

TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
June 13, 2024

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, June 13, 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.

In the absence of the Town Chair, Ashley Nedeau-Owen, a motion was made by Scott Earnest to nominate John Ungrodt to act as Chair for the meeting, 2nd by Brian Gasser – motion carried.

The Town Board meeting was called to order by John Ungrodt - 3rd Supervisor, at 7:02 p.m. The Town Board members present at the Town Hall were: 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. Absent were Ashley Nedeau-Owen - Town Chairman (excused) and Kevin Kessler - 1st Supervisor (excused).

The Pledge of Allegiance was said.

A motion was made by Scott Earnest to approve the agenda with a change to moving #11 Licenses after #5, 2nd by Brian Gasser – motion carried unanimously.

Citizen Input – None

Copies of the May 9, 2024, Town Board Meeting minutes were emailed to each Town Board member prior to the meeting for their review. A motion was made by Brian Gasser to approve the May 9, 2024, Town Board Meeting minutes as presented, 2nd by Scott Earnest - motion carried unanimously.

Applications for the following licenses were presented for renewal:

Class "B" Beer

- Lake Wisconsin Boat Club, LTD, W12850 State Highway 188, Lodi
Class "B" Beer and "Class C" Liquor (wine only)
- The Vines Winery, LLC dba The Vines, W13002 Schoepp Road, Sauk City

“Class B” Liquor and Class “B” Beer

- Cunningham Property Holdings LLC dba Fish Tales, W12690 State Highway 188, Lodi
- Crystal Lake Park LLC dba The Boathouse Bar & Grill, N550 Gannon Road, Lodi
- Lake Wisconsin Country Club, Inc, N1076 Golf Road, Prairie du Sac
- J & D Sunset Bar, LLC, (Sunset Harbor Bar & Grill) N2103 State Road 188, Lodi
- Schoepp’s Cottonwood Resort, Inc, N586 Schoepp Road, Sauk City

A motion was made by Scott Earnest to approve the Class “B” Beer license for the Lake Wisconsin Boat Club Ltd, 2nd By Brian Gasser – motion carried unanimously.

A motion was made by Scott Earnest to approve the Class “B” Beer and “Class C” Liquor (wine only) license for The Vines Winery, LLC, 2nd By John Ungrodt – motion carried unanimously.

A motion was made by Scott Earnest to approve the Class “B” Beer and “Class B” Liquor licenses for Cunningham Property Holdings LLC, Crystal Lake Park LLC, Lake Wisconsin Country Club Inc, J&D Sunset Bar LLC, and Schoepp’s Cottonwood Resort Inc, 2nd By Brian Gasser – motion carried unanimously.

Applications for the following Cigarette, Tobacco, and Electronic Vaping Devise licenses were presented: Crystal Lake Park LLC and Lake Wisconsin Country Club Inc. A motion was made by Scott Earnest to approve the Cigarette, Tobacco, and Electronic Vaping Devise licenses for Crystal Lake Park LLC and Lake Wisconsin Country Club Inc, 2nd by Brian Gasser – 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), The Vines Winery, LLC (The Vines), and Schoepp’s Cottonwood Resort Inc. A motion was made by Scott Earnest to approve the non-intoxicating beverage licenses as presented, 2nd by John Ungrodt – 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, Aja Hellenbrand, Allan Walker, Amber Fosshage, Hannah Hofstetter, and Jaime Cotes Salas. All applicants presented have either held

Operator Licenses in the Town of West Point before and / or attended Alcohol Awareness Classes and have given their Certificate of Completion to the Clerk. A motion was made by Brian Gasser to approve the Operator Licenses as presented, 2nd by Scott Earnest – motion carried unanimously.

The following operator license applications for Crystal Lake Park LLC (The Boathouse Bar & Grill) were presented to the Town Board for consideration: Isabella Schafer, Meranda Kuwik, Kayla Evans, Taylor Justman, Nicole Niesen, and Paige Ackerman. All applicants presented have either held Operator Licenses in the Town of West Point before and / or attended Alcohol Awareness Classes and have given their Certificate of Completion to the Clerk. A motion was made by Scott Earnest to approve the Operator Licenses as presented, 2nd by Brian Gasser – motion carried unanimously.

The following operator license applications for J & D Sunset Bar, LLC, (Sunset Harbor Bar & Grill) were presented to the Town Board for consideration: Gretchen Backhaus, Lisa Krueger, Kylie London, and Mikayla Elias. All applicants presented have either held Operator Licenses in the Town of West Point before and / or attended Alcohol Awareness Classes and have given their Certificate of Completion to the Clerk. A motion was made by Scott Earnest to approve the Operator Licenses as presented, 2nd by Brian Gasser – motion carried unanimously.

The following operator license applications for Lake Wisconsin Country Club were presented to the Town Board for consideration: Sara Walch, Cameron Manning, DellaRay Buchanan, Tammy Olman, Kyra Manning, Lexi Chrisler, Miriah Breunig, Terry Sutton, Steve Schlaver, Chesney Schonenberger, Tina Bauernhuber, Eric Heil, and Courtney Lautenbach. All applicants presented have either held Operator Licenses in the Town of West Point before and / or attended Alcohol Awareness Classes and have given their Certificate of Completion to the Clerk. A motion was made by Scott Earnest to approve the Operator Licenses as presented, 2nd by Brian Gasser – motion carried unanimously.

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, and Ava Heller. All applicants presented have either held Operator Licenses in the Town of West Point before and / or attended Alcohol Awareness Classes and have given their Certificate of Completion to the Clerk. A motion was made by Brian Gasser to approve the Operator Licenses as presented, 2nd by Scott Earnest – motion carried unanimously.

The following operator license applications for Schoepp's Cottonwood Resort, Inc. were presented to the Town Board for consideration: Tana Cone, Tammy Kirch, Kay Schell, LaDonna Nelson, and Craig Kirch. All applicants presented have either held Operator Licenses in the Town of West Point before and / or attended Alcohol Awareness Classes and have given their Certificate of Completion to the Clerk. A motion was made by Brian Gasser to approve the Operator Licenses as presented, 2nd by John Ungrodt – motion carried unanimously.

Another operator license application was presented by Crystal Lake Park LLC (The Boathouse Bar & Grill) to the Town Board for consideration: Emma Reynerntson. The applicant has attended Alcohol Awareness Classes and has given their Certificate of Completion to the Clerk. A motion was made by Scott Earnest to approve the Operator License for Emma Reynerntson, 2nd by Brian Gasser – motion carried unanimously.

Two mores operator license application were presented for J & D Sunset Bar, LLC, (Sunset Harbor Bar & Grill) to the Town Board for consideration: Megan Damit and Stephanie Anderson. The applicants need to show that they attended Alcohol Awareness Classes and must give their Certificate of Completion to the Clerk. A motion was made by Scott Earnest to approve the Operator Licenses for Megan Damit and Stephanie Anderson conditionally pending receipt of their Certificate of Completion by the Clerk, 2nd by John Ungrodt – motion carried unanimously.

The Treasurer, Sharon Richmond presented the following report: General Fund as of May 31, 2024 - \$234,113.12; Coronavirus Recovery Acct (ARPA Funds) - \$208,290.42 and is in a 6-month CD (matures 7/18/24); Park Fund \$2,727.00; Historical Society is \$6,365.13; Assessor's Plat Fund - \$64,600.00; and Savannah Tree is \$0.00, it was in a 1-year CD and matured 5/24/24 and was moved to General Fund. The Town Treasurer and Town Clerk reconciled the bank accounts for the month of May.

Correspondence – The Town received the LAFD Fire Commission draft minutes from their April 17, 2024 and May 15, 2024 meetings; also, the LAFD Fire Chief Report dated May 15, 2024. Sauk Prairie Ambulance Commission draft minutes from their March 28, 2024 meeting were emailed to the Town. Sauk Fire District Commission draft minutes from their May 15, 2024 meeting were received. Columbia County Planning & Zoning approved the CUP, rezoning and plan amendment for Crystal Lake Park LLC (Schoepp's Cottonwood Resort). John Grams, Columbia County Director of

Land Information, sent an email on May 14, 2014 stating the Columbia County Broadband Committee is interested in expanding broadband throughout the county and needs assistance from each municipality to identify areas of concern that are unserved or underserved. There was a complaint about erosion control issues with 2 lots on Alebay Way, the Town Engineer and Building Inspector have been in contact with the property owner and gave them items to take care of and will be monitoring the situation. The Town was awarded \$209.75 under the 2023/2024 Absentee Ballot Envelope Subgrant Program, issued by the Wisconsin Election Commission. The City of Lodi notified the Town about a public hearing for a "Sign Conditional Use Permit" being held on June 25th, since the Town is part owner of the Fire Department and it is within 200ft of where the sign will be located. The Clerk received an email from Janelle Sivam asking about Outlot 1 in Ryan's Haven. UW Extension is offering a Planning & Zoning Webinar Series this summer. Lynn Harrison, Pleasant View Park, called and would like a follow up about the Boards' decision concerning the water from the road bringing debris onto her driveway. John Ungrodt asked that the Town Chair respond to the email the Board received last month from Dean Anderson concerning the replacement of HVAC systems.

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

Columbia County Report – Doug Richmond stated the County approved the solar panel ordinance. Chris Hardy, Highway Commissioner, resigned and they have received five applications to look at to fill the position.

The Petition for County Highway Aid form and check was sent out to Columbia County for surfacing and possibly shouldering of East Harmon Road. The Town Engineer contacted the County highway to get an estimate, but he did not receive it yet. Doug Richmond suggested doing a road traffic study and depending on the results possibly abandoning the south end of the road. The Town Board asked the Town Engineer to get a cost on how much a road traffic study would be by the July meeting.

The Town Engineer said he postponed the pre-construction meeting with Payne & Dolan about the Slack Road Project that was supposed to be on May 30, 2024 to June 25, 2024. They plan on starting the Slack Road Project after the July 4th weekend.

There are some potholes on the north end of West Harmon Road and one on the south end of Gastrow Road that need to be patched.

The Town received a request from Susan Abplanalp for a Conditional Use Permit for a Tourist Rooming House for property at N2183 State Highway 188. A motion was made John Ungrodt to recommend to Columbia County to approve the CUP for Susan Abplanalp subject to the seventeen conditions suggested for consideration in the County Summary Report and the added condition the applicant supplies proof of commercial insurance covering the property for this use, 2nd by Brian Gasser – motion carried unanimously.

A CSM Review for a lot-line adjustment for Jeryl P. Hintzsche Trust 2006 & Jacob & Emily Donovan, Parcels #11040-64.01, #11040-64.02, and #11040-64.03 was received. At the June 6th Plan Commission, a motion was made recommending to approve the CSM pending written approval by the Town Attorney that the proof of ownership and authority of the Trust is satisfied. The Clerk received the written approval from the Town Attorney that morning and it was shared with the Town Board. A motion was made by Scott Earnest to approve the CSM as recommended by the Plan Commission, 2nd by Brian Gasser – motion carried unanimously.

A variance request was received for Charles & Jeanette Stampfli for Parcel #57.02, N2143 State Highway 188, Lodi. The variance was requested so they could enclose a portion of an existing deck. A motion was made by Scott Earnest to recommend to Columbia County to approve the requested variance, 2nd by Brian Gasser – motion carried unanimously.

Richard Hegerfeld sold Pine Vista Ltd., the mobile home park, to Pine Vista MHC WI LLC. The name of the mobile home park is now Pine Vista MHC. Since it was sold, the “Mobile Home Park” license needs to be transferred. A motion was made by Scott Earnest to approve the transfer of the mobile home park license to Pine Vistal MHC WI LLC, 2nd by John Ungrodt – motion carried unanimously.

Reports:

Lodi Fire Commission – The draft minutes from the LAFD Fire Commission meeting on May 15, 2024 were sent to the Town Board.

Sauk Fire District – Brian Gasser reported they met on May 15, 2024. The Sauk Fire District has had 83 calls year-to-date. Currently there are 39 firefighters so they have 1 spot open. The next meeting will be September 18, 2024.

Sauk Prairie Ambulance – no report

Lodi EMS Commission – John Ungrodt reported they met on May 30, 2024. Two of the ambulances had their oil changed. There have been 28 calls in West Point year-to-date. They were also supposed to have a joint meeting with the LAFD on that night, but it was cancelled.

Plan Commission – Taffy reported the Plan Commission met on May 16, 2024 and June 6, 2024 and discussed and made recommendations on the Abplanalp CUP, Stampfli variance, and Hintzsche / Donovan CSM. The postponed action for a CSM for Hartmann Farms LLC. They also had informal presentations for a land division for Jamie & Nathan Nehring and a land division and rezoning for Amanda & Ryan Jensen; no action was taken.

Transfer Site Report – no report

Park & Open Space Committee – no report

The Clerk reported that the projects the Town decides to use the ARPA funds for have to be decided soon because the contracts need to be awarded and signed by December 31, 2024. The Board members need to bring project recommendations to the July meeting.

A motion was made by Scott Earnest to reappoint Ron Grasshoff to the Plan Commission, 2nd by John Ungrodt – motion carried unanimously. The Town Chair needs to contact Emily Carncross, and Kris Lehman to ask if they would like to be reappointed to the West Point Area Historical Commission.

“Sauk Fire District IGA” and “Lodi Area Fire Department IGA” were postponed.

The next regular town board meeting will be on Thursday, July 11, 2024, at 7:00pm, on the agenda is: County Highway Aid – East Harmon, cost for traffic study for East Harmon Road, Commission / Committee Appointments, ARPA Funds, Town

roads, Sauk Fire District IGA, Lodi Fire IGA, and any other business that can be legally added to the agenda.

A motion was made by Scott Earnest to adjourn the June 13, 2024, Town Board meeting at 9:08pm, 2nd by Brian Gasser – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk