

**TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
January 8, 2026**

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, January 8, 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 6:50p.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. Absent was Sharon Richmond - Town Treasurer (excused).

The Pledge of Allegiance was said.

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

Citizen Input – none

Copies of the December 11, 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 December 11, 2025 regular Town Board Meeting with a spelling correction, 2nd by Scott Earnest – motion carried unanimously.

The Clerk presented the following report for the Treasurer Sharon Richmond: General Fund as of December 31, 2025 - \$3,246,804.58; Coronavirus Recovery Acct (ARPA Funds) - \$21,689.57; Park Funds Restricted - \$2,727.00; Park Funds Unrestricted - \$1,170.97; Historical Society is \$10,698.11; and Assessor's Plat Fund - \$0.00. The Town Treasurer and Town Clerk reconciled the bank accounts for the month of December.

Correspondence – The Town received a letter from the Pine Vista Community Board about concerns they had on the condition of Pine Vista; Kevin Kessler will

respond to them. The Town of West Point Assessor's Plat No. 3 was recorded with the Register of Deeds on December 19, 2025. Draft minutes for the November 19, 2025 LAFD Commission dated November 19, 2025 were received. The Town received "draft" minutes from the Lodi Area EMS Commission meetings on October 20, 2025. Sauk Ambulance minutes were received from their September 25, 2025 meeting. The Town received a thank you note from the American Legion Post for the contribution to the fund for the replacement of flags and a thank you note from the Lodi Public Library for the support to the library.

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

Columbia County Report – Doug Richmond stated Sue Moll, Columbia County Clerk, has retired on January 5, 2026, after 17 years. One of the reasons the West Point Transfer Site had to close early because the bins were full was because Columbia County Solid Waste department were short 5 worker during the last weeks in December and were not able to empty them during the week.

William & Lori Statz, N2205 State Highway 188 presented a variance request to Section 12.110.03(2) Minimum Required Setback for Front and Street Side Yards of the Columbia County Zoning Ordinance, for Parcel #11040-741.A. Kevin Kessler recused himself since he is on the Columbia County Board of Adjustments. At the Plan Commission on January 7, 2026, a motion was passed to recommend to the Town Board to recommend to Columbia County Board of Adjustments to deny the variance because they did not feel a "legal hardship" had not been met. Lori Staz gave a statement indicating why she felt there was a "legal hardship." The Town Board discussed ways the home could be built without a variance or with less of a variance request, like having a smaller garage or different placement on the lot, and suggesting talking with their architect. A motion was made by John Ungrodt to recommend to Columbia County Board of Adjustments to deny the variance because "legal hardship" has not been met, 2nd by Scott Earnest – yes 4, no 0, recusal 1 – motion carried.

A Certified Survey Map & Rezoning for Kathleen Breunig, Victoria Bush, and Maria & Cole Endres, for Tax Parcels #11040-484.02 and #11040-502 was presented to the Town Board. Kevin Kessler explained the proposal. At the Plan Commission on January 7, 2026, a motion was passed to recommend to the Town

Board to approve the CSM and to recommend to the Town Board to recommend to Columbia County to approve the proposed rezoning of the identified parcels. A motion was made by Kevin Kessler to approve the CSM, 2nd by Scott Earnest – motion carried unanimously. A motion was made by Kevin Kessler to recommend to Columbia County Board to approve the proposed rezoning of 2.5 acres from A-1 Agriculture to RR-1 Rural Residential and 37.09 acres of A-1 Agriculture to A-1 Agriculture with an A-4 Overlay, 2nd by John Ungrodt – motion carried unanimously.

A Certified Survey Map for Pine Vista MHC WI LLC to combine Parcels #11040-414.B, #11040-416, #11040-416.C, and #11040-432 into one parcel was presented to the Board and Kevin Kessler explained the proposal. At the Plan Commission meeting on January 7, 2026, a motion was passed to adopt the motion suggested by Town Attorney Spankowski with the addition under item 4, that the items identified in the correspondence from Darrell Lehman dated 1/7/26 be added to the CSM or Exhibit before the Town signs the CSM. A motion was made by Kevin Kessler with respect to the certified survey map submitted to the Town of West Point to combine 4 parcels at Pine Vista Mobile Home Park:

1. The Town Board finds that the applicant's proposed combination of the four existing parcels qualifies for Limited Review as a Lot Line Adjustment under Chapter 6 of the Code of Ordinances (Code) because it is a proposal "to combine portions of an existing Lot or Parcel in such a manner so as to not create any additional Lots or Parcels"; and
2. The Town Board determines that the provisions of Chap. 6 of the Code (including ss. 6.04 and 6.07) regarding the Development Rights determination for Multi-Family Residential allow a maximum number of Development Rights equal to one (1) Development Right for the first one and one-third (1 1/3) acre plus one-third (1/3) of an acre for each additional Development Right; and
3. The Town Board finds that the number of mobile homes allowed in the mobile home park is the number licensed and approved under s. 9.04; and
4. The Town Board approves the Certified Survey Map (CSM) in accordance with s. 6.07 (A)(1) of the Code, subject to the following limitations:
 - a. Approval of this CSM is limited to the requested boundary/parcel configuration and does not approve or authorize any increase in the number of licensed mobile home spaces/units or any expansion, alteration, or construction within the mobile home park. Any proposed increase in spaces/units or other expansion activity shall be separately submitted to the Town for its review and approval under Chapter 9 (Mobile Homes) and that application shall be subject to the

Town Board's authority to limit the number of mobile homes in the park.

b. Prior to the Town signing, the final CSM or accompanying exhibit shall include the following items required by Section 6.07(A)(1)(a)(1) of the Code:

- i. All existing structures, fences, driveways, and encroachments per s. 6.07(A)(1)(a)(1)a;
- ii. All utility, drainage, and other recorded easements per s. 6.07(A)(1)(a)(1)b;
- iii. Setback or Building Lines in accordance with County Zoning Code per s. 6.07(A)(1)(a)(1)i;
- iv. Surveyor certification of compliance with all provisions of Section 6.07 per s. 6.07(A)(1)(a)(1)j; and
- v. Town certification of approval per s. 6.07(A)(1)(d),

2nd by Brian Gasser – motion carried unanimously.

The Town Chair drafted a letter he will take to the residents next to the Transfer Site to get written consent to have the “Wood Burning Facility.”

The Town Board has received complaints about the Transfer Site having to close early because bins being full. The Town Chair will talk with the Solid Waste Director to see if we would be able to get another bin. Transfer Site employees, Tom Dettman and Bill Kjorlie, said there usually not an issue of bins getting full, except around Christmas time. The Board discussed having 2 people working at the Transfer Site the first two Saturdays after Christmas and having extra bins 2 weeks before Christmas and 2 weeks after Christmas.

The Town received requests about changing the time that the Transfer Site is open. Tom Dettman recommended to change the hours to 8:00am-4:00pm. A motion was made by Brian Gasser to change the hours the Transfer Site is open to 8am to 4pm, 2nd by John Ungrodt – motion carried unanimously.

The Town engineer sent a memo dated January 6, 2026 updated the Town Board on what he is working on for the Town.

Other Road Issues: The Town Chair will be giving direction to Brian Doherty, Columbia County Highway, on areas to do brushing.

“Impact of Abandoning Minor Roads and the Legal Process” was postponed until next month.

Reports:

Lodi Fire Commission – Brain Gasser reported they met on December 17, 2026. The Fire Department “Christmas Party” will be Saturday January 10, 2026 at the Waddle Inn.

Lodi EMS Commission – Kevin Kessler reported they had meeting on December 17, 2025. They are in the process of interviewing new EMT candidates and you can apply online. They will be evaluating the interim chief. The next meeting will be on January 21, 2026.

Sauk Fire District – no report

Sauk Prairie Ambulance – no report

Plan Commission – Kevin Kessler reported on the January 7, 2026 meeting. The Plan Commission made recommendations for the Statz variance, Bush Breunig, Endres CSM and rezoning, and Pine Vista CSM. The Plan Commission was also informally presented with a rezone and CSM for Abigail and Garrett Shreiber but did not take any action.

Park & Open Space Committee – no report

Triangle Meeting – no report

“Lodi Public Safety Buildings - Agreement for Remote Fire Building, Inclusion of LAEMS for Public Safety Building, and 3-Person Steering Committee” were postponed until next month, because the Triangle meeting was postponed.

The set-ups for the new computers have not been completed.

“Emails for Town Supervisors” was postponed until next month. The Clerk will get the contact information for JB Systems to the Town Chair.

The next regular Town Board meeting will be on Thursday, February 12, 2026, at 7:00pm, on the agenda is: “Wood Burning Facility, Agreement for LAFD

Building, formal vote for inclusion of LAEMS for public safety building, formal vote for a 3-person steering committee, Town email addresses, abandoning of minor Town Roads, Town roads, and any other business that can be legally added to the agenda.

A motion was made by Scott Earnest to adjourn the January 8, 2026, Town Board meeting at 9:15pm, 2nd by Ashley Nedeau-Owen – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk