TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
May 14, 2026

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, May 14, 2026, 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 7:00p.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 (7:04pm), and Brian Gasser - 4th Supervisor. Also present were 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 Scott Earnest – motion carried unanimously.

Citizen Input – none

Copies of the April 9, 2026 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 April 9, 2026 regular Town Board Meeting as presented, 2nd by Kevin Kessler – yes 3, no 0, abstain 1 - motion carried.

The Clerk received a request from Darrell Lehman that the February 12, 2026 Town Board minutes be amended to reflect more accurately what the Town Attorney said at the meeting about Chapter 6 and 9 of the Town Ordinances. A motion was made by Ashley Nedeau-Owen to amend something previously adopted, to amend the February 12, 2026 Town Board minutes by taking out "Attorney Spankowski's opinion is that Chapter 6 was never meant to apply to mobile home parks, so there is nothing to "decouple;" the proposed Chapter 6 changes are viewed as clarifications, while the revisions to Chapter 9 and existing state statutes are considered sufficient to regulate new or expanded mobile home

parks. The Town will need to hold a public hearing for amendments to Chapter 6 – Land Division before adopting those, but can adopt the amendments to Chapter 9 Mobile Homes without a public hearing." and replace with "Attorney Spankowski stated that "the regulations in Chapter 9 do give the Town adequate authority" and that "it's extremely clear that it says that the Town can limit the number of units that may be located in any one community." He also confirmed that the Town will need to hold a public hearing for amendments to Chapter 6 – Land Division before adopting those but can adopt the amendments to Chapter 9 Mobile Homes without a public hearing.", 2nd by Brian Gasser – motion carried unanimously.

The following report was presented by the Treasurer Sharon Richmond: General Fund as of April 30, 2026 - $320,229.74; Coronavirus Recovery Acct (ARPA Funds) - $21,689.57; Park Funds Restricted - $2,727.00; and Historical Society - $8,506.30. The Town Treasurer and Town Clerk reconciled the bank accounts for the month of April.

A motion was made by Kevin Kessler to adopt Resolution 2026-05-14 and approve the agreement financing the skeeter brush truck for the Lodi Area Fire Department, 2nd by Scott Earnest – motion carried unanimously. A copy of the Resolution is attached.

Correspondence – The Town Chair has had correspondence with the Town Attorney and Rodger Lippet about the possibility of relinquishing ownership of Outlot 3 of Assessor's Plat No. 2. The manager of Sunset Bar talked with Brian Gasser about wanting to get dredging done at Sunset Bay. Brian Gasser said he was told that the cardboard dumpster has been getting filled up. Kevin Kessler has received updates from the Pine Vista Community Board about Pine Vista. Open Book was held by phone on May 11, 2026, from 10:00am – 4:00pm and the Board of Review will be held Thursday, June 4th, 2026. The Town received draft minutes from the March 18, 2026 Lodi Fire District Fire Commission Meeting. The Town received approved minutes from the Lodi Area EMS Commission meeting on March 18, 2026. The Lodi Public Library would like to use the Town's Pavillion for "Story Time on the Road" a couple of times this summer.

The bills were reviewed by each Town Board member prior to the Town Board meeting. A copy of the bills, deposits, and budget for 2026 were given to each Town Board member for their information. A motion was made by John Ungrodt to approve paying the bills as presented, 2nd Brian Gasser – motion carried unanimously.

Columbia County Report – Doug Richmond reported that the County Board has nine new County Board Supervisors and at they assigned everyone to committees. He also said the Director of Solid Waste will be retiring in October and they will need to hire someone for that position. They are planning to have an Open House for the newly rebuilt Solid Waste Facility, hopefully in July.

Sina & Katelyn Sunby are requested variances to tear down and rebuild a residence at N2393 State Highway 188, Lodi. Zach Aseleson, General Engineering explained the proposal. At the April 16th, 2026 Plan Commission meeting, a motion passed by the Plan Commission to recommend to the Town Board to recommend to Columbia County to approve the variances based on some conditions. A motion was moved by Kevin Kessler that the Town find that the variance conditions are met for "unnecessary hardship", "unique property limitation" and "protection of the public interest" and as a result, the Town recommends to the Columbia County Board of Adjustment that they approve the variances based on these conditions: 1. (OHWM Setback Floor): The nearest part of any structure on the parcel, including any additions or accessory structures, shall not be located closer than 17 feet from the ordinary high-water mark of Lake Wisconsin. This condition ensures the variance does not authorize any further reduction in OHWM proximity beyond the setback established by this application.
2. (Impervious Surface Limit): Total impervious surface on the parcel shall not exceed 33.17 percent (4,212 square feet) as calculated in the approved Impervious Surface Worksheet dated March 26, 2026. This condition addresses the public interest in water quality and runoff management adjacent to Lake Wisconsin. 3. (Engineered Retaining Walls): Final engineered plans and specifications for all proposed concrete and gravity block retaining walls shall be submitted to and approved by the Columbia County Planning and Zoning Department prior to commencement of construction. This condition addresses the public interest in slope stability and erosion prevention on a parcel with approximately 50 percent average grade adjacent to navigable water. 4. (Shoreland Revegetation): All ground surface disturbed during construction within 75 feet of the ordinary high-water mark of Lake Wisconsin, excluding the approved building footprint, deck, retaining walls, driveway, and sidewalk surfaces, shall be stabilized and revegetated with native vegetation consistent with a plan submitted to and approved by the Columbia County Planning and Zoning Department prior to issuance of a zoning permit. 5. (Structure Removal): The existing single-family residence and Detached Garage 1, as identified in the Zoning Inspection Report, shall be fully demolished, and removed prior to occupancy of the proposed new single-family residence. Also

with a Note that Condition #1 does not apply to the retaining wall replacement shown on the plans since that wall replacement does not require a variance, 2nd by John Ungrodt – motion carried unanimously.

Dwight & Sherry Johnson are requested variances to tear down and rebuild a residence at N2148 Blackhawk Drive, Lodi. They explained their variance proposal. Kevin Kessler explained what happened at the May 7th Plan Commission meeting: a motion was made that because strict conformity would be unnecessary burdensome, the Plan Commission move to recommend to the Town Board to recommend to the Board of adjustments to approve the requested variances subject to the limitations in the application; it was voted on and the result was– yes 3, no 2, abstain 1; At the meeting it was stated that the motion passed and no other motions were made, but it found out the next day because of how the Chapter 3 Section 3.36 of the Town's Code of Ordinance that it would have failed because it requires "the affirmative approval of a majority of those present"; because how this there was no recommendation to the Town Board. The Town Board discussed the variance requested. A motion was made by Kevin Kessler that the Town find that the variance conditions are met for 1) "unnecessary hardship"(strict conformity is unnecessarily burdensome); 2) "unique property limitation" and 3) "protection of the public interest" and as a result, the Town recommends to the Columbia County Board of Adjustment that they approve the requested variances subject to the limitations proposed in the plan and variance application, 2nd by Scott Earnest – motion carried unanimously.

Richard & Suzanne Wipperfurth needed an easement and permit to install and maintain their septic system line under Pleasant View Park Road. An easement agreement for Richard & Suzanne Wipperfurth that the Town's Attorney drafted was presented for approval. A motion was made by Kevin Kessler to approve the Easement Agreement as presented, 2nd by John Ungrodt – motion carried unanimously.

A couple of the Transfer Site employees told the Clerk they would like signs made for the dumpsters & recyclables that are easy to carry and put on the containers. They also told the Clerk they are against having clear bags because they would not be able to monitor if residents were putting recyclables in the trash. Those employees said they would be coming to the meeting but were not in attendance. The Town Chair said Columbia County Recycling and Waste does not require clear bags for garbage and clear bags are "virgin" plastics and are worse for the environment. A motion was made by Kevin Kessler to consider the requested

signs, changing the trash sign to "Trash Only Recyclables Prohibited" but postpone action until next month pending input from the Transfer Site employees, 2nd by John Ungrodt – motion carried unanimously.

The Town Engineer sent a memo about the items he is working on: Van Ness Road Project, possibility of applying for AgRIP for O'Connor Road, fix area in Selwood, and working with the County on crackfilling and the work on East Harmon. On May 7th, the Pre-Con meeting for Van Ness Road with Lepke Trucking & Excavating was held and they thought they might start next week.

Other Road Issues: The Board signed the "Petition for County Highway Aid" form that was approved last month. The Town received a concern from Tom Klingbiel, Slacks Jams & Jellies, about an old silver maple tree before it falls and about pine trees that came down in the ditch that have not been removed.

The Town has received a couple of complaints about vehicles parking overnight on Club Circle; according to Town of West Point Code of Ordinances Chapter 12.13, it is not allowed. Columbia County Sheriff will not enforce the Town Ordinances since we do not contract with them. John Ungrodt will put up "no overnight parking" signs that we have already have, so people are aware of our ordinance.

Reports:

Lodi Fire Commission – The next meeting will be held May 20, 2026.

Lodi EMS Commission – John Ungrodt reported they had a meeting on April 15th, 2026 and April 29, 2026. They are working on an EMS handbook and website development. The Chief has been working on the financials. The next meeting will be May 20, 2026

Sauk Fire District – no meeting

Sauk Prairie Ambulance – no meeting

Plan Commission – Kevin Kessler reported the Plan Commission met on April 16, 2026 and May 7th, 2026. The Plan Commission discussed both the Sunby variance and Johnson variance. They also discussed Chapter 9 and mobile home density.

Park & Open Space Committee – The next meeting will be held May 20th at 7:30pm.

Triangle Meeting – There will be a meeting May 20, 2026 at 10:00am at the Town of Lodi to work on the letter of intent to purchase for the land for the Lodi Public Safety Building.

The delivery date for the new Sauk Fire District Engine 2 chassis has been delayed for 9 months so the due dates for payments by the fire district have also changed. The Sauk Fire District has two options to choose from: 1. Prepay for the chassis before the end of 2026; make final payment in May 2027 upon delivery of the finished truck. (This is like the original plan. Municipalities would make two payments to the fire district, splitting their shared cost into two budget cycles); or 2. Make all payments in 2027, one in April for the chassis and final payment in May upon delivery. (Municipalities would make one payment to the fire district for their shared cost by late March in 2027). A motion was made by Brian Gasser to encourage the Sauk Fire District to choose the 2nd option of having the municipalities just pay one payment in 2027, 2nd by John Ungrodt – motion carried unanimously.

The Town of Lodi has already signed the "Agreement by and Between the City of Lodi, Town of Lodi, and Town of West Point for the Establishment of a Public Safety Building Steering Committee" but the Town of West Point has some concerns. The Town would like it to be a 5-person steering committee, including representatives from the EMS Commission & Fire Commission.

The Town has not received an update on the Lodi Area EMS Inter-governmental Agreement. Kevin Kessler wondered if Attorney Spankowski's comments on the LAEMS IGA have been forwarded to the other municipalities attorneys and have they been incorporated into the IGA. The three municipal attorneys should come up with a consensus document, date it, send it to the Commission for approval, and then send it to the municipalities for approval.

"Emails for Town Supervisors" and "Commission/ Committee Appointments" were postponed. Plan Commission members, Les McBurney and Nathan Sawyer are up for term renewals. Historical Commission members, Mary Ann Johnson and Alan Treinen are up for term renewals.

The next regular Town Board meeting will be on Thursday, June 11, 2026, at 7:00pm, on the agenda is: Lodi Area EMS IGA, Public Safety Building Steering Committee, Transfer Site, Town email addresses, Liquor & Beer Licenses, Assessor Plat Assessments, Commission / Committee appointments, 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 14, 2026, Town Board meeting at 9:55pm, 2nd by John Ungrodt – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk

RESOLUTION 2026-05-14

APPROVING AN AGREEMENT WITH THE CITY OF LODI CONCERNING FINANCING THE PURCHASE OF A SKEETER BRUSH TRUCK FOR THE LODI AREA FIRE DEPARTMENT

WHEREAS, the Lodi Area Fire District desires to purchase a skeeter brush truck ("Skeeter Truck") to be used by the Lodi Area Fire District; and

WHEREAS, the City of Lodi, Town of Lodi and Town of West Point as the members of the Lodi Are Fire District (District) have authorized the purchase of Skeeter Truck; and

WHEREAS, the City of Lodi (City) and the Town of West Point (Town) have agreed to finance their portion of the Skeeter Truck purchase through General Obligation Promissory Notes issued by the City; and

WHEREAS, the City of Lodi has agreed to be the sole applicant for financing; and

WHEREAS, Town of West Point has agreed to reimburse the City of Lodi for Town of West Point's proportionate share in accordance with the terms of the District agreement; and

NOW, THEREFORE BE IT RESOLVED by the Town Board of the Town of West Point, Columbia County, Wisconsin, upon City of Lodi also executing the necessary agreements as required by this Resolution, that the City of Lodi apply for financing for the Skeeter Truck on behalf of the City and the Town at a term of five years; and

Adopted by the Town Board of the Town of West Point, Wisconsin on this 14th day of May 2026.

Ashley Nedeau-Owen, Chairperson

Attest: Taffy Buchanan

Taffy Buchanan, Clerk