

TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
September 12, 2024

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, September 12, 2024, at the West Point Town Hall and via Zoom. The meeting was published in the 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 Chair, at 7:03 p.m. The Town Board members present at the Town Hall were: Ashley Nedeau-Owen - Town Chair, Kevin Kessler - 1st Supervisor, Scott Earnest - 2nd Supervisor, John Ungrodt - 3rd Supervisor, and Brian Gasser - 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 presented, 2nd by Brian Gasser – motion carried unanimously.

Citizen Input – Al Deming, N550 Gannon Road, on behalf of the Crystal, Fish, Mud Lake Association, suggested putting screens or grates on the Schoepp Road culverts to stop the carp that are in Crystal Lake from going over to Fish Lake. Matt McDonald, W14252 Selwood Drive, attended to learn more about the possible Selwood Drive Project and the use of ARPA funds.

Copies of the August 8, 2024 regular 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 8, 2024, Town Board Meeting minutes for the regular Town Board meeting, 2nd by John Ungrodt - motion carried unanimously.

The Treasurer, Sharon Richmond presented the following report: General Fund as of August 31, 2024 - \$349,621.68; Coronavirus Recovery Acct (ARPA Funds) - \$208,290.42; Park Fund - \$2,727.00; Savanna Oaks Park Fund - \$1,170.97; Historical Society is \$7,118.31; and Assessor's Plat Fund - \$64,600.00. The Town Treasurer and Town Clerk reconciled the bank accounts for the month of August.

Correspondence – The Lodi Public Library sent a note thanking the Town for the contribution to the library. Wisconsin Towns Association Columbia County Unit Meeting was held on August 22, 2024. The Town received the LAFD Chief Report dated August 21, 2024. An email was received from Robin Clemens-Reigel wondering about the status of Slack Road, because the school buses will not go on it until it is finished. Scott Poffinbarger contacted the Town asking if the Town has an ordinance limiting the “construction” hours. The Demographic Services Center’s preliminary estimate for the population of the Town of West Point is 2,092. Pam Russo thanked the Town for filling the potholes on Selwood Drive and was wondering when the trees on that road would be trimmed. Alliant Energy notified the Town they will be having an Intercon crew starting to install underground cable to replace overhead lines along Van Ness Road and Chrisler Road. The Town Chair spoke with Lynn Harrison about the stormwater easement by her property.

The bills were reviewed by each Town Board member prior to the Town Board meeting. A copy of the bills, deposits, and budget for 2024 were given to each town board member for their information. A motion was made by John Ungrodt to approve paying the bills as presented, 2nd Brian Gasser – motion carried unanimously.

Columbia County Report – Doug Richmond reported the Columbia County Board of Supervisors will be meeting on Wednesday to vote on rebuilding the Solid Waste Facility buildings that were damaged by the fire and he asked for a letter of support from the Town Board. On Monday they will be starting their budget hearings. Doug attended the Wisconsin Towns Association Columbia County Unit Meeting on August 22, 2024 and encouraged the Board to attend future County Unit meetings.

A motion was made by Brian Gasser to approve the Application for Temporary Class “B” (fermented malt beverage) / “Class B” (wine) License for the Lodi Optimist Club for the Optimist Oktoberfest on October 12, 2024 at N1497 Lovering Road, Lodi, 2nd by Scott Earnest – motion carried unanimously.

A CSM Review for a lot-line adjustment for Janet & John Evert, W14238 Jensen Drive, was received for Parcels #11040-426 & #11040-427. The Plan Commission recommend approval contingent of evidence of the purchase & combination of the lot; the Town received letters as evidence of the intent of purchase & combination of the lot. A motion was made by Kevin Kessler to approve

the CSM for the lot-line adjustment as proposed, 2nd by Brian Gasser – motion carried unanimously.

CSMs for review for Steve & Jane Manke, N1419 Lovering Road, was received for Parcels #11040-582, #11040-596, #11040-599, and #11040-600. The Plan Commission recommended approval of the 3 CSMs subject all parcels having deed covenants & restrictions satisfactory to the Town Attorney recorded with them stating which parcel has been assigned the last unused development right. A motion was made by Kevin Kessler to approve the CSM subject to the review and approval of the Declaration of Covenants & Restrictions by the Town Attorney, 2nd by John Ungrodt – motion carried unanimously.

A variance request was received from Arlen & Kerry Ostreng, N2206 Trails End Rd, for a variance to Section 12.110.03(1) Maximum Building Coverage for the lot is 20% or 8,712 sq. ft whichever is less, of the Parcel and Building Standards in Residential Zoning District - Columbia County Zoning Ordinance. The buildings they are proposing would make the building lot coverage 4,879 sq. ft. or 21.73%. A variance of 389 sq. ft. or 1.73% is required over the maximum allowed for building coverage. The Plan Commission recommended to deny the variance because they felt it was self-imposed. A motion was made by Kevin Kessler to recommend to the County Board of Adjustments to deny the variance due to the requested variance is a self-imposed hardship, 2nd by John Ungrodt – motion carried unanimously.

A CSM Review, Rezone, CUP, and Plan Amendments for Crystal Lake Park LLC c/o Steve Bodenschatz, N550 Gannon Road, Lodi, WI 53555. Tax Parcels # 11040-494, #11040-503, #11040-505, #11040-505.1, #11040-505.2, #11040-506, #11040-506.A and #11040-507 were received. A motion was made by Kevin Kessler to recommend to Columbia County to approve the rezone with the understanding that no construction or improvements can commence without the approval of the CUP, CSM, and Plan Amendment, 2nd by John Ungrodt – motion carried unanimously. A motion was made by Kevin Kessler to approve the CSM with the understanding that no construction or improvements can commence without the approval of the CUP, Rezone, and Plan Amendment, 2nd by John Ungrodt – motion carried unanimously. A motion was made by Kevin Kessler to postpone action on the CUP subject to the receipt of more information from the Town Engineer and others about the stormwater, driveway, and other items in the CUP report, 2nd by Brian Gasser – yes 2, no 1, abstain 2 - motion carried. A motion was made by Kevin Kessler to approve the change to the Town and County Comprehensive Plan to coincide with the zoning changes, 2nd by Scott Earnest – motion carried unanimously. A motion was made by

Kevin Kessler to inform the County that the Town has no objection to the waiver of road frontage, 2nd by Scott Earnest – motion carried unanimously.

The bid opening for the Town Hall Roof Replacement Project was held on September 10, 2024. The low bid for an asphalt roof was Midwest Roofing and Construction for \$29,950.00 and the low bid for a metal roof was Strander Roofing for \$69,247.43. A motion was made by Kevin Kessler that the Town accept the Strander Roofing bid of \$69,247.43 for a metal roof using some of the ARPA funds, 2nd by John Ungrodt – motion carried unanimously.

The Town Engineer updated the Town on Slack Road; it should be done in 2 weeks they are waiting on the shouldering and paving.

Alan Treinen has been hired by the Town to mow the roadsides; while mowing he has hit pedestals that are in the Town right-of-way that have been laying down and unmarked. He brought in pictures showing that the pedestals are very hard to see and are not marked. The company that owns those pedestals have put in claims to Treinen Mowing for reimbursement for fixing them. The Town Clerk spoke with the Wisconsin Town's Association and asked what could be done; they are coming out with a sample "local utilities accommodation policy" in November that they suggest we adopt regarding this. The WTA also stated we can call them and ask them to mark them or move them, if they want to continue operate in the Town right-of-way.

The Town Engineer is working on a bid package for Selwood Drive. He recommended getting a bid to do all of Selwood Drive at one time so the heavy trucks are not damaging the previously reconstructed road. The Engineer also talked with Columbia County Highway about getting a contract signed for East Harmon Road before the end of the year so we can use the ARPA funds for it.

Frank Kuzma, W12905 Juniper Drive, asked when Juniper Drive will be fixed; he said it is a liability. The Town Engineer said it is on our road list, but will go out and look at it again to see if it needs to be moved up on the list.

The Town will be using some of the ARPA funds for the Town Hall roof project and some road projects. Brian Gasser suggested possibly using some of the funds for the Town Hall parking lot: to crack fill, seal, and paint lines.

On September 4, 2024 a presentation of the Assessor's Plat for the Weast Park Area was held at the Town Hall for the landowners of the Weast Park Area. At

that meeting, Grothman & Associates presented a preliminary Assessor's Plat for that area and asked the landowners to give an initial "sign-off" if they agreed with how it was drawn. Grothman & Associates asked the Town Board to split the Assessor's plat into phases so that the different areas might be done faster and everyone would not need to wait on the "more difficult" areas. A motion was made by Kevin Kessler that the Town authorize the Assessor's Plat be split into 2 or 3 phases, with the West Park area being one and the Pleasant View Park area as either 1 or 2, but with the financial costs staying as one project, 2nd by Brian Gasser – motion carried unanimously. The Town Board will hold a special meeting on October 1, 2024 at 6:00pm to present a preliminary Assessor's Plat to the bay area of Pleasant View Park so any issues can get addressed for that area.

Reports:

Lodi Fire Commission – Brian Gasser attended the last meeting as a proxy for Kevin Kessler who was on vacation and excused. Brian reported they had a meeting on August 21, 2024. They discussed the dispatching of the Fire department on EMS calls. They went into closed session for a personnel issue.

Sauk Fire District – no report

Sauk Prairie Ambulance – no report

Lodi EMS Commission – John Ungrodt reported they met on August 22, 2024. Mayor Ann Groves-Lloyd is now a Commission member; she told them that they are looking at different site options for a possible new fire / EMS building. The next meeting will be September 26, 2024.

Plan Commission – Kevin Kessler reported the Plan Commission had a meeting on September 5, 2024. The Plan Commission discussed and gave a recommendation to approve the CSM for a lot-line adjustment for Janet & John Evert for Parcels #11040-426 & #11040-427 and to approve the CSMs for review for Steve & Jane Manke for Parcels #11040-582, #11040-596, #11040-599, and #11040-600. They also gave recommendations for the rezoning CSM, CUP, and Plan amendments for Crystal Lake Park.

Transfer Site Report – The Clerk stated that Tom Dettman requested another cardboard dumpster for the Transfer Site because the ones that are there usually get filled.

Park & Open Space Committee – no report

“Tourism Commission” was postponed.

“Commission / Committee Appointments” was postponed. The Town still has a vacancy on the West Point Area Historical Commission.

The Town Board tasked the Town Chair with writing a letter to the both the Town of Lodi and the City of Lodi informing them on the Town Board’s intent on wanting to stay in the IGA as it currently exists and work on revising the document, willingness to be co-owner of a new building, and propose the hire of a mediator to help resolve any issues of misunderstanding if necessary. The Board also asked a copy of the letter be sent to the Fire Chief and Fire Commission.

The Sauk Fire District sent over their preliminary 2025 budget to see if the Town has any questions or concerns. The Board asked Brian Gasser to find out what the “Awards Program” is.

The Town Clerk explained the “Levy Limit” worksheet to the Town Board.

The next regular town board meeting will be on Thursday, October 10, 2024, at 7:00pm, on the agenda is: Commission / Committee Appointments, ARPA Funds, Town roads, Tourism Commission, Newsletter items, and any other business that can be legally added to the agenda.

A motion was made by Scott Earnest to adjourn the September 12, 2024, Town Board meeting at 10:55pm, 2nd by John Ungrodt – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk