

TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
August 14, 2025

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, August 14, 2025, at the West Point Town Hall and via Zoom. The meeting was published in the Tribune Enterprise, the Independent 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 Scott Earnest to approve the agenda as presented, 2nd by Brian Gasser – motion carried unanimously.

Citizen Input – Steve Bodenschatz thanked the Town Board for the chipsealing that was done on Gannon Road.

Copies of the July 10, 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 John Ungrodt to approve the minutes for the July 10, 2025 regular Town Board Meeting as presented, 2nd by Brian Gasser – motion carried unanimously.

The Treasurer, Sharon Richmond, presented the following report: General Fund as of July 31, 2025 - \$242,478.27; Coronavirus Recovery Acct (ARPA Funds with interest) - \$140,844.75; Park Funds Restricted - \$2,727.00; Park Funds Unrestricted - \$1,170.97; Historical Society is \$9,808.98; and Assessor's Plat Fund - \$0.00. The Town Treasurer and Town Clerk reconciled the bank accounts for the month of July.

Correspondence – The Town received a request from Columbia County to review the County's Future Land Use Map and submit any requested changes by September 15, 2025. Brian Gasser received a complaint about the weeds along Lanzendorf's Pit. The Clerk received an email from Grothman & Associates about the Assessor's Plat; the Wisconsin DOA said it was down on the list and asked when we needed a response; we told them September 5, 2025. Public Service Commission of Wisconsin sent a notice that the final environmental impact statement for the proposed Grid Forward Central Wisconsin Project is available and how to obtain a copy. The Town of West Point's preliminary estimate of the January 1, 2025 population is 2,108. The Town received Sauk Ambulance Commission Meeting minutes from their May 22, 2025 meeting. Lodi Area Fire District Fire Commission Meeting draft minutes from June 18, 2025 were received. Lodi Area EMS Commission Meeting minutes from the July 14, 2025 meeting were received.

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

Columbia County Report – Doug Richmond stated the budget season has started. The rebuilding of the Solid Waste buildings has begun. Columbia County is looking into implementing a County Wheel Tax and the funding it would bring in for road work. The County collected over \$500,000.00 in sales tax last year.

Darrell Lehman explained the proposed CSM for Kathy Ballweg & Crystal Lake Park for Parcel #11040-504. Steve Bodenschatz, Crystal Lake Park, is purchasing a portion of the parcel for storm water purposes only. At the August 7, 2025 Plan Commission meeting a motion was approved to recommend to the Town Board to approve the CSM as presented contingent that the recorded deed restrictions states that Outlot 1 does not have any development rights and the zoning remains A-1 Agriculture. A motion was made by Kevin Kessler to approve the CSM subject to the condition the Plan Commission made, 2nd by Scott Earnest – motion carried unanimously.

An Ad hoc Committee of the Plan Commission has been working on an agreement between the Town of West Point and Crystal Lake Park, LLC regarding the campground expansion. The committee came up with a framework consisting

of existing requirements from Town Ordinances, the County CUP, and Fire Department safety requirements. Steve Bodenschatz explained how frustrated he was with this process, stating he already has the guidelines he is required to follow. Kevin Kessler said he thought the “agreement” was a voluntary agreement and was just going to cover items such as: trees, lighting, and emergency access. At the August 7, 2025 Plan Commission meeting, framework for an agreement was presented to the Plan Commission; a motion was approved to table and further work on it and ask the Town Board to authorize obtaining a legal opinion on whether it is appropriate to draft a legally binding agreement between the Town of West Point and Crystal Lake Park LLC. A motion was made by Kevin Kessler for the Town Board to deny the Plan Commission’s request to seek legal opinion, 2nd by John Ungrodt – yes 4, no 1 – motion carried.

The Clerk contacted the Wisconsin DNR about what kind of water access, like a well or tank, would be required for the Transfer Site for burning the brush. The WDNR said the Town would first need to apply for a “Wood Burning Facility” permit. The Town Board instructed the Clerk to contact the Wisconsin Towns Association to see if they know how many Towns that burn brush brought in from their residents, have “Wood Burning Facility” permits. Kevin Kessler stated we should also look at our site and see if there are things we could do to reduce fire risks, like barriers. Brian Gasser will ask the LAFD Fire Chief how much it would cost to fill a tank each year.

Bill Kjorlie said the windows at the Transfer Site need to be replaced because they are very old and do not hold the “gas” anymore. He will check on the cost of replacing them and let the Board know. No action was taken.

Bill Kjorlie, Transfer Site employee, asked the Town Board to increase the wages for all the employees at the Transfer Site. A motion was made by Brian Gasser to increase the wage of the Transfer Site employees to \$25.00 per hour effective immediately, 2nd by John Ungrodt – motion carried unanimously.

The Town Engineer updated the Board about road projects. The chipseal was done by the County they did 5.6 miles over seven roads. Scott Anderson will talk with Columbia County Highway and ask them to come back and sweep the corners of Gastrow Road, because of build-up of the excess chips.

The Engineer put together a 5-year road plan to get all the Town roads “up to par”, it comes out to \$500,000.00 to \$600,000.00 a year; this is just a guideline

for what it would cost to do them in that timeline. He said it is a very aggressive timeline and that realistically it really should be over 10 years.

He suggested when we are working on the budget to look at the west end of Van Ness Road for double chip sealing next year and crack filling of other roads.

Tri-County Paving started the Selwood Drive Project and found there were areas that were very soft, and more gravel is needed. This will require a change order. A motion was made by Scott Earnest to authorize a change order of \$140,000.00 for Selwood Drive, 2nd by John Ungrodt – motion carried unanimously. A motion was made by Kevin Kessler to authorize the borrowing of \$315,000.00 to cover the cost of the road project for Selwood Drive, 2nd by Brian Gasser – motion carried unanimously.

Other Road Issues:

Sara Ballweg, Gastrow Road wants to be noticed when road work is being done on Gastrow Road. Guy Diske called again about the condition of Jensen Drive and all the potholes. The Sauk City Post Office called saying the potholes on Bittner Road need attention. Frey called with a concern of the edge breakage and potholes on Barta Road. Gary Hooverson called and said the weeds have not been mowed in the Town right-of-way of Jensen Drive and Miller Road. Sharon Cunningham said Schoepp Road needs mowing. The Clerk also received a call about a tree in the ditch at 13338 Lake Drive that needs to be cleaned up. Corner Road needs gravel to be filled in where the road is being undercut.

“Impact of Abandoning Minor Roads and the Legal Process” – was postponed. The Town Chair will work on a draft for a letter to be sent out.

“UTV / ATV Routes in West Point” was postponed.

Reports:

Triangle – Ashley Nedeau-Owen reported that he was unable to attend the last meetings that was scheduled with the Town of Lodi Chair and City of Lodi Mayor. They are supposed to have there next meeting on August 26, 2025.

Lodi Fire Commission – Brian Gasser reported they meet on July 16, 2025. The Commission voted to send a Memorandum to the municipalities recommending an update to the feasibility study for the new station.

Sauk Fire District – Brian Gasser reported on the Sauk Fire District’s Finance Committee meeting on August 11, 2025. They worked on the 2026 budget. The first payment for the new fire engine will be due June 1, 2026 for \$622,534.00; the Town of West Point’s share will be about 17%. The second payment of \$807,266.00 will be due in 2027.

Sauk Prairie Ambulance – Kevin Kessler attended the meeting on July 24, 2025 and asked questions about the budget and received a lot of good information.

Lodi EMS Commission – John Ungrodt reported they had meeting on July 14, 2025, July 28, 2025, and August 11, 2025. The EMS Commission went into closed session to discuss personnel issues. The Chief and Assistant Chief are on sick leave and Tracy Olson is in charge right now. John Ungrodt stated they plan on scheduling meetings for August 18, 2025 and August 25, 2025. The new ambulance is in service now.

Plan Commission – Darrell Lehman reported on the August 7, 2025 meeting since Kevin Kessler was absent from the meeting. The Plan Commission approved the presented the CSM for Kathy Ballweg & Crystal Lake Park LLC, with conditions. They also discussed the framework for an agreement with CLP, but decided to ask the Town Board to ask for a legal opinion about the agreement.

Transfer Site Report – no report

Park & Open Space Committee – Scott Earnest reported they met on July 24, 2025 and decided not to trim the yew and Ken Ryan is going to pull it out instead, because it is covering access to a tank for the septic system. Ken Ryan received an estimate from Curb Appeal for continuous concrete curbing around the Town Hall for \$4,000.00.

The Parks & Open Space Committee received a bid of about \$4,000.00 to put in continuous concrete curbing around the landscaping at the Town Hall. Scott Earnest said that Ken Ryan thought about \$2,000.00 more would be need to freshen up the landscaping. A motion was made by Scott Earnest to authorize an amount not to exceed \$6,000.00 to put in continuous curbing and landscaping at the Town Hall, 2nd by John Ungrodt – motion carried unanimously.

The Lodi Fire Commission send a Memorandum to all the municipalities recommending an update to the 2019 Lodi Fire/EMS Station Study as a next step in

planning for a new Fire/Public Safety building. A motion was made by John Ungrodt to reject the Lodi Fire Commission's request for a "station study" and to recommend the three municipalities hire a real estate agent or attorney help to purchase land, 2nd by Kevin Kessler – motion carried unanimously

A motion was made by Ashley Nedeau-Owen to appoint Kevin Kessler to the Lodi Area EMS Commission beginning October 1st, 2025 or upon Alan Treinen's resignation if sooner, 2nd by Scott Earnest – motion carried unanimously. The Town Chair will contact Sean O'Connor to see if he would like to continue to be on the Sauk Fire Commission and we need to appoint someone to take Brian Gasser's spot. The Historical Commission still has two vacancies.

The next regular Town Board meeting will be on Thursday, September 11, 2025, at 7:00pm, on the agenda is: Commission / Committee Appointments, ATV / UTV routes, "Wood Burning Facility"/ well or water source 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 Kevin Kessler to adjourn the August 14, 2025, Town Board meeting at 10:47pm, 2nd by John Ungrodt – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk