TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
August 13, 2026

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, August 13, 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, 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. Absent was Kevin Kessler - 1st Supervisor (excused).

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 – none

Copies of the July 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 Scott Earnest to approve the minutes for the July 9, 2026 regular Town Board Meeting with a typo correction, 2nd by Brian Gasser – motion carried unanimously.

The following report was presented by the Treasurer Sharon Richmond: General Fund as of July 31, 2026 - $152,951.87; Coronavirus Recovery Acct (ARPA Funds) - $21,689.57; Park Funds Restricted - $2,727.00; and Historical Society - $9,020.54. The Town Treasurer and Town Clerk reconciled the bank accounts for the month of July.

The Bank of Prairie du Sac has started a program called "Positive Pay Program" to help prevent check fraud. Sharon Richmond explained the program; there is no cost right now for the program. A motion was made by Brian Gasser to

approve and participate in the "Positive Pay Program," 2nd by John Ungrodt – motion carried unanimously.

At the July meeting the Town Board authorized borrowing funds from the Bank of Prairie du Sac to complete the road projects for 2026. The Bank would like the Town Board to name the authorized signers for the loan. The Clerk presented Resolution 2026-08-13B, a resolution naming the authorized signers for the loan. A motion was made by John Ungrodt to approve Resolution #2026-08-13B, 2nd by Brian Gasser – motion carried unanimously. A copy of Resolution #2026-08-13B has been attached to the minutes.

The Clerk and Treasurer put together a spreadsheet showing the proportionate costs of the Assessor's Plat No. 2 & No. 3 for each parcel. The total cost of the assessor's plats was $190,967.27; The proportionate cost for each parcel was figured according to Wisconsin State Statutes 70.27 and the cost will be added to each parcel's taxes over a 3-year period, with interest, unless they choose to pay it in full, according to Wisconsin State Statutes 66.0715. A motion was made by Brian Gasser to approve the list of proportionate special assessments for the cost of Assessor's Plat No. 2 & No.3 as presented, 2nd Scott Earnest – motion carried unanimously.

Correspondence – Virtual Fall Renewable Energy series will be taking place starting September 17, 2026, which can be accessed through the UW Extension website. The Town received LAFD Lodi Fire Chief Report dated July 15, 2026. The Town received approved minutes from the Lodi Fire District Fire Commission for their June 17, 2026 meeting. Lodi Area EMS Commission sent a press release naming Amie Brown Chief of LAEMS. The Town received approved minutes from the Lodi Area EMS Commission meeting on June 24, 2026. Alliant Energy sent a letter about pipeline safety.

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

Columbia County Report – Doug Richmond reported that the County has started their budget process. He also stated that 4 weeks ago he sat in a meeting

with MGS about the transmission lines but was not shown routes at that time. The Open House for the Solid Waste Facility is still in the planning process.

The following operator license application was presented to the Town Board for consideration: Misael Valencia. He has attended Alcohol Awareness Classes and has given his Certificate of Completion to the Clerk. A motion was made by Brian Gasser to approve the operator license as presented, 2nd by Scott Earnest – motion carried unanimously.

The Ballweg / Yahara Quarry on Reynold Road would like to expand their quarry to the parcel next to it would need to revise the current Conditional Use Permit and agreement with the Town. A motion was made by John Ungrodt to seek an agreement with the owner and operator of the mine including the expanded area of the mine, 2nd by Scott Earnest – motion carried unanimously. A motion was made by Brian Gasser to recommend to Columbia County to support the CUP provided that as a condition in the CUP it requires the operators to enter into an agreement with the Town of West Point, 2nd by John Ungrodt – motion carried unanimously.

C and B Timmons Irrevocable Trust Dated 8/10/2022, N2223 State Highway 188, are requesting variances for Parcel #11040-37.03. Darrell Lehman explained the property owners would like to build a new detached garage that would need a variance to State Highway 188, which is an unused portion of the old Highway 188 which is still owned by the State and to the ordinary high-water mark. A motion was made by John Ungrodt to recommend to the Columbia County Board of Adjustments to approve the 2 variances requested by C and B Timmons Irrevocable Trust dated 8/10/2022 based on the site condition of the non-conforming structures and sanitary system that are in place now make it a hardship for an alternative placement, 2nd by Scott Earnest – motion carried unanimously.

The Lake Wisconsin Country Club, Inc, c/o Jordan Ray, for N1076 Golf Road, Prairie du Sac, WI 53578 - Tax Parcel #11040-399.03 and Leon Ganser, N928 Golf Road, Prairie du Sac, WI 5378 – Tax Parcel #11040-400. A. are requesting a rezoning of a 5-foot-wide strip of land the Lake Wisconsin Country Club owns to be rezoned from Recreational to Single-Family, so that it can be attached to Leon Ganser's parcel, so he can put an addition on his existing garage. A motion was made by Scott Earnest to recommend to Columbia County to support the rezoning of the 690 square foot portion of the parcel from Recreational to Single Family, 2nd John Ungrodt – motion carried unanimously. A motion was made by Scott Eanest to

approve the CSM for a lot-line adjustment to include the 5 feet by 138 feet strip of land from parcel #11040-399.03 to parcel #11040-400.A as presented, 2nd by John Ungrodt – motion carried unanimously. A motion was made by Scott Earnest to amend the Town Comprehensive Plan Future Land Use Map for the 690 square foot adjustment to the parcels as described in the CSM, 2nd by John Ungrodt – motion carried unanimously.

On August 6, 2026, the Town received a mailing from Midcontinent Grid Solutions about the BECI 765-kV Transmission Project that showed potential routes going through the Town of West Point. The Town Chairman read a resolution that the Town drafted to preserve the natural beauty, rural character, and environmental heritage of the Town and opposing the BECI 765-kV Transmission Line Project route. Brian Gasser stated that there is already a state law that says they must use existing utility corridors first for routes and they have not done so; he said people need to speak out against the route and go to the listening sessions. Scott Earnest is concerned about what future development, that the Town wouldn't have any control of, that this could bring if the route goes through the Town. John Ungrodt said the structures are planned to be 170-ft high and approximate area width of 180-ft; it will impact the community. Sara Ballweg, N1475 Gastrow Road, stated she received the letter Saturday and created a Facebook page opposing the transmission line, she questioned who has the authority of approving the route, and stated the proposed route would go directly through their land and close to where they just built their new robotic building. John Miller, N1484 O'Connor Road, stated his family has been in West Point for 127 years and he used to be on the Town Board and signed many resolutions like this and hopes the County Board has a resolution like this also. Brooke Milde, N2061 Centennial Court, requested that the Town provide notice to residents within 1000ft of proposed routes and dedicate a page on the website for notices to all meetings, open houses, and listening sessions concerning the transmission line, so residents can stay informed and take action. Abby Schreiber, N1710 Ryan Road, she is building a new home on Chrisler Road, she attended a meeting in Viroqua, the "No 765-Line Group" which is hiring a lawyer; she said landowners should request information from MGS for exact tower request location. Jim Onofrey, W11556 Island View Court, wanted to register his appearance and opposition to the line but did not want to make a statement. Amy Onofrey, W11556 Island View Court, representing the Ice Age Trail Alliance, said they just found out about the route today and are supporting the Town's resolution. Arthur David Cole, N1418 State Road 188, said the farm has been in the family since 1854, we are going to have to find ways to route the transmission lines and maybe the Plan Commission

should look into where routes would be acceptable. Samantha Cole, 970 Water Street, wanted to register her appearance and opposition to the line but did not want to make a statement. Kim Cooke, N2085 Real Short Road, wanted to register her appearance and opposition to the line but did not want to make a statement. Schoen Schuknecht, 216 Starwood, Hudson, property in West Point, why didn't the company contact landowners when designing the routes, they are going right through farmland; don't let big corporations dictate. Martha Laning, N2188 Blackhawk Drive, asked who in the federal government mandating this and why hasn't there been an impact study done. Al Schoepp, W13406 Lake Drive, proposed that the Town of West Point Board authorized hiring a lawyer that specializes in this, to point out to them why through West Point is a terrible route. Ron Schoepp, N2007 E. Harmon Road, said DATCAP will do an Ag-Impact Study on this line. Lori Dunn, N1997Unke Road, asked what damage the equipment will do to the Town roads and would the cost of them having to fix them be a deterrent to the company. Diane Krantz, 2022 Centennial Court, was surprised by such a short notification that was given; they lived in Springfield Corners when the ATC lines went in and they were first notified with those in 2010 and it was settled in 2016. Steve Neander, Town of Lodi Chairman, the Town of Lodi is working on a resolution as well. Doug Richmond, County Board Supervisor 28, said there is a Wisconsin Towns Association Unit Meeting next week and they will be discussing the transmission line. Tess Carr, County Board Supervisor 25, said a resolution could the T be presented at the next County meeting. The Board recommended some revisions to the drafted resolution and then to send copies of the resolution by certified mail to the stated recipients. The Board took a fifteen-minute recess, and the Clerk revised the resolution. A motion was made by Scott Earnest to approve Resolution #2026-08-13A as amended, 2nd by John Ungrodt – motion carried unanimously. A copy of Resolution #2026-08-13A is attached to the minutes.

The Town Engineer sent a pay request from Lepke Trucking & Excavating for Van Ness Road: they sent the request for $222,931.86. Mike McCraken, W12285 Van Ness Road, is Louise Benish's son-in-law, and voiced a concern that the culvert that was put in for her "field access" across from her regular driveway was not as wide as it was before. The Town Engineer had sent an email saying that the culvert that was put in was wider than the previous one. Jon Ballweg and John Miller both agreed with Mike McCraken that the access is not as wide as it used to be. The Town Chair agreed to meet with Mike McCraken onsite to look at it and come up with a resolution to the issue. John Miller also suggested to tell Brian Schmidt Enterprises to not "wing" the road during snowplowing. A motion was made by

Scott Earnest to authorize the payment to Lepke Trucking & Excavating for $222,931.86 once the funds for the road loan is in the account, 2nd by John Ungrodt – motion carried unanimously.

Other Road Issues: The Town Chair said there is washout on Slack Road and the County is going to work on fixing it next week.

"Impact of Abandoning Minor Roads and the Legal Process" – no update

The Town Board approved started the process to amend Chapter 12 of our ordinances for ATV/UTVs at the last Town Board meeting. The Town Attorney drafted an amendment to the Town's Ordinance Chapter 12. A motion was made by Brian Gasser to adopt Ordinance #2026-08-13, 2nd by John Ungrodt – motion carried unanimously. A copy of Ordinance #2026-08-13 is attached to the minutes. Jon Ballweg stated that the speed limit posting for ATV/ UTV's is not correct on Barta Road.

Reports:

Lodi Fire Commission – Brian Gasser reported the skeeter truck is done, and the ladder truck is getting work done on it.

Lodi EMS Commission – John Ungrodt reported they had a meeting on July 15th, 2026. The website is up and running, they are working on the handbook revisions and are working on the budget. They hired Amie Brown as Chief. The next meeting is scheduled for August 19, 2026.

Sauk Fire District – no meeting

Sauk Prairie Ambulance – no meeting

Plan Commission – Darrell Lehman reported that they had a meeting on August 3, 2026, and made recommendation for Ballweg / Yahara Quarry CUP, Timmons variances, and rezone & CSM for Lake Wisconsin Country Club & Leon Ganser. They also discussed a CSM for Marian Thistle dividing her parcel into four lots, but postponed action and worked on suggested revisions for the Town's Chapter 9 Mobile Home Ordinance.

Park & Open Space Committee – no meeting

Columbia County is recommending all the Towns to have a Municipal Emergency Operations Plan and are having working meetings to help Towns develop or update their current plans. The Town did adopt an Emergency Operations Plan in 2020, but it needs to be updated.

A draft of 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" dated 07/30/2026 was sent to the Town. The Board found a couple of things that the Town requested that still need to be updated, the Town Chair will discuss the edits with the City of Lodi.

The Town Chair gave an update about the Resolution for Declaration of Intent to Reimburse Utility Infrastructure Expenditures Required for Public Safety Building. The City of Lodi Common Council has voted to put the Fire and EMS District Public Safety Building land purchase on hold, because the Town of Lodi and the Town of West Point expressed their disagreement with sharing the expense of the installation of the utilities necessary to service the Public Safety Building, which could cost $800,000.00. The City of Lodi Common Council placed a hold on the offer to purchase until an agreement to share the cost of the utilities is reached between the members of the Fire and EMS Districts.

The Town has not received an update on the "Lodi Area EMS Inter-governmental Agreement." Action was postponed.

"Emails for Town Supervisors" was postponed because the Clerk did not have any new information

The next regular Town Board meeting will be on Thursday, September 10, 2026, at 7:00pm, on the agenda is: Lodi Area EMS IGA, Public Safety Building Steering Committee, Town email addresses, transmission line, municipal emergency operations plan, 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 August 13, 2026, Town Board meeting at 10:20pm, 2nd by John Ungrodt – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk

TOWN OF WEST POINT
RESOLUTION #2026-08-13A

A RESOLUTION TO PRESERVE THE NATURAL BEAUTY, RURAL CHARACTER, AND ENVIRONMENTAL HERITAGE OF THE TOWN OF WEST POINT, COLUMBIA COUNTY, WISCONSIN BY OPPOSING THE BECI 765 TRANSMISSION LINE PROJECT ROUTE

WHEREAS, the Town of West Point, Columbia County, Wisconsin, is defined by its exceptional natural beauty, pristine rural character, productive agricultural landscapes, and quiet quality of life; and

WHEREAS, the Town is bounded by the scenic waters of the Wisconsin River and Lake Wisconsin, and holds within its borders priceless ecological treasures, including the towering bluffs of the Gibraltar Rock State Natural Area and the historic Ice Age National Scenic Trail; and

WHEREAS, generations of residents have actively preserved this unique rural landscape, balancing thriving family farms with the protection of native wildlife habitats, clean watersheds, and panoramic open spaces; and

WHEREAS, the Town of West Point's State of Wisconsin's mandated comprehensive plan guides a coordinated, adjusted, and harmonious development best promoting public health, safety, morals, order, convenience, prosperity, the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Town's Comprehensive Plan protects the Town's rural and scenic character and it's natural, cultural, and agricultural resources while planning for and directing necessary and reasonable growth; and

WHEREAS, following a February 2026 Executive Order, the Council on Environmental Quality rescinded rules implementing the National Environment Policy Act (NEPA) including opportunity for public comment, eliminating requirements for a draft Environmental Study (EIS); and

WHEREAS, Executive Order 14270 (Zero-Based Regulatory Budgeting to Unleash American Energy) signed on April 9, 2026 will sunset many regulations including all opportunity for public comment by September 30, 2026; and

WHEREAS, BECI has proposed a 765-kilovolt (kV) high-voltage transmission line project, with a proposed route that would slice directly through the heart of the Town of West Point; and

WHEREAS, WI State Statutes 1.12(6) requires using existing utility corridors first, then highways and railroads, and brand new corridors last, and

WHEREAS, Mid Continent Grid Solutions has not offered any report that this proposed route has been planned in accordance with state statutes, and

WHEREAS, the construction of massive industrial transmission towers would permanently scar the town's legendary viewsheds, visually degrading the pristine vistas enjoyed from Gibraltar Rock and destroying the rural aesthetic that defines our community; and

WHEREAS, this heavy industrial infrastructure directly conflicts with the Town's long-standing commitment to environmental stewardship, threatening to disrupt delicate ecosystems, fragment continuous woodlands, and compromise agricultural soils; and

WHEREAS, preserving the natural heritage and rural charm of West Point is vital not only for the well-being and property values of its citizens, but also for the thousands of visitors who sustain the local economy by seeking outdoor recreation in our untouched spaces.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of West Point, Columbia County, Wisconsin, that the Town declares the preservation of its natural beauty and rural character to be a priority of the highest order, and therefore officially and unequivocally opposes any BECI 765 Transmission Line Project route through the Town.

BE IT FURTHER RESOLVED that the Town Board calls upon the Public Service Commission of Wisconsin (PSC) and BECI to respect the environmental integrity of West Point, honor the Town's Comprehensive Plan, and protect it's scenic landscapes by utilizing alternative routes outside the Town's boundaries.

BE IT FURTHER RESOLVED that the Town Clerk is hereby directed to forward a copy of this resolution to BECI project managers, the Public Service Commission of Wisconsin, the Wisconsin Department of Natural Resources (DNR), the Ice Age Trail Alliance, Governor's office, and all member of the Wisconsin State Senate and Assembly representing districts within the Town of West Point.

Passed and adopted this 13th day of August, 2026.

Ashley Nedeau-Owen – Chairman

Scott Earnest - 2nd Supervisor

Kevin Kessler - 1st Supervisor

John Ungrodt - 3rd Supervisor

Brian Gasser - 4th Supervisor

Attest: Taffy Buchanan – Town Clerk

Ordinance #2026-08-13

TOWN OF WEST POINT
ORDINANCE REPEALING AND REPLACING SECTION 12.20(C) OF THE TOWN CODE

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

Section 12.20(C) of the Town's Code of Ordinances is hereby repealed and replaced as follows:

SECTION 12.20. USE OF ATVS/UTVS ON TOWN ROADS.

(C) Designation of All-Terrain and Utility Terrain Vehicle Routes.

1. All town highways and roads are designated all-terrain vehicle and utility terrain routes in the town. All all-terrain vehicle and utility terrain vehicle routes shall be subject to regular review by the Town Board, and designated routes may be adjusted or withdrawn if the Town Board determines that to be in the public interest.

2. The Town of West Point authorizes the operation of all-terrain vehicles and utility terrain vehicles on State Trunk Highway 188 from State Trunk Highway 60 south to the Town of West Point boundary, and on State Trunk Highway 60 from Golf Road west to the Town of West Point boundary as all-terrain vehicle and utility terrain vehicle routes, subject to the following requirements when an operator is using these routes to cross a bridge:

    a. The operator shall cross the bridge in the most direct manner practicable and at a place where no obstruction prevents a quick and safe crossing.

    b. The operator shall stay as far to the right of the roadway or shoulder as practicable.

    c. The operator shall stop the vehicle prior to entering the roadway.

    d. The operator shall yield the right-of-way to other vehicles, pedestrians, electric scooters, and electric personal assistive mobility devices using the roadway or shoulder.

    e. The operator shall exit the highway as quickly and safely as practicable after crossing the bridge.

This Section 12.20(C)2. has a delayed effective date, becoming effective on the date that all local governments with jurisdiction over State Trunk Highway 188 and State Trunk Highway 60 pass a similar ordinance and the State of Wisconsin opens State Trunk Highway 188 and State Trunk Highway 60 to all-terrain vehicle and utility terrain vehicle travel.

This Ordinance shall be effective upon publication and posting as provided by law.

Adopted this 13 day of August, 2026

TOWN OF WEST POINT, Town Board

Ashley Nedeau-Owen, Town Chair

Kevin Kessler, Supervisor

Scott Earnest, Supervisor

John Ungrodt, Supervisor

Brian Gasser, Supervisor

Attest: Taffy Buchanan, Town Clerk

Posted: August 20, 2026

Published: August 28, 2026

TOWN OF WEST POINT
RESOLUTION #2026-08-13B

A RESOLUTION DESIGNATING AUTHORIZED SIGNERS FOR THE ROAD PROJECT LOAN WITH THE BANK OF PRAIRIE DU SAC

WHEREAS, the Town of West Point, Columbia County, Wisconsin, is undertaking a road improvement project requiring external financing; and

WHEREAS, the Town Board has approved obtaining a loan from the Bank of Prairie du Sac for the purpose of funding this road project; and

WHEREAS, the lending institution requires a formal resolution designating the specific individuals authorized to execute loan documents, financial agreements, and related paperwork on behalf of the municipality;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of West Point, Wisconsin, that the following individuals are hereby officially designated as authorized signers for the road project loan with the Bank of Prairie du Sac:

- **Town Chair - Ashley Nedeau-Owen**
- **Town Treasurer - Sharon Richmond**
- **Town Clerk - Taffy Buchanan**

BE IT FURTHER RESOLVED that the above-named individuals are authorized to sign, execute, and deliver all necessary promissory notes, loan agreements, security documents, and disbursements required by the Bank of Prairie du Sac to finalize and administer this borrowing.

BE IT FURTHER RESOLVED that this authority shall remain in full force and effect until the loan is fully satisfied or until this resolution is officially amended or rescinded by the Town Board.

Dated this 13th day of August, 2026

Ashley Nedeau-Owen - Chairman

John Ungrodt - 3rd Supervisor

Kevin Kessler - 1st Supervisor

Brian Gasser - 4th Supervisor

Scott Earnest - 2nd Supervisor

Attest: Taffy Buchanan – Town Clerk