

TOWN OF WEST POINT

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, June 9, 2022 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 was Taffy Buchanan - Town Clerk. Absent was Sharon Richmond - Town Treasurer (excused).

The Pledge of Allegiance was said.

A motion was made by Scott Earnest to approve the agenda as presented, 2nd by David Lendved – motion carried unanimously.

Citizen Input – Cheryl Fahrner, Columbia County Economic Development Corporation (CCDEC) presented information on the organization.

Copies of the May 12, 2022 Town Board Meeting minutes were emailed to each Town Board member prior to the meeting for their review. A motion was made by Scott Earnest to accept the May 12, 2022 Town Board Meeting minutes as presented, 2nd by David Lendved - motion carried unanimously.

Treasurer Sharon Richmond had prepared and the Clerk presented the following report: General Fund as of May 31, 2022 - \$558,907.96; Coronavirus Recovery Acct (ARPA Funds) - \$104,361.41; Park Fund \$2,727.00; Historical Society is \$5,693.95; and Savannah Tree is \$1,159.38 is in a 1-year CD (matures 5/24/23). The Town Treasurer and Town Clerk reconciled the bank accounts for the month of May.

Correspondence – The Town received minutes from the Lodi Fire Commission meeting on April 20, 2022 and Lodi Area Fire Department Chief Report dated May 18, 2022. The Sauk Fire District sent financials and draft minutes from their May 18, 2022 meeting. Correspondence between the Town

Chair and Richard Lahti about the culvert in the right-of-way by his neighbor property. The Town Chair received a letter, dated May 11, 2022, about the Blackhawk Ridge Estates and condo plat from the Town Attorney.

The bills were reviewed by each town board member prior to the town board meeting. A copy of the bills, deposits, and budget for 2022 were given to each town board member for their information. A motion was made by John Ungrodt to move \$318.21 from 57200 Park Maintenance to 57205 Ferry Pier Project, 2nd by David Lendved – motion carried unanimously. A motion was made by Kevin Kessler to approve to pay the bills as presented, 2nd Scott Earnest – motion carried unanimously.

The Town Engineer spoke with Columbia County in May about the job they did in Selwood and that the Town was dissatisfied with it and asked for them to sweep the excess up and the Town was expecting not to have to pay for it. Columbia County said they would be getting a sweeper and they would let the Town of West Point know when they would be at the Selwood subdivision to sweep. The Town Clerk received a bill from Precision Sealcoating, who the County hired, for sweeping Selwood subdivision for \$1,750.00. The Clerk did not include that in the bills to be paid this month. The Town Chair will contact the vendor by phone and letter stating the Town did not contract with them and the bill should be sent to the County. Also, the Clerk will forward the received invoice to the County.

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
- Johnson 67 Enterprises LLC (The Boathouse Bar & Grill) N550 Gannon Road, Lodi, WI. 53555 Agent – Darren Johnson
- 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 David Lendved to approve the “beer and liquor” licenses as presented, 2nd 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), Johnson 67 Enterprises 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 David Lendved to approve the non-intoxicating beverage licenses as presented, 2nd by Kevin Kessler – motion carried unanimously.

Applications for the following Cigarette Licenses were presented: Johnson 67 Enterprises 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 David Lendved to approve the cigarette licenses as presented, 2nd by Kevin Kessler – 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, Stephanie Lang, Aja Hellenbrand, Allan Walker, Brianna Siedschlag and Jaime Cotes Salas. The following operator license applications for The Boathouse Bar & Grill were presented to the Town Board for consideration: Analisa Avila, Stephen Rundell, Kevin Stubbendick, Hannah Feldman, Corrie Johnson, Briana Rufer, Paige Ackerman, and Aaliyah Forsell. The following operator license applications for Sunset Harbor Bar & Grill were presented to the Town Board for consideration: Bennett Neale, Heather Woodruff, and Alana Dallman. The following operator license applications for Lake Wisconsin Country Club were presented to the Town Board for consideration: Ava Roach, Michael Higgins, Tina Bauernhuber, Sara Walch, Eric Heil, Alexis Selje, Logan Dahlke, Madeline Selje, and Michela Breunig. 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, Gary Crawford, 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, and Craig Kirch. 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, 2nd by David Lendved – motion carried unanimously.

The following operator license application was presented to the Town Board for consideration: Kyle Lee. The applicant has not attended Alcohol Awareness Class. A motion was made by Kevin Kessler to approve the Operator License for Kyle Lee contingent on the completion of the Alcohol Awareness Class and receipt of the completion certificate, 2nd by David Lendved – motion carried unanimously.

Temporary Class “B” (picnic) beer licenses and temporary “Class B” (picnic) wine licenses may be issued by the Town. A motion was made by Kevin Kessler to delegate the authority of issuing of “temporary” or “picnic” licenses to the Town Chair, 2nd by David Lendved – yes 4, no 0, abstain 1 – motion carried.

Marcus Bentley, N2391 Pleasant View Circle, has requested Columbia County Zoning Ordinance variances for: road centerline setback distance for the proposed residence, road right-of-way setback distance for the proposed residence, road centerline setback distance for the proposed garage, road right-of-way setback distance for the proposed garage, and maximum building coverage of lot area. He also has requested a waiver from the Town for two driveway access points to the Town road and to allow a building envelope not meet the County setback requirements. The Plan Commission made and passed the following 3 motions at the May 19th, 2022 Plan Commission meeting: 1. To recommend to the Town Board to recommend to the Columbia County Board of Adjustments the variance be denied because unnecessary hardship has not been met and it is self-imposed; 2. To recommend to the Town Board to deny the request for 2 access points based on sited criteria; and 3. To recommend to the Town Board to approve the CSM for a lot-line adjustment with the understanding the building envelope to be the full lot minus the County set back requirements. Marcus Bentley was not able to make it to the June Town Board meeting and at the Plan Commission meeting requested no action be taken on the request for 2 access points at this meeting, he would like that to be taken up at the July Town Board meeting, so it was not on this agenda. Kevin Kessler drafted an outline listing the requested waivers and variances and cited the criteria for approval or denial and listed alternatives for Town action. A motion was made by Kevin Kessler to approve only the CSM for the lot-line adjustment with the understanding the building envelope to be the full lot minus the County set back requirements, 2nd by Ashley Nedeau-Owen – motion carried unanimously. Kevin Kessler requested the outline he drafted be forwarded to the Columbia County Board of Adjustment with the Town’s recommendation. A motion was made by

Kevin Kessler that the Town of West Point recommend to the Columbia County Board of Adjustment and to the Planning and Zoning Department that the request for variances from the County Zoning Ordinance be denied for the following reasons:

- a) That there is no demonstrated unnecessary hardship meeting the criteria established by law.
- b) That the claimed hardship is self-imposed since there are other alternatives. In this case, there are feasible alternatives available including:
 - i) Building a one-story residence with a smaller footprint than proposed
 - ii) Building a two-story residence
 - iii) Moving the garage to a different available location on the lot and/or building an attached garage.
- c) That approval of the proposed variances would not protect the public interest and would not provide the minimum required relief necessary to allow reasonable use of the property.

2nd by David Lendved – motion carried unanimously. The Town Board requested the outline which was drafted be forwarded to the Columbia County Board of Adjustment with the Town’s recommendation.

Reports:

Columbia County Report – Doug Richmond sent a report for the County Board stating they reviewed the Annual Reports from each department, approved a request from the Sheriff’s department for addition staffing and compensation for the E911 Communications Center, and approved a request from the Medical Examiner’s office to increase fees by 5%.

Lodi Fire Commission – David Lendved reported they had a short meeting, June 8, 2022 just to approve paying an invoice before there next meeting so they could receive a grant that financed 50% of the cost of the equipment purchased.

Sauk Fire District – David Lendved stated they held a meeting on May 18, 2022 the Fire Department is fully staffed with 40 members and is considering expanding its membership to 5 more members.

Sauk Prairie Ambulance – no report

Lodi EMS Commission – Alan Treinen was at the Town Board meeting but had to leave before the report time, so he gave the Town Chair notes. The ambulance should be back from getting repaired next week. Two people resigned from the LAEMS, so they are looking to recruit.

Plan Commission – Kevin Kessler reported they discussed the Marcus Bentley CSM, variances, and waivers. They also recommended the proposed changes to Chapters 3, 6, and 8 be sent to the Town Attorney, Town Engineer, and Building Inspector for review.

Transfer Site Report – Ashley Nedeau-Owen reported the County left 2 construction dumpsters there, so residents utilized them.

Park & Open Space Committee – no report

Broadband Committee – no report

Fish, Crystal, and Mud Lake District/Pumping – no report

Jeanne Hovey, W13168 Cecile Circle, has a drainage ditch that is on her property that is caving in and needs to be fixed. According to the Declarations of Covenants, the Town is responsible for fixing it. The Town Engineer looked at the property and sent a memo dated June 8, 2022 possible approaches for the Town to proceed with. A motion was made by David Lendved to approve at the November budget meeting to add a line item in the budget for maintenance and fixing drainage easements that the Town is responsible for, 2nd by John Ungrodt – motion carried unanimously.

Town Engineer, Andy Zimmer, sent Town Road Report, dated June 8, 2022 discussing upcoming projects for the Town and 2022 Road Maintenance observation list. The Town has received a grant for Schoepp Road that will reimburse a portion of the cost but the Town has to pay the full amount first. A motion was made by David Lendved to task the Town Treasurer with obtaining information of funding options for the Schoepp Road project, 2nd by John Ungrodt – motion carried unanimously. A motion was made by Kevin Kessler to authorize MSA to direct the County to proceed with the maintenance list until the budgeted amount of \$27,000.00 has been used, 2nd by David Lendved - motion carried unanimously.

The Town has been looking into different engineering firms, four engineering firms gave presentations: MSA Professional Services, Jewell Associates Engineers, Snyder & Associates, and Stantec Consulting Services. The Town Board members each ranked their choice for the being the new Town Engineering firm, Snyder & Associates received the highest ranking. A motion was made by Scott Earnest to select Snyder & Associates, Inc as the Town Engineer, 2nd by John Ungrodt – yes 4, no 1 - motion carried. A motion was made by David Lendved to have two people meet with Snyder & Associates and MSA for the transition, 2nd by Scott Earnest – motion carried unanimously. John Ungrodt and Ashley Nedeau-Owen will meet set up a meeting with the two firms together.

A motion was made by Ashley Nedeau-Owen to re-appoint Chris Ryan to the Historical Commission, 2nd by Kevin Kessler – motion carried unanimously.

A motion was made by Ashley Nedeau-Owen to limit our ordinance for standing committees and commissions to only the Plan Commission, Historical Commission and Parks & Open Space Committee, 2nd by David Lendved – motion carried unanimously.

A motion was made by Kevin Kessler to postpone “Savannah Oak Fund”, “Impact Fees”, and “Revisions to Chapter 8 Building Code”, 2nd by John Ungrodt – motion carried unanimously.

The next regular town board meeting will be on Thursday, July 14, 2022, at 7:00pm, on the agenda is: Town roads, Marcus Bentley waiver for 2 driveways, Commission & committee appointments, Savannah Oak fund, impact fees, Chapter 8 revisions, and any other business that can be legally added to the agenda.

A motion was made by David Lendved to adjourn the June 9, 2022, Town Board meeting at 10:34pm, 2nd by Kevin Kessler – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan
Town Clerk