1,200.00 and is due by February 15, 2013. Chuck Bongard stated that he had talked to the committee and they liked the idea. There were two questions –

1. Does DOT agree with the concept?
2. Who would take the pier in and out on annual bases – possibly Columbia County?

A motion was made by Gordon Carncross to have Chuck Bongard apply for a grant for an accessible fishing pier and to take \$1,000.00 out of the Outdoor Open Space budget and the remaining \$200.00 from the general fund – motion carried by a vote of yes 4 – no 1.

A motion was made by Bill Niemi to take the \$200.00 from the contingency fund in the Town budget, 2nd by Matt Zeman – motion carried unanimously.

Reports:

Town Park Committee – not met – Chairman Dean Schwarz stated that Diana Karls (member of Open space Natural Area Committee) that she knows people that are looking for fields for soccer and baseball.

Lodi Fire Commission – no report

Sauk Fire District – next meeting in January 16, 2013

Plan Commission – Gordon Carncross reported on the January 3, 2013 meeting

Sauk EMS Committee – no met

Transfer Site Report – Matt Zeman stated that they would like to fix up the office with a gallon of paint and a window/door facing the dumpster.

Lodi EMS Committee – no report

Outdoor Open Space Committee – will be meeting on January 7, 2013

Columbia County Report – Kevin Kessler stated that the sheriff contract was renewed.

Fish, Crystal and Mud Lake District/Pumping – see above

The next town board meeting will be on Thursday, February 14, 2013 on the agenda is: Action on Revisions to Land Division Ordinance – Chapter 6; Action on Proposed Non Metallic Mining Ordinance; Resolution Regarding Ryan Park Shelter Project and Promissory Note; Town of West Point/Ryan Park Sign; Town payment to Crystal Lake District; Cropland Bid; Town Roads; Siting Standards with adopted Town Comprehensive Plan for Mark and Elizabeth Johnson on Wartner Road; and any other business that may legally brought before the Town Board.

A motion was made by Bill Niemi to adjourn the January 10, 2013 town board meeting at 10:03 p.m., 2nd by John Miller – motion carried unanimously.

Respectfully Submitted By

Edith Kay Eberle

Town Clerk