

TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
November 14, 2024

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, November 14, 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 7:12 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 was Taffy Buchanan - Town Clerk. Absent was Sharon Richmond - Town Treasurer (excused).

The Pledge of Allegiance was said.

A motion was made by Brian Gasser to approve the agenda as presented, 2nd by John Ungrodt – motion carried unanimously.

Citizen Input – None

Copies of the October 10, 2024 regular Town Board Meeting minutes and the October 24, 2024 Special 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 minutes for the October 10, 2024 regular Town Board Meeting with a typographical edit, 2nd by Brian Gasser – motion carried unanimously. A motion was made by Brian Gasser to approve the October 24, 2024 Special Town Board Meeting minutes as presented, 2nd by Kevin Kessler - motion carried unanimously.

The Clerk presented the following report for the Treasurer Sharon Richmond: General Fund as of October 31, 2024 - \$593,844.39; Coronavirus Recovery Acct (ARPA Funds) - \$208,290.42; Park Fund - \$2,727.00; Savanna Oaks Park Fund - \$1,170.97; Historical Society is \$7,784.87; and Assessor's Plat Fund - \$64,600.00. The Town Treasurer and Town Clerk reconciled the bank accounts for the month of October.

Correspondence – Jeanie Hovey contacted the Clerk again asking for the erosion control socks be removed from the drainage easement so they could mow the area. The USDA sent a letter to the Town regarding crop reporting for Town property. The Town received a LAFD Fire Chief Report dated October 16, 2024. Columbia County Planning & Zoning will be holding a public hearing on December 3, 2024 for Crystal Lake Park for their rezoning and Conditional Use Permit request. John Ungrodt received was contacted by a resident asking about the Town having a “noise ordinance.” An email was received by Kristen Hegge about concerns about the fill that was brought in to their neighbor’s property and the water runoff and erosion and that this could cause damage to their property. The Wisconsin Election Commission notified the Town Clerk that the Town was randomly selected to do a “post-election audit of the election equipment” and it is to be completed by November 25, 2024. Fritz Thistle gave the Clerk an inventory of the trees that are at the Town Hall. Columbia County Land & Water Conservation sent out a flyer for their 2024-2025 Tree Sale Program.

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 Ashley Neddeau-Owen to adopt Resolution #2024-11-14 to amend the budget, 2nd by John Ungrodt – motion carried unanimously. Resolution #2024-11-14 is attached to the minutes. A motion was made by Kevin Kessler 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 approved the 2025 budget on Tuesday. The mill rate for Columbia County will be 3.279 which is down from last year which was 3.543. They authorized a wage study to get wages more competitive because they want to retain current employees. The recycling and waste facility is expected to be up and running fully by September 2025.

Kris Lehman, Chairman of the West Point Area Historical Commission gave the annual report of the Historical Commission / Society. There is still one vacancy on the Historical Commission. A copy of the report is attached to the minutes.

Chuck Bongard representing the Lake Wisconsin Country Club explained the proposal for the CSM and rezoning. They are looking into either remodeling or

rebuilding the club house and they need to expand the commercial area to be able to do this. The Plan Commission met on October 7, 2024 and recommended to approve. A motion was made by Kevin Kessler to recommend to Columbia County to approve the rezone of approximately 3.949 acres from RC-1 Recreational to C2-Commercial, 2nd by Brian Gasser – motion carried unanimously. A motion was made by Kevin Kessler to approve the Certified Survey Map submitted by Lake Wisconsin Country Club combining parcel numbers 11040-399.A and 3.949 acres of parcel 11040-399 into a single parcel located at N1076 Golf Road, Prairie du Sac WI 53578, 2nd by John Ungrodt – motion carried unanimously.

A motion was made by Kevin Kessler to recommend to Columbia County approval of the petition to rezone 5.0 acres of Parcel 438 (Tax ID 11040-438) from A-1 Agriculture to RR-1 Rural Residence, and to simultaneously apply the A-4 Agricultural Overlay district to the remaining 32.48 acres, located at W13959 State Highway 60, owned by Ryan L. and Amanda L. Jensen, subject to the following conditions: 1. The owner shall obtain a driveway permit from the Town of West Point prior to the commencement of any construction activities, subject to all applicable standards in Chapter 12 of the Town Code; 2. A Certified Survey Map creating the 5.0-acre parcel shall be recorded within 12 months of County approval of the rezoning; and 3. If necessary, to comply with Chapter 7 of the Town Code, an erosion control and stormwater management plan meeting the requirements of Chapter 7 of the Town Code shall be submitted and approved prior to any land disturbing activities, 2nd by John Ungrodt – motion carried unanimously. A motion was made by Kevin Kessler to approve the Certified Survey Map dated 19 August 2024 by Scott P. Hewitt, creating a 5.0-acre residential lot from Parcel 438 (Tax ID 11040-438), owned by Ryan L. and Amanda L. Jensen, located at W13959 State Highway 60, subject to the following conditions: 1. Columbia County approval of the proposed rezoning from A-1 Agriculture to RR-1 Rural Residence for the 5.0-acre lot; 2. Obtaining a Town driveway permit in compliance with Chapter 12 prior to recording of the CSM; 3. Compliance with all applicable Columbia County and Town of West Point ordinances and regulations; 4. Payment of all required fees and charges to both the Town and County; 5. Recording of the approved CSM within 12 months of Town Board approval; 6. Compliance with all erosion control and stormwater management requirements of Chapter 7; and 7. The Deed Covenant approved by the Town Attorney be recorded simultaneously with the CSM, 2nd by Brian Gasser – motion carried unanimously.

The Slack Road Project has been substantially completed. Residents came to speak about concerns of about the shoulder of Slack Road. Jennifer Brooks expressed

concerns about the safety of the curve area by the parking lot by the Ice Age Trail, there is hardly any shoulder and is very steep slope. They are requesting the Town Engineer review that area for safety and would like a guardrail or bump rail be installed. Sue Murphy stated that there is already erosion taking place because of the steepness and is very concerned with the school buses using the road. The Town Engineering said the road was pulverized and added 4" more of asphalt on, but it has had a gravel shoulder added and with the vegetation getting cleared it makes it appear steep even though it has been always been steep. They did increase the safety of the road by crowning and shouldering it. The speed limit is only 25mph. Julie Dittberner said the corner is worse, it is even scarier now; people walk along the side of road and it is dangerous. Alan Clemens has a concern about the backfill and asked the board to look at it. The Town Engineer and a couple Board members will meet with interested residents out at Slack Road to do a site visit to evaluate the safety of the road and their concerns. The Engineer will also check on the cost and feasibility of guardrails. A motion was made by Ashley Nedeau-Owen to approve the 1st pay request to Payne & Dolan for \$210,552.89 for the substantial completion of Slack Road, 2nd by Brian Gasser – motion carried unanimously.

Bids for the Juniper Drive Project were opened on November 12, 2024 and 6 bids were received. The Town Engineer recommended the Town award the contract to Northwester Stone, which was the apparent low bidder at \$45,816.00 for chip sealing and \$79,295.30 for asphalt paving. A motion was made by Ashley Nedeau-Owen to award the asphalt paving bid for Juniper Drive to Northwestern Stone using ARPA funds, 2nd by Kevin Kessler – motion carried unanimously.

Columbia County Highway sent an estimate for East Harmon Road improvements of \$87,718.06 and sent a "draft" MOU that the Town & County would need to sign. A motion was made by Ashley Nedeau-Owen to approve the County doing the East Harmon Road Project using ARPA funds, 2nd by Kevin Kessler – motion carried unanimously.

John Ungrodt gave a presentation about the existing stormwater easements on Lots 1 & 2 on Four Season Lane. He reported that the culverts that are there and the drainage area is not really doing anything. He would like to know if they are needed, if they can be improved or extended. The Town Chair suggested he look at the deed covenants and see what the it says about them and who is responsible for maintaining them.

Reports:

Lodi Fire Commission – Kevin Kessler reported they met on October 16, 2024. There was nothing new to report on the site selection or on the IGA. The City of Lodi is going to have an audit and the LAFD will also have an audit done and use the same firm as the city. The Town of Lodi is proceeding to investigate building a “satellite fire station.” The next meeting will be November 20, 2024.

Sauk Fire District – no report

Sauk Prairie Ambulance – no report

Lodi EMS Commission – John Ungrodt reported they met on October 24, 2024. They are planning on getting an audit done because they have not had an audit in a long time. The Chief gave his report to the Commission. They also went into closed session for personnel issues. The next meeting will be November 21, 2024.

Plan Commission – Kevin Kessler reported the Plan Commission had a meeting on November 7, 2024. The Plan Commission discussed and gave a recommendation to approve the rezoning & CSM for the Lake Wisconsin Country Club. They also recommended to approve the CSM, rezoning, land division, and development right assignment for Amanda & Ryan Jensen.

Transfer Site Report – no report

Park & Open Space Committee – no report

A motion was made by Kevin Kessler to approve the 2025 Summary Budget, 2nd by Brian Gasser – motion carried unanimously.

A motion was made by Ashley Nedeau-Owen to authorize the borrowing of up to \$300,000.00 with an annual debt payment of \$30,000.00 for Road Projects in 2025, 2nd by Brian Gasser – motion carried unanimously.

The metal roof project for the Town Hall was completed by Strander’s Roofing on November 1, 2024. A motion was made by Kevin Kessler to authorize the payment of \$69,355.32 to Strander’s Roofing using ARPA funds, 2nd by Brian Gasser – motion carried unanimously.

The permits for the Transfer Site expire at the end of the year. A motion was made by John Ungrodt to order new transfer site permits in a different color and have them numbered, 2nd by Kevin Kessler – motion carried unanimously.

The Town currently rents the Town hall for a fee of \$150.00 per day. A motion was made by Brian Gasser to raise the rental fee of the Town Hall to \$200.00 per day effective February 1st, 2025, 2nd by John Ungrodt – motion carried unanimously.

“Tourism Commission” was postponed.

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

The next regular town board meeting will be on Thursday, December 12, 2024, at 7:00pm, on the agenda is: Commission / Committee Appointments, Town roads, Tourism Commission, Mobile Home License, set date for Caucus, and any other business that can be legally added to the agenda.

A motion was made by John Ungrodt to adjourn the November 14, 2024, Town Board meeting at 10:25pm, 2nd by Scott Earnest – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk



TOWN OF WEST POINT
RESOLUTION #2024-11-14

WHEREAS, the Town Board of West Point adopted its 2024 Operating Budget on November 9, 2023; and

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

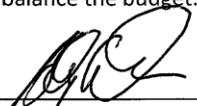
WHEREAS, we need to have a balanced budget; and

WHEREAS, some accounts have exceeded the budgeted amount; and

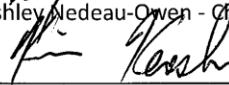
WHEREAS, some accounts are under budget; and

NOW THEREFORE BE IT RESOLVED, that the Town Board of West Point does hereby approve the following transfers of \$69,355.32 from the ARPA account and \$16,500.00 from Public Works to General Government, to balance the budget.

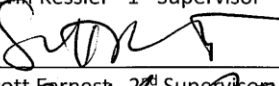
Dated this 14th day of November, 2024



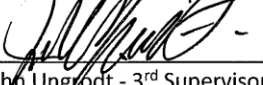
Ashley Medeau-Owen - Chairman



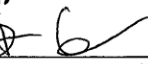
Kevin Kessler - 1st Supervisor



Scott Earnest - 2nd Supervisor



John Ungrodt - 3rd Supervisor



Brian Gasser - 4th Supervisor

Attest: 
Taffy Buchanan - Town Clerk



WEST POINT AREA HISTORICAL COMMISSION/SOCIETY
ANNUAL REPORT TO THE TOWN OF WEST POINT BOARD
November 14, 2024

2024

Meetings: Commission – 6 meetings
Society – 7 meetings including the Annual Meeting

Programming: "Archeological Treasures" with Norman Meinholz of the Wisconsin Historical Society Museum Archeology Program. Held on September 10th at town hall. 60 attendees; some from the City of Lodi, Baraboo, Sauk Prairie, etc. It was very well received and we had all positive comments about the evening.

Projects & News:

Calendar: The calendar was again printed by Ad-Press of Middleton. Jay Chrisler (West Point native) is our contact at Ad-Press and takes care of us.

Hats: We decided to offer our Town of West Point hats for sale again. We added a new color. The cost is \$20 and all proceeds will go back to the town.

Lodi Ag Fair & Old School House: We had to purchase a new floor-size fan as the old one died on the first day. The fan will stay at the school house. We again had reduced hours that we were open.

Facebook page: The society has over 993 regular followers as of the end of October. Chris Ryan continues to post for us. One post regarding the Schoepp's engaged 1295 viewers because it was shared so much.

Members: We have lost three founding members of the Society over the last year: Patti Scheknecht, Della Ryan and Joan Ryan. We are losing our members with historical knowledge of West Point and the area. We lost our genealogist with Patti. We are short a commissioner. We need more members. If someone doesn't want to attend meetings and would like to volunteer and work from home, we could use someone to keep track of membership.

We encourage folks to contact us if they have ideas, pictures, items, or stories they think we should preserve.

Thank you for your continued support!

Addition to the Report:

It was agreed this year to cut back on the hours the school house was open. There were still 117 recorded visitors. – Mary Ann