

TOWN OF WEST POINT  
TOWN BOARD MEETING MINUTES  
September 11, 2025

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, September 11, 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 7:02 p.m. The Town Board members present at the Town Hall were: Ashley Nedeau-Owen - Town Chair, Kevin Kessler - 1<sup>st</sup> Supervisor, Scott Earnest - 2<sup>nd</sup> Supervisor, John Ungrodt - 3<sup>rd</sup> Supervisor, and Brian Gasser - 4<sup>th</sup> 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 moving "Variance Richard & Suzanne Wipperfurth" from #12 to #11 and "Town Roads" from #14 to #12 and then adjusting the rest of the agenda accordingly, 2<sup>nd</sup> by Brian Gasser – motion carried unanimously.

Citizen Input – none

Copies of the August 14, 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 Brian Gasser to approve the minutes for the August 14, 2025 regular Town Board Meeting as presented, 2<sup>nd</sup> by Scott Earnest – motion carried unanimously.

The Treasurer, Sharon Richmond, presented the following report: General Fund as of August 31, 2025 - \$389,866.73; Coronavirus Recovery Acct (ARPA Funds with interest) - \$140,890.25; 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 August.

A motion was made by Scott Earnest to close out the ARPA account at Farmers & Merchants Union Bank and move the funds to the Bank of Prairie du Sac money market account, 2<sup>nd</sup> by Brian Gasser – motion carried unanimously.

The Treasurer received rate amounts for a loan for \$440,000.00 from Bank of Prairie du Sac, Farmers & Merchants Union Bank, and Board of Commissioners of Public Lands to help pay for the Selwood Drive Project. The Bank of Prairie du Sac had the lowest rate at 4.5%; they also offered different options for that rate: 10-year term or 20-year term and yearly payments or monthly payments. A motion was made by Scott Earnest approve Resolution #2025-09-11, to get a loan for \$440,000.00 with the Bank of Prairie du Sac at 4.5% for 20 years making monthly payments, 2<sup>nd</sup> by Kevin Kessler – motion carried unanimously. 1 copy of the signed Resolution #2025-09-11 is attached.

Correspondence – Columbia County Highway Department will be holding the Fall Local Municipalities meeting on October 2, 2025 at 10:00am at the Wyocena shop. The Sauk Prairie School District will be having a meeting on September 29, 2025 to share updates about the schools and future planning. John Ungrodt asked about the status on the building permit spreadsheet. The Wisconsin DOA certified the Town of West Point Assessor's Plat No. 2 and the Town Clerk has put a notice in the local papers. The Town Engineer sent a memo about Crystal Lake Campground's Stormwater Management and Erosion Control Plan dated September 2, 2025. The Town Chair signed a form for an agricultural accessory structure on vacant ag land for Rick Vojtisek. The Town received a resignation email from Sean O'Connor from the Sauk Fire District Town of West Point Representative. The Town received copies of the proposed Sauk Fire District 2026 Budget. Lodi Area Fire District Fire Commission Meeting draft minutes from July 16, 2025 and with the Lodi Fire Chief report dated 8/20/2025 and financial information 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 Kevin Kessler to approve paying the bills as presented, 2<sup>nd</sup> Brian Gasser – motion carried unanimously. Ken Ryan gave the Clerk a bid from Border Magic for the installation of cement curbing around the Town Hall; one of the conditions of the pricing is that they get paid the day the work is complete; and they plan on doing the work on September 23, 2025. A motion was made to authorize the Clerk to make out a check to pay Border Magic up to \$3,288.00 when they have completed the project, 2<sup>nd</sup> by John Ungrodt – motion carried unanimously.

Columbia County Report – Doug Richmond stated County Board will be discussing implementing a “wheel tax” or vehicle registration fee of \$28.00 on September 17, 2025; this would help with the cost of reconstruction of the County roads. The rebuilding of the Solid Waste buildings are complete and not they are getting the machines; it is expected to be complete and running by the end of this November. The Finance Committee will have its’ first budget meeting will be on Friday.

Richard and Suzanne Wipperfurth are requesting a variance for parcel #11040-655.01 so they can remove the existing house and build a home to retire in. The Plan Commission met on September 4, 2025 and recommended to the Town Board to consider recommending approval of the variance. A motion was made by Kevin Kessler that the Town Board recommend to Columbia County the approval of the variance requests for the property at W12686 Pleasant View Park Road, Parcel #11040-655.01, owned by Richard & Suzanne Wipperfurth, 2<sup>nd</sup> John Ungrodt – motion carried unanimously.

The Town Engineer updated the Board about road projects. The Selwood Drive Project will require a revision to the change order requested at last month’s meeting. More areas had to be undercut more than 12” due to the poor soils; so additional aggregate had to be brought in to build the base back up. A motion was made by John Ungrodt to revise the change order for Selwood Drive based on the recommendation of the Town Engineer, 2<sup>nd</sup> by Brian Gasser – motion carried unanimously. The Town Chair, Town Engineer, and the Contractor met at the Selwood cul-de-sac and spoke with the property owners that were concerned about run-off flowing through their properties.

The culvert on Greimel Road has been replaced with a 36” culvert by Columbia County Highway. This was done through the Bridge Aid Program.

The Engineer revised the 5-year road plan he put together before to a 7-year plan to get all the Town roads “up to par”, it comes out to about \$376,000.00 a year. This is a guideline to help with the budgeting process.

Other Road Issues: The Town Engineer talked with Columbia County Highway about Jensen Drive and they suggested they do a “scratch mat” and then chipseal because of the condition of the road. Kevin Kessler stated Davis Road has bad potholes that should be fixed. Joann Simmons sent an email with pictures showing

chunks of black top that were left in the ditch on Hillcrest where the road was recently repaired; she would like them to be taken away so it can be mowed and people walking can get off the road for safety issues. Lynn Harrison asked the Town clear out the water way next to her residents, so the debris does not go in her driveway. David Palis asked the Clerk to request that the speed limit on Old Sauk Road be lowered from 35mph to 25 mph because it is a narrow road and families are on the road more now. A motion was made by John Undgrodt to have David Palis to ask the neighbors to sign a petition to have the speed limit lowered, so the Board knows there is interest, 2<sup>nd</sup> by Brian Gasser – motion carried.

“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.

There have been issues with atv/utv/golf carts driving in the grass by the Town Hall between West Lake Drive and Rausch Road and they have been starting to make marks in the lawn. A motion was made by Scott Earnest to make a sign to put up on the Town Hall property saying “no motorized vehicles off the blacktop of Town property,” 2<sup>nd</sup> by Brian Gasser – yes 2, no 2, abstain 1 – motion fails. The Board asked the Clerk to check with our insurance carrier about liability issues.

Dwight & Sherry Johnson are requesting a variance for N2148 Blackhawk Drive – Parcel #11040-762. The applicants could not attend the Town Board meeting. At the September 4, 2025 Plan Commission passed a motion to recommend to the Town Board to recommend to Columbia County Board of Adjustment to deny the variance request unless a 30-day or more extension is granted by the County which would allow the County, Applicant, and Town to consider additional information from the applicant. Kevin Kessler made the same motion at the Town Board meeting and then withdrew the motion. The Town Board did not make any decision. They had many of the same concerns of the Plan Commission and are encouraging the applicant to bring in more information for the Plan Commission meeting on October 2<sup>nd</sup> or revise the plans with the County.

At the last meeting 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; the WTA did not have that information. Brian Gasser spoke with the LAFD Fire Chief about filling a tank each year, if one was purchased for the Transfer Site and he said the LAFD could fill it. The Board discussed ways to keep the brush pile fires contained.

The contract with MSA for the building inspections & driveway administration was presented for renewal. The Board noted that it does not mention “driveway administration” in the contract. A motion was made by Kevin Kessler to return the proposed contract back to MSA with the request of “driveway administration” be added as a service and remind them they had previously agreed to administer driveways that did not need engineering, 2<sup>nd</sup> by Brian Gasser – motion carried unanimously.

Columbia County Planning and Zoning are updating to the County’s Farmland Preservation Plan and Comprehensive Plans; they are requesting the Town review the County’s Future Land Use Map and submit any requested revisions to them before the September 15, 2025 meeting. A motion was made by Kevin Kessler to recommend to Columbia County that the Condos on Golf Road (Parcel #11040-CONDO-966917) on the “Future Land Use” map be shown as “Multi Family Residential”, 2<sup>nd</sup> by Brian Gasser – motion carried unanimously.

The West Point Area Historical Commission requested a change to the ordinance covering the required Commission members and number of meetings needed per year. They would like the number of Commission members be changed to five and the number of required meetings to at least two. A motion was made by Kevin Kessler that Kevin Kessler draft a proposed revision and bring it to the next Town Board meeting and schedule a public hearing if required, 2<sup>nd</sup> by John Ungrodt – motion carried unanimously.

#### Reports:

Lodi Fire Commission – Brian Gasser reported they will meet on September 17, 2025. At their last meeting they passed the policy about “on-scene protocol.”

Sauk Fire District – Meeting will be September 17, 2025.

Sauk Prairie Ambulance – no report

Lodi EMS Commission – John Ungrodt reported they had meeting on August 18, 2025 and August 25, 2025. The Assistant Chief and Chief were both terminated. Brenda Ayers will help manage funds and help with the audit. John Ungrodt introduced Interim Chief Amy Brown. Interim Chief Brown explained her qualifications and history. She also informed the Town Board of some of the issues

that she is having to work through like getting access to different accounts for the LAEMS.

Plan Commission – Kevin Kessler reported on the September 4, 2025 meeting. The Plan Commission gave recommendations for the variances for Richard & Suzanne Wipperfurth, Dwight & Sherry Johnson, and Columbia County Future Land Use Map revision. They also discussed reviewing a checklist for what each member and CLP owner would like or not like to be included in an agreement between the Town and Crystal Lake Park.

Transfer Site Report – no report

Park & Open Space Committee – Scott Earnest reported they will meet on September 18, 2025. The curbing will be done on September 23, 2025.

A motion was made by Ashley Nedeau-Owen to appoint Les McBurney to the Sauk Fire District Commission, 2<sup>nd</sup> by Brian Gasser – motion carried unanimously. A motion was made by Brian Gasser to appoint Ashley Nedeau-Owen to the Sauk Fire District Commission as Town Board Representative, 2<sup>nd</sup> by John Ungrodt – motion carried unanimously. A motion was made by John Ungrodt to appoint Kevin Kessler to the Sauk Ambulance Commission, contingent that the meetings are not on the Thursdays of his other meetings, 2<sup>nd</sup> by Brian Gasser – motion carried unanimously.

The next regular Town Board meeting will be on Thursday, October 9, 2025, at 7:00pm, on the agenda is: ATV / UTV routes, “Wood Burning Facility”/ well or water source for Transfer Site, abandoning of minor Town Roads, Town roads, resolution against County “wheel tax”, and any other business that can be legally added to the agenda.

A motion was made by Brian Gasser to adjourn the September 11, 2025, Town Board meeting at 11:08pm, 2<sup>nd</sup> by Scott Earnest – motion carried unanimously.

Respectfully Submitted By  
*Taffy Buchanan*, Town Clerk

STATE OF WISCONSIN

RESOLUTION #2025/09/11

We, the undersigned town board of supervisors of the Town of West Point, in the County of Columbia, Wisconsin in accordance with the provisions of Chapter 24 of the Wisconsin Statutes, do hereby make application for a loan of Four Hundred Forty Thousand and 0/100 Dollars (\$440,000.00) from the Bank of Prairie du Sac for the purpose of financing the 2025 Road Project - Selwood Drive.

The term and repayment of the loan is as follows: the rate would be 4.5% for 20 years with monthly payments of \$2,783.53 paid one month after closing and each month thereafter.

We agree to the execution and signing of such certificates of indebtedness as the Board may prepare and submit, all in accordance with Chapter 24, Wisconsin Statutes.

The application is based upon compliance on the part of the Town with provisions and regulations of the statutes above referred to, as set forth by the following statements which we do hereby certify to be correct and true.

The meeting of the Town Board of the Town of West Point, in the County of Columbia, Wisconsin which approved and authorized this loan application at a Town Board called meeting held on the 11th day of September, 2025.

At the September 11, 2025 Town Board meeting a resolution was passed by a majority vote of the members of the Town Board approving and authorizing an application, for a loan of Four Hundred Forty Thousand and 0/100 Dollars (\$440,000.00) from the Bank of Prairie du Sac to the Town of West Point in the County of Columbia, Wisconsin, for the purpose of financing the 2025 Road Project - Selwood Drive to be completed in 2025.

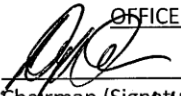
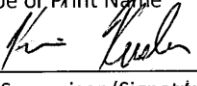
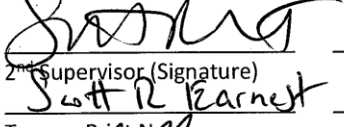
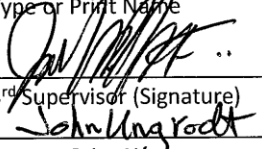
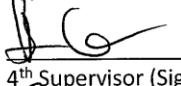

A copy of the aforesaid resolution, certified to by the clerk, as adopted at the Town Board meeting, and as recorded in the minutes of the meeting, accompanies the application.

Given under our hands in the Town of West Point, County of Columbia, Wisconsin, the 11th day of September, 2025.

  
\_\_\_\_\_  
Chairman, Town of West Point (Signature)

  
\_\_\_\_\_  
Clerk, Town of West Point (Signature)

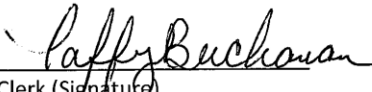
Chairman and supervisors, please sign in space provided and type or print name below the signature.

	<u>OFFICER</u>	<u>ADDRESS OF EACH OFFICER</u>
1.	 Chairman (Signature) Ashley Peterson-Owen Type or Print Name	W12845 Dale Rd 1AB Lodi, WI 53555-987
2.	 1 <sup>st</sup> Supervisor (Signature) Kevin Kessler Type or Print Name	W13509 Four Season Ln. Lodi, WI 53555
3.	 2 <sup>nd</sup> Supervisor (Signature) Scott R. Earnest Type or Print Name	W12497 County Rd V Lodi, WI 53555
4.	 3 <sup>rd</sup> Supervisor (Signature) John Lingrodt Type or Print Name	W13512 Four Season Ln. Lodi, WI 53555
5.	 4 <sup>th</sup> Supervisor (Signature) BRIAN GASSER Type or Print Name	N2269 Pustaver Rd. Lodi, WI 53555 

Town Board of Supervisors of the Town of West Point, County of Columbia, Wisconsin.

STATE OF WISCONSIN  
County of Columbia

Personally, came before me this 11th day of September, 2025, the above named persons known to me as the Town Board of Supervisors of the Town of West Point, in Columbia County, Wisconsin, and who are the persons who executed the forgoing application and acknowledged same.

  
Clerk (Signature)

Taffy Buchanan  
Clerk (Print or Type)  
Town of West Point  
County of Columbia, Wisconsin