

TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
September 14, 2023

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, September 14, 2023, at the West Point Town Hall and via Zoom. The meeting was published in the Lodi Enterprise, the Star News, posted in the three designated places in the Town and on the Town's website.

The Town Board meeting was called to order by Ashley Nedeau-Owen - Town Chairman, at 7:00 p.m. The Town Board members present at the Town Hall were: Ashley Nedeau-Owen - Town Chairman, Kevin Kessler - 1st Supervisor, Scott Earnest - 2nd Supervisor, John Ungrodt - 3rd Supervisor, and David Lendved - 4th Supervisor. Also present were Taffy Buchanan - Town Clerk and Sharon Richmond - Town Treasurer.

The Pledge of Allegiance was said.

A motion was made by Scott Earnest to approve the agenda as moving agenda items #7, #8, #9, and #10 after #15, 2nd by John Ungrodt – motion carried unanimously.

Citizen Input – David Padley stated he believes Padley Drive is supposed to be Padley Road and would like to get it corrected. Doug Richmond, County Board Supervisor, suggested he talk with Columbia County Land Information.

The Public Hearing in connection with the proposed amendments to Chapter 1 of the Town's Code of Ordinances, for preparation and maintenance of the code was opened at 7:06pm. Kevin Kessler explained the purpose of the proposed amendments. No public comments. The public hearing was closed at 7:10pm.

Copies of the August 10, 2023, Town Board Meeting minutes were emailed to each Town Board member prior to the meeting for their review. A motion was made by Kevin Kessler to approve the August 10, 2023, Town Board Meeting minutes as presented, 2nd by John Ungrodt - motion carried unanimously.

No operator licenses were presented for approval.

A Certified Survey Map for land division for Paula Noel for Parcel #11040-56 which is the field located across from Sunset Bar & Grill on the corner of Hwy V and 188 it is currently zoned R-1 Single Family was presented. A motion was made by Kevin Kessler to approve the CSM for the land division subject on four conditions: 1. Provides evidence of driveway access from the State; 2. Provide a Title Report; 3. Ownership name and signatures are added to the CSM; and 4. A “park fee” is paid when approved, 2nd by John Ungrodt – motion carried unanimously.

Teri Rae Olson, W13166 State Road 188, Parcel #1104024.I explained the proposal. She is proposing to put in a new driveway to her property with the access on Lake Drive with an easement through her brother’s property. Her current driveway is a shared driveway with her brother coming off Highway 188 and is very long and hard for emergency services to find and get to her residence. A motion was made by Kevin Kessler to engage the Town Engineer to review the existing shared driveway for conformance to our ordinance and engage the Town Attorney to review the existing shared driveway easement for conformance to our ordinance, 2nd by David Lendved – motion carried unanimously.

David Padley would like to rezone a portion of his land so his daughter can build a house, but first wants to make sure he has a development right available. A motion was made by Kevin Kessler to accept and concur with the Town Attorney’s, dated September 11, 2023 opinion and that Dave Padley has one development right left, 2nd by David Lendved – motion carried unanimously.

The Town Engineer said S&L Underground started the Schoepp Road Project on September 11, 2023 and is supposed to be finished by October 20, 2023. Jeff Haas, 8804 Haas Road, Sauk City, wanted clarification on what was being done to Schoepp Road, and hoped for better communication between the Town of West Point and the Town of Roxbury. The Town Chair explained the project and stated there will be 4 culverts put in at the elevation of 872 feet at the lowest spot on the North/South portion of Schoepp Road. The culverts are going on dry land. David Padley, W12367 Padley Drive, stated the Fish Crystal Mud Lake District is pursuing digging a ditch from Jeff Haas property to State Road 188 and feels if they can get that passed with the WDNR everyone will be better off then we are now. Philippe Coquard, 7368 Tetiva Road, Sauk City, stated that Dane County does not seem willing to help. The Town Chair said he spoke with Laura from WDNR and she has seen the plans and does not have any issues with the plans for the project; she also suggested an article for the Nelson Center for Climate Studies called “Flooding on Southern Wisconsin Lakes.” Kevin Kessler wanted to point out that he is unaware

of any correspondence from the Town Board of Roxbury, only from the Roxbury engineer and the Town Chair has responded to all his correspondence except for the last one. Also, the Town of West Point has been taking care of the maintenance of the portion of East/ West Schoepp Road that is in the Town of Roxbury without any compensation from the Town of Roxbury. Al Deming, N550 Gannon Road, stated the FCM Lake District is working diligently to get gravity flow out of Mud Lake.

At last month's meeting Neal & Lynn Harrison addressed a letter to the Town Board about a concern about Pleasant View Park Road. Their property abuts the road and is the lowest point, so all the debris flows down the road and makes a mess at the end of their driveway. The Town Engineer looked at their property the Town's property that abuts theirs and stated it does need to be cleaned out and reseeded; it should not have the perennials and large trees on the Town property, so the water can flow down to the water without impediment. The Town Chair or Town Engineer will talk with the property owner.

The Town Chair spoke with Muirs about a tree that looks like it is about to fall on Trails End Road Muir's property: since the land is in conservancy, they do not think they are allowed to cut anything down. If the tree falls in the road the Town will clean it up. There is also brush growing into the road on Smith Park and Trails End that needs to be taken care of.

The ordinance for ATV/UTV usage on Town Roads was posted & published on August 24, 2023 so the ATV/UTV signs can be put up.

The Clerk received a call requesting gravel get filled in some areas where Wartner Road and County Road V come together because it drops off. The Clerk also received an email about several potholes on Selwood Road that need to be fixed.

Treasurer Sharon Richmond had presented the following report: General Fund as of August 31, 2023 - \$628,744.97; Coronavirus Recovery Acct (ARPA Funds) - \$208,290.42; Park Fund \$2,727.00; Historical Society is \$6,988.20; and Savannah Tree is \$1,170.97 is in a 1-year CD (matures 5/24/24). The Town Treasurer and Town Clerk reconciled the bank accounts for the month of August.

Correspondence – The Open Book will be held Tuesday, October 17, 2023 from 10:00am-4:30pm. The Board of Review will be held Wednesday, November 1, 2023

starting at 5:00pm. Columbia County Planning Zoning held a public hearing on September 5th, 2023 for the rezone for Fifth Generation Homestead and Vincent Demarte. The Town received the estimate from Columbia County Humane Society for their service for West Point in 2024. The WDNR sent a confirmation letter to the Town for the receipt of the Town's ATV/UTV ordinance. report for a rezone request for David & Diana Padley. Columbia County Board of Adjustment sent their decision of approval of the variance for Steven & Lisa Britt.

The bills were reviewed by each town board member prior to the town board meeting. A copy of the bills, deposits, and budget for 2023 were given to each town board member for their information. A motion was made by David Lendved to approve paying the bills as presented, 2nd John Ungrodt – motion carried unanimously.

Reports:

Columbia County Report – Doug Richmond stated they had a long meeting because it took about an hour to even approve the agenda. They have an increase in revenue for the 2024 budget. There are changes to the zoning ordinance being proposed to regulate small scale solar farms.

Lodi Fire Commission – David Lendved reported they met on August 16, 2023, and said the fire station had some heating issues that need to be fixed. They discussed whether to charge for fire extinguisher training. They also looked at the new “draft” of the IGA proposed by the Town of Lodi.

Sauk Fire District – no report

Sauk Prairie Ambulance – no report

Lodi EMS Commission – John Ungrodt reported on the September 14, 2023 meeting. The parking lot was seal coated, they have an opening for full-time position, and would like a 5-year agreement with Lodi Shell for the “old ambulance” building. John Ungrodt also stated the call volume was up 11.5% and the Lodi EMS Commission passed the 2024 Budget as presented.

Plan Commission – Kevin Kessler reported on the September 7, 2023, meeting. The Plan Commission discussed and made recommendations for the existing development rights for David & Diana Padley, the CSM for Paula Noel, and

the new driveway placement for Teri Rae Olson. They also discussed the rezoning request for Dan Breunig, N600 Pulvermacher Road, but postponed action until they receive needed information.

Transfer Site Report – The Transfer Site needs a dumpster to put the TVs and small appliance in to be picked up.

Park & Open Space Committee – David Lendved reported they have not met but will be meeting on October 3, 2023.

The Town asked the residents that are affected by the “promenade” to contribute \$50,000.00 upfront to help get the Assessor’s Plat started for that area. That goal was met, so now the Town can initiate the Assessor’s Plat. A motion was made by David Lendved to authorize the Town Attorney with completing all the preliminary steps to start the Assessor’s Plat for Pleasant View Park and West Park, 2nd by Scott Earnest – motion carried unanimously. The Town will hold a public hearing during next month’s meeting to come up with a “fee allocation” model.

The Town Attorney reviewed the drafted amendment to Chapter 1 of the Town of West Point Code of Ordinances to have a policy on the maintenance of the Town Code and made some changes. A motion was made by Kevin Kessler to postpone action until next month, so he can discuss the changes with the Attorney, 2nd by David Lendved – motion carried unanimously.

The Town Clerk drafted Resolution #2023-9-14 to adopt an updated fee schedule. A motion was made by David Lendved to adopt Resolution #2023-9-14 with an effective date of October 1, 2023, 2nd by Scott Earnest – motion carried unanimously. Resolution #2023-9-14 is attached to the minutes.

“Lodi Area Fire Department – Inter-governmental Agreement” & “Lodi Area EMS Inter-governmental Agreement” were postponed.

The Sauk Fire District wanted input about items to be put in the Sauk Fire IGA and long-range financial planning through a survey. The Clerk presented the survey to the Town Board. The Town Board did not rank the items. They felt that “make special assessments as needed” and “let District borrow funds” were not acceptable. Also, they felt “increase the annual Capital assessment budget line item” should be “increase the annual Capital budget request.” A motion was made

by Ashley Nedeau-Owen that the Town of West Point, as a taxing authority, demand the Sauk Fire IGA include a budget ratification process that the budget becomes effective once it is approved by a majority of the participating municipalities, 2nd by Kevin Kessler – motion carried unanimously.

The next regular town board meeting will be on Thursday, October 12, 2023, at 7:00pm, on the agenda is: public hearing for promenade, resolution for Assessor's Plat, ordinance to amend Chapter 1 of the West Point Code of Ordinance, LAEMS IGA, LAFD IGA, LAEMS budget, LAFD budget, Town roads, and any other business that can be legally added to the agenda.

A motion was made by David Lendved to adjourn the September 14, 2023, Town Board meeting at 10:10pm, 2nd by Scott Earnest – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan
Town Clerk



TOWN OF WEST POINT
RESOLUTION #2023-9-14

FEE SCHEDULE

The Town of West Point resolves to adopt the following fee schedule to be effective as of October 1, 2023.

PERMIT/ APPLICATION	BASE FEE	COMMENTS
CHAPTER 7 • EROSION CONTROL AND STORM WATER RUNOFF		
Erosion Control Permit	\$250.00	For only major land disturbance activities.
Erosion Control Compliance Permit	Varies	0-2 Acres -> \$150, 2-5 acres -> \$200, 5-25 acres -> \$300, 25 and greater -> \$500. Fees double if adjacent to waterways, lakes, wetlands, ecological corridors, etc.
Land Disturbance	\$125.00	
CHAPTER 8 - BUILDING CODE		
R-1 & R-2:		
New Construction, UDC Structural	Varies	\$1500 -> \$0 to \$500K, \$3000 -> \$500K to \$1.3M, \$4500 -> \$1.3 M+ **Does not include fee for Electrical, Plumbing and HVAC & State Seal
Duplexes, UDC Structural	Varies	\$1500 -> \$0 to \$500K, \$3000 -> \$500K to \$1.3M, \$4500 -> \$1.3 M+ **Does not include fee for Electrical, Plumbing and HVAC & State Seal
Accessory Buildings, UDC Structural	\$7.50/\$1,000 of the valuation of work	Minimum Charge \$400 **Does not include fee for Electrical, Plumbing and HVAC & State Seal
Remodeling & Additions	\$15/\$1,000 of the valuation of work	Minimum Charge \$250 **Does not include fee for Electrical, Plumbing and HVAC & State Seal
Electrical, Plumbing, and HVAC	\$15/\$1,000 of the valuation of work	Minimum Charge \$125 / Maximum Charge \$1200
R-3 COMMERCIAL. SRO I SRO II. INDUSTRIAL:		
New Construction, Commercial Structural all structures other than warehouses, freight terminals, storage buildings, factories, and machine shops that are 100,000 sf or larger.	\$0.25/sf	Minimum Charge \$1,500, does not include fee for Electrical, Plumbing and HVAC & State Seal
New Construction, Commercial Structural for warehouses, freight terminals, storage buildings, factories, and machine shops, 100,000 sf or larger.	\$0.16/sf	Does not include fee for Electrical, Plumbing and HVAC & State Seal
Remodeling, Additions, Accessory Buildings	\$20/\$1,000 of the valuation of work	Minimum Charge \$250

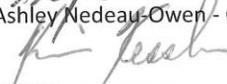
Electrical, Plumbing and HVAC for all structures other than warehouses, freight terminals, storage buildings, factories, and machine shops that are 100,000 sf or larger.	\$30/\$1,000 of the valuation of work	Minimum Charge \$250
Electrical, Plumbing and HVAC for warehouses, freight terminals, storage buildings, factories, and machine shops, 100,000 sf or larger.	\$0.16/sf	Minimum Charge \$250
OTHER:		
State Seal	\$35.00	Flat Fee (one per residence)
Raze & Demolition	\$125.00	Flat Fee
*Special Inspections & Meetings	At Cost	Re-inspections, work corrections, misc. or extraordinary administrative, etc. after initial permit issuance. Pre-Permit Application Meetings.
Generators (Backup, etc.)	\$200.00	
PV Solar	\$250.00 / \$300.00	\$250 for roof, \$300 for ground attachment
Permanent Swimming Pool	\$300.00	Flat Fee
Deck Permit (no footings)	\$150.00	
Deck Permit (with footings)	\$250.00	
CHAPTER 12 • DRIVEWAYS AND TOWN ROADS		
Driveway Construction Permit	\$200.00	+ engineering costs if necessary
CHAPTER 14 NONMETALLIC MINING		
New Application	\$500.00	+ engineering & attorney costs if necessary
Renewal Application	\$295.00 / year	+ engineering & attorney costs if necessary
LAND USE & DIVISION		
Rezone	\$200.00 (plus any engineering and legal fees)	The Town is advisory to the County
Conditional Use Permit	\$150.00 (plus any engineering and legal fees)	The Town is advisory to the County
Variance	\$150.00 (plus any engineering and legal fees)	The Town is advisory to the County
Modification or Waiver Application	\$150.00 (plus any engineering and legal fees)	
Site Plan Review	Varies – Engineer's actual costs to review	
Certified Survey Map	\$200.00 + \$50.00 each lot (plus any engineering and legal fees)	
Subdivision/Preliminary Plat Review	\$500.00 + \$50.00 each lot or dwelling unit (plus engineering and legal fees)	A Developer's agreement will need to be signed
Subdivision/Final Plat Review	\$500.00 + \$50.00 each lot or dwelling unit (plus engineering and legal fees)	Developer's agreement will need to be signed
OTHER:		
Delinquent Permit Penalty	Varies	A penalty equal to the amount of the permit fee at the time of application shall be assessed whenever the required permit is not obtained prior to commencing work.

Fire Number Replacement Sign	\$50.00	
Fireworks Permit	No cost	Must provide insurance information and notify fire department
Transfer Site Permit	No Cost	Must be a Town Resident or Town Property Owner.
Dog Licenses	Neutered / Spayed - \$5.00 Unneutered / Unspayed - \$10.00	Licenses expire December 31st
Town Hall Rental	\$150.00 + Refundable Damage Deposit of \$250.00	Must be a resident of the Town of West Point to rent
Pavilion Rental at Ryan's Park	\$75.00 + Refundable Damage Deposit of \$250.00	Must be a resident of the Town of West Point to rent
Both Town Hall & Pavilion Rental at Ryan's Park	\$200.00 + Refundable Damage Deposit of \$250.00	Must be a resident of the Town of West Point to rent

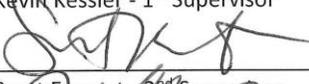
Dated this 14 day of September, 2023



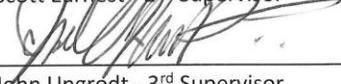
 Ashley Nedeau-Owen - Chairman



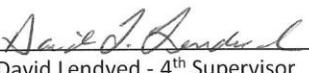
 Kevin Kessler - 1st Supervisor



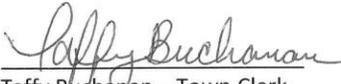
 Scott Earnest - 2nd Supervisor



 John Ungrodt - 3rd Supervisor



 David Lendved - 4th Supervisor

Attest: 
 Taffy Buchanan – Town Clerk

yes 5

no 0

Posted: 9/20/23