

## 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, March 8, 2018 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.

The Town Board meeting was called to order by Ashley Nedeau-Owen, Town Chair, at 7:02 p.m. The Town Board members present were: Ashley Nedeau-Owen -Town Chairman, Renee Nair-1<sup>st</sup> Supervisor, Gordon Carncross-2<sup>nd</sup> Supervisor, Karmin Enge-3<sup>rd</sup> Supervisor, and Matt Zeman-4<sup>th</sup> Supervisor. Also present were Taffy Buchanan-Town Clerk and Lonna Zeman - Town Treasurer.

The Pledge of Allegiance was said.

A motion was made by Karmin Enge to approve the agenda, 2<sup>nd</sup> by Matt Zeman – motion carried unanimously.

Citizen Input – Thomas J. Pallone, W14023 Selwood Drive, filled out a “Citizen Appearance Registration Slip” but did not wish to make a statement.

Copies of the February 8, 2018 Town Board Meeting minutes were emailed to each town board member prior to the meeting for their review. A motion was made by Gordon Carncross to approve the February 8, 2018 Town Board Meeting minutes as presented, 2<sup>nd</sup> by Renee Nair – yes 4, no 0, abstain 1 -motion carried.

Treasurer Lonna Zeman had prepared the following report: General Fund as of February 28, 2018 - \$573,284.54; Park Fund \$800.00; Historical Society is \$4,842.13; Ryan’s Haven Escrow account is \$90,207.50, and Savannah Tree is \$2,171.44 is in a 1-year CD (matures 5/24/18). The Town Treasurer and Town Clerk reconciled the bank accounts for the month of February.

Correspondence – The Town received approved minutes from January 25, 2018 Lodi Area EMS and a Director’s Report. Laura Olah emailed CSWAB updates to the Town, “Court determines military burn pits caused lung disease in service members” and “Wisconsin to Address PFOA/PFOS and Other Groundwater Contaminants.” Neil Heskin called the Town Hall about potholes on Corner Road.

The bills were reviewed by each town board member prior to the town board meeting. A copy of the bills, deposits, budget for 2018 were given to each town board member for their information. A motion was made by Renee Nair to pay the bills as presented, 2<sup>nd</sup> by Karmin Enge - motion carried unanimously. The Clerk will check on the increase of the Strander's Sanitary bill.

The following operator license applications for D & B Sunset Bar & Grill were presented to the Town Board for consideration: Theresa L. Everett and Season M. Horak. Both have attended Alcohol Awareness Classes. A motion was made by Matt Zeman to grant the operator licenses to both Theresa L. Everett and Season M. Horak, 2<sup>nd</sup> by Karmin Enge – motion carried unanimously.

Todd Anderson, N2251 Ferry View Circle, presented a CSM to combine two lots into one lot. The Plan Commission recommended approval of the CSM to the Town Board. A motion was made by Matt Zeman to approve the CSM, 2<sup>nd</sup> by Renee Nair – motion carried unanimously.

The Town Attorney supplied the final documents and Resolution to approve the Ryan's Haven Final Plat to the Town Board. A motion was made by Matt Zeman to approve the Resolution Approving Ryan's Haven Final Plat, 2<sup>nd</sup> by Karmin Enge – motion carried unanimously. The approved resolution is attached to the minutes.

The Future Land Use Map in the Town of West Point Comprehensive Plan 2030 will need to be amended for the Ryan's Haven Plat. To amend the map, the Town needs to hold a public hearing and it needs to be published in the paper 30 days before. Jim Grothman representative for the Ryan Trust, asked for the Town to schedule a Special Town Board Meeting instead of waiting for the regular meeting on May 12, 2018. A motion was made by Matt Zeman to hold a special Town Board meeting & public hearing, 2<sup>nd</sup> by Renee Nair – yes 0, no 5 – motion failed. A motion was made by Matt Zeman to hold a public hearing on May 12, 2018 at 7:00pm, 2<sup>nd</sup> by Gordon Carncross – motion carried unanimously. A motion was made by Matt Zeman to authorize the Town Chair to sign all documents regarding the Ryan's Haven Final Plat, 2<sup>nd</sup> by Renee Nair – motion carried unanimously.

The Town Chair asked the Board members to look over the handout on "Broadband Forward!" Community Ordinance at the February meeting. A motion was made by Gordon Carncross to reject the "Broadband Forward!" initiative for West Point, 2<sup>nd</sup> by Matt Zeman – motion carried unanimously.

Renee Nair was talking with the Village of Prairie du Sac about their Land Division Process and she found out they utilize a “Planner”. A planner would help an applicant and Town by making sure the applicant had all the necessary documents in order before they came in front of the Plan Commission or Town Board with their proposal. This could save time and money. A motion was made by Matt Zeman for the Town Chair to research and bring proposals to the Town Board for a “Town Planner” for West Point, 2<sup>nd</sup> by Renee Nair – motion carried unanimously.

A motion was made by Karmin Enge to have Matt Zeman talk to Ken Ryan and get a bid for fixing & painting the Town Hall meeting area, 2<sup>nd</sup> by Renee Nair – motion carried unanimously.

#### Reports:

Town Park Committee – no report

Lodi Fire Commission – no report

-Building Adhoc Committee – Matt Zeman reported the committee received 4 bids, but one of them withdrew their bid. They are going to resend the RFP out asking the costs are separated for Fire, EMS, and Police.

Sauk Fire District – no report

Plan Commission – Gordon Carncross reported the Plan Commission approved the Resolution for Ryan’s Haven Plat at the March 1<sup>st</sup> meeting and at the February 15<sup>th</sup> meeting there was an informal presentation for condos along Golf Road.

Sauk EMS Committee – no report

Transfer Site Report – Matt Zeman reported the Transfer Site was having issues with the mixed recyclable containers, Columbia County Solid Waste will only take it if it full, not partially full.

Lodi EMS Committee – no report

Open Space Committee – Renee Nair reported the Open Space Committee would like to do some planting of bushes at the Ferry Landing, but first needs look

at the lease to find out what they can and cannot do. The Committee is also planning the annual burn of the prairie at Ryan Park.

Columbia County Report – no report

Fish, Crystal and Mud Lake District/Pumping – no report

Broadband Committee – Ashley Nedeau-Owen reported he talked with the Town of Lodi about going door-to-door and talking with residents about broadband.

Adhoc Committee –Process & Forms team and the Ordinance team – no report

The next regular town board meeting will be on Thursday, April 12, 2018 at 7:00pm on the agenda is: Larrabee rezoning & CSM, Town roads, surveying Town properties, town hall ceiling, and any other business that can be legally added to the agenda.

A motion was made by Gordon Carncross to adjourn the March 8, 2018 Town Board meeting at 9:02pm, 2<sup>nd</sup> by Karmin Enge – motion carried unanimously.

Respectfully Submitted By  
*Taffy Buchanan*  
Town Clerk

**TOWN OF WEST POINT  
TOWN BOARD**

**RESOLUTION APPROVING  
RYAN'S HAVEN  
FINAL PLAT**

**WHEREAS**, the preliminary Plat for Ryan's Haven was conditionally approved by the Town Board on August 10, 2017; and

**WHEREAS**, in order to allow construction of the public improvements in connection with the preliminary Plat to commence prior to the approval and recording of the final Plat, the Marilyn E. Meffert Trustee for the Amalia W. Ryan Revocable Trust UID June 8, 1995 ("Developer") and the Town of West Point, Columbia County, Wisconsin ("Town") entered into a Development Agreement and a Conservation Easement Agreement, each dated November 10, 2017; and

**WHEREAS**, on September 20, 2017, the real estate comprising the final Plat was rezoned by the Columbia County Board of Supervisors as follows:

- Lot 1 to AO-1 Agriculture and Open Space;
- Lots 2-12 to R-1 Single Family Residence with a PD-1 Planned Residential Development Overlay;
- Outlot 1 and Outlot 2 to A-1 Agriculture with an A-4 Agricultural Overlay; and
- Outlot 3 to R-1 Single Family Residence; and

**WHEREAS**, the effective date of all the rezonings is deferred and the rezonings only take effect upon the date the final Plat is recorded; and

**WHEREAS**, the final Plat for Ryan's Haven was submitted for review and approval by Developer and, pursuant to Town Ordinance, the final Plat and related documents have been reviewed by the Town's consultants who have opined that the final Plat conforms substantially to the preliminary Plat and that the required conditions of the preliminary Plat approval have been met, allowing approval of the final Plat; and

**WHEREAS**, the Plan Commission completed its review of the final Plat and related documents on March 1, 2018, and adopted a Resolution recommending approval of the final Plat by the Town Board, which Resolution is on file with the Town Clerk; and

**WHEREAS**, the Developer filed a request for an amendment to the Comprehensive Plan to make the Future Land Use Plan map consistent with the final Plat; and

**WHEREAS**, the Plan Commission completed its review of the proposed Comprehensive Plan amendment and adopted a Resolution recommending to the Town Board that the Future Land Use Plan map be amended as provided in the Resolution, which Resolution is on file with the Town Clerk; and

**WHEREAS**, the Town Board has completed its review of the final Plat and related documents and, upon recommendation of the Plan Commission, finds that the final Plat conforms substantially to the preliminary Plat and is in compliance with the Town's Comprehensive Plan and Town Ordinances, taking into account the waivers/modifications of same granted by the Town Board and the proposed Comprehensive Plan amendment to be acted upon by the Town Board before the final Plat is recorded;

**THEREFORE**, upon the motion of     Matt Zeman    , seconded by     Karmin Enge    , the Town Board hereby approves the final Plat of Ryan's Haven upon fulfillment of the following:

1. Prior to the Town's execution of the final Plat, execution and delivery to the Town of the following final approved documents:

- Final Plat
- Declaration of Covenants, Restrictions and Conditions
- Trustee's Deed to Robert and Diane Hanson in form satisfactory to the Town Attorney
- Deed or other instrument in a form satisfactory to the Town Attorney terminating Robert and Diane Hanson's existing access over, through and across certain lots in the final Plat
- Declaration of Covenants, Restrictions and Conditions for Maintenance of Stormwater Management Measures

2. Prior to the Town's execution of the final Plat, payment of all park fees in lieu of dedication to totaling \$9,622.14.

3. Prior to the Town's execution of the final Plat, adoption by the Town of the required amendment to its Comprehensive Plan, pursuant to the Developer's application on file with the Town and recommendation of the Plan Commission.

4. Payment of all outstanding fees owed to the Town, including those of its Town Engineer and Attorney in connection with the review of the preliminary and final Plats prior to the final Plat being executed by the Town.

5. Obtaining written approval of any other agency or department having legal approval or objecting authority over the final Plat and obtaining all required signatures on the final Plat.

3/7/2018 N:\DOCS\WD\66158\238\A3051039.DOC