

TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
June 12, 2025

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, June 12, 2025, 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 7:00 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 and Sharon Richmond - Town Treasurer.

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 May 8, 2025 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 minutes for the May 8, 2025 regular Town Board Meeting with grammatical corrections, 2nd by Scott Earnest – motion carried unanimously.

The Clerk presented the following report for the Treasurer Sharon Richmond: General Fund as of May 31, 2025 - \$498,157.00; Coronavirus Recovery Acct (ARPA Funds with interest) - \$140,737.15; Park Fund - \$2,727.00; Savanna Oaks Park Fund - \$1,170.97; Historical Society is \$9,179.38; and Assessor's Plat Fund - \$0.00. The Town Treasurer and Town Clerk reconciled the bank accounts for the month of May.

Correspondence – The Wisconsin Towns Association will be having the Columbia County Unit Meeting on June 26, 2025 at 7:00pm at the Columbia County

Highway Shop. The Clerk has received correspondence about the payment of the new ambulance for Lodi. Lodi Fire Chief Report dated May 21, 2025. Lodi Fire Commission meeting minutes from April 16, 2025 and from May 21, 2025 Lodi Area EMS meeting minutes from May 12, 2025. The Sauk Prairie Ambulance Association would like to come to a Town Board meeting and do a presentation about advancing to Paramedic level service. Sauk Fire District Commission meeting minutes from May 21, 2025 were distributed.

The bills were reviewed by each Town Board member prior to the Town Board meeting. A copy of the bills, deposits, and budget for 2025 were given to each town board member for their information. 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 stated they are conducting interviews for Emergency Management Department Director. They had a zoom meeting with Alliant and Planning & Zoning about the wind project they are planning and they should be running in 2028. The budget processing for 2026 is starting.

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

Cigarette & Tobacco

- Crystal Lake Park LLC dba The Boathouse Bar & Grill, N550 Gannon Road, Lodi
- Lake Wisconsin Country Club, Inc, N1076 Golf Road, Prairie du Sac

Non-Intoxicating Beverage

- 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
- Lake Wisconsin Boat Club, LTD, W12850 State Highway 188, Lodi
- The Vines Winery, LLC dba The Vines, W13002 Schoepp Road, Sauk City

A motion was made by Kevin Kessler to approve all the licenses as presented, 2nd by Brian Gasser, motion carried unanimously.

The following operator license applications were presented to the Town Board for consideration: Randy Kaltenberg, Aja Hellenbrand, Allan Walker, Hannah Hofstetter, Jaime Cotes Salas, Isabella Schafer, Meranda Kuwik, Sarah Griffing, Ethan Gibbs, Gianna Burke, Nicole Niesen, Nicole Rosas, Nicole Brice, Megan Damit, Sarah Carns, Rian Hammerly, Marshal Thompson, Sara Walch, Matthew Strong, DellaRay Buchanan, Tammy Olman, Kyra Manning, Isabel Lamberty, Megan Hering, Terry Sutton, Steve Schlaver, Chesney Schonenberger, Tina Bauernhuber, Eric Heil, Dawn Helt, Clement Ring, Tana Cone, Kay Schell, LaDonna Nelson, Craig Kirch, and Sallie Rabe. 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.

The Town received a request from Tim & Darci Pfeil, to rezone Parcel #11040-13.A from R-1 Single-Family Residence to AO-1 Agriculture and Open Space. The Pfeil's would like to raze the existing residence and construct an agricultural machine shed on the property. The Pfeil's own the adjacent cropland and would like to keep the agricultural buildings close together and not use productive land for the shed. The Plan Commission visited the site and recommended that the Town Board recommend conditional approval by the County. A motion was made by Kevin Kessler to recommend to Columbia County to approve the rezone based of these four conditions: the existing residence be taken down, the well head be protected or legally abandoned, the structures are not used for residential living, and that stormwater management be utilized, 2nd by John Ungrodt – motion carried unanimously.

Scott Hewitt, Grothman & Associates, updated the Town on the Assessor's Plats for the Weast Park and Pleasant View Park area that they have been working on. The Assessor's Plats will be titled Town of West Point Assessor's Plat No.2 and Town of West Point Assessor's Plat No.3. Scott Hewitt, Kevin Kessler, and Town Attorney John Miller, met with Heather Dee from Alliant Energy (Wisconsin Power & Light) and they did not have any issues with Assessor's Plat No.2 & No. 3. The Clerk received a few written objections from property owners: Richard Kessenich, Paar Lake House, and Eric Kramer. Richard Kessenich spoke with Scott Hewitt and David Peura, the adjacent neighbor, and worked out agreement and rescinded his objection. Paar Lake House LLC (Tracy Blaser & Ron Paar) were concerned because some of their improvements infringed on the new Highway 188 right-of-way that is on the Assessor's Plat. Scott Hewitt said that all owners along the State Highway 188 that have improvements in the new right-of-way and are concerned should contact his office and they can work with the WDOT as a group to acquire the "excess right-of-way" and this would be dealt with outside of the Assessor's Plats. Eric Kramer rescinded his objection after a site visit with Scott Hewitt, Kevin Kessler, Brian Gasser, McCormick Cabin Trust (Jim McCormick & Kerri Jimieson), on June 10th, where Scott Hewitt made a revision to the plat that was thought to be agreed upon by the property owners present. Chad McCormick (via Zoom) said he was not able to attend the site visit on Tuesday, he could only listen online and he did not agree to the property line that was staked. Kerri Jimieson, McCormick Cabin Trust, said she walked away out of disappointment and did not agree to the property line either. Eric Kramer, Scott Hewitt, Kevin Kessler, Brian Gasser, and Randall Harrison (a neighbor who was also present at the June 10th site visit) all stated they felt a compromised had been reached between the property owners at the site visit and were surprised by Chad McCormick's and Kerri Jimieson's statements at tonight's meeting. The Town Chair asked the Town Attorney what the next steps are in the Assessor's Plat process and legal ramifications since we thought until tonight, that a resolution had been reached for all the properties but apparently there is one line still in dispute. Attorney John Miller explained that if the Town Board is comfortable with the draft Assessor's Plats that Grothman & Associates presented tonight, the Board should give Grothman & Associates direction to file it with the Clerk. Then the Clerk will send it to the Wisconsin Department of Administration and the WDOA look at it to make sure it complies with all the platting statutes and if it does, it comes back to the Town. Once it comes back to the Town there is a publication and notice sent out to the affected property owners and the property owners will have 30 days to file suit if they want to disagree and have the court decide on the issue. The Town Chair asked if anyone else had any comments about the Plats. Steve Britt asked if another Assessor's Plat could be made so that only

the properties in dispute would have their own plat and it would not hold up the other Plats. Jim Grothman said it would be possible, that it does not need to be contiguous. Eric Kramer hoped that the Town does not take his property out of Plat No. 3 and put it in another plat. Tom Schoepp said he was not invited to the meeting Tuesday and he had some ideas might have helped. Kerri Jimieson, McCormick Cabin Trust, said she did not realize Tuesday's site visit was to drive final posts she thought it was to try to work out an agreement and asked Scott Hewitt if his intent was to put in final stakes. Scott Hewitt answered he thought both parties agreed to the common line on Tuesday and so he set the final stake. Brian Gasser thought we should move ahead with the two plats. A motion was made by Brian Gasser that the Town Board concur with the surveyor's report that the Town of West Point Assessor's Plat No.2 is completed and should be filed with the Town Clerk in accordance with s. 70.27(7), Wis. Stats., 2nd by Scott Earnest – motion carried unanimously. A motion was made by Brian Gasser that the Town Board concur with the surveyor's report that the Town of West Point Assessor's Plat No.3 is completed and should be filed with the Town Clerk in accordance with s. 70.27(7), Wis. Stats., 2nd by Scott Earnest – motion carried unanimously.

Scott Anderson, Town Engineer, gave updates on road projects. The shoulders are done on East Harmon Road. Juniper Drive is complete, the paving, shouldering, and brushing is all done. Slack Road has been completed and has been submitted for the LRIP reimbursement.

The Town Engineer received an estimate from the County for chipsealing roads that were listed in a memo from him as "good" to "fair," which were Golf Road (188-curve), Boehmer, Gastrow, Padley, Gannon, Miller Ct, Miller Rd, and Hegge. At the last meeting the Board made a motion to have the County sealcoat Golf Road from Highway 188 to the bend just past Ingles Drive using the County Highway Aid. A motion was made by Scott Earnest to have the County chipseal: Gastrow, Padley, Gannon, Miller Ct, Miller Rd, and Hegge Road, 2nd by Brian Gasser – motion carried unanimously.

At the May meeting the Board approved that the Town Engineer find a contractor that can replace the failed culvert on Greimel with a 36" culvert and tasked the Town Chair with finding a local contractor bring in a load of gravel as a temporary fix until the culvert can be replaced. Scott Anderson reported that putting in a 36" culvert does qualify for the County Bridge Aid and so he is having the County do it and they will reimburse the Town half of the cost. It will be done in mid-July. The Town Chair hired S&L Underground to bring in the gravel. A motion

was made by Kevin Kessler to authorize the Clerk to pay the bill to S&L Underground of \$350.00 for the gravel, 2nd by John Ungrodt – motion carried unanimously.

The Town Engineer handed out a draft “Road Inventory Status,” Snyder & Associates based it on the results of the “road tour” and WISLR data. This will help the Town Board make decisions for budgeting.

The Town Engineer put together a list of roads to discuss the possibility of “abandonment.” The list included: Price Drive, Greimel Drive, Boehmer Road, Davis Road, Wartner Road, and Hanneman Road. He also gave information about roads that the Town of Roxbury discontinued / vacated, so the Board could see how they did it. The Town Chair asked the Town Attorney what the process is for discontinuance of a Town road, he urged the Town to first speak with the adjacent property owners to see if any of them would object to the discontinuance, if even one of them object the Town cannot discontinue the road. If the property owners are fine with it then the Town would then need a “preliminary resolution” and then have a survey done. Another option instead of discontinuing the road to help with maintenance costs of the roads, would be to make them gravel roads. The Town Chair will initiate the conversation of road discontinuance with some of the property owners. The Clerk will talk with the Wisconsin Towns Association to get more information on the process. Scott Earnest asked the Clerk to figure out the average cost of snowplowing & mowing and the General Transportation Aids amounts we receive per year per mile.

At previous meetings the Town has been asked to petition the State to lower the speed limit on Highway 188 for safety reasons. Brian Gasser wondered if the Town be able to get speeding statistics and accident reports for Highway 188 from the Sheriff. The Town Chair will try to get the information from the Sheriff. Tom Schoepp was concerned if the speed gets lowered on Highway 188, the traffic on Highway J will increase.

The Transfer Site employees would like a well at the Transfer Site for fire safety, they have had three fires up at the Transfer Site from burning the brush that was getting out of control. The Town would need to find out the cost of putting a well in and could a well even be put in since that was a dump site. Scott Earnest suggested buying a 5000-gallon tank and filling it with water instead. Brian Gasser will ask the LAFD if they would be willing to fill it. The Board did not take any action and will put this on the agenda for next month.

Reports:

Lodi Fire Commission – Brian Gasser reported the meet on May 14, 2025. They elected the vacant office of Secretary, the elected officers are: President – Matt Davies, Vice-President – Brain Gasser, Treasurer – Mike Goethel, and Secretary - Buck Kurt. The audit will be done by Kerber-Rose. The discussed the personnel expectations and protocols during joint calls. They received an update from Steve Neander about the “satellite station” in Harmony Grove.

Sauk Fire District – no report

Sauk Prairie Ambulance – no report

Lodi EMS Commission – John Ungrodt reported they will be having a meeting on June 9, 2025. They elected officers President – Nancy Long, Treasurer -Al Treinen, and Secretary – Nick Eberle. The City is in the process of purchasing a 6-acre property for the new Fire / EMS building. The new ambulance is in and just needs to be State inspected. They decided to sell the old ambulance instead of renting it out. The dispatch issues are continuing and the Commission has invited the County Board to the next meeting to talk about the issues.

Plan Commission – Kevin Kessler reported the Plan Commission met on June 5, 2025. They gave recommendations to the Town Board to approve the rezone for Pfeil.

Transfer Site Report – no report

Park & Open Space Committee – Scott Earnest reported they met on June 9, 2025. They discussed pricing for cement edging and about the benches that are being donated. They are also making a map showing the placement of the trees that have been donated and who donated them. At the next meeting they will prune the yew that is behind the Town Hall.

Kevin Kessler and John Ungrodt asked to get a list of the building permit issued. They asked the Clerk for a spreadsheet with basic information of the building permits to be sent to all the Board members. The Clerk will talk to Stephanie Potter to work with her on getting it.

The Clerk has received calls about TVs being dumped in the town road right-of-way on Barta Road. The caller walks on Barta Road and this is not the first time it has happened it has happened twice before and they have taken care of the TVs themselves. The caller would like someone to pick them up and dispose of them. The Town Chair will talk to Josh Sparrow, Transfer Site employee, and will see if he would be willing to pick them up and take them to the Transfer Site.

The outside bathrooms at the Town Hall need some repairs. In the men's bathroom the two faucets need replacing and the toilet needs fixing and one toilet in the women's bathroom needs replacing. The Town Board told the Clerk to call a local plumber and have it taken care.

"Commission / Committee Appointments" was postponed.

The next regular Town Board meeting will be on Thursday, July 10, 2025, at 7:00pm, on the agenda is: Commission / Committee Appointments, lowering speed limit for Highway 188, well for Transfer Site, abandoning of minor Town Roads, Town roads, and any other business that can be legally added to the agenda.

A motion was made by Brian Gasser to adjourn the May 8, 2025, Town Board meeting at 10:35pm, 2nd by Kevin Kessler – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk