

TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
February 12, 2026

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, February 12, 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, 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 Scott Earnest to approve the agenda as presented, 2nd by Brian Gasser – motion carried unanimously.

Citizen Input – Jeanne Smith and Jane Trotta joined via Zoom and are owners of Lot 39 in the West Point Assessor's Plat No. 3. They wanted to dispute their involvement in the promenade, when they came to the Town Hall to look at the map, their property was not highlighted and the Clerk did not know why it was not highlighted. They said it was clearly shown that all properties involved were highlighted and their property was not. They have received correspondence about the progress with the Assessor's Plat, and they said they ignored it, because they said they knew they were not involved. They believe they should not have to sign the Assessor's Plat consent or pay a special assessment for the plat being done. The Town Chair showed show them the map that they came to the Town Hall and looked at. He identified their property on the map and showed them that their parcel was also listed on the side with their names as being part of the plat.

Copies of the January 8, 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 January 8, 2026 regular Town Board Meeting as presented, 2nd by Scott Earnest – motion carried unanimously.

The following report was presented by the Treasurer Sharon Richmond: General Fund as of January 31, 2026 - \$2,360,757.87; Coronavirus Recovery Acct (ARPA Funds) - \$21,689.57; Park Funds Restricted - \$2,727.00; Park Funds Unrestricted - \$1,170.97; Historical Society is \$8461.08; and Assessor's Plat Fund - \$0.00. The Town Treasurer and Town Clerk reconciled the bank accounts for the month of January.

Correspondence –Kevin Kessler drafted a response to the Pine Vista Community Board address some of the concerns they had on the condition of Pine Vista. The Town received the Lodi Fire Chief Report dated January 21, 2026. The Town received minutes from the Lodi Area EMS Commission meetings on December 17, 2025. Sauk Ambulance minutes were received from their December 4, 2025 meeting. Columbia County Board of Adjustments met on February 11, 2026 for the Wipperfurth variance and the Statz variance. Columbia County Planning & Zoning Committee held a public hearing for the Breunig / Bush /Endres rezone request on February 3, 2026.

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 stated County Board Supervisor Steve Rohrbeck passed away. The County Clerk's last day was January 5th, 2026 and the County Board hire Lisa Black as the County Clerk. The Columbia County Veterans Service Operator resigned and they will be looking for someone to replace her.

At the February 5, 2026 Plan Commission meeting they discussed proposed ordinance amendments to Chapter 6 and 9 of the West Point Code of Ordinances. The Plan Commission passed a motion to recommend that the Town Board adopt the proposed revisions, with the addition of a reference to the Town's Comprehensive Plan in new paragraph s. 9.04(F)(1)(h). Darrell Lehman feels the Town should carefully review Chapter 6 and 9 and decide which requirements should be incorporated or changed before adopting the amendments, because one of the proposed changes would decouple mobile homes from the Town's density standards and then the number of mobile homes allowed would then have to defer

to the County ordinances. 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. A motion was made by Kevin Kessler that the Town Board adopt Ordinance #2026-02-12 to adopt the proposed changes to Chapter 9 and to order the Clerk to proceed with the procedure for amending Chapter 6 with the proposed changes, 2nd by John Ungrodt – motion carried unanimously. A motion was made by Kevin Kessler that the Town Board ask the Plan Commission to review the density requirements for mobile homes and make a recommendation, 2nd by Brian Gasser – motion carried unanimously. The adopted Ordinance #2026-02-12 is attached to the minutes.

Abigail & Garrett Schreiber would like to build a house on Tax Parcel #11040-281.02 and to do that they have to rezone a portion to RR-1 Rural Residence and the rest would be rezoned to A-1 Agriculture with A-4 Agricultural Overlay. A motion was made by Kevin Kessler to approve the CSM creating a 2-acre parcel as presented, 2nd by Brian Gasser – motion carried unanimously. A motion was made by Kevin Kessler to recommend to Columbia County to approve the rezoning of the 2-acre parcel from A-1 to RR-1 and the remaining acres from A1 with A-4 Overlay, 2nd by Brian Gasser – motion carried unanimously. At the Plan Commission meeting they questioned if a "park fee" would need to be collected or not or if one was already collected and tasked the Clerk to investigate. The Clerk found there were previously 2 houses on the parcel and when the CSM / deed covenants were done in 2008, they split it into 2 lots with a development right given to each lot. Town Attorney Jeff Clark wrote the deed covenants and usually had owners pay the park fees at the time if needed, but I did not find any record of one being collected by the Town, but there were also already two houses (development rights) on the original parcel, not new development rights. A motion was made by Brian Gasser to waive the "park fee" if it was required, 2nd by Kevin Kessler – motion carried unanimously.

The Roadside Mowing Contract was up for renewal with Treinen Mowing. This year the Town is going to have Columbia County spray the roadsides "Growth Regulator" in the Spring and then follow up with the "Parsnips Spraying" where needed. Since the Town is trying this the Roadside Mowing Contract will only include two mowing instead of three, skipping the mowing that usually happens in

June. A motion was made by Brian Gasser to renew the mowing contract with Treinen Mowing for one year and adjust the price in the contract with a CPI of 3% and removing the “1st mowing” in June, 2nd by John Ungrodt – motion carried unanimously. The Town Chair will let Al Treinen know when to start the 1st mowing.

The Town Hall Cropland Lease was up for renewal with Hartmann Farms, for \$217.00 per acre for 6.5 acres. A motion was made by Brian Gasser to approve the renewal of the Town Hall Cropland Lease with Hartmann Farms, 2nd by John Ungrodt – motion carried unanimously.

A motion was made by John Ungrodt to approve the renewal of the Service Agreement for the Columbia County Humane Society, 2nd by Kevin Kessler – motion carried unanimously.

The 2025 Haz-mat Agreement was sent to the Town for payment and signature. Former Town Board member Alan Treinen gave the Board insight of why the former Town Attorney suggested the Board just pay the fee and not sign the agreement; he said it had to do with the “hold harmless” clause in the agreement. The Town Board directed the Clerk to just send the fee and not sign the agreement.

“Wood Burning Facility Permit” was postponed until next month.

Scott Anderson, Town Engineer, attended the meeting via Zoom and presented the proposal for the Van Ness Road project. A motion was made by Scott Earnest to have the Town Engineer prepare bid documents for the Van Ness Road Project for a double chip seal, 2nd by Brian Gasser – motion carried unanimously.

Other Road Issues: The Town Engineer will contact the County Highway to continue the work on East Harmon to use the remaining ARPA funds. He is also contacting the County for crackfilling prices. Jeanne Hovey, W13168 Cecile Circle, called and said the culvert on the corner of Cecile Circle and Lake Drive is still plugged and has not been cleaned out.

John Ungrodt presented a form to be handed out to residents of roads that the Town Board is considering abandoning. The Board gave him feedback on the form and some edit suggestions. He will revise the form.

Reports:

Lodi Fire Commission – Brian Gasser reported they will meet next Wednesday, March 18, 2026. They received 27 applications for Office Admin job. They looked at a used ladder truck from the Madison Fire Department.

Lodi EMS Commission – John Ungrodt reported they had meeting on January 21, 2026. They had evaluations of the interim chief. General maintenance on the old and new ambulance was done. They are going to be updating the handbook.

Sauk Fire District – Ashley reported the Sauk Fire District met on January 21, 2026. The first payment for the new engine is due May 31, 2026; Town of West Point's portion is \$105,370.81. The final payment is due May 31, 2027; Town of West Point's portion is \$136,638.77.

Sauk Prairie Ambulance – Kevin Kessler reported they had a meeting on January 22, 2025. They reviewed the employee handbook but they did not approve it. They are reviewing the IGA. They approved a contract for web design.

Plan Commission – Kevin Kessler reported the Plan Commission met on February 5, 2026. The Plan Commission made recommendations to rezone and CSM for Abigail and Garrett Shreiber and made recommendations for the amendments to Chapter 6 and 9 of the West Point Code of Ordinances.

Park & Open Space Committee – no report

Triangle Meeting – The next Triangle meeting will be Friday.

The Town Chair stated we cannot sign an "Agreement for Remote Fire Building" until the Board would get authorization from the Electors to purchase land at the Annual Town Meeting.

The Town Clerk will email Steve Neander and Ann Groves-Lloyd to let them know.

A motion was made by Ashley Nedeau-Owen to appoint Brian Gasser as the Town of West Point Representative for the Lodi Area Public Safety Building Steering Committee and John Ungrodt as the alternate, 2nd by Brian Gasser – motion carried unanimously.

"Emails for Town Supervisors" was postponed until next month

The next regular Town Board meeting will be on Thursday, March 12, 2026, at 7:00pm, on the agenda is: “Wood Burning Facility, Lodi Area EMS IGA, Town email addresses, contracts, 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 February 12, 2026, Town Board meeting at 10:08pm, 2nd by Ashley Nedeau-Owen – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk

Ordinance #2026-02-12

TOWN OF WEST POINT ORDINANCE AMENDING SECTIONS 9.04 and 9.05 OF THE TOWN
CODE OF ORDINANCES

The Town Board of the Town of West Point, Columbia County, Wisconsin, does hereby ordain as follows:

WHEREAS, the Town of West Point has exercised its authority under s. 66.0103, Wis. Stats., to adopt a code of ordinances; and

WHEREAS, the Town has adopted Chapter 9 of its Code of Ordinances entitled "MOBILE HOMES"; and

WHEREAS the Town of West Point Town Board has concluded that Chapter 9 of the Code of Ordinances should be amended to clarify the Town's intent regarding, among other issues, consideration of a request for approval of an application for a new mobile home park or expansion of an existing mobile home park including the number of mobile homes allowed in a licensed park;

NOW, THEREFORE, BE IT RESOLVED, that Sections 9.04 and 9.05 of the Town of West Point Code of Ordinances are hereby amended as follows:

Subsection 9.04(B) of West Point Code of Ordinances is hereby rescinded and recreated to read:

9.04(B)

Application. The application for a mobile home park license shall be filed together with the license fee by the applicant with the Town Clerk. The application shall set forth all information required by Section 66.0435(4), Wis. Stats., and any other applicable statute, and in addition shall set forth sufficient information and material so as to show that the proposed mobile home park plan and facilities in all respects comply with the requirements and provisions of Chapter SPS 326, Wisconsin Administrative Code, setting forth state rules for mobile home parks and the requirements and provisions of this ordinance and any other applicable ordinance or law.

Subsection 9.04(E) of West Point Code of Ordinances is hereby rescinded and recreated to read:

9.04(E)

Approval. The original license and renewals of licenses shall be issued by the Town Clerk after approval by the Town Board. The application shall not be approved by the Town Board until it has determined that all provisions of Section 66.0435, Wis. Stats., Chapter SPS 326 of the Wisconsin Administrative Code, and all provisions of this ordinance and of any other applicable law or ordinance have been fully complied with. The maximum number of mobile homes licensed to be parked or kept in a Mobile Home Park is limited to the number approved in the license. The number may not be increased unless the Town Board approves the increase in accordance with s. 9.04(F).

Subsection 9.04(F) of West Point Code of Ordinances is hereby rescinded and recreated to read:

9.04(F)

Limitations.

(1) The Town Board shall approve, disapprove, or limit a request to license a new Mobile Home Park, to modify an existing Mobile Home Park license, or to increase the maximum number of mobile homes allowed by a Mobile Home Park license. The Plan Commission or the Town Board may schedule a public hearing on the request before taking action. In reaching its decision, the Town Board may consider, among other things:

- a) Population. Additional population density.
- b) Land Suitability. Possibility of use of particular land in a manner unsuitable to the land's characteristics.
- c) Demands on Public Resources. Additional demands upon Town area parks, recreation areas, utility facilities and schools.
- d) Traffic. Additional traffic and street use.
- e) Effects on neighboring properties.
- f) The general welfare of the Town.
- g) History of compliance with this Chapter and other chapters of the Code of Ordinances.
- h) The Town of West Point Comprehensive Plan

(2) In addition, the Town Board may limit the number of licenses for mobile home parks in any common school district, if the mobile home development would cause the school costs to increase above the state average or if an exceedingly difficult or impossible situation exists with regard to providing adequate and proper sewage disposal in the particular area.

Subsection 9.05(C) of West Point Code of Ordinances is hereby rescinded and recreated to read:

9.05(C)

(C) Application Contents. The application shall state the applicant's name, place of last residence, reason for wishing to locate or relocate the mobile home in the Town of West Point, place and nature of employment of the applicant and of any other proposed occupant of the mobile home, names of all intended occupants, size and age of the mobile home, the size of the site where the mobile home is located or is to be relocated (which must be at least 5,000 square feet of space unoccupied by any other mobile home or dwelling unit), and a statement that all applicable rules and regulations of the Wisconsin Administrative Code SPS 326 and any other applicable ordinance or law, including those relating to private sewage disposal, shall have been complied with.

Adopted this 12th day of February, 2026, TOWN OF WEST POINT, Town Board



Ashley Nedeau-Owen, Town Board Chair



Kevin Kessler, Town Board Supervisor 1



Scott Earnest, Town Board Supervisor 2



John Ungrodt, Town Board Supervisor 3



Brian Gasser, Town Board Supervisor 4

Attest:



Taffy Buchanan, Town Clerk