

TOWN OF WEST POINT  
TOWN BOARD MEETING MINUTES  
June 8, 2023

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, June 8, 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 were Taffy Buchanan - Town Clerk and Sharon Richmond - Town Treasurer.

The Pledge of Allegiance was said.

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

Citizen Input – None

Copies of the May 11, 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 May 11, 2023, Town Board Meeting minutes as presented, 2<sup>nd</sup> by David Lendved - motion carried unanimously.

Treasurer Sharon Richmond had presented the following report: General Fund as of May 31, 2023 - \$542,091.71; Coronavirus Recovery Acct (ARPA Funds) - \$208,290.42; Park Fund \$2,727.00; Historical Society is \$6,569.92; 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 May.

Correspondence – Jeff Morter asked the Clerk about the process of planting a tree on Town property as a memorial. A resident complained about garbage left outside on the ground for multiple days at Sunset Bar & Grill; it has since been picked up. The results from the well water sample at the Town Hall for nitrates showed the

level at 7.24 mg/L which is considered safe for consumption. Wisconsin Department of Safety and Professional Services informed the Town they have met all the requirements for jurisdiction for commercial electrical permitting and inspecting. West Point received a notice that it was awarded \$600.00 from the 2023 HAVA Election Security .gov Email Domain Subgrant. Jeff Marquardt sent an email about concerns of unstabilized soil by their property off Alebay Way. The Town received the Sauk Fire District financials and minutes from their May 17, 2023, meeting. The Town received minutes from the Lodi Area Fire District Fire Commission meeting from April 19, 2023. Conservation Observance Day will be held on Friday, June 23, 2023, from 9am-3pm at the Schoepp Farm on East Harmon Road.

A motion was made by David Lendved to approve Resolution #2023-06-08 to amend the budget, 2<sup>nd</sup> by Scott Earnest – motion carried unanimously. A copy of the resolution is attached to the minutes.

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 John Ungrodt to approve paying the bills as presented, 2<sup>nd</sup> Scott Earnest – motion carried unanimously.

#### Reports:

Columbia County Report – Doug Richmond reported that they did not receive the Broadband Grant that they applied for with the Town of West Point and Town of Lodi but is hopeful for they will receive some funds with the next round of grant money. The County has received complaints about the Hwy V road construction and has been watering it down daily to help with the dust.

Lodi Fire Commission – David Lendved reported they met on May 17<sup>th</sup>, 2023, and received updates from the Mayor of Lodi about the fire station site negotiations. The Commission was informed that there have been some drainage problems at the Fire Station which will need to be worked on.

Sauk Fire District – David Lendved reported they met on May 17<sup>th</sup>, 2023. They are working on completing the fire inspections for the district. They are making progress on the IGA revisions.

Sauk Prairie Ambulance – no report

Lodi EMS Commission – no report

Plan Commission – Kevin Kessler reported on the May 18, 2023, and June 1, 2023, meetings. The Plan Commission discussed and made recommendations on the variances for Marcus Bentley and the Conditional Use Permit for a Tourist Rooming House for Paul Helsdon.

Transfer Site Report – Ashley Nedeau-Owen reported he hired Paul Olson to bring in gravel to the Transfer Site and smooth it out. The transfer site needs the County to bring in a dumpster for the TVs and appliances to be put in.

Park & Open Space Committee – David Lendved reported on the June 5, 2023 meeting. At Selwood Park the basketball court has been marked for pickleball and the drainage issue for the playground is on schedule to be fixed. They are working getting an estimate for replacing the plastic edging at the Town Hall with the cement curb.

Applications for the following “beer and liquor” licenses were presented for renewal:

Class “B” Fermented Beverage

- Lake Wisconsin Boat Club, LTD, W12850 State Highway 188, Lodi, WI.53555 Agent – Shawn Drager

“Class B” Liquor and Class “B” Fermented Beverage

- Cunningham Property Holdings LLC (Fish Tales) W12690 State Highway 188, Lodi, WI 53555 Agent – Daniel Cunningham
- Crystal Lake Park LLC dba The Boathouse Bar & Grill, N550 Gannon Road, Lodi, WI. 53555 Agent – Alicia Bodenschatz
- Lake Wisconsin Country Club, Inc, N1076 Golf Road, Prairie du Sac, WI. 53578 Agent – Brenda Ambler
- J & D Sunset Bar, LLC, (Sunset Harbor Bar & Grill) N2103 State Road 188, Lodi, WI. 53555 Agent – Eric T. Borota
- Schoepp’s Cottonwood Resort, Inc, N586 Schoepp Road, Sauk City, WI. 53583 Agent – Tammy Kirch

A motion was made by Kevin Kessler to approve the “beer and liquor” licenses as presented except for J&D Sunset Bar (Sunset Harbor Bar & Grill) and noting the Lake Wisconsin Boat Club only has a “beer” license, 2<sup>nd</sup> By John Ungrodt – motion carried unanimously.

A motion was made by Kevin Kessler the “beer and liquor” licenses for J&D Sunset Bar (Sunset Harbor Bar & Grill) be approved under the condition they obtain Provisional Operator Licenses before July 1<sup>st</sup>, 2023, 2<sup>nd</sup> by John Ungrodt – motion carried unanimously.

Applications for the following Cigarette Licenses were presented: Crystal Lake Park LLC (The Boathouse Bar & Grill), Lake Wisconsin Country Club Inc, and J & D Sunset Bar, LLC, (Sunset Harbor Bar & Grill). A motion was made by Scott Earnest to approve the cigarette licenses as presented, 2<sup>nd</sup> by John Ungrodt – motion carried unanimously.

Applications for the following Non-Intoxicating Beverage Licenses were presented: Lake Wisconsin Boat Club LTD, Cunningham Property Holdings LLC (Fish Tales), Crystal Lake Park LLC (The Boathouse Bar & Grill), Lake Wisconsin Country Club Inc, J & D Sunset Bar, LLC, (Sunset Harbor Bar & Grill), and Schoepp’s Cottonwood Resort Inc. A motion was made by Kevin Kessler to approve the non-intoxicating beverage licenses as presented, 2<sup>nd</sup> by Scott Earnest – motion carried unanimously.

The following operator license applications for Cunningham Property Holdings, LLC (Fish Tales) were presented to the Town Board for consideration: Randy Kaltenberg, Klara Burger, Aja Hellenbrand, Allan Walker, Amber Fosshage, Hannah Hofstetter, Brianna Siedschlag, and Jaime Cotes Salas. The following operator license applications for Crystal Lake Park LLC (The Boathouse Bar & Grill) were presented to the Town Board for consideration: Isabella Schafer, Gabrielle Forsell, Kayla Evans, Nicole Mohrmann, Paige Ackerman, and Aaliyah Forsell. The following operator license applications for Lake Wisconsin Country Club were presented to the Town Board for consideration: Naomi Breunig, Chesney Schonenberger, Tina Bauernhuber, Eric Heil, and Courtney Lautenbach. The following operator license applications for Lake Wisconsin Boat Club Ltd. were presented to the Town Board for consideration: Dawn Helt, Clement Ring, Susan Line, Kenneth Niesen, and Roger Thistle. The following operator license applications for Schoepp’s Cottonwood Resort, Inc. were presented to the Town Board for consideration: Sandra Opitz, Tammy Kirch, Jeremiah Kirch, Kay Schell, LaDonna Nelson, Diane Anderson, Craig Kirch, and Bridget Krueger. All applicants presented have either held Operator Licenses in the Town of West Point before and / or attended Alcohol Awareness Classes. A motion was made by Kevin Kessler to approve the Operator Licenses as presented, 2<sup>nd</sup> by David Lendved –

motion carried unanimously. J&D Sunset Bar (Sunset Harbor Bar & Grill) did not submit any operator license applications for approval.

The Town received a request from Paul & Sue Helsdon for a Conditional Use Permit for a Tourist Rooming House for property at N2475 State Highway 188. Kevin Kessler explained the proposal and the recommendation given by the Plan Commission. A motion was made by Kevin Kessler to recommend to Columbia County to approve the CUP for a Tourist Rooming House for Paul & Sue Helsdon subject to the 17 conditions on the County report with an additional of a condition requiring the CUP applicant to obtain commercial insurance coverage for the operation of a Tourist Rooming House & the County receiving a proper Certificate of Insurance prior to receiving the CUP; and amending condition #9 to a maximum of two vehicles, which includes trailers as a vehicle; and adding a new condition before #12 stating that the Planning & Zoning Department and Town be provided documents stating the contact person is authorized to enforce the rental contract, including termination, 2<sup>nd</sup> by John Ungrodt – motion carried unanimously.

A variance request was received for Marcus Bentley for Parcels #668, #669, & #670 on Pleasant View Circle. Kevin Kessler explained the requested variance and the recommendation made by the Plan Commission at the June 1<sup>st</sup> meeting. A motion was made by Kevin Kessler to recommend to Columbia County the request for the variance from the road setbacks be approved; the request for the variance for the building coverage area be denied, because a 2-story house could be built instead; and the request for the variance for the rear setbacks be denied, because it was stated by the applicant that it could be moved forward, 2<sup>nd</sup> by David Lendved – motion carried unanimously.

Scott Anderson said the “Notice of Award” for the Schoepp Road Project was sent to S&L Underground and they will have a “pre-construction” meeting in August. The engineer for the Town of Roxbury emailed the Town Chair about concerns they had with permits. The Town Board directed the Chair to respond to the engineer for Roxbury stating that any concerns should be addressed to Columbia County.

John Ungrodt presented a “draft” ordinance for ATV / UTV use on Town Roads. The Town Board discussed the ordinance and Kevin Kessler is going to revise the draft so it is in the same format as our existing ordinances and will give it back to John Ungrodt to review with the group of citizens that have been working on this with him.

The Town Engineer met with Bob's Digging & Landscaping to look at the drainage easement the Town is responsible for maintenance of on Cecile Circle. Bob's Digging submitted a proposal. A motion was made by Kevin Kessler to accept the proposal from Bob's Digging for the Cecile Circle project for \$5,311.25 subject it will be completed by September 15, 2023, or by Spring of 2024 for the same price, 2<sup>nd</sup> by Scott Earnest – motion carried unanimously.

Scott Anderson, Town Engineer, gave recommendations for improvements of the detention ponds for the Blackhawk Ridge area. A motion was made by Kevin Kessler to approve the Town Engineer to get quotes and further investigate, 2<sup>nd</sup> by Scott Earnest – motion carried unanimously.

It was brought to the attention of the Town Board that there had been significant tree and brush clearing on the shoreline of a property in the Ryan's Haven Development. When Ryan's Haven was approved there was Declaration of Covenants and Restriction that were approved by the Town specifying that there will not be any "clear cutting" and which trees were not supposed to be cut. The County has also been notified since it is within the Shoreland Buffer Zone. The Town Chair will send out a "Notice of Violation" to the landowners to let them know to stop all land disturbance and that the Town Engineer will be out to look at the property.

The Town Chair drafted a new letter to send to residents affected by the "Promenade" to get the funding of an Assessor's Plat started. The Board discussed the letter, they suggested the Town ask each affected resident to contribute \$2,000.00 and to have it sent in by August 1, 2023, and what happens if we do not raise enough money. Also, it should let them know the Town will hold another informational meeting to answer any questions about the process. The Town Chair is going to set up the informational meeting that will include Jim Grothman and edit the letter to be sent out by July 1<sup>st</sup>, which will be sent to the shoreland property owners of Pleasant View Park and Weast Park.

A motion was made by David Lendved to approve the Columbia County 2023 Mobile Home Inventory Form and that nothing has changed, 2<sup>nd</sup> by Scott Earnest – motion carried unanimously.

A motion was made by Scott Earnest to appoint Les McBurney to the Plan Commission and to reappoint Nathan Sawyer and Byron Olson to the Plan

Commission and to reappoint Mary Ann Johnson and Alan Treinen to the Historical Commission, 2<sup>nd</sup> by David Lendved – motion carried unanimously.

“EMS Inter-governmental Agreement” – postponed.

The next regular town board meeting will be on Thursday, July 13, 2023, at 7:00pm, on the agenda is: ATV / UTV routes, Blackhawk Ridge Stormwater, Tree Planting on Town Property, LAEMS IGA, Assessors Plat for Pleasant View Park & Weast Park, Town roads, and any other business that can be legally added to the agenda.

A motion was made by David Lendved to adjourn the June 8, 2023, Town Board meeting at 10:30pm, 2<sup>nd</sup> by Scott Earnest – motion carried unanimously.

Respectfully Submitted By  
*Taffy Buchanan*  
Town Clerk



TOWN OF WEST POINT  
RESOLUTION #2023-06-08

WHEREAS, the Town Board of West Point adopted its 2023 Operating Budget on November 10, 2022; and

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

WHEREAS, the Town is required by the State to perform a full revaluation in 2023; and,

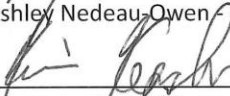
WHEREAS, the bids for the full revaluation was received after the budget was adopted; and,

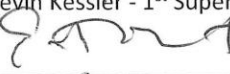
WHEREAS, the cost of the full revaluation is higher than was budgeted; and,


NOW THEREFORE BE IT RESOLVED, that the Town Board of West Point does hereby agree to move \$48,000.00 from 11000 Unrestricted Funds to 51534 Revaluation Expense.

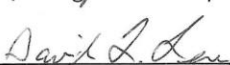
Dated this 8<sup>th</sup> day of June, 2023

  
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Ashley Nedeau-Owen - Chairman

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

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

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

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

Attest:   
\_\_\_\_\_  
Taffy Buchanan - Town Clerk