

TOWN OF WEST POINT  
TOWN BOARD MEETING MINUTES  
December 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, December 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 - 1<sup>st</sup> Supervisor, Scott Earnest - 2<sup>nd</sup> Supervisor, John Ungrodt - 3<sup>rd</sup> Supervisor, and David Lendved - 4<sup>th</sup> Supervisor. Also present was Taffy Buchanan - Town Clerk. Absent was Sharon Richmond - Town Treasurer.

The Pledge of Allegiance was said.

A motion was made by Scott Earnest to approve the agenda as presented, 2<sup>nd</sup> by Kevin Kessler – motion carried unanimously.

Citizen Input – None

Copies of the November 9, 2023, Town Board Meeting minutes were emailed to each Town Board member prior to the meeting for their review. A motion was made by John Ungrodt to approve the November 9, 2023, Town Board Meeting minutes, 2<sup>nd</sup> by Scott Earnest - motion carried unanimously.

The Clerk, Taffy Buchanan, had presented the following report for the Treasurer, Sharon Richmond: General Fund as of November 30, 2023 - \$512,432.08; Coronavirus Recovery Acct (ARPA Funds) - \$208,290.42; Park Fund \$2,727.00; Historical Society is \$7,624.68; and Savannah Tree is \$1,170.97 is in a 1-year CD (matures 5/24/24 and will move to General Fund). The Town Treasurer and Town Clerk reconciled the bank accounts for the month of October.

Last month the Board asked the Treasurer to investigate banking options that would yield a higher interest rate, because the Town Chair received a mailer from the Peoples Community Bank offering a higher rate. The Treasurer drafted a

memo explaining what she found and pointing out what they would need to consider before changing banks. In her memo the Treasurer recommended the Town move the ARPA funds into a CD with an interest rate of 4.75% for six months at the Bank of Prairie du Sac. The Town Board asked for this to be put on the agenda for next month and they will give guidance to the Treasurer at that time.

Correspondence – Columbia County Planning & Zoning sent a letter to the Town Chairman, dated December 1, 2023, about Floodplain Zoning Permit 23-052 stating they need some information to receive our certificate of compliance. Columbia County Board of Adjustments sent a notice of a public hearing, being held on December 13, 2023, for Julia Thiele for a variance. Columbia County Planning & Zoning held a public hearing on December 5, 2023 for a rezoning for Daniel Breunig. Columbia County Land & Water Conservation is having a “tree sale program” and orders are due April 12, 2024. Wisconsin Department of Transportation sent a letter stating the 2024 Final Calculation of General Transportation Aids for the Town; the Town of West Point will receive \$111,574.54 in 2024. The Sauk Prairie Ambulance Commission sent approved minutes from their September 28, 2023 meeting.

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 Resolution #2023-12-14A, 2<sup>nd</sup> by Scott Earnest – motion carried unanimously. Resolution #2023-12-14A is attached to the minutes. A motion was made by David Lendved to approve paying the bills as presented, 2<sup>nd</sup> Scott Earnest – motion carried unanimously.

Columbia County Report – Doug Richmond stated the budget included pay raises and the County Board approved the 2024 budget. The County also approved the rezone for Daniel Breunig on Pulvermacher Road. The fees for the Columbia County Recycling and Waste Processing Facility were updated and will go in effect on January 1, 2024.

The Public Hearing for Authorizing Assessor’s Plat and Levying Special Assessment for that Assessor’s Plat was opened at 7:30pm. A notice of the public hearing and copy of the proposed resolution was sent to the 74 different owners of the affected parcels. Chuck Cushman, N2447 State Road 188, stated he has been a resident for 50 years and has talked to other residents who many years ago bought shoreline property from WP&L that their property abutted and said now people are again able to buy the WP&L property if their land abuts it. Eric Kramer,

W12746 Pleasant View Park Road, said he found the legal notice they received for this public hearing confusing and suggested that next time an explanation letter be sent with legal notices. The public hearing was closed at 7:50pm.

The Town Board discussed Resolution #2023-12-14, Resolution to Make Town of West Point Assessor's Plat No. 2 and Levy Special Assessments. A motion was made by David Lendved to adopt Resolution #2023-12-14, 2<sup>nd</sup> by Kevin Kessler. A motion was made by Kevin Kessler to amend Resolution #2023-12-14 by adding "and determined by the Town Board" to the end of the last sentence of item 3 of the resolution, 2<sup>nd</sup> by David Lendved – motion carried unanimously. The Board approved the previous motion unanimously to adopt Resolution #2023-12-14 as amended. The Town Clerk will need to mail out, publish and post the signed Resolution. The Town Board talked about how to allocate the cost to each lot and asked the Town Attorney on what discretion they have? The Town Attorney stated there is a statutory formula that gives guidance on how each parcel should be allocated, but the Town does have discretion. Kevin Kessler asked the Town Attorney for where the Town's discretion is at and the State Statute that is referenced for the formula so the board can look at it. David Lendved said he would like to have at least a couple proposals for how to allocate the costs for the January meeting. Kevin Kessler suggested each of the Town Board members who would want to could submit options for allocation to review at the January meeting and then the Board could make a decision at the February meeting. A copy of the Resolution #2023-12-14 is attached to the minutes.

At the November meeting Jim Grothman and Scott Hewitt, Grothman & Associates, presented a proposal for the Assessor's Plat for the shoreland parcels in the Pleasant View Park and West Park which would eliminate the "promenade." They explained the proposal and the updated timeline. A motion was made by Scott Earnest to approve awarding the contract for services for the Assessor's Plat as presented, 2<sup>nd</sup> by David Lendved – motion carried unanimously.

The Clerk put a list together of all the roads in West Point with name discrepancies. The Town Board reviewed the list and agreed that the names need to be corrected to: Badger Run Drive, Club Circle Drive, Jensen Drive, Klamer Road, Miller Road, Padley Road, Partridge Run Drive, Selwood Drive, Trails End Road, Whitetail Run Drive, Fjord Road. The Clerk will work with Columbia County and the State make sure the roads are corrected everywhere to match.

The Town Chair and Town Engineer met on Slack Road to discuss issues that need to be address when the Town puts together the Slack Road Project for 2024.

A motion was made by Kevin Kessler to approve the Mobile Home for Farm Labor licenses to Gasser Ventures Inc. and Jeff Morter for 2024 as presented, 2nd by David Lendved - motion carried unanimously.

A motion was made by David Lendved to approve the Mobile Home license for Crystal Lake Park, Pine Vista, and Schoepp's Cottonwood Resort for 2024 as presented, 2nd by John Ungrodt – motion carried unanimously.

The following operator license application for Lake Wisconsin Boat Club was presented to the Town Board for consideration: Ava Heller. The applicant has attended Alcohol Awareness Classes. A motion was made by John Ungrodt to approve the Operator Licenses for Ava Heller 2<sup>nd</sup> by David Lendved – motion carried unanimously.

#### Reports:

Lodi Fire Commission – David Lendved reported they met on November 15, 2023. The IRS acknowledged receipt of the paperwork for the 501c3 status. The revised draft LAFD IGA was only sent to some of the Commission members so they did not have time to review it for the meeting.

Sauk Fire District – no report

Sauk Prairie Ambulance – no report

Lodi EMS Commission – no report

Plan Commission – no report

Transfer Site Report – no report

Park & Open Space Committee – David Lendved reported they held a meeting on November 14<sup>th</sup>, 2023 and approved a policy for memorial trees. The also approve the removal of two dead trees at Selwood Park and two dead trees at Ryan Park. They also discussed getting proposals for the landscaping around the

Town Hall and around the flag pole. The next meeting is scheduled for January 9, 2024.

John Ungrodt explained, he would like the “Tree Restrictions” for Lot 2 on Four Season Lane to be released. The “Tree Restrictions” for Lot 2 are part of the Savannah Oaks subdivision’s deed covenants and restrictions. Kevin Kessler said that John Ungrodt would need to submit amended deed restrictions to the Town Board for approval.

A motion was made by Kevin Kessler to appoint the presented list of electors to the Election Committee for 2024 and 2025, 2<sup>nd</sup> by Ashley Nedeau-Owen – motion carried unanimously.

A motion was made by Kevin Kessler to hold the Town Caucus on Thursday January 11, 2024, at 7:00pm with the regular Town Board Meeting to convene immediately following, 2<sup>nd</sup> by John Ungrodt – motion carried unanimously.

The Town Clerk presented an updated Transfer Site / Recycling Booklet with updated prices to the Board. Scott Earnest is going to revise it to help make it less confusing and will give it back to the Clerk for distribution and posting.

A motion was made by Ashley Nedeau-Owen to renew the lease for old EMS building with Dan Dolson, Lodi Shell for 2024 thru 2028, 2<sup>nd</sup> by John Ungrodt – yes 4, no 1 - motion carried.

“Lodi Area Fire Department Inter-Governmental Agreement” and “Lodi Area EMS Inter-Governmental Agreement” were postponed.

The next regular town board meeting will be on Thursday, January 11, 2024, at 7:00pm, on the agenda is: Town road names, Sauk IGA, LAEMS IGA, LAFD IGA, Assessor’s Plat Special Assessment, Bank Account Interest Rates, Town roads, and any other business that can be legally added to the agenda.

A motion was made by Ashley Nedeau-Owen to adjourn the December 14, 2023, Town Board meeting at 10:15pm, 2<sup>nd</sup> by John Ungrodt – motion carried unanimously.

Respectfully Submitted By  
*Taffy Buchanan*, Town Clerk

**Resolution #2023-12-14**

**TOWN OF WEST POINT  
RESOLUTION TO MAKE TOWN OF WEST POINT  
ASSESSOR'S PLAT NO. 2 AND LEVY SPECIAL ASSESSMENTS**

STATE OF WISCONSIN  
Town of West Point  
Columbia County

The Town Board of the Town of West Point, Columbia County, Wisconsin, by this Resolution, adopted by a majority of the Town Board, on a roll call vote with a quorum present, and voting and proper notice having been given, resolves and declares as follows:

**WHEREAS**, the Town Board has municipal jurisdiction over the lands described as follows:

Those lands that had been platted as Lots 1 through 52 of Pleasant View Park and the promenade and bathing beach in the Pleasant View Park Plat, Town of West Point, Columbia County, Wisconsin. ALSO, those lands that had been platted as Lots 1 through 47 of Weast-Park and the promenade in the Weast-Park Plat in the Town of West Point, Columbia County, Wisconsin.

**AND, WHEREAS**, the Town Board finds and determines pursuant to Sec. 70.27 Wis. Stats., that the above described lands meet the criteria for the making of an assessor's plat under Sec. 70.27 Wis. Stats., in that the description of the different parcels within the above-described lands cannot be made sufficiently certain and accurate for the purposes of assessment, taxation, or tax title procedures without noting the correct metes and bounds of the same, or that gross errors exist in lot measurements or locations so that difficulty is encountered in locating new structures, public utilities, or streets; and,

**AND, WHEREAS**, the Town Board determines that making an assessor's plat for the above described lands will be a local improvement for which the Town may charge to the titleholders of the parcels included within the above-described lands the costs and expenses of the making of an assessor's plat for the above-described lands;

The Town Board resolves and orders as follows:

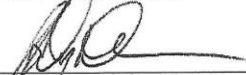
1. An assessor's plat for the above-described lands shall be made for the above noted purposes pursuant to sec. 70.27. Wis. Stats. to be known as Town of West Point Assessor's Plat No. 2.
2. Initially the costs and expenses for making of the assessor's plat shall be paid by the Town.
3. All of the above-described lands, whether now platted or unplatted parcels, without inclusion of improvements within the assessor's plat, shall be charged with the costs and expense incurred by the Town in the making of the assessor's plat and the individual titleholders of the parcels contained within the assessor's plat shall be required to reimburse the Town for their share of the actual and necessary costs and expenses incurred by the Town in making the assessor's plat that are not paid in whole or in part by by other financial sources, as determined by the Town Board. The total estimated cost of this assessor's plat, which is this special assessment project, is between \$150,000.00 and \$200,00.00, to be allocated among the title holders, as provided by law and determined by the Town Board.
4. The actual and necessary costs and expenses incurred by the Town in the making of the assessor's plat that are not timely paid by the titleholders of the parcels contained within the assessor's plat or in whole or in part by other financial sources, as determined by the Town Board, as provided in paragraph 3 above, shall be collected from the titleholders of the parcels contained within the assessor's plat by the Town Board, and charged, if necessary, against the parcels contained within the assessor's plat, as provided by sec. 66.0703, Wis. Stats, or any successor provision.
5. The Town clerk shall notify by mailing, not later than 5 days after adoption of this resolution, a copy of this resolution, to all title holders of record of any parcel, within the above-described lands, for which record title is held by the titleholders on the day of the adoption of this resolution.

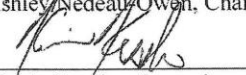
6. The Town Clerk shall, not later than 5 days after adoption of this resolution, file a Lis Pendens with the Register of Deeds for Columbia County, Wisconsin, on the parcels within the above-described lands.
7. When completed, the assessor's plat shall be filed with the Town Clerk. The sworn certificate of the surveyor who made the plat that meets the requirements of s. 70.27(7), Wis. Stats, shall be appended to the title page of the assessor's plat.
8. Within two (2) days after the assessor's plat is filed with the Town Clerk, the Town Clerk shall transmit the assessor's plat to the State of Wisconsin, Department of Administration.

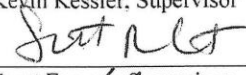
The Town Clerk shall properly post and publish this Resolution as required under s. 60.80 Wis. Stats.

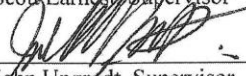
Adopted this 14 day of December, 2023

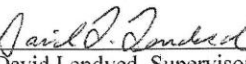
**TOWN OF WEST POINT**

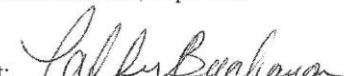
By:   
Ashley Medeau-Owan, Chair

By:   
Kexin Kessler, Supervisor

By:   
Scott Earnest, Supervisor

By:   
John Ungrodt, Supervisor

By:   
David Lendved, Supervisor

Attest:   
Taffy Buchanan, Clerk





TOWN OF WEST POINT  
RESOLUTION #2023-12-14A

WHEREAS, the Town Board of West Point adopted its 2023 Operating Budget on December 8, 2022; and

WHEREAS, Pursuant to Wis Statutes 65.90(5)(a), the West Point Town Board is to approve budget amendments; and,


WHEREAS, we need to have a balanced budget; and

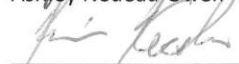
WHEREAS, some accounts have exceeded the budgeted amount; and

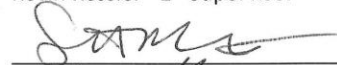
WHEREAS, some accounts are under budget; and

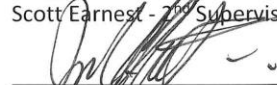
NOW THEREFORE BE IT RESOLVED, that the Town Board of West Point does hereby approve the following transfers of \$8113.11 from 53316 Highway Reconstruction to 51533 Assessor Expense; \$1,516.88 from 51600 Town Hall Maintenance and put \$20.00 in 51101 Board FICA, \$5.00 in 51102 Board Medicare, \$183.53 in 51103 Publication; \$46.19 in 51108 Telephone, \$110.00 in 51300 Legal, \$12.16 in 51400A Clerk Retirement, \$440.00 in 51406 IT Support, \$700.00 in 51530 Assessor Salary; \$570.00 from 51301 Miscellaneous Engineer Expense to 51599 Mowing Town Hall; \$17,664.57 from 53313 Brushing and put \$2,454.63 in 53101 Engineer Road, \$6,958.75 in 53312 Snow Plowing, \$391.38 in 53317 Highway Signing, \$6,746.00 in 53318 Stormwater Management, \$789.08 in 53630 Solid Waste Tip Fee, ~~\$30.00~~<sup>200.00</sup> in 53631 Wages Transfer Site, and \$24.73 in 53635 Transfer Site Lights to balance the budget.

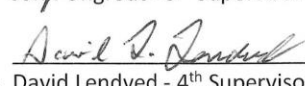
Dated this 14<sup>th</sup> day of December, 2023

  
Ashley Nedeau-Owen - Chairman

  
Kevin Kessler - 1<sup>st</sup> Supervisor

  
Scott Earnest - 2<sup>nd</sup> Supervisor

  
John Ungrodt - 3<sup>rd</sup> Supervisor

  
David Lendved - 4<sup>th</sup> Supervisor

Attest:   
Taffy Buchanan - Town Clerk