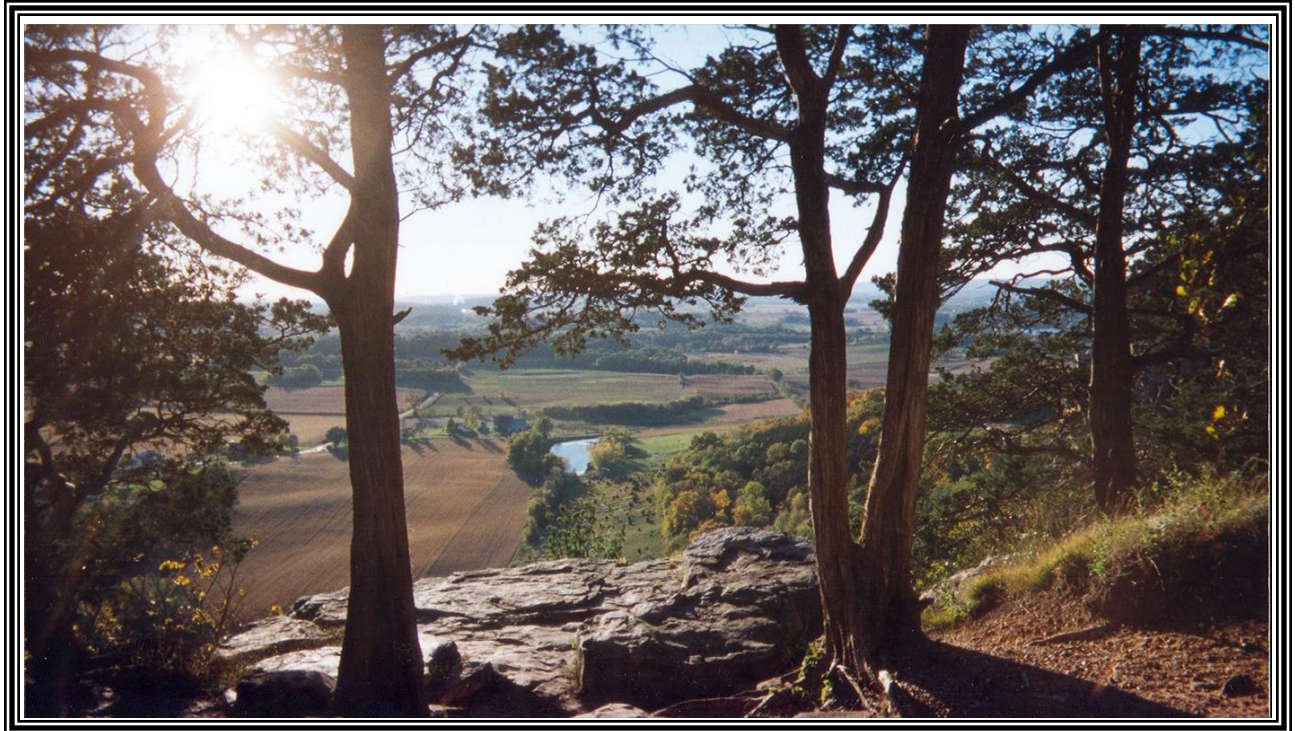




Town of West Point
Columbia County, Wisconsin
Comprehensive Plan 2030
ADOPTED JUNE 20, 2007



TOWN OF WEST POINT COMPREHENSIVE PLAN 2030

TOWN OF WEST POINT, COLUMBIA COUNTY, WISCONSIN

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1.0 ISSUES AND OPPORTUNITIES

1.1 INTRODUCTION - THE PLANNING PROGRAM

In the spring of 2003, the Columbia County Planning and Zoning Department held a meeting with all Town Boards and Plan Commissions throughout the County to discuss comprehensive planning. At the meeting, the Planning and Zoning Department offered planning assistance to any town in the county that was interested in developing a comprehensive plan in accordance with Wisconsin Statute 66.1001. As a result of the meeting, the Town of West Point signed a Memorandum of Agreement with the Columbia County Planning and Zoning Department to develop a comprehensive plan for the Town. The planning process for the Town involved a Comprehensive Plan document, an existing land use map, a set of future land use maps, and a proposed zoning map.

As a part of the process of developing the Town comprehensive plans, each participating Town appointed a representative to serve on the Town Steering Committee (TSC). At the TSC meetings, the appointed Town representative met with representatives of other participating Towns and County staff to discuss the planning process and review draft planning documents, maps, etc. prepared by County staff. The Town representative then took the information gained at the TSC meetings back to share with their Town Boards and Planning Commissions. Several individual meetings between participating Towns and County Staff also took place during the planning process. The information assembled during the preparation of the Town comprehensive plans was also used to develop the Columbia County Comprehensive Plan that was developed during the same time period.

The result of this planning process was the development of this document, the Town of West Point Comprehensive Plan 2030. The vision, goals, objectives, and policies stated in this document reflect the deliberations of the Town of West Point Town Board and Plan Commission, based upon the comments and opinions expressed by the people in the Town of West Point. References made to specific State, County, and other governmental plans and programs do not imply endorsement of such plans and programs, but are presented for background and reference only.

1.2 THE PURPOSE OF PLANNING

Development in the Town of West Point consists of hundreds of decisions each year by unrelated individuals about how the land is to be used. Generally these decisions conform to tradition, but each has the potential to conflict with neighboring uses and each represents a step toward the land use pattern for the future. Without a plan, landowners have no guidance in making land use decisions and property owners have no protection from decisions that may not be in their best interest.

Wisconsin Statutes, Section 62.23 by reference from Section 60.22(3) provides that, in a Town that has adopted village powers, it is a function and duty of the Town Plan Commission to make and adopt a master plan for the physical development of the Town. The plan's general purpose is in guiding and accomplishing a coordinated, adjusted, and harmonious development which will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development. Wisconsin Statutes, Section 66.1001, further defines a master plan as a comprehensive plan and outlines the content of a comprehensive plan and a local unit of government's responsibilities in developing this plan. This legislation, often referred to as "Smart Growth", requires that a community that engages in specific land use regulations develop a comprehensive plan and that the plan be adopted by ordinance by a majority vote of the Town Board. The plan must contain nine elements as specified in the statutes. It also requires that all land use decisions be consistent with the comprehensive plan.

Land and the public services provided to the people who live on the land, are too expensive to use them unwisely. Limited resources must be used in the most beneficial and least wasteful manner. Planning attempts to apply a rational process of analysis and forethought to the development process. It attempts to guide the use of Town's resources in an efficient, convenient, and healthful manner.

The planning process is advisory. The plan is a guide to public and private decisions concerning land. It is not an ultimate design, but represents thought and analysis at a point in time. Therefore, it requires periodic reconsideration and updating. The plan is long range and general, not something to be imposed in a narrow and rigid manner.

1.3 OVERALL VISION, GOALS, OBJECTIVES AND POLICIES

The vision, goals, and objectives of a comprehensive plan direct the plan implementation activities and the development of the Town of West Point. They are the core of the Town of West Point Comprehensive Plan. They reflect the deliberations of the Town of West Point Comprehensive Plan Advisory Committee based on the comments and opinions of the people of the Town.

The vision is the purpose for which planning is done and provides the direction to guide all future decisions. The vision is a general statement that guides the planning process in a generally accepted direction. The overall vision provided below is an overarching statement that provides guidance and direction to all of the elements in the comprehensive plan. In addition to the overall vision, each element of this plan contains a vision that provides guidance and direction to that particular element of the plan.

Goals are statements of conditions that are intended to be maintained or achieved at some time in the future. Goals do not have specific time frames and usually cannot be specifically measured. The overall goals provided below are a compilation of all the goals from the nine elements of this plan.

Objectives are actions that need to be taken in order to achieve one or more goals. Objectives usually have an associated time frame and frequently must occur in a defined sequence. Objectives are normally measurable, and should be regularly reviewed to assess progress in implementing the plan. The overall objectives provided below are a compilation of all the objectives from the nine elements of this plan.

Policies are rules or courses of action used to ensure plan implementation and to accomplish the goals and objectives. The policies are intended to be used by town decision makers on a day to day basis.

A vision statement rarely changes unless the philosophy of the population changes. Goals seldom change unless they have been achieved, and then usually only to maintain the condition that has been achieved. Objectives change frequently. Objectives are regularly achieved, and then are removed. Completion of some objectives often suggests new objectives that were not originally considered, and these should be added. Attempts to implement objectives sometimes reveal that they cannot be achieved, or that achieving them would not have the desired result. In these cases, these objectives should be modified or replaced. A thorough review of the goals and objectives should be conducted annually.

1.3.1 Overall Vision Statement

The following is the overall Vision Statement for the Town of West Point Comprehensive Plan 2030:

This Comprehensive Plan for the Town of West Point protects the Town's rural and scenic character and its natural, cultural and agricultural resources while planning for and directing necessary and reasonable growth for present and future generations. The Plan is intended, to the extent feasible, to preserve agricultural lands, woodlands, and environmentally sensitive areas; protect historical and cultural sites; maintain and improve water quality; and conserve natural and recreational resources, including the remaining undeveloped Lake Wisconsin shoreline. The Plan envisions limited but orderly development in a manner that will allow services to be provided efficiently and economically. The Plan fully recognizes and considers the property rights of landowners.

1.3.2 Overall Goals, Objectives, and Policies

The following is a combined list of the goals, objectives, and policies from all nine elements of the Town of West Point Comprehensive Plan 2030:

Element #1 - Issues and Opportunities (Population)

Population Vision

- ◆ Growth levels sustainable within the limits resources of the Town of West Point

Goal 1: Slow, Steady Population Growth

Objective 1: Discourage residential development on agricultural land.

Objective 2: Enforce the Town Land Division Ordinance in a manner consistent with the Town Comprehensive Plan.

Goal 2: Promote retention of Family Farms

Objective 1: Support and sponsor agricultural continuing educational opportunities.

Element #2 - Housing

Housing Vision

- ◆ Housing for all Town residents should be safe, affordable and reflect the Town of West Point's rural character and scenic beauty set in an attractive, healthy and appropriate environment.

Goal 1: Encourage safe, affordable housing and neighborhoods.

Objective 1: Encourage maintenance and repair of existing homes to promote health and safety for residents and community including those with special needs.

Objective 2: Ensure that rehabilitation; remodeling and new construction protects the integrity of the existing neighborhood regarding size, setbacks, footprints, square footage and heights.

Objective 3: Encourage the creation of neighborhood and community by clustering homes with off-road driveways and common well and septic systems.

Objective 4: Encourage developers to offer a variety of lot and house size options to promote plans of economic and social diversity.

Goal 2: Maintain the rural character of the town regarding future housing development.

Objective 1: To the extent feasible, discourage housing growth which exceeds the historical averages and or projections.

Objective 2: Encourage conservation design principles for new residential development.

Objective 3: Restrict the re-zoning of working agricultural lands.

Objective 4: Encourage communal septic systems for all residential developments greater than three homes.

Objective 5: Preserve the rural integrity by requiring condominium and multifamily development is held to the same standards as single family development.

Goal 3: Allow reasonable residential development while preserving agricultural lands, woodlands, open space and environmentally sensitive areas and corridors.

Objective 1: Create various levels of land division and lot size for current residentially zoned areas of the town based on the attributes of the different areas.

Objective 2: Prohibit development of working agricultural lands and environmentally sensitive areas.

Objective 3: Minimize the impact of development by maximizing the amount of stormwater runoff and sedimentation required to be maintained on site for major and minor land divisions.

Objective 4: Preserve the view line of undeveloped ridge tops and shorelines by requiring setbacks and vegetation.

Objective 5: Encourage cluster developments as a tool to preserve working agricultural lands, woodlands, open space and environmentally sensitive areas and corridors.

Policies and Proposed Programs:

- a) Change the minimum number of lots for a subdivision in the land division ordinance from five lots to four lots (the trigger for a major subdivision as opposed to the CSM for the minor subdivision).
- b) Explore Planned Unit Development as a tool to create cluster development in the town.
- c) Strengthen the Stormwater and Sedimentation Ordinance to require 85% of stormwater and sediment is held on site for major and minor subdivisions to protect water quality.
- d) Attempt to “hide” housing development from main roads to the extent possible through natural topography, vegetation (e.g. tree lines, wooded edges), and setbacks. Minimize placement of lots in open fields.
- e) Arrange lots so that houses are not placed on exposed hilltops or ridgelines. Rooflines should not be higher than the tree line.
- f) Revisit the environmental assessment tool in the land division ordinance and strengthen it to better protect the environment from housing development.

- g) Maximize preservation of common open space in proposed land subdivisions through public dedication and/or conservation easements over open space, managed through a homeowner's association or a non-profit land trust.
- h) Integrate natural resources into subdivision design as aesthetic and conservation landscape elements.
- i) Restore the quality and continuity of degraded environmental areas within a subdivision, such as streams and wetlands.
- j) Periodically review variance request procedures and forms for compliance with housing goals.
- k) Require the Town Engineer to develop a bi-annual report to the town of housing development within the town since 1990.
- l) Require state of the art on site sanitary systems in housing development proposals to protect groundwater quality.
- m) As part of the land division process, require land dividers to identify and map in the required survey map areas potentially worthy of preservation, including woodlots, remnant prairie, wetlands, stream banks, lakeshore areas, 100 year floodplains, hydric soils, soils with low or very low potential to perk, in 2 foot contour intervals with shading in areas with gradients of 20 percent or more. Include this data for adjacent land within 500 feet of proposed land division.
- n) Preserve mature trees; stone rows, fence lines, tree lines and agricultural structures such as farmsteads, barns and vertical silos wherever appropriate.
- o) For all new non-farm residential housing, maintain the greatest distance feasible between new homes and agriculture feedlot, operations, manure pits and trench silos of adjacent landowners to minimize conflicts between agricultural operations and rural residences. Further ensure that adjacent landowners with feedlots, manure pits and trench silos are notified of any residential building proposals as part of the Town's land division or building permit process.
- p) Farmers owning land adjacent to residential uses/lots shall maintain the greatest distance feasible between any new feedlot, manure pits and trench silos from said adjacent residence.
- q) Direct residential growth to existing residentially zoned areas, giving consideration to protection of environmentally sensitive corridors and working agricultural lands.
- r) Direct new home sites to areas least suitable for agriculture.
- s) Direct new home sites away from environmentally sensitive areas.
- t) Encourage home construction that utilizes "green" construction materials and energy efficiency.
- u) Support the conversion of agricultural buildings to residential use provided structures maintain their original look and character.
- v) Encourage the proper siting of residences so as to minimize the demand for infrastructure improvements and where practical require shared driveways.
- w) Work with Columbia County to develop zoning options for accessory living units as part of a primary residence in the rural areas of the Town that will permit elderly independent or interdependent living arrangements.
- x) Design streets and lot layouts to blend with natural land contours.

- y) Create pedestrian trails in land division of 3 lots or more.

Element #3 - Transportation

Transportation Vision

- ◆ Provide a safe, efficient and well-maintained transportation system for multiple user needs.

Goal 1: A safe, efficient well-maintained system of roads and highways.

- Objective 1:* Work with the State Department of Transportation and County Highway Department to improve the highways under their responsibility.
- Objective 2:* Assess proper jurisdiction of roads within the Town.
- Objective 3:* Promote safe, modern highways connecting the Town of West Point with adjacent municipalities.
- Objective 4:* Plan for new roads including frontage roads and intersections for future development.
- Objective 5:* Maintain a safe, interconnected road network.
- Objective 6:* Utilize appropriate signage for multi-user roads.
- Objective 7:* Utilize the Pavement Service Evaluation & Rating program (PASER) to its fullest, including capital improvements, to schedule road maintenance and/or reconstruction.
- Objective 8:* Ensure that all roads in new platted subdivisions meet minimum standards by enforcement of a land division ordinance.
- Objective 9:* Upgrade existing Town roads to current roadway standards to be done to the extent practical when repaving or reconstructing those roads.
- Objective 10:* Require that all new roads meet the road design and layout standard in the Town's pending subdivision and land division regulations.
- Objective 11:* Participate in the WISDOT Town Road Improvement Program (TRIP)

Policies and Proposed Programs:

- a) Annually assess all roads in the town for maintenance and safety and participate in the Highway Safety Improvement Program.
- b) The town may collect a land division filing fee from a developer.
- c) Periodically update the transportation study.
- d) Require an interconnected road system in newly planned development areas that are linked to arterials and/or collectors.
- e) After review of proper jurisdiction, discourage cut-through traffic on Town roads by using signage, speed zones, and weight limits.
- f) Require a financial instrument from developers to ensure completion and repair of existing roads to meet standard design.
- g) Complete a town wide transportation and traffic pattern study.

Goal 2: Restricted access to arterial highways and through-town road corridors to protect traffic-carrying capacity.

- Objective 1:* Preserve and protect the road corridor from encroachment that would limit the roadway's ability to carry traffic volumes in the future.

Objective 2: Implement a Town driveway ordinance and promote joint driveways to achieve public safety and rural character goals and conserve farmland and natural resources.

Policies and Proposed Programs:

- a) Restrict new access points the highway through subdivision control.
- b) Deny request for rezoning and conditional use permits that are inconsistent with the Town's transportation policies.
- c) The Town Driveway Ordinance should accomplish the following:
 - Set design standard for driveway length, width, design and slope to accommodate emergency vehicle travel. The standards should be consistent with DOT driveway standards when there is a connection with state trunk highways.
 - Address drainage issues
 - Consider the placement of streets and driveways along with existing topography, property lines, fencerows, lines of existing vegetation, or other natural features when streets and driveways are established.
 - Reinforce the objectives and policies of the Comprehensive Plan.
 - Minimize the number of driveways openings on existing public streets and promote shared driveways and streets.
- d) Support access control and rural character objectives by discouraging "side of the road" development on arterials, collectors and the state trunk highways.

Goal 3: Promote a unified approach involving the town, city, county, state and private entities for road development to meet the needs for future commercial, industrial and residential expansion.

Objective 1: Regularly meet with surrounding cities and county officials to coordinate development plans.

Objective 2: Seek input of appropriate property owners in areas of development plans.

Objective 3: Meet with State officials as needed.

Objective 4: Coordinate transportation with land use.

Objective 5: Work with WisDOT and the County Highway Department to implement safety improvements at hazardous intersections.

Objective 6: Work with WisDOT and the County Highway Department when changes to land uses are being considered that could affect the function of highways.

Policies and Proposed Programs:

- a) Support the designation of the State Highway 60 corridor between the Interstate 39 east of Lodi to Prairie du Chien as a Scenic By-Way.

Goal 4: Encourage alternative transportation systems.

- Objective 1:* Support safe opportunities for biking and walking.
- Objective 2:* Work with the County and surrounding communities in support of additional transportation options for those without access to automobiles. Such options might include cooperative transit, local car sharing or car-pooling.
- Objective 3:* Accommodate bicycle traffic on lesser-traveled roads, where safe and appropriate.
- Objective 4:* Promote participation in the State of Wisconsin Rustic Road Program.
- Objective 5:* Prioritize development of a safe bike route to the Merrimac Ferry from both Prairie du Sac and Lodi with WI DOT and the Bicycle Federation of Wisconsin (BFW).

Policies and Proposed Programs:

- a) Maintain a message board that provides information about ride sharing, car pooling and transportation options.
- b) Explore Transportation Enhancement Grants through DOT to add bicycle accommodations to existing roads and roads that are reconstructed.
- c) Promote walking and bike paths through new subdivisions
- d) Develop a system of bike routes through the Town of West Point.

Element #4 - Utilities and Community FacilitiesUtilities and Community Facilities Vision

- ◆ Adequate utilities and community facilities to meet the needs of Town residents and protect the town environment according to the comprehensive plan.

Goal 1: Public facilities that meet the needs of Town residents.

- Objective 1:* Meet with local school district officials to ensure schools meet the needs of Town residents.
- Objective 2:* Consult with appropriate local school district officials about proposed major residential developments within the Town to prevent unexpected large enrollment increases.
- Objective 3:* Plan for future needs of Town facilities.
- Objective 4:* Meet other public and private officials to coordinate the provision of public facilities, such as libraries, hospitals, and cemeteries to accommodate future growth within the Town.
- Objective 5:* Insure that development provides adequate public facilities.

Policies and Proposed Programs:

- a) Appoint representatives to periodically attend local schools, EMS, fire hospital board meetings and to represent the interests of the Town of West Point.

Goal 2: Maintain and improve services available to Town residents.

Objective 1: Provide public services in accordance with current and future needs, in proper locations, and with adequate capacities for the future.

Objective 2: Encourage public utilities to provide service in accordance with long-range needs and in proper location with the town.

Policies and Programs:

- a) Work with local fire departments serving the Town to minimize response times for fire and EMS.
- b) Develop a storm water utility or incorporate storm water management into utility districts and develop appropriate ordinances.
- c) Annually review the police protection services within the Town.
- d) Annually meet with the neighboring towns, cities, and/or villages to review the fire protection and ambulance service mutual aid and/or contractual intergovernmental agreements.
- e) Form a solid waste management committee and annually review the solid waste disposal and recycling services contract.
- f) Develop a policy that establishes acceptable driveway standards for emergency vehicle access.
- g) Through a solid waste management committee, coordinate with neighboring municipalities to implement a clean sweep program to dispose of hazardous waste.
- h) Develop standards for siting and maintenance of telecommunication towers within the Town.

Goal 3: Ensure that new and existing developments have adequate utilities and services without an excessive burden to existing taxpayers.

Objective 1: Encourage the creation of a Utility district, where appropriate.

Objective 2: Review planned developments to ensure adequate utilities are provided and in accordance with the long-range needs of the Town.

Objective 3: Coordinate the provision of public utilities in a manner consistent with goals for long term growth.

Objective 4: Ensure appropriate wastewater treatment in full compliance with county and state regulations for all new and existing developments.

Policies and Programs:

- a) Establish a mechanism to review the effect of development on the growth and costs of public facilities.
- b) Evaluate and consider the need for impact fees for public facilities as part of new development.

- c) For residential home sites consider a full array of wastewater treatment and water supply options.
 - Wastewater treatment options to be considered include single residence onsite waste systems (POWTS), privately owned “municipal type” systems that serve several residences, and provision of sanitary sewer service from surrounding communities when/where appropriate.
 - Water supply system options to be considered include individual private wells, shared wells and other than municipal (OTM) public systems.
 - Create utility districts(s) if necessary to ensure efficient delivery of service and maximum protection of surface and groundwater resources.
- d) Ensure that all private onsite waste system is evaluated on a frequent and regular basis to make sure they are functioning properly.

Goal 4: Ensure adequate park and recreational opportunities for Town residents.

- Objective 1:* Examine the need for additional recreational facilities in the Town i.e. snowmobile trails, bike trails, boat launches, parks.
- Objective 2:* Ensure Town eligibility for grants for park facilities from the State and private non-profit organizations and foundations.
- Objective 3:* Encourage the Columbia County Board to support and expand the County Park in the Town of West Point.
- Objective 4:* Encourage the development of parks as a means to preserve and protect important natural features in the Town.

Policies and Programs:

- a) Develop and maintain a Town Park, Recreation and Open Space Plan to ensure Town eligibility for grants from the State.
- b) Appoint a representative from the town board to work with the Columbia County Board and Wisconsin DNR to develop lake shore and other parks in West Point.

Goal 5: Promote a unified approach to utilities and community facilities development involving all levels of government and private entities.

- Objective 1:* Coordinate the provision of public services with other units of government, when feasible.
- Objective 2:* Meet with county and state officials to coordinate growth plans and needs for service as appropriate.
- Objective 3:* Provide recommendations to PSC for siting new electric transmission and natural gas facilities within the town.

Policies and Programs:

- a) Appoint a town board member to meet periodically with representatives of Columbia County, Wisconsin Department of Transportation, and PSC on issues relating to roads, electric and gas utilities.

Element #5 – Agricultural Natural and Cultural Resources

Agricultural Resources

Agricultural Resources Vision

- ◆ The Town of West Point’s agricultural lands contribute to the area’s economy by providing food, fiber open space and scenic landscapes. The lands are irreplaceable and are being protected for future generations.

Goal 1: Preserve productive farmland and farming as a way of life and an important part of the local and regional economy.

Objective 1: Support soil and water conservation practices and recognize good stewardship of the land.

Objective 2: Maintain, modernize and improve infrastructure in support of agricultural activity.

Objective 3: Limit non-farm development in agricultural areas.

Objective 4: Establish land division policies to support existing and new farming operations.

Goal 2: Promote cooperation between farm and non-farm residents to assure strong positive relationships, mutual understanding and respect.

Objective 1: Provide information and education on farming, farm organizations and farm related activities.

Objective 2: Protect farm operations from adjacent land uses that may cause conflicts between farm and non-farm residents.

Objective 3: Preserve the character and identity of the Town of West Point as a rural community.

Goal 3: Support a diversity in agriculture including but limited to:

- **Dairy and dairy specialty**
- **Value added and specialty products**
- **Cash crops**
- **Organic farming**
- **Agricultural tourism**
- **Orchards and vineyards**

Objective 1: Collaborate with others to help promote agriculture.

Objective 2: Host forums, meetings and presentations related to both conventional and alternative types of agriculture.

Objective 3: Consistently apply land use decisions in support of both conventional and alternative agricultural practices and uses that are sustainable.

Policies and Proposed Programs:

- a) Identify and map prime agricultural soils and lands that are best suited for agriculture and share this information with non-farm residents.

- b) Limit land divisions in agriculturally designated areas to a minimum number of non-farm home sites and consistent with siting criteria to maintain existing farming operations and preserve rural character.
- c) Establish a working relationship with the Columbia County Land and Water Conservation Department (LCWD) and share information on areas of mutual interest.
- d) Act as a liaison with farmers to help secure grants and assistance for conservation practices.
- e) Host an annual meeting between Town officials and the farming community to discuss the status of farming in the town and address conflicts between active farmers and non-farm residents.
- f) Act as a sponsor and/or facilitator to secure funding for permanent protection of farmlands through federal or state funded purchase of development rights (PDR) programs.
- g) Develop a Right to Farm Ordinance as allowed by Wisconsin Statute SS. 823.08 including:
 - A statement of purpose that outlines the intent of the ordinance;
 - A set of legal definitions that clarify the meaning of agricultural operation, normal agricultural practices, and the specific farmland that is affected by the ordinance;
 - A reference to the state nuisance code that protects farmers from nuisances suits;
 - A disclosure requirement that specifies when and how a potential purchaser of land near farms will be notified about the impacts of agricultural operations;
 - A grievance procedure that outlines how complaints against agricultural operations will be resolved.

Natural Resources

Natural Resource Vision

- ◆ The Town of West Point recognizes the importance of our natural resources and has taken steps to protect these resources for use and enjoyment now and for future generations. The resources include:
 - Wisconsin River, Lake Wisconsin, Crystal Lake and the riparian corridors along these waterways
 - Near shore wetlands, a relict bog, wet/sedge meadows, depressional wetlands
 - Woodlands
 - Hill Prairies
 - Important geologic features including Gibraltar Rock and Scenic Bluffs
 - Fertile soils, clean air, scenic landscapes and dark night skies
 - An abundant quality groundwater supply
 - Important wildlife habitat including but not limited to eagle roosting areas
 - Wildlife and plants native to the region including threatened and endangered species

Goal 1: Maintain, preserve and enhance the Town's natural resources, scenic views and unique natural features.

Objective 1: Develop and implement land protection tools.

- Objective 2:* Support conservation incentives, such as tax reduction or deferral, cost sharing and partnerships with land owners who participate in conservation programs and strategies.
- Objective 3:* Support environmental education programs in schools and provide information to landowners on conservation practices and programs.
- Objective 4:* Identify, support and partner with organizations who share a mutual interest in protection of the Town's natural resources.
- Objective 5:* Develop long term groundwater use and protection strategy.
- Objective 6:* Partner with conservation organizations and state and federal agencies to protect critical lands and sensitive natural resources from development.
- Objective 7:* Develop a housing density policy to protect open space and natural resources.
- Objective 8:* Protect and preserve night skies as an important natural resource.
- Objective 9:* Minimize the loss or damage of land and river shorelines.
- Objective 10:* Establish appropriate environmental corridors to protect wildlife and plant habitat.
- Objective 11:* Assure that non-metallic mineral resources are utilized without adverse impact to other natural resources such as prime agricultural soils, woodlands, and surface and groundwater.
- Objective 12:* Implement land use policies and decisions that are compatible with the reuse plan for the Badger Army Ammunition Plant (BAAP).
- Objective 13:* Develop surface water protection strategy.
- Objective 14:* Support land management practices that work to minimize and/or eradicate invasive species proliferation in the town, such as garlic mustard, wild parsnip, Queen Anne's lace, etc.

Policies and Proposed Programs:

- a) Develop a Purchase of Development Rights (PDR) or conservation easement program for the Town.
- b) Consider purchasing property as appropriate to protect the Town's natural resources and provide recreational opportunities for residents and others.
- c) Consider a Transfer of Development Right (TDR) program to allow development where it is suitable in exchange for protection of sensitive lands.
- d) Protect groundwater quality with provisions in the Town's ordinances that assure adequate groundwater recharge, wellhead protection, and proper siting and maintenance of onsite waste systems.
- e) Consider impact fees where legally permissible to offset the effects of development on the Town's resources.
- f) Develop an information and education program that utilizes the town website, postings, information mailings and public presentations to keep town residents informed on natural and environmental issues.
- g) Add environmental corridors to land use maps and discourage development in these areas.
- h) Assure the non-metallic mine sites are properly managed and reclaimed in accordance with the Columbia County Code of Ordinances and utilize appropriate financial instruments.
- i) Develop a parks program in cooperation with the county, state and conservation groups.

- j) Utilize available land-use planning tools to prevent the loss, degradation or destruction of the Town's natural resources.
- k) Develop an outdoor recreational plan for the Town with cooperation with the Department of Natural Resources (DNR).
- l) Implement land use controls to prevent soil erosion on steep slopes during and after construction.
- m) Discourage and where applicable by State law prevent development in identified wetlands and flood plains and in areas of hydric soils.
- n) Encourage protection within or directly adjacent to areas harboring known potentially endangered or threatened communities of plants or animals.
- o) Encourage protection of areas identified as critical roosting habitat and potential nest sites for bald eagles.
- p) Develop a Memorandum of Understanding (MOU) with surrounding communities that recognizes the importance of protecting eagle roosting and over-wintering areas.
- q) Implement Best Management Practices (BMP) for protection of surface water resources.
- r) Develop directional lighting standards for commercial industrial and residential developments to minimize light pollution of night skies.

Cultural Resources

Cultural Resources Vision

- ◆ The town recognizes that our present culture and interest in preserving our rural and agricultural character is a result of our history. Our policies and plans should recognize, promote and enjoy our historical and cultural heritage.

Goal 1: Recognize and preserve Native American culture.

Objective 1: Identify Native American village sites, campsites, mounds and cemeteries.

Policies and Proposed Programs:

- a) Review maps published by the County and State showing sites
- b) Network with Native American groups and other experts to seek advice on sites.

Objective 2: Preserve Native American artifacts

Policies and Proposed Programs:

- a) Review plans to develop in sites identified as important to Native American culture and establish brief archeological surveys before sites are disturbed by development.

Objective 3: Educate residents on Native American history

Policies and Proposed Programs:

- a) Develop display area for Native American culture and artifacts.

Goal 2: Preserve the unique historical and cultural resource in our town.

Objective 1: Promote the use and preservation of the Merrimac Ferry.

Policies and Proposed Programs:

- a) Advise the Wisconsin DOT of the importance of the Ferry to our Town.
- b) Promote the use of the park area around the Ferry for biking, hiking, shore fishing and concessions.

Objective 2: Preserve the character of the Gibraltar Rock area.

Policies and Proposed Programs:

- a) Review development plans that may affect the character of the scenic view from Gibraltar Rock.
- b) Support a Gibraltar Rock friends group.
- c) Work with Columbia County, Wisconsin DNR and other state agencies as appropriate to preserve and enhance the character of the Gibraltar Rock area.

Objective 3: Encourage the continued development of the Ice Age Trail Corridor.

Policies and Proposed Programs:

- a) Preserve the scenic character of the proposed corridor when considering development plans.
- b) Establish regular contact with the Ice Age Trail foundation and participate in trail planning efforts.

Objective 4: Recognize historical significance of the Prairie du Sac dam.

Policies and Proposed Programs:

- a) Support efforts to develop displays and exhibits that describe the river before and after the dam construction.
- b) Support efforts by the West Point Historical Society to develop displays about the construction of the dam.

Objective 5: Preserve the history of important former historical sites.

Policies and Proposed Programs:

- a) Support efforts by the West Point Historical Society to develop displays and exhibits that describe the history and culture of the town.
- b) Develop signs and historical markers designating the locations of past town halls, schools, homesteads, effigy mounds and cemeteries.

- c) Support efforts by the West Point Historical Society to preserve and display artifacts, documents and maps of former town halls, schools and cemeteries.

Goal 3: Recognize and preserve the agricultural history and culture of our town.

Objective 1: Promote and preserve our rural, agricultural character.

Policies and Proposed Programs:

- a) Consider buffers in new development that provides a natural transition to agricultural areas.
- b) Encourage local farmer's markets.
- c) Establish a design review process for new developments to ensure the character of new developments maintains our rural character.

Objective 2: Educate residents on agricultural and family history.

Policies and Proposed Programs:

- a) Support our West Point Historical Society with facilities and clerical assistance.
- b) Encourage the West Point Historical Society to establish an area for agricultural history displays.
- c) Encourage the West Point Historical Society to establish an inventory of historical structures and areas.
- d) Encourage the development of recommendations for maintaining historic areas and structures including barns and outbuildings.
- e) Encourage the development of recommendations for converting historic structures to other uses.

Element #6 - Economic Development

Economic Development Vision

- ◆ The economic prosperity of the Town of West Point will continue to be reliant on its agricultural base, small tourism businesses, and outside income from residents, generated by employment in surrounding communities, investments and transfer of payments.

Goal 1: Support the town's agricultural economy.

Objective 1: Encourage the retention of prime farmland and family farms for viable agricultural use.

Objective 2: Implement land use policy and guidelines to prevent conflicts between farm and non-farm residents.

Objective 3: Support dairy/livestock operations that do not exceed the carrying capacity of the land.

Objective 4: Support grain operations that implement best management practices to protect surface and ground water quality.

Objective 5: Support agri-tourism as a viable part of an agricultural community.

Objective 6: Support value-added agricultural initiatives.

Objective 7: Work with surrounding municipalities to ensure agriculture-related commerce and industry continues to locate, grow, and remain viable.

Policies and Proposed Programs:

- a) Discourage the rezoning of agricultural land to commercial and residential uses.
- b) Retain property assessments of farmland consistent with their intended use.
- c) Encourage participation in farmland preservation programs.
- d) Encourage participation in the Managed Forest program.
- e) Discourage isolated commercial and industrial uses and conditional use permits in agricultural areas.
- f) Petition the county create agri-tourism zoning in the county.
- g) Support other forms of agriculture, such as truck farming, horticulture, community-supported agriculture and organic farming.
- h) Consider ways to promote agriculture in the town.
- i) Consider working with Villages of Prairie du Sac, Sauk City and City of Lodi to locate agriculture-related industry in their industrial parks.
- j) Support the use of a variety of funding sources to protect farmland from development such as purchase or transfer of development right programs and conservation easements.
- k) Develop land division policies that support the preservation of farmland.

Goal 2: Support the town's recreational and tourism industry.

Objective 1: Explore options to sustain and possibly increase tourism and recreation businesses in the Town provided that these businesses don't negatively impact the rural character of the Town, nor harm the Town's outstanding natural resources.

Objective 2: Protect the scenic beauty, natural features, aquatic and wildlife habitat, to ensure that West Point will continue to be a desirable place to recreate and live.

Objective 3: Coordinate commercial activities of the recreation and tourism industry to be located in or near existing commercial recreational areas.

Objective 4: Support the link between recreation and agri-tourism in the town.

Policies and Proposed Programs:

- a) Enact policies that support lake-based recreation and low impact tourism in the town. Examples of recreation and tourism include bed and breakfasts, parks, cross country ski trails, snowmobiling, camping, biking trails, walking trails and/or nature sanctuaries, fishing, boating and golfing.
- b) Enact policies that protect the scenic environment character as an economic asset to the town and region.
- c) Utilize programs and tools which preserve and protect the natural areas of the town through state and federal government and private sources.
- d) Support the protection of Gibraltar Rock as a public park and state natural area.

- e) Support the town developing a natural area along the Wisconsin River.
- f) Support the continuation of the operation of the Merrimac Ferry and the landing as a public park.
- g) Support the roosting areas and habitat of the bald eagle.
- h) Support the completion of the Ice Age Trail through the town.
- i) Recognize the Crystal Lake area as an important commercial asset to the town.
- j) Recognize the Sunset Bay area as an important commercial asset to the town.
- k) Recognize the Lake Wisconsin Country Club area as an important commercial asset to the town.
- l) Recognize the Merrimac Ferry areas as an important recreational asset to the town.

Goal 3: Develop and support a comprehensive approach to Commercial Activities in the town.

Objective 1: Encourage the provision of goods and services that support the needs of the residents, such as restaurants, home repair, landscaping, etc.

Objective 2: Encourage the development of commercial activities that are environmentally friendly while bringing financial resources into the community.

Objective 3: Support commercial activities that allow home-based businesses which do not need conditional use permits

Objective 4: Develop designated commercial areas in the town near existing recreational commercial areas.

Objective 5: Encourage non-conforming commercial activities to locate in designated commercial areas.

Objective 6: Encourage non-retail commercial activities out of the lake retail areas.

Objective 7: Encourage the provision of goods and services that support the needs of the lake recreational community, such as boat repair, boat storage, canoe and kayak rental, restaurants, low impact lodging.

Objective 8: Encourage commercial activities and development that fit in with the rural and scenic character of the town.

Objective 9: Encourage clustering of commercial uses in compact areas to maximize consumer safety and convenience, improve traffic safety and enhance economic viability, where appropriate.

Objective 10: Discourage “strip” commercial areas along roads and highways.

Policies and Proposed Programs:

- a) Consider imposition of impact fees on developers to pay for the capital costs that are necessary to accommodate land development.
- b) Support initiatives to develop high-speed internet at low cost throughout the town.
- c) Support initiatives to provide cell phone service reception in all areas of the town.
- d) Designate an area near Crystal Lake as a desired commercial development area.
- e) Designate an area near Sunset Bay a desired commercial development area.

- f) Develop standards for new commercial development to promote building, signage and landscape design that compliments the rural character of the town.
- g) Develop a town sign ordinance that preserves the rural and scenic character of the town.

Goal 4: Encourage industrial and manufacturing land uses to locate in surrounding municipalities through intergovernmental cooperation.

Objective 1: Encourage industrial and manufacturing businesses to locate in surrounding municipalities where industrial parks, public sewers, public water, greater electrical power capacity, roads and larger workforce exist.

Policies and Proposed Programs:

- a) Develop intergovernmental agreements with the City of Lodi and the Villages of Prairie du Sac and Sauk City regarding our support for industrial and manufacturing economic activities to be located there and we will not compete with them for these types of activities.
- b) Encourage Columbia County to recognize benefits of not locating manufacturing and industrial activities in the town of West Point for the protection of the existing economic base here – agriculture and recreation.

Goal 5: Promote an inter-regional approach to economic activities in the area.

Objective 1: Work with Columbia, Sauk and Dane County governments for a comprehensive planning approach to economic activities in town.

Objective 2: Work with state agencies to accentuate economic vitality of our agricultural and recreation based industries.

Objective 3: Work with state agencies to protect farmland and scenic and water resources.

Objective 4: Cooperate with surrounding municipalities regarding manufacturing and industrial development.

Objective 5: Cooperate with surrounding municipalities regarding protection of natural resources, such as Lake Wisconsin and Crystal Lake.

Policies and Proposed Programs:

- a) Work with Columbia County Planning and Zoning Department to ensure coordinated effort on economic activities in the town.
- b) Work with Columbia County Land and Water Conservation Department to maximize land and water conservation programming and activities that support agriculture and natural resources of the town.
- c) Work with Columbia County UW Extension to bring research-based educational programming to town initiatives.
- d) Work with state DOT planners to designate and develop safe bike trails and routes.
- e) Work with state DOT planners to ensue roads around economic activities maximize traffic safety and minimize traffic congestion.

- f) Work with Columbia County, Sauk County, USGS, WiDNR, UWEX and adjacent municipalities on Lake Wisconsin to develop comprehensive planning programs for Lake Wisconsin area.
- g) Work with Columbia County, Dane County, WiDNR, USGS, UWEX and adjacent municipalities on Crystal Lake to develop comprehensive planning programs for Crystal Lake area.

Goal 6: Minimize the impact of economic activities on existing tax rates.

- Objective 1:* Use state and federal programs to assist in achieving economic development goals to the fullest extent possible.
- Objective 2:* Develop a fiscal impact program for new businesses to assist town in establishing their local economic benefit and local economic cost prior to their establishment.
- Objective 3:* Institute a Town ordinance that supports the goals of the comprehensive plan and collects appropriate park fees or requires appropriate parkland dedication.
- Objective 4:* Assure property assessments reflect commercial and business use, whether through permitted zoning or conditional use permit.

Policies and Proposed Programs:

- a) Develop criteria to fund public improvements related to new or expanded businesses.
- b) Work with Columbia County Planning and Zoning Department to develop an enforcement program to ensure compliance with existing conditional use permits.
- c) Strengthen the conditional use permitting process including conditions of use, length of permit, transferability, tax classification status and penalties for non-compliance.

Element #7 - Intergovernmental Cooperation

Intergovernmental Cooperation Vision

- ◆ The Town of West Point will develop cooperative relationships with neighboring communities, government bodies, municipal services, agencies and associations with mutual interests. This cooperation will enhance services for the town and provide a means of joint planning to minimize conflict and resolve issues in a proactive and productive manner.

Goal 1: Plan for growth with neighboring communities and governmental units.

- Objective 1:* Develop an on-going relationship with adjacent communities to periodically review growth plans, zoning issues, and possible annexation plans that may affect the Town of West Point.
- Objective 2:* Assess proposed residential and commercial land development in neighboring communities that may impact town roads, traffic, services, or quality of life.
- Objective 3:* Communicate Town of West Point proposed residential and commercial development that may impact neighboring communities.

Objective 4: Communicate Town of West Point growth plans and proposed land development that may impact schools, utilities and services.

Policies and Proposed Programs:

- a) Develop Memorandum Of Understanding (MOU) with City of Lodi regarding long term development and annexation plans, extraterritorial zoning, and other issues of mutual interest.
- b) Mutually share development plans periodically with contiguous Towns and Villages.
- c) Develop Memorandum Of Understanding (MOU) with Prairie du Sac and Merrimac regarding extraterritorial zoning.

Goal 2: Protect and enhance the Agricultural, Natural and Cultural Resources of the Town of West Point that are affected by activities of neighboring communities, associations, agencies and other governmental units.

Objective 1: Establish liaisons with agencies and associations having issues of mutual interest with the Town of West Point.

Objective 2: Assess proposed residential and commercial land development in neighboring communities that may impact town agricultural, natural, and cultural resources.

Objective 3: Encourage Town of West Point participation in associations having a mutual interest with the Town.

Objective 4: Communicate Town of West Point growth plans and proposed land development that may impact agricultural, natural, or cultural resources in neighboring communities.

Policies and Proposed Programs:

- a) Solicit Town of West Point interested citizen to act as liaison with WI DOT and bike clubs to establish official bicycle routes and obtain public funding where eligible.
- b) Develop long term plan with Columbia County and WI DNR for maintenance of Gibraltar Rock.
- c) Solicit Town representative to act as liaison with WI Ice Age Trail Committee.
- d) Solicit Town representation on stakeholder group for BAAP Oversight & Management Commission.
- e) Solicit Town Memorandum of Understanding (MOU) with the Eagle Council and neighboring municipalities regarding eagle habitat.
- f) Explore Memorandum Of Understanding (MOU) regarding West Point participation in the Crystal Lake District with the Town of Roxbury.
- g) Explore Lake Wisconsin management issues with adjacent municipalities, Columbia County and Sauk County.

Goal 3: Provide for the on-going services of agencies, governmental units, and municipal services contracted or utilized by the Town of West Point.

Objective 1: Establish liaisons with Lodi and Sauk-Prairie school districts to proactively review issues that may impact the Town of West Point.

- Objective 2:* Periodically assess contracts with local fire, police and ambulance services.
- Objective 3:* Establish liaison (s) with Columbia County administration.
- Objective 4:* Establish liaisons with agencies and associations having mutual interests with the Town of West Point.
- Objective 5:* Coordinate Emergency Government services between West Point, Prairie du Sac, Sauk City, City of Lodi and Columbia County on the National Incident Management System.

Policies and Proposed Programs:

- a) Annually review and renew the agreement with Lodi and Sauk Prairie fire districts for fire protect services.
- b) Annually review and renew the agreement with Lodi and Sauk Prairie ambulance services.
- c) Annually review and renew the agreement with Columbia County for Law Enforcement services.
- d) Periodically review sanitary district plans with Harmony Grove and Okee Sanitary Districts.
- e) Annually review and renew the agreement with Columbia County solid waste facility and recycle center for waste management services.
- f) Periodically review population growth of West Point and new residential development with affected school district.
- g) Annually review community recreation programs with neighboring communities.

Goal 4: Support establishment of a Regional Planning Commission which includes Columbia County.

- Objective 1:* Implement county-wide and regional commission to periodically review issues of interest that could affect the Town of West Point.

Element #8 - Land Use

Land Use Vision

- ◆ The Land Use Plan for the Town of West Point 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 for present and future generations. The Plan is intended, to the extent feasible, to preserve agricultural lands, woodlands, and environmentally sensitive areas; protect historical and cultural sites; maintain and improve water quality; and conserve natural and recreational resources, including the remaining undeveloped Lake Wisconsin shoreline. The Plan envisions limited but orderly development in a manner that will allow services to be provided efficiently and economically. The Plan fully recognizes and considers the property rights of landowners.

Goal 1: Plan for the 100-year future of the Town of West Point.

- Objective 1:* Make land use decisions based on the Comprehensive Plan and Future Land Use Map.
- Objective 2:* Consider long-term implications of land use decisions.

Goal 2: Ensure any future development is sensitive to the natural environment.

- Objective 1:* Protect environmentally, culturally and archaeologically important areas shall be protected from development.
- Objective 2:* Locate any new development will be located such that it does not disturb scenic views or adversely impact the Town's rural character.
- Objective 3:* Explore options that create voluntary conservation easements that protect these lands.

Goal 3: Participate in local and regional planning efforts to achieve a well-planned regional land use pattern.

- Objective 1:* Involve the public in Town planning efforts.
- Objective 2:* Encourage higher density developments to be located in and immediately adjacent to cities and villages in areas that won't negatively impact the Town of West Point (refer to the Intergovernmental Plan for additional actions for this objective).
- Objective 3:* Encourage regional and state solutions to preserve agricultural and environmental lands.

Goal 4: Maintain the Town's existing agricultural resources and maintain agriculture as an economic and social way of life.

- Objective 1:* Utilize existing and new techniques to protect the Town's agricultural and environmentally sensitive areas.
- Objective 2:* Allow only development practices that protect the Town's agricultural lands.
- Objective 3:* Encourage approaches that create voluntary conservation easements that protect these lands.
- Objective 4:* Encourage owners of "working lands" to sell them as "working land" instead of alternate useages.

Goal 5: Allow a limited amount of planned development provided that such development is located in the areas designated on the Future Land Use map.

- Objective 1:* Ensure businesses are properly located and related to Town needs.
- Objective 2:* Allow businesses that support the Town's agricultural and recreational economy.
- Objective 3:* Carefully monitor any mineral extraction activities in the Town.

Policies and Proposed Programs:***Land Division in Agricultural Lands***

- a) Change the definition of a major subdivision from five or more lots to four or more lots.
- b) Require conservation design and clustering for all major subdivisions of four or more lots.
- c) Increase the minimum acreage required to build a home in agriculturally zoned land from 35 acres to 50 acres, with a graduated number of development rights (See Chart Below).

- d) Institute a development policy for the Town that allows for a land division and rezoning to a residential district to take place subject to the following criteria: (Excludes Conservation Residential Areas and Commercial Areas)
 - existing homes count as a development right,
 - the Town reserves the right for siting of lots and homes,
 - minimum lot size is 1 acre,
 - maximum lot size is 5 acres, for 3 lots or less,
 - major subdivisions, four or more lots, require conservation design
 - remnant parcel is legally restricted to agriculture in perpetuity.
- e) Allow owners of agricultural land to divide parcels from 1-5 acres for residences in accordance with the following table, providing that the remaining acreage assigned to that development right be defined by a certified survey and legally restricted to agriculture in perpetuity.
- f) The justification for this land division policy is to honor historical land divisions and to preserve agricultural land.

Original Parcel of Record	Development Rights [new lots]
Less than 35 acres	0
35 acres to less than 80 acres	1
80 acres to less than 160 acres	2
160 acres to less than 240 acres	3
240 acres or larger	4 maximum

Agricultural Preservation Areas

- a) Limit the rezoning of agriculturally zoned land as detailed later in this chapter.
- b) Prohibit the division of land that creates additional building sites except for farm residential development that is permitted per the standard of one land division per 35 acres contiguously owned.
- c) Develop a Purchase of Conservation Easement [PACE] or Purchase of Development Rights [PDR] program in the town to preserve lands in the Agricultural Protection Area.
- d) The town should establish a local committee that will develop standards and solicit applications voluntarily from eligible farmland owners.
- e) The town should offer developers of single family homes in Conservation Residential Areas a market incentive to increase the density of any proposed land division by purchasing the development rights of eligible agricultural lands [a percentage of market value] and the conservation easement held by a land trust or governmental entity.
- f) The town should work closely with Columbia County and the State of Wisconsin in proposing a new federal Farmland Bill which could have a PDR grant component.
- g) The town should work closely with Columbia County and the State of Wisconsin Department of Agriculture, Trade and Consumer Protection [DATCP] in developing PDR programs in Wisconsin utilizing bonds and creating Ag Enterprise Areas that have 20 year conservation easements.
- h) The town should work closely with Columbia County in developing a PDR program utilizing bonds.

- i) The town by setting up a voluntary, market-driven PDR program will have all the tools in place should county, state, conservancy or federal money become available.

Conservation Residential Areas

- a) Except in cases where PDR's are involved there is a maximum lot density of 2 acres for all new land divisions. Under conservation design principles it is understood that actual lot sizes are typically smaller.
- b) All major [four homes or more] land divisions require the lots to be clustered utilizing conservation subdivision principles.
- c) Encourage use of communal sewage systems in all major (four homes or more) land divisions.
- d) Residential area development will be allowed only in designated areas.
- e) Developers have the right to develop extra lots through the Agricultural Preservation Area program using a formula of one lot per 20 acres of land preserved, i.e., conservation easement purchased at a percentage of market rate. The conservation easement will be owned by either a local land trust or governmental entity.

Commercial Areas

- a) Support commercial activities that have little or no environmental impact.
- b) Support commercial activities that provide a service to local residents.
- c) Prohibit 'strip' commercial development along roadways. By definition, strip commercial activities are usually along an artery with minimal standards for landscaping and design.
- d) Support low impact recreational businesses and activities provided that these businesses do not negatively impact the rural character of the Town, nor harm the Town's natural resources.
- e) Develop a signage ordinance for the Town that emulates the rural character of the Town.
- f) Support the long-range relocation of commercial activities not in designated future commercial areas.
- g) Keep industrial uses out of commercial areas.

Parks and Recreation Areas

- a) Develop an Outdoor Recreation Plan for the town to utilize Stewardship match funds for land purchases.
- b) Work with state and county partners to develop park and recreation land.
- c) Consider the purchase of park land with cooperative owners on the undeveloped shoreline of Lake Wisconsin, either on the long stretch of shoreline in Sections 8 and 17 north of Fjord Drive; or in the stretch of shoreline between Steckelberg Drive and Crestview Drive
- d) Consider the purchase of park land with cooperative owners on the undeveloped shoreline of Crystal Lake, near the end of Hanneman Road.

Environmental Corridor Areas

- a) Prohibit development in environmental corridors which have one of the following characteristics:
 - o Within a 100 year floodplain.
 - o Within a 75 foot shoreland buffer, measured from the OHWM.

- Within a mapped wetland.
- b) Establish a local committee to prioritize lands to be protected and create a program to protect these lands.
- c) Develop a local land trust to purchase conservation easements [development rights] of the most critical environmental corridors.
- d) Protect wildlife habitat and movement with corridor designation, particularly bald eagle areas, as mapped on Map 8.3. See Appendix for US Fish and Wildlife Service, *Draft National Bald Eagle Guidelines*, February 2006.
- e) Permit cropping and grazing within Environmental Corridor Areas, where in accordance with county, state, and federal law.

Element #9 - Implementation

Implementation Vision

- ◆ The Implementation Element for the Town of West Point Comprehensive Plan will define the actions necessary to implement all plan elements, summarize progress, and describe the procedures for revisions and amendments.

1.4 EXISTING PROGRAMS

The existing programs discussed in this section represent a compilation of the current efforts being taken by various levels of government. These efforts provide a means to implement the vision, goals, objectives, and policies of this plan. Each program has a specific problem or issue it is attempting to address. It is the intent of these programs to provide assistance, guidance, and regulation in addressing a particular problem or issue. These programs provide a means to reach the goals of this plan and achieve the related objectives and policies. Below are listed many of the programs that are currently available within the Town of West Point. The list also contains governmental or quasi-governmental agencies that offer programs or assistance that can be utilized by the Town of West Point. A more detailed description of each of these programs are located within the individual plan elements.

- Columbia County Zoning Ordinance
- Columbia County Housing Rehabilitation Program
- Habitat for Humanity
- United Migrant Opportunity Services (UMOS)
- Uniform Dwelling Code (UDC)
- Columbia County Land Division and Subdivision Ordinance
- Columbia County Highway Access Control Ordinance
- PASER Program
- Rustic Roads – Wisconsin Department of Transportation
- State Road Aid Programs
- Clean Sweep Program
- Farmland Preservation Program
- Conservation Reserve Program (CRP)
- Managed Forest Law and Forest Crop Law
- Wetlands Reserve Program
- National and State Registers of Historic Places
- Wisconsin Historical Society - Division of Historic Preservation Subgrant Program
- Historic Preservation Tax Credits for Income-Producing Historic Buildings
- Historic Home Owner's Tax Credits
- Archeological Sites Property Tax Exemption Program
- Columbia County Economic Development Corporation
- Revolving Loan Fund (RLF)
- Community Profiles
- Land and Building Inventory
- Technical College Programs and Universities
- Wisconsin Department of Tourism
- Columbia County Tourism Committee
- Wisconsin Agricultural Development Zone Program
- Wisconsin Department of Commerce
- Community Development Block Grant for Economic Development (CDBG-ED)
- USDA, Wisconsin Rural Development Programs
- WDNR – Brownfields Grant Program
- Tax Incremental Financing (TIF) and the Tax Incremental District (TID)
- UW-Extension Local Government Center
- Wisconsin Partnership
- Wisconsin Counties Association (WCA)
- Wisconsin Town Association (WTA)
- League of WI Municipalities
- State of Wisconsin

1.5 POPULATION AND BACKGROUND INFORMATION

1.5.1 Population

Understanding the current and past trends of the Town's population is important in determining the amount of expected growth and development that is likely to take place in the Town in the future. These trends are considered in the following paragraphs.

1.5.1.1 History and Setting

The Town of West Point is located in the southwestern corner of Columbia County, Wisconsin. The Town is adjacent to the Town of Roxbury in Dane County, the Towns of Merrimac and Prairie Du Sac in Sauk County and the Town of Lodi in Columbia County. The Town of West Point has the distinction of being bordered by Lake Wisconsin on the entire west and north sides. A ferry has been in operation since 1844 and traverses the Wisconsin River between the Town of West Point and Town of Merrimac in Sauk County. Downtown Milwaukee is about 95 miles southeast of the Town of West Point and the City of Madison is approximately 30 miles south of the Town. State Highways 188 and 113 are the major north-south transportation routes in the Town of West Point. State Highway 60 is a major east-west road. County Highways V, VJ, J and also provide important transportation routes through the Town. The regional setting of the Town of West Point is illustrated on Map 1-1 in Appendix I. The highway distance relationship of Columbia County and the Town of West Point to large urban centers in the Midwest is shown on Map 1-2 in Appendix I.

During the mid-19th century, settlers from the East began migrating to the valleys on both sides of the Wisconsin River. The first priority for them was water, which they needed for their livestock to drink, as well as a power source for saw and grist mills. The Wisconsin River, abundant springs, streams, and fertile land drew people to the area. They settled near marshes, using the marsh grass to feed their livestock until land could be cleared and crops planted. Nearby woods provided logs and lumber to use in building cabins and firewood to burn for heat and cooking.

The first school was held in 1848. The school was known as "Kilbourn's Big White House" because it was a large structure in comparison to the log cabins which were used as dwellings at that time. The first school district was organized in 1850 and was known as the Gibraltar District. In 1962, consolidation with Lodi took place.

The West Point Methodist Church was built in 1900, although the congregation had been organized since 1855. Knight Cemetery is located across the road from Oak Grove Hall, but no records of the burials remains. Garden Bluff Cemetery is near the center of town and was consecrated in 1849.

The free ferry has been a major tourist attraction for the Town of West Point and is the only state owned and cable operated ferry in the United States. It carries approximately 17 cars at one time.

In 1928, the Lake Wisconsin Country Club opened a golf course in the Town of West Point. It was shut down in World War II because of its proximity to the Prairie du Sac Dam, but was opened again in 1945.

Perhaps the most interesting physical feature in the Town of West Point is a rock cliff near the eastern edge of the town. Its official name is "Richmond Memorial Park of the Rocks of Gibraltar". It has an elevation of 1240 above sea level and is glaciated bluff capped by St. Peter Sandstone.

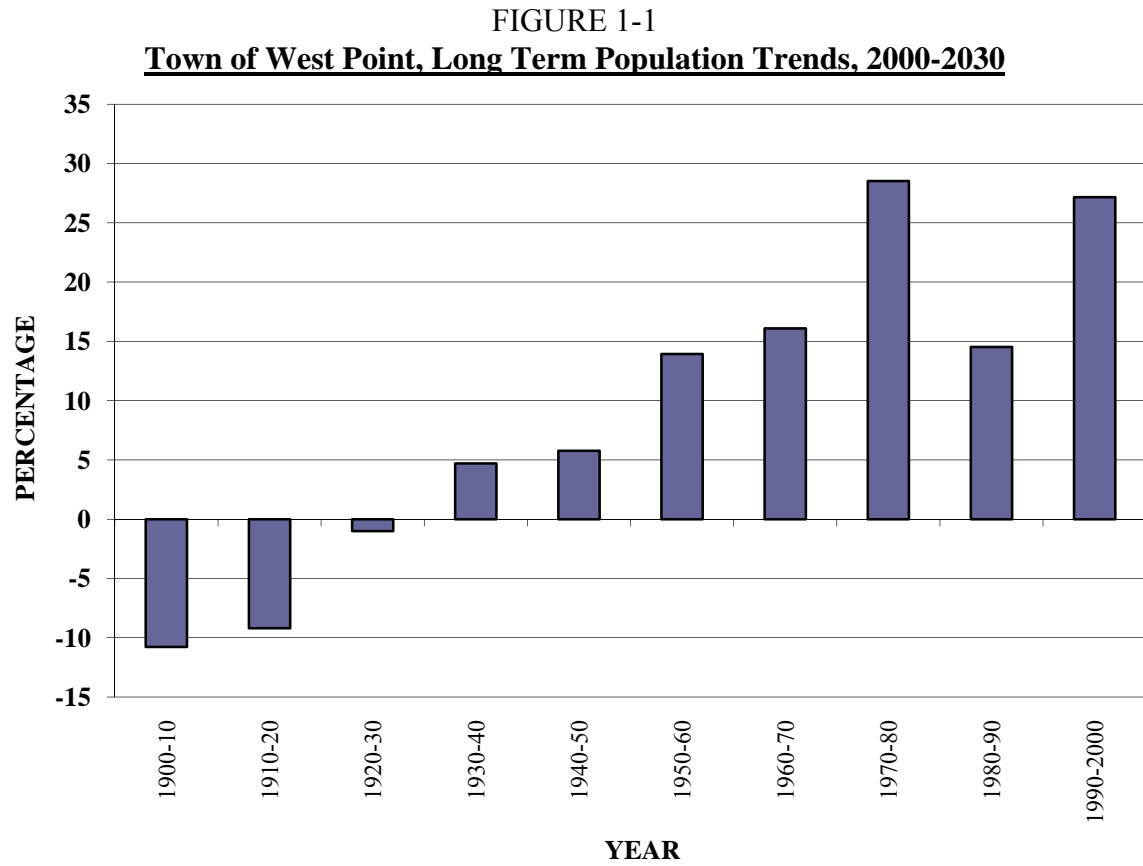
Beginning in the late 1850's, over 100 dairy farms were developed in the valleys of the rolling terrain in the town of West Point. In the 1860's potatoes and wheat were important crops. Stock farming was diversified and included cattle, sheep, swine and chickens. When the Dam was built in 1914, the population of the Town of West Point was 949. When the Dam created Lake Wisconsin the new lake frontage created an influx of summer people building cottages. Since that time, housing development has continued, especially along the lakeshore.

1.5.1.2 Population Trends

Over the course of the last century, the Town of West Point had three decades of population decline followed, more recently, by several decades of population increases. During the first three decades of the 20th century, the Town of West Point experienced decades where the population declined between 1.00 and 10.77 percent. However, starting in the decade between 1930 and 1940 the Town began a period of population growth which continues through the present. The period of the highest percentage growth occurred between 1970 and 1980, reaching an increase of 28.52 percent. The Town's population grew steadily between 1930 and 2000 having five decades with a growth rate over 13 percent. Figure 1-1 represents the percentage of population change during the past 100 years.

In the Town of West Point, the decades with an actual population decline occurred between 1900 and 1930. Table 1-1 demonstrates the percentage of population change during the past century for Columbia County and the municipalities within the County including the Town of West Point.

The percent of total population change for the Town of West Point over the last century was considerably higher than both the County and the State, with the Town's population increasing by almost 120 percent compared to the County's increase of 68 percent and the State's increase of 59 percent. The State's population has grown steadily since 1900 while the Town's and County's population has grown steadily since the 1930's. County growth was highest between 1950 and 1970 and between 1990 and 2000 when the County experienced its largest increase of 16.37 percent. State growth was highest before 1930 and from 1950 to 1970. Table 1-2 compares long term population trends between West Point, Columbia County, and the State.



Source: U.S. Census

TABLE 1-1
Long Term Population Trends by Minor Civil Division
Columbia County, 1900-2000

YEAR	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Town of Arlington	794	816	793	808	822	613	653	701	752	748	848
Town of Caledonia	1,188	1,087	1,000	948	928	832	790	855	923	1,031	1,171
Town of Columbus	744	760	711	682	646	669	723	715	704	838	711
Town of Courtland	830	886	788	795	723	743	701	628	601	528	463
Town of Dekorra	908	842	735	637	787	911	1,108	1,763	1,914	1,829	2,350
Town of Fort Winnebago	665	626	601	569	535	551	626	673	860	825	855
Town of Fountain Prairie	1,409	990	910	819	832	806	744	816	771	743	810
Town of Hampden	887	800	843	836	733	696	706	704	650	566	563
Town of Leeds	1,214	1,055	1,061	1,030	961	928	930	869	845	809	813
Town of Lewiston	901	799	816	679	746	663	854	984	1,122	1,123	1,187
Town of Lodi	750	716	595	582	625	749	890	1,357	1,855	1,913	2,791
Town of Lowville	784	758	722	632	607	602	681	819	976	938	987
Town of Marcellon	882	853	770	696	663	655	659	759	809	880	1,024
Town of Newport	585	534	547	489	408	392	367	562	657	536	681
Town of Otsego	1,226	866	858	743	731	727	708	754	767	647	757
Town of Pacific	289	281	234	205	310	300	531	756	1,215	1,944	2,518
Town of Randolph	951	1,087	1,211	1,192	1,262	837	802	729	700	676	699
Town of Scott	811	796	727	693	688	603	577	585	602	639	791
Town of Springvale	751	735	673	614	619	563	484	504	521	466	550
Town of West Point	743	663	602	596	624	660	752	873	1,122	1,285	1,634
Town of Wyocena	1,158	706	603	566	630	623	844	1,098	1,225	1,228	1,543
Town Totals	18,470	16,656	15,800	14,811	14,880	14,123	15,130	17,504	19,591	20,192	23,746
Village of Arlington	---	---	---	---	---	255	349	379	440	440	484
Village of Cambria	561	657	679	671	688	633	589	631	680	768	792
Village of Doylestown	---	259	270	238	253	261	249	265	294	316	328
Village of Fall River	---	360	400	375	425	479	584	633	850	842	1,097
Village of Friesland	---	---	---	---	---	311	308	301	267	271	298
Village of Pardeeville	788	987	878	873	1,001	1,112	1,331	1,507	1,594	1,630	1,982
Village of Poynette	633	656	724	672	870	969	1,090	1,118	1,447	1,662	2,266
Village of Randolph*	190	248	347	356	344	468	529	493	485	502	523
Village of Rio	479	704	620	641	696	741	788	792	785	768	938
Village of Wyocena	---	425	425	490	706	714	747	809	548	620	668
Village Totals	2,090	3,020	2,994	3,032	3,617	5,943	6,564	6,928	7,390	7,819	9,376
City of Columbus*	2,349	2,523	2,460	2,514	2,760	3,250	3,467	3,789	4,049	4,083	4,443
City of Lodi	1,068	1,044	1,077	1,065	1,116	1,416	1,620	1,831	1,959	2,093	2,882
City of Portage	5,459	5,440	5,582	6,308	7,016	7,334	7,822	7,821	7,896	8,640	9,728
City of Wisconsin Dells*	1,134	1,170	1,206	1,489	1,762	1,957	2,105	2,277	2,337	2,261	2,293
City Totals	10,010	10,177	10,325	11,376	12,654	13,957	15,014	15,718	16,241	17,077	19,346
Columbia County	31,121	31,129	30,468	30,503	32,517	34,023	36,708	40,150	43,222	45,088	52,468

--- Not Incorporated

* Columbia County Portion

Source: U.S. Census

TABLE 1-2
Comparison of Long Term Population Trends
Town of West Point, Columbia County, and Wisconsin, 1900-2000

	Town of West Point		Columbia County		Wisconsin	
Year	Population	% Change	Population	% Change	Population	% Change
1900	743	---	31,121	---	2,069,042	---
1910	663	(10.77)	31,129	0.03	2,333,860	12.81
1920	602	(9.20)	30,468	(2.12)	2,632,067	12.78
1930	596	(1.00)	30,503	0.12	2,939,006	11.66
1940	624	4.70	32,517	6.60	3,137,587	6.76
1950	660	5.77	34,023	4.63	3,434,575	9.47
1960	752	13.94	36,708	7.89	3,951,777	15.06
1970	873	16.09	40,150	9.38	4,417,821	11.79
1980	1,122	28.52	43,222	7.65	4,705,642	6.51
1990	1,285	14.53	45,088	4.32	4,891,769	3.96
2000	1,634	27.16	52,468	16.37	5,363,675	9.65
Total Change	891	119.92%	21,347	68.59%	3,294,633	59.23%

Source: U.S. Census

Table 1-3 illustrates the current population trends from 2000 to 2005 for Columbia County, the municipalities in the County including the Town of West Point, and the State of Wisconsin. Over the five years since the last Census, the County has grown at a somewhat faster rate than the State while the Town has grown faster than both. The Town of West Point is projected to have had a population increase of 7.1 percent in the years since the Census. In comparison, Towns as a whole have increased in population an estimated 4.8 percent.

TABLE 1-3
Current Population Trends, Columbia County, 2000-2005

YEAR	2000 Census	2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate	% Change
Town of Arlington	848	852	858	868	883	873	2.9%
Town of Caledonia	1,171	1,179	1,196	1,204	1,223	1,235	5.5%
Town of Columbus	711	711	709	703	704	702	(1.3)%
Town of Courtland	463	465	468	472	477	475	2.6%
Town of Dekorra	2,350	2,359	2,372	2,375	2,406	2,437	3.7%
Town of Fort Winnebago	855	852	853	851	855	847	(0.9)%
Town of Fountain Prairie	810	814	817	821	825	841	3.8%
Town of Hampden	563	564	564	569	567	564	0.2%
Town of Leeds	813	817	816	815	826	832	2.3%
Town of Lewiston	1,187	1,198	1,202	1,202	1,221	1,247	5.1%
Town of Lodi	2,791	2,832	2,948	3,022	3,084	3,124	11.9%
Town of Lowville	987	999	1,003	1,014	1,026	1,020	3.3%
Town of Marcellon	1,024	1,028	1,034	1,044	1,054	1,053	2.8%
Town of Newport	681	681	685	691	685	683	0.3%
Town of Otsego	757	757	760	764	767	761	0.5%
Town of Pacific	2,518	2,547	2,586	2,624	2,651	2,691	6.9%
Town of Randolph	699	706	720	716	736	736	5.3%
Town of Scott	791	796	804	817	823	823	4.0%
Town of Springvale	550	554	559	555	555	559	1.6%
Town of West Point	1,634	1,656	1,672	1,684	1,750	1,750	7.1%
Town of Wyocena	1,543	1,563	1,564	1,572	1,602	1,626	5.4%
Town Totals	23,746	23,930	24,190	24,383	24,720	24,879	4.8%
Village of Arlington	484	489	497	522	547	565	16.7%
Village of Cambria	792	790	786	783	785	779	(1.6)%
Village of Doylestown	328	331	333	335	337	333	1.5%
Village of Fall River	1,097	1,132	1,155	1,183	1,232	1,274	16.1%
Village of Friesland	298	298	296	297	303	299	0.3%
Village of Pardeeville	1,982	1,995	2,005	2,017	2,051	2,074	4.6%
Village of Poynette	2,266	2,304	2,349	2,403	2,461	2,496	10.2%
Village of Randolph*	523	520	519	517	513	507	(3.1)%
Village of Rio	938	964	965	971	981	987	5.2%
Village of Wyocena	668	671	673	698	702	715	7.0%
Village Totals	9,376	9,494	9,578	9,726	9,912	10,029	7.0%
City of Columbus*	4,443	4,485	4,564	4,600	4,704	4,748	6.9%
City of Lodi	2,882	2,899	2,925	2,929	2,949	2,968	3.0%
City of Portage	9,728	9,804	9,895	9,905	9,966	9,981	2.6%
City of Wisconsin Dells*	2,293	2,300	2,320	2,319	2,345	2,335	1.8%
City Totals	19,346	19,488	19,704	19,753	19,964	20,032	3.5%
Columbia County	52,468	52,912	53,472	53,862	54,596	54,940	4.7%
Wisconsin	5,363,675	5,400,449	5,453,896	5,490,718	5,532,955	5,580,757	4.0%

* Columbia County Portion

Source: U.S. Census & WI Department of Adm.

1.5.2 Population Characteristics

Populations comprise certain characteristics which may change over time. These include age, gender, race and national origin. These characteristics are considered in the following paragraphs.

1.5.2.1 *Gender*

The Town of West Point's population overall contains a larger percentage of males than females. In both 1990 and 2000, the Town contained more males than females, however the difference between the two began to narrow in 2000. In 2000, the number persons age 5 to 19 and under were fairly evenly distributed between males and females. However, females were more prevalent among persons under 5. Among adults, females are somewhat more prevalent in the age groups between 30 to 44 and 55 to 64. Age groups over 65 contained slightly more males in 2000. In the ages of family formation from age 20 to 34, there were 99 males and 79 females. Table 1-4 illustrates the number of males and females in the Town of West Point by age group in 1990 and 2000.

TABLE 1-4
Gender Distribution By Age, Town of West Point, 1990-2000

Age	Males			Females		
	1990	2000	Change	1990	2000	Change
Under 5	38	30	(8)	36	64	28
5 – 9	39	50	11	32	57	25
10 – 14	49	59	10	45	55	10
15 – 19	35	57	22	40	54	14
20 – 24	45	22	(23)	22	10	(12)
25 – 29	28	35	7	28	23	(5)
30 – 34	51	42	(9)	68	46	(22)
35 – 44	200	135	(65)	93	152	59
45 – 54	100	183	83	95	149	54
55 – 64	75	98	23	72	108	36
65 – 74	77	71	(6)	92	60	(32)
75 – and Over	33	48	15	29	42	13
Totals	770	830	60	652	820	168

Source: U.S. Census

1.5.2.2 *Marital Status*

A larger percentage of people in the Town of West Point, 69.7 percent, are married compared with Columbia County, 58 percent. Conversely, the percentage of single persons in the Town that were never married is significantly lower than the County, with the Town 16.8 percent and the County 21.5 percent. The percentages of separated and widowed persons in the Town of West Point were also lower than those same categories for the County as was the percentage of those divorced. Table 1-5 compares the marital status of Town and County residents over the age of 15.

TABLE 1-5
Marital Status of Persons Over Age 15
Town of West Point and Columbia County, 2000

Marital Status	West Point	% of Total	Columbia County	% of Total
Single	224	16.8%	8,975	21.5%
Married	930	69.7%	24,214	58.0%
Separated	18	1.4%	1,919	4.6%
Widowed	61	4.6%	2,935	7.0%
Divorced	102	7.6%	3,684	8.8%
Totals	1,335	100%	41,727	100%

Source: U.S. Census

1.5.2.3 Racial Composition

Nearly all of the Town of West Point's residents are white. Minority or mixed race persons in the Town in 2000 amounted to 38 persons, or 2.33 percent of the total population. These include eight African Americans, seven Asian or Pacific Islander, fourteen Hispanic and one other. A total of eight other persons indicated that they were of more than one race. Table 1-6 illustrates the change in racial distribution for the Town of West Point from 1990 to 2000.

TABLE 1-6
Racial Distribution, Town of West Point, 1990-2000

Race	Number		Change	
	1990	2000	Number	Percent
White	1,272	1,596	324	25.47%
Black or African American	0	8	8	800.00%
American Indian	1	0	(1)	(100.00)%
Asian and Pacific Islander	2	7	5	250.00%
Hispanic	10	14	4	40.00%
Other	0	1	1	100.00%
Two or more races	N/A	8	N/A	N/A

Source: U.S. Census

1.5.2.4 National Origin

In 2000, 47 percent of Town of West Point's population was of German ancestry. No other nationalities, with the exceptions of Norwegian, Irish, and English represent even five percent of Town's population. Table 1-7 illustrates the different national origins represented among the Town's population.

TABLE 1-7
National Origin, Town of West Point, 2000

Nationality	Town of West Point	Percent of Total
Austrian	8	0.48%
Czech	9	0.55%
Danish	37	2.24%
Dutch	9	0.55%
English	115	6.97%
European	16	0.97%
Finnish	4	0.24%
French (except Basque)	30	1.82%
French Canadian	4	0.24%
German	779	47.21%
Greek	3	0.18%
Hungarian	9	0.55%
Irish	102	6.18%
Israeli	5	0.30%
Italian	27	1.64%
Norwegian	105	6.36%
Polish	34	2.06%
Scotch-Irish	16	0.97%
Scottish	28	1.70%
Slavic	5	0.30%
Swedish	41	2.48%
Swiss	28	1.70%
United States or American	52	3.15%
Other groups	20	1.21%
Unclassified or not reported	164	9.94%
Total:	1,650*	100%

Source: U.S. Census

*Total persons not equal to Town total due to rounding

1.5.2.5 Density

The Town of West Point contains 32.55 square miles or 20,829 acres. In 2000, the Town had a population of 1,634 persons. The density in the Town was 0.08 persons per acre or 50.20 persons per square mile. The density of all Towns in Columbia County was 0.05 or 31.12 persons per acre making the Town of West Point considerably more dense than the average. The overall density for Columbia County including all towns, villages and cities was 65.88 persons per square mile or 0.10 persons per acre. Table 1-8 illustrates the density of Columbia County and the municipalities in Columbia County.

TABLE 1-8
Density by Municipality
Columbia County, 2000

Municipality	2000 Census	Acres	Persons per Acre	Sq. Miles	Persons per Square Mile
Town of Arlington	848	22,492	0.04	35.14	24.13
Town of Caledonia	1,171	40,590	0.03	63.42	18.46
Town of Columbus	711	20,253	0.04	31.65	22.46
Town of Courtland	463	22,700	0.02	35.47	13.05
Town of Dekorra	2,350	28,798	0.08	45.00	52.22
Town of Fort Winnebago	855	21,453	0.04	33.52	25.51
Town of Fountain Prairie	810	22,301	0.04	34.85	23.24
Town of Hampden	563	22,859	0.02	35.72	15.76
Town of Leeds	813	22,987	0.04	35.92	22.63
Town of Lewiston	1,187	35,547	0.03	55.54	21.37
Town of Lodi	2,791	18,415	0.15	28.77	97.01
Town of Lowville	987	22,882	0.04	35.75	27.61
Town of Marcellon	1,024	22,912	0.04	35.80	28.60
Town of Newport	681	14,210	0.05	22.20	30.68
Town of Otsego	757	19,826	0.04	30.98	24.44
Town of Pacific	2,518	13,851	0.18	21.64	116.36
Town of Randolph	699	22,517	0.03	35.18	19.87
Town of Scott	791	22,916	0.03	35.81	22.09
Town of Springvale	550	26,310	0.02	41.11	13.38
Town of West Point	1,634	20,829	0.08	32.55	50.20
Town of Wyocena	1,543	23,732	0.07	37.08	41.61
Town Totals	23,746	488,380	0.05	763.10	31.12
Village of Arlington	484	457	1.06	0.71	681.69
Village of Cambria	792	637	1.24	1.00	792.00
Village of Doylestown	328	2,561	0.13	4.00	82.00
Village of Fall River	1,097	1,021	1.07	1.60	685.63
Village of Friesland	298	647	0.46	1.01	295.05
Village of Pardeeville	1,982	1,444	1.37	2.26	876.99
Village of Poynette	2,266	1,565	1.45	2.45	924.90
Village of Randolph*	523	150	3.47	0.24	2,179.17
Village of Rio	938	839	1.12	1.31	716.03
Village of Wyocena	668	998	0.67	1.56	428.21
Village Totals	9,376	10,319	0.91	16.14	580.92
City of Columbus*	4,443	2,618	1.70	4.09	1,086.31
City of Lodi	2,882	898	3.21	1.40	2,058.57
City of Portage	9,728	6,055	1.61	9.46	1,028.33
City of Wisconsin Dells*	2,293	1,401	1.64	2.19	1,047.03
City Totals	19,346	10,972	1.76	17.14	1,128.70
Columbia County	52,468	509,671	0.10	796.38	65.88

Source: U.S. Census & Columbia County Planning and Zoning Department

* Columbia County Portion

1.5.2.6 *Natural Increase and Migration*

There are two sources of population change, natural increase or decrease, and migration. Natural increase or decrease is the number of births compared with the number of deaths among residents of the Town. The increasing number of children in the Town of West Point could be an indicator that natural population growth could be a factor in the Town. However, the decreases in some age groups with adults of childbearing age coupled with increases in the number of elderly suggest that natural increase may not be a factor in population growth for the Town into the immediate future. Trends in age distribution are discussed in more detail in the next section.

Migration is the movement of people into or out of a community. Table 1-9 compares the migration of people in the Town of West Point and Columbia County. Among persons five years old or older, about 28 percent of the Town of West Point's population in 2000 had moved within the preceding five years compared to about 41 percent of Columbia County's population that had moved during the same period.

TABLE 1-9
Population Migration of Persons Five Years or Older
Town of West Point and Columbia County, 2000

Place of Residence	Town of West Point		Columbia County	
	Number	Percent	Number	Percent
Same House as 5 Years Before	1,114	71.59%	29,105	59.11%
Different House:				
Same County	74	4.76%	9,038	18.36%
Other Wisconsin County	287	18.44%	8,472	17.21%
Other State	77	4.95%	2,381	4.84%
Other Country	4	0.26%	243	0.49%
Totals	1,556	100.00%	49,239	100.00%

Source: U.S. Census

The percentage of people moving to the Town from other parts of Wisconsin, was about 18 percent compared to about 5 percent of Town residents who moved to the Town from other parts of Columbia County. Residents moving to the Town from other states or other countries amount to about five percent of the Town's population and was about equal with the Columbia County for the same categories. These figures indicated that population migration has been only a modest source of population growth for the Town during the recent past.

1.5.2.7 Age Distribution & Median Age

The population of the Town of West Point has shown an overall increase in the number of children under age 18 as have the over 65 age groups. Table 1-10 shows changes in the age composition from 1990 to 2000. All but two age groups under 64 increased over the last decade. The number of persons age 45 to 54 showed the highest increase. The decreasing number of persons age of 18 to 34 likely indicates that young people are leaving the Town for college or job opportunities elsewhere. Age groups between 35 and 64 have all increased while persons age 65 to 74 experienced a decrease. In addition, the number of persons over 75 has increased considerably. As a result of the overall aging trends of the Town's population, the median age in the Town of West Point increased from 40 years in 1990 to 42 years in 2000.

TABLE 1-10
Age Distribution, Town of West Point, 1990-2000

Age	Population		Change	
	1990	2000	Number	Percent
Under 5	78	100	22	28.21%
5 - 9	69	107	38	55.07%
10 - 14	83	119	36	43.37%
15 - 17	47	66	19	40.43%
18 - 24	95	59	(36)	(37.89)%
25 - 34	180	172	(8)	(4.44)%
35 - 44	181	260	79	43.65%
45 - 54	184	288	104	56.52%
55 - 64	148	217	69	46.62%
65 - 74	152	132	(20)	(13.16)%
75 and Over	68	114	46	67.65%
Totals	1,285	1,634	349	27.16%
Median Age	40	42	2	5.00%

Source: U.S. Census

The Town of West Point has a slightly lower overall percentage of children under age 18 than Columbia County, as well as a lower percentage of children in all age groups under 18. Columbia County and the Town of West point are about equal in percentage of population in the 18 to 64 age groups. However the Town exceeds the County in the percentage of population in the 65 and older age groups. The Town of West Point's age distribution is compared with Columbia County in Table 1-11.

TABLE 1-11
Age Distribution, Town of West Point and Columbia County, 2000

Age	Town of West Point		Columbia County	
	Number	Percent	Number	Percent
Under 5	100	6.12%	3,218	6.13%
5 - 9	107	6.55%	3,589	6.84%
10 - 14	119	7.28%	3,965	7.56%
15 - 17	66	4.04%	2,449	4.67%
18 - 24	59	3.61%	3,725	7.10%
25 - 34	172	10.53%	6,671	12.71%
35 - 44	260	15.91%	9,000	17.15%
45 - 54	288	17.63%	7,472	14.24%
55 - 64	217	13.28%	4,812	9.17%
65 - 74	132	8.08%	3,783	7.21%
75 and Over	114	6.98%	3,784	7.21%
Total Under 18:	392	23.99%	13,221	25.20%
Total 18 - 64:	996	60.95%	31,680	60.40%
Total Over 65:	246	15.06%	7,567	14.42%
Totals	1,634	100.00%	52,468	100.00%
Median Age	42		38	

Source: U.S. Census

1.5.2.8 Educational Levels

School enrollment in the Town of West Point and Columbia County are compared in Table 1-12 below. Among persons three years old and older, the percentage of enrolled preschool students in the Town was 3.72 percent compared to 6.10 percent in the County. Students in kindergarten, elementary school and high school constituted about 77 percent of the enrolled students in the Town compared to just under 81 percent for the County. A significantly larger percentage of students were enrolled in college in the Town of West Point compared to the County, having 19.11 percent and 13.24 percent respectively.

TABLE 1-12
School Enrollment by Persons Three Years Old and Over
Town of West Point and Columbia County, 2000

School	Town of West Point		Columbia County	
	Number	Percent	Number	Percent
Preschool	15	3.72%	733	6.10%
Kindergarten	10	2.48%	561	4.67%
Elementary	203	50.37%	5,912	49.20%
High School	98	24.32%	3,220	26.80%
College	77	19.11%	1,591	13.24%
Total Enrolled	403	100.00%	12,017	100.00%

Source: U.S. Census

Table 1-13 shows years of school completed by the Town of West Point and Columbia County residents. In the Town of West Point, the percent of the population age 25 or older having a high school education and no additional education in 2000 was about eight percent lower than the County. On the other hand, the percentage of Town residents with less than a high school education was also lower for the Town. The percentage of Town residents with a high school diploma and some education beyond high school was higher in the Town of West Point than the County, as was the percentage of Town residents with a college degree or other advanced degree. These figures indicate an overall high level of education among Town residents.

TABLE 1-13
Years of School Completed by Persons 25 Years or Older
Town of West Point and Columbia County, 2000

Years of School Completed	Town of West Point		Columbia County	
	Number	Percent	Number	Percent
Less than 9 th Grade	39	3.27%	1,654	4.66%
9 th – 12 th Grade, no diploma	66	5.54%	3,250	9.15%
High School Graduate	373	31.29%	14,108	39.71%
Some College, no degree	331	27.77%	7,717	21.72%
Associate Degree	114	9.56%	2,859	8.05%
Bachelor's Degree	142	11.91%	4,074	11.47%
Graduate or Professional Degree	109	9.14%	1,719	4.84%
Doctorate Degree	18	1.51%	148	0.42%
Totals	1,192	100.00%	35,529	100.00%

Source: U.S. Census

1.5.2.9 Income Levels

◆ Per Capita Income

The Wisconsin Department of Revenue shows the Town of West Point's per capita adjusted gross income overall is considerably above that of the County. The per capita adjusted gross income in the Town of West Point was below the average for the County during five of the 11 years between 1990 and 2001 but exceeded the County during the last six years. Over the 11 year period, the Town's per capita adjusted gross income has grown more rapidly than the County exceeding the County by 27 percent. The Town of West Point's per capita adjusted gross income increased \$10,515 or 94.72 percent compared to Columbia County's increase of \$7,784 or 67.64 percent during the same time period. Table 1-14 compares the per capita adjusted gross income of the Town of West Point with Columbia County.

TABLE 1-14
Per Capita Adjusted Gross Income
Town of West Point and Columbia County, 1990-2001

Year	Town of West Point		Columbia County
	Income	% of County	
1990	\$11,101	96.46%	\$11,508
1991	\$10,693	89.72%	\$11,918
1992	\$11,356	91.76%	\$12,376
1993	\$12,605	96.27%	\$13,093
1994	\$13,490	95.42%	\$14,138
1995	\$14,995	100.85%	\$14,868
1996	\$16,095	105.94%	\$15,193
1997	\$17,676	108.13%	\$16,347
1998	\$18,943	108.91%	\$17,394
1999	\$23,184	120.78%	\$19,195
2000	\$20,287	101.07%	\$20,072
2001	\$21,616	112.05%	\$19,292
Change:			
Number	\$10,515	135.08%	\$7,784

Source: Wisconsin Department of Revenue

The per capita income in the Town of West Point is shown to have increased in real numbers most years since 1990 with the exceptions of 1991 and 2000. This increase in income is the result of either smaller numbers of children in the Town in relation to the number of working adults or from actual increases in income earned by the working portion of the population. Population information discussed earlier in this element indicated that the number of children in the Town was increasing. Therefore, it is more likely that the increases in per capita adjusted gross income are the result of actual increases in the income of working adults in the Town. Rising income levels can increase housing values, encourage business expansion and new businesses, and encourage the more affluent to move to the Town of West Point.

◆ **Household Income**

Median household income in the Town of West Point exceeded the County in 1999. Over 45 percent of the households in the Town had incomes of \$30,000 to \$74,999, compared to 52 percent for the County. However, Town of West Point significantly exceeded the County in households with incomes between \$75,000 and \$199,000 with 27 percent of the Town's households in this category compared to 17 percent for the County. Table 1-15 compares household income in Town of West Point with the County.

TABLE 1-15
Household Income
Town of West Point and Columbia County, 1999

Household Income	Town of West Point		Columbia County	
	Number	Percent	Number	Percent
Less than \$10,000	28	4.26%	1,189	5.82%
\$10,000 to \$29,999	120	18.26%	4,847	23.74%
\$30,000 to \$49,999	148	22.53%	5,347	26.19%
\$50,000 to \$74,999	152	23.14%	5,327	26.09%
\$75,000 to \$124,999	132	20.09%	2,976	14.58%
\$125,000 to \$199,999	46	7.00%	475	2.33%
\$200,000 or more	31	4.72%	253	1.24%
Total Households	657	100.00%	20,414	100.00%
1999 Median Household Income	\$55,781		\$45,064	

Source: U.S. Census

1.5.3 Population Forecasts

Population projections are important in the planning process so that appropriate amounts of land can be identified for the needs of future populations. Natural increase has provided some additional population in the Town in recent years but not major changes in the Town of West Point's population. However, it is anticipated that the Town's location in close proximity to rapidly growing Dane County and the City of Madison will continue to increase migration to the area.

One source that provides projections of the future population for the Town of West Point is the Demographic Services Section of the State Department of Administration. This Agency publishes official population estimates annually and periodically projects the population for communities throughout the state.

1.5.3.1 Department of Administration Projection

Department of Administration projections of population growth estimate a 36.6 percent increase in population within the Town of West Point over the 25 years between 2000 and 2030. This growth will add about 598 new residents to the Town. Population projections for the Town of West Point provided by the Department of Administration are illustrated in Table 1-16 below.

TABLE 1-16
DOA Population Projections, Town of West Point
2000-2030

2000 Census	2005	2010	2015	2020	2025	2030*	% Change 2000-2030	Total New Persons 2000-2030
1,634	1,740	1,844	1,941	2,032	2,132	2,232	36.6%	598

Source: Wisconsin Dept. of Administration and Columbia County Planning and Zoning Department

* 2030 figures calculated by Columbia County Planning and Zoning based upon WI DOA trends.

1.5.3.2 *Alternative Projections*

An alternate means of projecting future population growth for the Town is to project future population based upon the rate of growth that has taken place over the last few years since the Census. Such a projection provides an alternate view of future population growth. The Town of West Point has added on average 23.2 additional people each year over the five years since the 2000 Census. Table 1-17 below demonstrates how the Town's population will grow if the level of increase experienced over the last five years continues through 2030.

TABLE 1-17
Alternate Population Projection Based Upon Current Population Trends
Town of West Point 2000-2030

2000 Census	2005	2010	2015	2020	2025	2030	% Change 2000-2030	Total New Persons 2000-2030
1,634	1,750	1,866	1,982	2,098	2,214	2,330	42.6	696

Source: Wisconsin Dept. of Administration and Columbia County Planning and Zoning Department

1.5.3.3 *Alternative Projection Based Upon Historic Population Trends*

Another alternate means of projecting future population for the Town is to base it upon the historic rate of population change that has taken place over several decades. This alternate population projection was created using the average population change of the 1960, 1970, 1980, 1990, and 2000 Census' and projecting this level of change out to the year 2030. Such a projection provides an alternate view of future population change. Based on information from the US Census, the Town of West Point has added on average 22.1 additional people each year since the 1960 Census. Table 1-18 below demonstrates how the Town's population will grow if the level of increase experienced over the last 40 years continues through 2030.

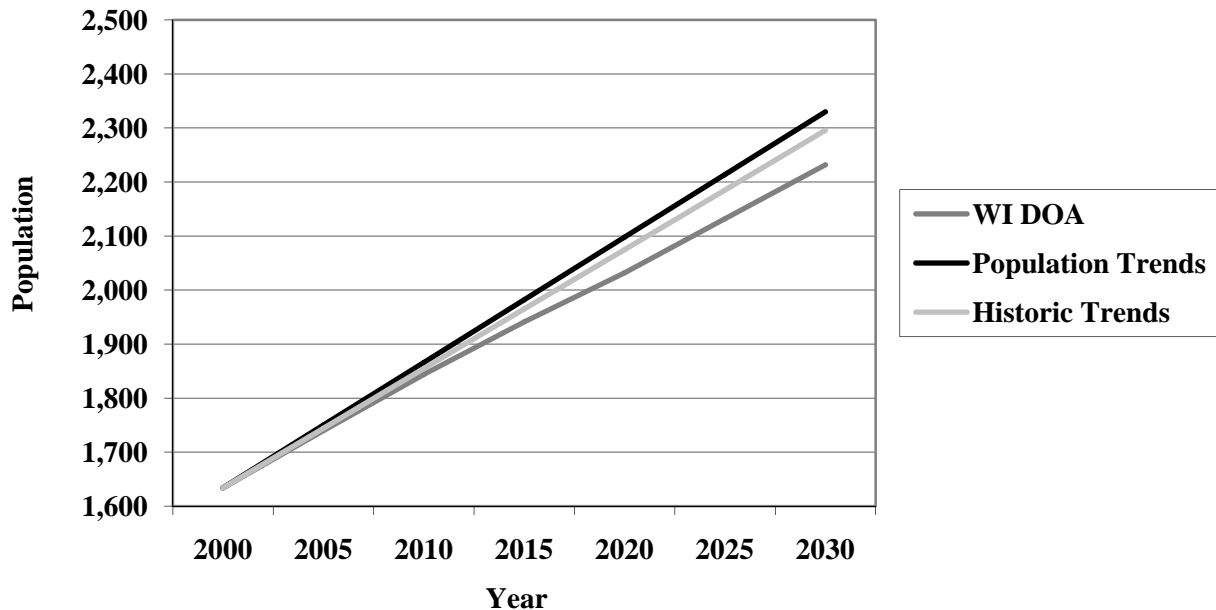
TABLE 1-18
Alternate Population Projection Based Upon Historic Population Trends
Town of West Point 2000-2030

2000 Census	2005	2010	2015	2020	2025	2030	% Change 2000-2030	Total New Persons 2000-2030
1,634	1,744	1,855	1,965	2,075	2,185	2,296	40.5%	662

Source: Wisconsin Dept. of Administration and Columbia County Planning and Zoning Department

Both alternate population projections based upon recent population trends and historic trends show a more rapid population increase by 2030 than the DOA projections for the same period. Projections based on recent population estimates or historic trends look at only single factors of population change and assume that these trends will continue over the 30-year period. As a result, these numbers may overestimate population changes because they do not anticipate all aspects of the population cycle. Figure 1-2 illustrates the DOA and alternate population projections for the Town.

FIGURE 1-2
Population Projections, Town of West Point, 2000-2030



Source: Columbia County Planning and Zoning

1.5.4 Households

The number of housing units and the size of households impact the future demand for housing in the Town of West Point. An adequate supply of housing units is important to population growth and influences the types of people who will choose to live in the Town.

1.5.4.1 Household Size

Increases in the number of housing units in the Town of West Point have resulted in a decrease in the average household size in the Town. In 1990, the average number of persons per household in the Town was 2.55. In 2000, the average number of persons per household decreased to 2.48 per unit, a decrease of 2.75 percent per unit. Likewise, the countywide average number of persons per household decreased from 2.6 in 1990 to 2.49 in 2000, a decrease of 6.7 percent. Table 1-19 below shows that the most common occupancy of households in the Town of West Point is by a two person household. Over 42 percent of all households are so occupied. Two person households are the predominant type of owner occupied households but are the second most common among renter occupied households. One person households were the second most common with just under 22 percent of all households so occupied followed by four person households with 15 percent of all households so occupied. Just three households in the Town contain seven or more people.

TABLE 1-19
Town of West Point, Household Size By Tenure, 2000

Size of Household	Number of Households					
	Owner Occupied	% of Owner Occupied	Renter Occupied	% of Renter Occupied	Total Households	% of Total
1 Person	122	18.48%	23	3.48%	145	21.97%
2 Person	259	39.24%	20	3.03%	279	42.27%
3 Person	77	11.67%	4	0.61%	81	12.27%
4 Person	95	14.39%	4	0.61%	99	15.00%
5 Person	41	6.21%	8	1.21%	49	7.42%
6 Person	4	0.61%	0	0.00%	4	0.61%
7 or More	2	0.30%	1	0.15%	3	0.45%
Totals	600	90.91%	60	9.09%	660	100.00%

Source: U.S. Census

1.5.4.2 Housing Unit Trends

The housing supply in the Town of West Point has grown moderately over the 10 years between 1990 and 2000. Total housing units in the Town increased from 777 units in 1990 to 907 units in 2000, an increase of 130 units. The increase in housing over the 10 year period amounts to a growth rate of 16.73 percent. This rate of growth in housing units is slightly lower than the County's growth rate of 17.80 percent for the same period. The number of occupied housing units in the Town also increased from 504 in 1990 to 660 in 2000, an increase of 30.95 percent. Fewer vacant housing units coupled with growth in the number of housing units could indicate an increasing demand for housing in the Town. Table 1-20 compares the housing unit trends in the Town of West Point and Columbia County.

TABLE 1-20
Housing Unit Trends, Town of West Point and Columbia County
1990 - 2000

		1990	2000	# Increase	% Increase
Total Housing Units	Town of West Point	777	907	130	16.73%
	Columbia County	19,258	22,685	3,427	17.80%
Occupied housing Units	Town of West Point	504	660	156	30.95%
	Columbia County	16,868	20,439	3,571	21.17%

Source: U.S. Census

1.5.4.3 Population Based Household Forecast

Projected need for future additional housing units in the Town of West Point is based upon projected population growth. Department of Administration projections indicate that approximately 598 additional residents will reside in the Town between 2000 and 2030. The amount of housing needed for this population is dependent upon the desired density level. In order to maintain the 2.48 persons per household that existed in 2000, about 242 new units will be needed by 2030. Furthermore, if an increase or reduction in the number of persons per housing unit is desired, thus reducing or increasing the density, the amount of new housing needed will have to be increased or decreased accordingly.

Using the population projection figures based upon population trends since the 2000 Census, the number of needed housing units will be somewhat larger. This projection calls for an additional 696 residents in the Town between 2000 and 2030. Using the figures from this projection and maintaining the 2000 level of persons per housing unit, the number of new units needed would be 281. Again, this number is subject to increase or decrease depending on the desired density level.

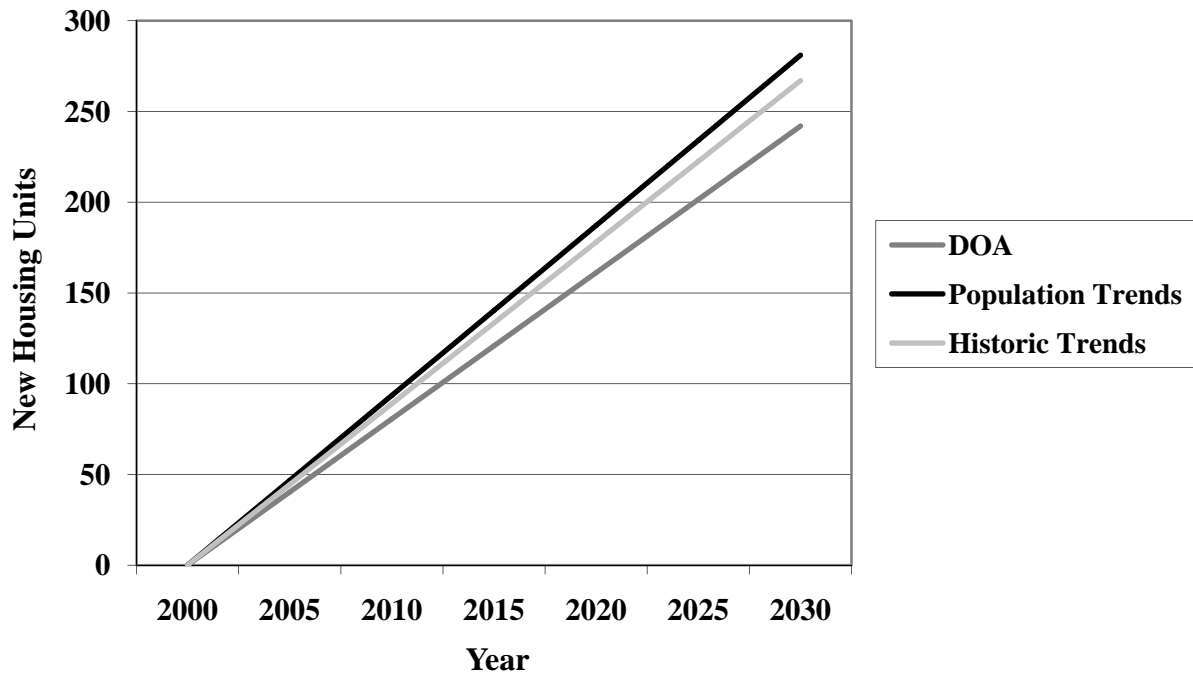
The population projection based upon historic population trends estimates a larger population increase than the DOA projection but a smaller increase than the projection based upon population trends. The historic population trends calls for 662 additional residents between 2000 and 2030. Housing this additional population at the 2000 level of persons per housing unit will require 267 new housing units between 2000 and 2030. This figure would again be subject to increase or decrease depending on density. All three of the projections are subject to change from external forces such as the economy or public perceptions of desirable places to live. Table 1-21 below compares the three population projections and the estimated number of housing units. Figure 1-3 illustrates the three housing unit projections.

TABLE 1-21
Estimated Additional Housing Units Needed Based Upon Projected Population Growth
Town of West Point, 2000-2030

	WI DOA	Current Population Trends	Historical Trends
Projected Population Change 2000 - 2030	598	696	662
Persons Per Housing Unit 2000	2.48	2.48	2.48
Estimated Additional Housing Units Needed by 2030	242	281	267

Source: Columbia County Planning and Zoning

FIGURE 1-3
Projected Housing Units Based Upon Projected Population Growth
Town of West Point, 2000-2030

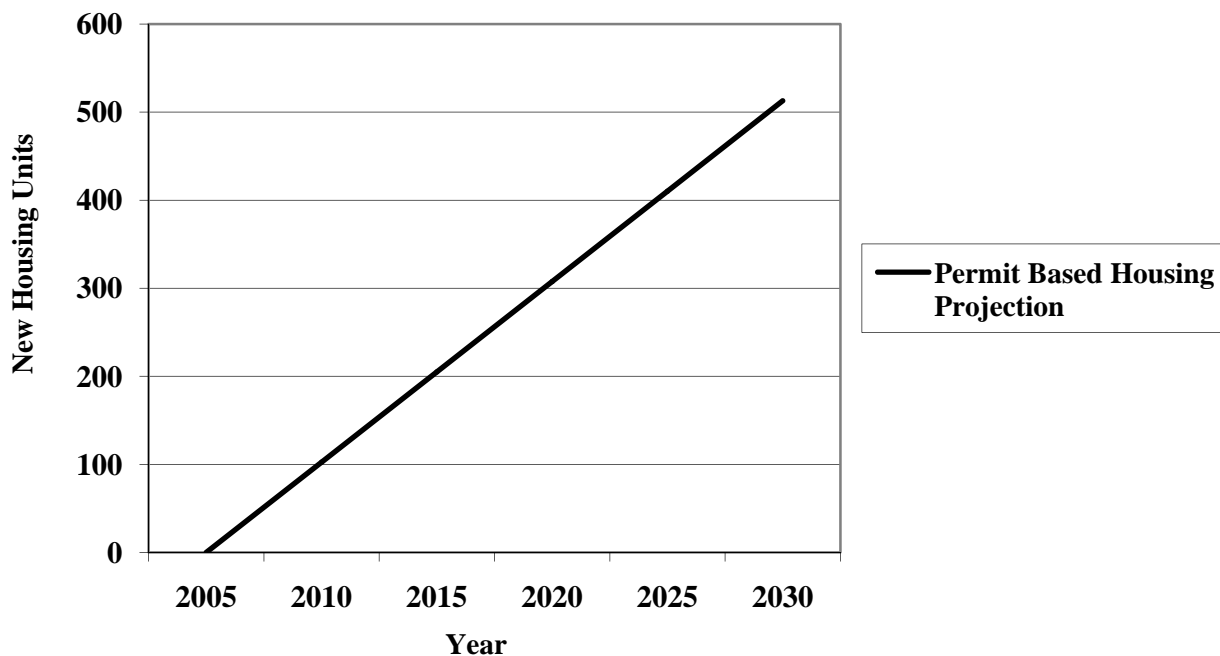


Source: Columbia County Planning and Zoning

1.5.4.4 Permit Based Household Forecast

An alternate means for projecting the need for future additional housing units in the Town is based upon trends in zoning permits. Between 1990 and 2005 an average of 20.5 zoning permits for new homes were issued each year within the Town of West Point. Projecting this 16 year average out to the year 2030 indicates that approximately 513 new homes will be required within the Town between 2005 and 2030. Figure 1-4 illustrates the projected increase in the number of housing units needed within the Town by the year 2030. More detailed information on zoning permit and land use trends can be found in the Land Use Element of this plan.

FIGURE 1-4
Projected Housing Units Based Upon Zoning Permit Trends
Town of West Point, 2005-2030



Source: Columbia County Planning and Zoning

1.5.5 Employment

The number of people in the labor force, the types of employers, and the kinds of occupations in the Town of West Point influence the amount and type of future growth that will take place in the Town. A thorough understanding of employment trends is important in planning for the future of the Town of West Point.

1.5.5.1 *Labor Force*

In the Town of West Point in 2000, 73.5 percent of the population age 16 and over was in the labor force compared to 69.4 percent for Columbia County as a whole. Among persons age 16 and older, 71.0 percent of the Town's women and 75.9 percent of the Town's men are in the labor force compared to of 65.2 and 73.7 percent respectively for the County. Table 1-22 provides labor force comparisons for the Town of West Point and Columbia County in 2000.

TABLE 1-22
Town of West Point and Columbia County, Labor Force Comparisons, 2000

Characteristics	Town of West Point		Columbia County	
	Number	Percent	Number	Percent
Total Population	1,634	---	52,468	---
Persons Age 16 or Over	1,303	79.74%	40,848	77.85%
<i>Males</i>	676	41.37%	20,544	50.29%
<i>Females</i>	627	38.37%	20,304	49.71%
In Labor Force	958	---	28,369	---
<i>Males</i>	513	31.40%	15,132	53.34%
<i>Females</i>	445	27.23%	13,237	46.66%
Civilian Labor Force	958	---	28,313	---
<i>Employed</i>	938	57.41%	27,324	96.51%
<i>Unemployed</i>	20	1.22%	989	3.49%

Source: U.S. Census

1.5.5.2 *Employment Trends*

When comparing the 13 industry groups that employed persons in the Town of West Point, eight showed a higher percentage for the Town than the County. Those with a higher percentage for the Town include agriculture and mining; construction; retail trade; information; insurance, real estate, finance, rental and leasing; professional, management, administrative, and scientific; educational and health; and arts entertainment and recreation. Education and health was the leading source of employment in 2000, employing 20.79 percent of the Town's labor force. The second largest source of employment in 2000 was retail trade at 12.47 percent. Table 1-23 shows the Town of West Point employment by industry group.

TABLE 1-23
Town of West Point and Columbia County, Employment of Industry Group, 2000

Industry Group	Town of West Point		Columbia County	
	Number Employed	Percent of Total	Number Employed	Percent of Total
Agriculture & Mining	59	6.29%	1,282	4.69%
Construction	113	12.05%	2,268	8.30%
Manufacturing	110	11.73%	5,834	21.35%
Wholesale Trade	28	2.99%	985	3.60%
Retail Trade	117	12.47%	3,083	11.28%
Transportation, Warehousing, & Utilities	35	3.73%	1,350	4.94%
Information	21	2.24%	553	2.02%
Insurance, Real Estate, Finance, Rental & Leasing	71	7.57%	1,469	5.38%
Professional, Management, Administrative, & Scientific	75	8.00%	1,510	5.53%
Educational, & Health	195	20.79%	4,730	17.31%
Arts, Entertainment, Recreation	69	7.36%	1,866	6.83%
Other Services	22	2.35%	911	3.33%
Public Administration	23	2.45%	1,483	5.43%
Totals	938	100.00%	27,324	100.00%

Source: U.S. Census

Within each industry group, the Town of West Point's workers practice a variety of occupations. Table 1-24 presents employment by occupation in 2000 for the Town of West Point. The Town exceeded the County in two occupation categories. Those categories include executives, professionals, and managers and construction, extraction, and maintenance. The percentages of workers in the four other categories were higher for Columbia County.

TABLE 1-24
Town of West Point, Employment by Occupation, 2000

Occupation	Town of West Point		Columbia County	
	Number Employed	Percent of Total	Number Employed	Percent of Total
Executives, Professionals, & Managers	340	36.25%	7,698	28.17%
Service Occupations	116	12.37%	3,647	13.35%
Sales & Office Occupations	225	23.99%	6,802	24.89%
Farming, Fishing, & Forestry	9	0.96%	314	1.15%
Construction, Extraction, & Maintenance	139	14.82%	3,177	11.63%
Production, & Transportation	109	11.62%	5,686	20.81%
Totals	938	100.00%	27,324	100.00%

Source: U.S. Census

Executive, Professional, and Manager occupations were the leading occupation category in the Town in 2000, employing 340 persons or 36.25 percent. Sales and office occupations accounted for 225

workers or 23.99 percent. There were 139 persons involved in construction, extraction, and maintenance occupations constituting 14.82 percent of the employed persons. Other important occupations of the Town of West Point's work force were service occupations, 116 persons or 12.37 percent, as well as production and transportation occupations, 109 persons or 11.62 percent.

1.5.5.3 Employment Forecast

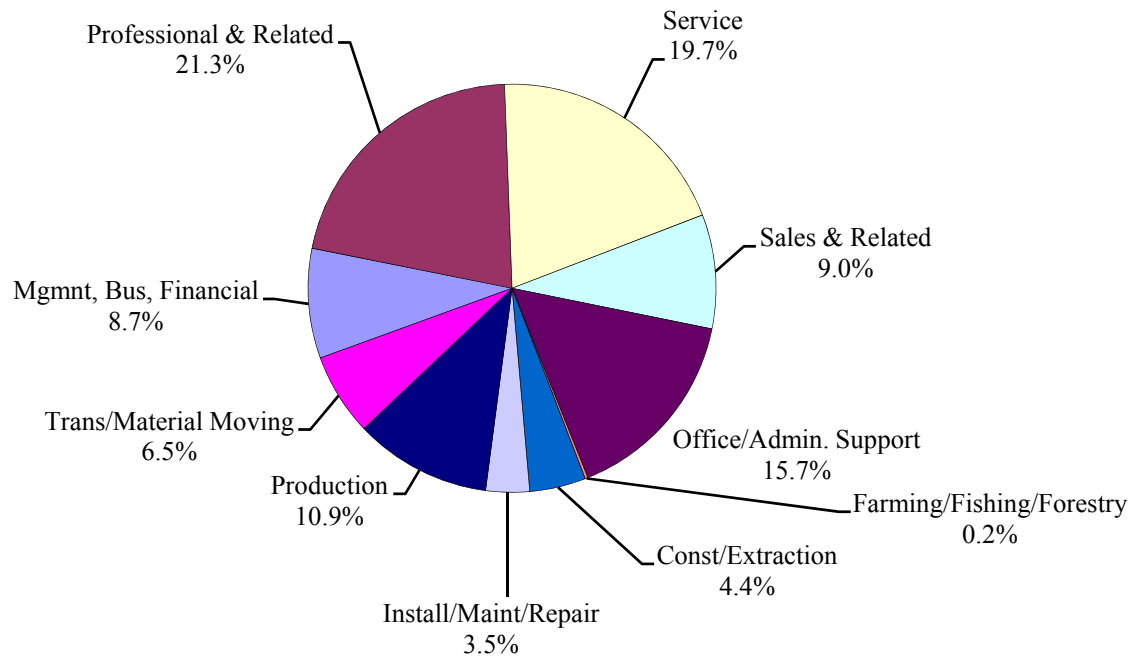
Future trends in employment in the Town of West Point are closely tied to the employment opportunities in Columbia County as well as those in other nearby Counties. The Wisconsin Department of Workforce Development divides the state into workforce development areas. Columbia County is included in the South Central Region that is comprised of six counties; Columbia, Dane, Dodge, Jefferson, Marquette, and Sauk. Table 1-25 below shows the projected employment trends for the south central region from 2000 to 2010. Professional and service jobs are expected to see the largest increases while production jobs are expected to see the smallest increase. Figure 1-5 graphically illustrates the projected employment increases by occupation group.

TABLE 1-25
Employment Forecast, South Central Wisconsin, 2000-2010

Occupational Group	Estimated employment in 2000	Projected employment in 2010	Change	Percent Change	New Jobs	Replacements	Total
Total, All Occupations	405,490	451,950	46,460	11.46%	4,650	9,750	14,400
Management, Business, Financial	35,230	39,310	4,080	11.58%	410	650	1,060
Professional & Related	80,590	96,110	15,520	19.26%	1,570	1,620	3,190
Service	76,240	89,250	13,010	17.06%	1,300	2,420	3,720
Sales & Related	37,200	40,890	3,690	9.92%	370	1,260	1,630
Office/Admin. Support	67,340	71,110	3,770	5.60%	380	1,410	1,790
Farming/Fishing/Forestry	940	1,040	100	10.64%	10	30	40
Const/Extraction	18,230	20,090	1,860	10.20%	190	340	530
Install/Maintenance/Repair	14,400	15,670	1,270	8.82%	130	300	430
Production	48,410	49,060	650	1.34%	70	1,120	1,190
Trans/Material Moving	26,930	29,430	2,500	9.28%	250	620	870

Source: WI Department of Workforce Development, Local Workforce Planning Section, June 2003

FIGURE 1-5
Projected Jobs in South Central Wisconsin 2010 - By Occupation Group



2.0 **HOUSING**

The housing element considers the number of units available for residents of the Town of West Point and some conditions of that housing supply which may affect its suitability for the future. An adequate supply of the type of housing needed by the Town's population is critical to population growth and can influence the type of people who choose to live in the Town.

2.1 **HOUSING VISION**

- ◆ Housing for all Town residents should be safe, affordable and reflect the Town of West Point's rural character and scenic beauty set in an attractive, healthy and appropriate environment.

2.2 **HOUSING GOALS, OBJECTIVES, AND POLICIES**

Goal 1: Encourage safe, affordable housing and neighborhoods.

- Objective 1:* Encourage maintenance and repair of existing homes to promote health and safety for residents and community including those with special needs.
- Objective 2:* Ensure that rehabilitation; remodeling and new construction protects the integrity of the existing neighborhood regarding size, setbacks, footprints, square footage and heights.
- Objective 3:* Encourage the creation of neighborhood and community by clustering homes with off-road driveways and common well and septic systems.
- Objective 4:* Encourage developers to offer a variety of lot and house size options to promote plans of economic and social diversity.

Goal 2: Maintain the rural character of the town regarding future housing development.

- Objective 1:* To the extent feasible, discourage housing growth which exceeds the historical averages and or projections.
- Objective 2:* Encourage conservation design principles for new residential development.
- Objective 3:* Restrict the re-zoning of working agricultural lands.
- Objective 4:* Encourage communal septic systems for all residential developments greater than three homes.
- Objective 5:* Preserve the rural integrity by requiring condominium and multifamily development is held to the same standards as single family development.

Goal 3: Allow reasonable residential development while preserving agricultural lands, woodlands, open space and environmentally sensitive areas and corridors.

- Objective 1:* Create various levels of land division and lot size for current residentially zoned areas of the town based on the attributes of the different areas.
- Objective 2:* Prohibit development of working agricultural lands and environmentally sensitive areas.
- Objective 3:* Minimize the impact of development by maximizing the amount of stormwater runoff and sedimentation required to be maintained on site for major and minor land divisions.
- Objective 4:* Preserve the view line of undeveloped ridge tops and shorelines by requiring setbacks and vegetation.

Objective 5: Encourage cluster developments as a tool to preserve working agricultural lands, woodlands, open space and environmentally sensitive areas and corridors.

Policies and Proposed Programs:

- a) Change the minimum number of lots for a subdivision in the land division ordinance from five lots to four lots (the trigger for a major subdivision as opposed to the CSM for the minor subdivision).
- b) Explore Planned Unit Development as a tool to create cluster development in the town.
- c) Strengthen the Stormwater and Sedimentation Ordinance to require 85% of stormwater and sediment is held on site for major and minor subdivisions to protect water quality.
- d) Attempt to “hide” housing development from main roads to the extent possible through natural topography, vegetation (e.g. tree lines, wooded edges), and setbacks. Minimize placement of lots in open fields.
- e) Arrange lots so that houses are not placed on exposed hilltops or ridgelines. Rooflines should not be higher than the tree line.
- f) Revisit the environmental assessment tool in the land division ordinance and strengthen it to better protect the environment from housing development.
- g) Maximize preservation of common open space in proposed land subdivisions through public dedication and/or conservation easements over open space, managed through a homeowner’s association or a non-profit land trust.
- h) Integrate natural resources into subdivision design as aesthetic and conservation landscape elements.
- i) Restore the quality and continuity of degraded environmental areas within a subdivision, such as streams and wetlands.
- j) Periodically review variance request procedures and forms for compliance with housing goals.
- k) Require the Town Engineer to develop a bi-annual report to the town of housing development within the town since 1990.
- l) Require state of the art on site sanitary systems in housing development proposals to protect groundwater quality.
- m) As part of the land division process, require land dividers to identify and map in the required survey map areas potentially worthy of preservation, including woodlots, remnant prairie, wetlands, stream banks, lakeshore areas, 100 year floodplains, hydric soils, soils with low or very low potential to perk, in 2 foot contour intervals with shading in areas with gradients of 20 percent or more. Include this data for adjacent land within 500 feet of proposed land division.
- n) Preserve mature trees; stone rows, fence lines, tree lines and agricultural structures such as farmsteads, barns and vertical silos wherever appropriate.
- o) For all new non-farm residential housing, maintain the greatest distance feasible between new homes and agriculture feedlot, operations, manure pits and trench silos of adjacent landowners to minimize conflicts between agricultural operations and rural residences. Further ensure that adjacent landowners with feedlots, manure pits and trench silos are

- notified of any residential building proposals as part of the Town's land division or building permit process.
- p) Farmers owning land adjacent to residential uses/lots shall maintain the greatest distance feasible between any new feedlot, manure pits and trench silos from said adjacent residence.
 - q) Direct residential growth to existing residentially zoned areas, giving consideration to protection of environmentally sensitive corridors and working agricultural lands.
 - r) Direct new home sites to areas least suitable for agriculture.
 - s) Direct new home sites away from environmentally sensitive areas.
 - t) Encourage home construction that utilizes "green" construction materials and energy efficiency.
 - u) Support the conversion of agricultural buildings to residential use provided structures maintain their original look and character.
 - v) Encourage the proper siting of residences so as to minimize the demand for infrastructure improvements and where practical require shared driveways.
 - w) Work with Columbia County to develop zoning options for accessory living units as part of a primary residence in the rural areas of the Town that will permit elderly independent or interdependent living arrangements.
 - x) Design streets and lot layouts to blend with natural land contours.
 - y) Create pedestrian trails in land division of 3 lots or more.

2.3 EXISTING HOUSING PROGRAMS

2.3.1 Columbia County Zoning Ordinance

The Columbia County Zoning Code is part of the County's Code of Ordinances. The zoning code establishes 10 primary use districts, a planned residential development overlay district, a shoreland-wetland overlay district, and a floodplain overlay district. Of the 10 primary zoning districts nine allow some form of residential uses as either a permitted or conditional use. These 9 districts allow for a variety of housing types including single family, duplexes, multifamily, and mobile home parks. The zoning code allows for lots down to 20,000 square feet in size.

2.3.2 Columbia County Housing Rehabilitation Program

Columbia County administers a Housing Rehabilitation Program for the repair and improvement of housing units in the County. The program is funded through a Community Development Block Grant (CBDG) and provides no interest, deferred payment loans for household repairs and improvements to homeowners who meet certain income requirements. Landlords who agree to rent to low or moderate-income tenants can also receive no interest loans for rental properties to be paid back over a period of 5 to 10 years. The program also provides assistance with down payments and closing costs for qualified homebuyers. Columbia County and the Town of West Point should continue to support this program and attempt to make all eligible property owners aware of the benefits the program offers in an effort to achieve many of the housing related goals stated in this plan.

2.3.3 Habitat for Humanity

Habitat for Humanity is a nonprofit organization with a goal of eliminating poverty housing and homelessness. The program uses volunteer labor and donations of money and supplies to build or rehabilitate simple, decent houses. Habitat homeowners are required to invest hundreds of hours of their own labor into building their Habitat house and the houses of others. The homeowners are sold their Habitat home at no profit and are financed with affordable no-interest loans. Payments made on the mortgages are used to build and rehabilitate other Habitat homes. The Sauk-Columbia County Habitat for Humanity Affiliate coordinates all aspects of the program where it operates in Columbia County. Promotion and encouragement of this program can help to achieve many of the housing related goals outlined in this plan and should be supported by Columbia County and the Town of West Point.

2.3.4 United Migrant Opportunity Services (UMOS)

United Migrant Opportunity Services (UMOS) is a private, non-profit corporation established in 1965 to advocate for and provide services to Hispanic migrant and seasonal farm workers in Wisconsin. The housing department within UMOS addresses the housing needs of migrant workers that come to Wisconsin for work each growing season. UMOS provides a variety of housing services for migrant and seasonal workers. Locally, UMOS operates migrant housing facilities near Montello and Berlin and in Dodge County near Beaver Dam. Migrant and seasonal workers are important to the local economy in parts of Columbia County and efforts should be made to support organizations like UMOS that provide decent housing to this important part of the workforce.

2.3.5 Uniform Dwelling Code (UDC)

The Uniform Dwelling Code (UDC) is the statewide building code for one and two family dwellings built since June 1, 1980. The code sets minimum standards for fire safety; structural strength; energy conservation; erosion control; heating, plumbing and electrical systems; and general health and safety. A recent change in State law requires all municipalities in the State to enforce the UDC. The UDC is an important tool for use in developing quality housing in Columbia County.

2.4 HOUSING CHARACTERISTICS

2.4.1 Age of Housing Supply

Table 2-1 illustrates the age of the Town of West Point's housing units in 2000. The largest percentage of housing units in the Town, 17.4 percent, were built between 1970 and 1979. Homes built before 1940 also represent a significant percentage of the housing supply at 15.8 percent.

TABLE 2-1
Town of West Point, Age of Housing Supply, 2000

Year Structure Built	Number	% of Total
1999 – 3/2000	35	3.90%
1995 – 1998	124	13.82%
1990 – 1994	81	9.03%
1980 – 1989	91	10.15%
1970 – 1979	156	17.39%
1960 – 1969	134	14.94%
1950 – 1959	107	11.93%
1940 – 1949	27	3.01%
1939 or Earlier	142	15.83%

Source: 2000 U.S. Census, Summary File 3, Sample Data

A large number of older housing units may indicate the need for rehabilitation or replacement of a significant portion of the existing housing stock during the period covered by this plan. In planning for new or replacement housing, the availability of land, utilities, transportation facilities, parks, and other infrastructure needs to be considered.

2.4.2 Units in Structure

Single-family detached homes represented 694 of the Town's housing units in 2000. Such homes made up 77.4 percent of the housing units as shown in Table 2-2. Mobile homes represent the next most common type of housing unit in the Town of West Point. There were 159 mobile homes in the Town in 2000, or 17.73 percent of all housing. There were 12 single-family attached homes and 10 duplexes in the Town in 2000 representing 1.34 and 1.11 percent respectively. There were 11 three to four unit multi-family structures and 11 five to nine unit multi-family structures in the Town in 2000, each representing 1.23 percent of the total housing.

TABLE 2-2
Number of Housing Units In Structure, Town of West Point, 2000

Number of Housing Units in Structure	Total Housing Units	Percent of Total Housing Units
1 (Single-Family Detached)	694	77.37%
1 (Single-Family Attached)	12	1.34%
2 (Duplex)	10	1.11%
3 or 4	11	1.23%
5 to 9	11	1.23%
10 to 19	0	0.00%
20 or more	0	0.00%
Mobile Home	159	17.73%
Other	0	0.00%
Totals	897	100.00%

Source: U.S. Census

2.4.3 Value of Owner-Occupied Housing

A sample of owner-occupied housing in the Town of West Point provides an estimate of the range in values of such homes as shown in Table 2-3. The number of homes valued at \$50,000 to \$99,999 constituted 10.57 percent of the Town's housing in 2000 compared to 30.05 percent of the County housing. Homes valued at \$250,000 or more constituted the largest number of homes in the Town with 24.33 percent of the Town's housing in 2000 compared to 7.88 percent of the County's housing. However, the Town of West Point had 15.10 percent of its housing valued below \$50,000 compared to 6.29 percent of the County's housing.

The number of owner-occupied homes valued at \$50,000 or more constituted 84.9 percent of the Town's housing in 2000 compared to about 93.7 percent of the County's housing. Homes valued at \$150,000 to \$199,000 constituted 17.95 percent of the Town's housing in 2000 compared to 16.37 for the County. The Town also had 94 homes valued between \$100,000 and \$149,999 and 97 homes valued between \$200,000 and \$249,000 in 2000.

The median housing value for the Town of West Point, \$189,700, was significantly higher than the median value for Columbia County, \$115,000. The availability of affordable homes for lower-income households is a growing problem in Columbia County. As the cost of homes increase, more households may find it difficult to afford adequate housing. Escalating housing costs can have affects on economic development, local tax base, and population migration in the County and the Town of West Point.

TABLE 2-3
Town of West Point and Columbia County, Value of Owner-Occupied Housing, 2000

	Town of West Point		2.4.3.1.1 Columbia County	
Housing Value	Number of Homes	Percent of Total	Number of Homes	Percent of Total
Less than \$50,000	90	15.10%	963	6.29%
\$50,000 - \$99,999	63	10.57%	4,597	30.05%
\$100,000 - \$149,999	94	15.77%	5,086	33.24%
\$150,000 - \$199,999	107	17.95%	2,505	16.37%
\$200,000 - \$249,999	97	16.28%	944	6.17%
\$250,000 or More	145	24.33%	1,205	7.88%
Totals	596	100.00%	15,300	100.00%
Median Value	\$189,700		\$115,000	

Source: U.S. Census

2.4.4 Rent For Non-Farm Housing

In 2000, most rental housing units in the Town of West Point, 36.1 percent, rented in the \$300 to \$499 per month range. That was also the range most rental housing units in the County rented for, with 44.5 percent of the rental units in the County rented in this range. No units in the Town rented for more than \$749 per month. In addition, six rental units were available for less than \$200 per month in 2000, while there were no units that required no cash rent. Median rent in the Town of West Point, \$368, was lower than the median rent for the County, \$437. In addition, the Town's median rent decreased during the decade between 1990 and 2000 while the County's increased. Table 2-4 shows the range of rent for non-farm housing in the Town of West Point and Columbia County

TABLE 2-4
Rent For Non-farm Housing Units
Town of West Point and Columbia County, 2000

Monthly Rent	Town of West Point				Columbia County			
	Number of Housing Units		Change		Number of Housing Units		Change	
	1990	2000	Number	Percent	1990	2000	Number	Percent
Less than \$200	2	6	4	200.00%	463	466	3	0.65%
\$200 - \$299	7	11	4	57.14%	786	469	(317)	(40.33)%
\$300 - \$499	20	13	(7)	(35.00)%	2,105	2,126	21	1.00%
\$500 - \$749	16	6	(10)	(62.50)%	411	1,259	848	206.33%
\$750 - \$999	0	0	0	0.00%	28	194	166	592.86%
\$1,000 or more	0	0	0	100.00%	0	41	41	100.00%
No Cash Rent	4	0	(4)	0.00%	227	227	0	0.00%
Median Rent	\$415	\$363	(\$52)	(12.53)%	\$356	\$437	\$81	22.75%

Source: U.S. Census

2.4.5 Occupancy Characteristics

Table 2-5 shows that there were a total 519 occupied housing units in the Town of West Point in 1990. That number increased by 118 units, or 22.74 percent, to 637 units in 2000. This increase in occupied housing units exceeded the increases for both the County, with a 21.17 percent increase, and the State, with a 14.4 percent increase, during the same time period. The number of owner-occupied housing units in the Town increased by 158 units in 2000. As a result, there were 596 owner-occupied units in the Town of West Point in 2000, comprising 93.6 percent of the total occupied housing units. In comparison, owner-occupied housing units accounted for 84.4 percent of the occupied housing units in 1990.

TABLE 2-5
Number of Housing Units by Occupancy Status
Town of West Point, 1990-2000

Housing Unit Status	Housing Units		Change	
	1990	2000	Number	Percent
Owner-Occupied	438	596	158	36.07%
Renter-Occupied	81	41	(40)	(49.38)%
Total Occupied Units	519	637	118	22.74%
Vacant:	284	260	(24)	(8.45)%
For sale	11	3	(8)	(72.73)%
For rent	6	8	2	33.33%
For seasonal, recreational, or occasional use	258	244	(14)	(5.43)%
Other reason	9	5	(4)	(44.44)%
Totals Housing Units	803	897	94	11.71%

Source: U.S. Census

Renter-occupied housing units decreased between 1990 and 2000, with a decrease of 40 units or 49.4 percent. There were 81 renter-occupied housing units in 1990, or 15.6 percent of the total occupied housing units. With the decrease of 40 occupied rental housing units during the 1990's, the Town had 41 total occupied rental units in 2000, or 6.4 percent of all occupied housing units.

Vacant housing units accounted for 284 units or 35.4 percent of all housing units in 1990. In 2000, vacant housing units in the Town of Springvale accounted for 260 units or 29 percent of all housing units, an 8.5 percent decrease in vacant housing over the 10-year period. Some categories of vacant housing units increased during the 10-year period while others decreased. Those units vacant due to being for sale decreased by eight units, or 72.7 percent, while vacant rental units increased by two units or 33.3 percent over the ten-year period. Vacant seasonal, recreational, or occasional use units decreased by 14 units or 5.4 percent. These housing units make up the majority of the vacant units in the Town. The number housing units vacant for other reasons also decreased by four units or 44.4 percent during the 1990's.

2.4.6 Household Size

Table 2-6 illustrates the change in household size between 1990 and 2000 for Columbia County and the municipalities in the County, including the Town of West Point. Columbia County's household size decreased from 2.60 persons per household in 1990 to 2.49 persons per household in 2000. The household size for the Town of West Point decreased from 2.55 persons per household in 1990 to 2.48 persons per household in 2000. These decreases in household size are consistent with state and national trends. In Columbia County, only the Towns of Otsego and Scott as well as the Villages of Fall River, Friesland, and Rio experienced increases in the household size between 1990 and 2000.

TABLE 2-6
Household Size by Municipality, Columbia County, 1990-2000

Municipality	1990 Household Size	2000 Household Size
Town of Arlington	2.96	2.81
Town of Caledonia	2.89	2.60
Town of Columbus	3.10	2.91
Town of Courtland	2.93	2.65
Town of Dekorra	2.65	2.48
Town of Fort Winnebago	3.01	2.63
Town of Fountain Prairie	2.84	2.71
Town of Hampden	3.03	2.63
Town of Leeds	2.78	2.63
Town of Lewiston	2.79	2.51
Town of Lodi	2.75	2.59
Town of Lowville	2.89	2.68
Town of Marcellon	3.00	2.83
Town of Newport	2.65	2.45
Town of Otsego	2.70	2.78
Town of Pacific	2.64	2.50
Town of Randolph	3.12	3.07
Town of Scott	3.06	3.26
Town of Springvale	2.89	2.79
Town of West Point	2.55	2.48
Town of Wyocena	2.72	2.51
Village of Arlington	2.67	2.59
Village of Cambria	2.64	2.58
Village of Doylestown	2.72	2.71
Village of Fall River	2.54	2.62
Village of Friesland	2.68	2.73
Village of Pardeeville	2.57	2.38
Village of Poynette	2.58	2.46
Village of Randolph*	2.77	2.60
Village of Rio	2.39	2.45
Village of Wyocena	2.49	2.37
City of Columbus*	2.46	2.37
City of Lodi	2.50	2.44
City of Portage	2.37	2.30
City of Wisconsin Dells*	2.30	2.28
Columbia County	2.60	2.49
Wisconsin	2.61	2.50

* Columbia County Portion

Source: U.S. Census

2.4.7 Housing Unit Trends

Table 2-7 illustrates the trend in the number of housing units for Columbia County and the municipalities in the County, including the Town of West Point. Columbia County had 22,685 housing units in 2000, a 17.8 percent increase over 1990. The Town of West Point added 130 housing units between 1990 and 2000, a 16.73 percent increase.

Towns experienced the largest increase in the number of housing units, adding 1,611 housing units in the decade between 1990 and 2000, an 18 percent increase. Among towns, the Town of Lodi had the largest increase adding 387 housing units during the decade, a 43.1 percent increase. All towns had increases in housing units except the Town of Columbus, which had no increase in housing units, and the Town of Courtland, which lost six housing units between 1990 and 2000.

Cities experienced the next largest increase in the number of housing units, adding 1,044 housing units between 1990 and 2000, a 14.6 percent increase. Among cities, the City of Portage had the largest increase in the number of housing units, adding 414 housing units during the decade, an 11.6 percent increase. However, the City of Lodi had the largest percentage increase, adding 366 housing units for a 43.9 percent increase. All cities in the County, except the City of Wisconsin Dells, added over 100 housing units during the decade.

Villages added 772 housing units and had the largest total percentage increase of 24.6 percent. All villages in the County experienced growth in the number of housing units. The Villages of Doylestown and Friesland experienced the smallest increases in the total number of housing units between 1990 and 2000, each adding only three housing units for increases of 2.5 percent and 2.7 percent respectively. The Village of Poynette had the largest increase in housing units adding 286 units for a 42.6 percent increase.

TABLE 2-7
Housing Unit Trends by Municipality, Columbia County, 1990-2000

Municipality	1990 Total Housing Units	2000 Total Housing Units	Number Change 1990-2000	Percent Change 1990-2000
Town of Arlington	262	308	46	17.56%
Town of Caledonia	626	713	87	13.90%
Town of Columbus	241	241	0	0.00%
Town of Courtland	191	185	(6)	(3.14%)
Town of Dekorra	1,091	1,237	146	13.38%
Town of Fort Winnebago	287	343	56	19.51%
Town of Fountain Prairie	297	318	21	7.07%
Town of Hampden	199	219	20	10.05%
Town of Leeds	303	317	14	4.62%
Town of Lewiston	522	573	51	9.77%
Town of Lodi	898	1,285	387	43.10%
Town of Lowville	338	394	56	16.57%
Town of Marcellon	316	380	64	20.25%
Town of Newport	298	334	36	12.08%
Town of Otsego	263	287	24	9.13%
Town of Pacific	847	1,108	261	30.81%
Town of Randolph	230	240	10	4.35%
Town of Scott	235	260	25	10.64%
Town of Springvale	181	207	26	14.36%
Town of West Point	777	907	130	16.73%
Town of Wyocena	557	714	157	28.19%
Town Totals	8,959	10,570	1,611	17.98%
Village of Arlington	171	196	25	14.62%
Village of Cambria	315	339	24	7.62%
Village of Doylestown	120	123	3	2.50%
Village of Fall River	341	459	118	34.60%
Village of Friesland	111	114	3	2.70%
Village of Pardeeville	686	873	187	27.26%
Village of Poynette	671	957	286	42.62%
Village of Randolph*	188	213	25	13.30%
Village of Rio	336	401	65	19.35%
Village of Wyocena	205	241	36	17.56%
Village Totals	3,144	3,916	772	24.55%
City of Columbus*	1,729	1,914	185	10.70%
City of Lodi	833	1,199	366	43.94%
City of Portage	3,556	3,970	414	11.64%
City of Wisconsin Dells*	1,037	1,116	79	7.62%
City Totals	7,155	8,199	1,044	14.59%
Columbia County	19,258	22,685	3,427	17.80%
Wisconsin	2,055,774	2,321,144	265,370	12.91%

Source: 1990 and 2000 U.S. Census, Summary File 1, 100 Percent Data

* Columbia County Portion

3.0 TRANSPORTATION

The transportation system that serves The Town of West Point provides for the transport of goods and people into, out from, and within the Town. The transportation system contains multiple modes involving air, land, and water transport. Several elements of the system are not located in the Town itself, however the Town's proximity to these elements is an important consideration in evaluating and planning for the Town's transportation system.

3.1 TRANSPORTATION VISION

- ◆ Provide a safe, efficient and well-maintained transportation system for multiple user needs.

3.2 TRANSPORTATION GOALS, OBJECTIVES, AND POLICIES

Goal 1: A safe, efficient well-maintained system of roads and highways.

- Objective 1:* Work with the State Department of Transportation and County Highway Department to improve the highways under their responsibility.
- Objective 2:* Assess proper jurisdiction of roads within the Town.
- Objective 3:* Promote safe, modern highways connecting the Town of West Point with adjacent municipalities.
- Objective 4:* Plan for new roads including frontage roads and intersections for future development.
- Objective 5:* Maintain a safe, interconnected road network.
- Objective 6:* Utilize appropriate signage for multi-user roads.
- Objective 7:* Utilize the Pavement Service Evaluation & Rating program (PASER) to its fullest, including capital improvements, to schedule road maintenance and/or reconstruction.
- Objective 8:* Ensure that all roads in new platted subdivisions meet minimum standards by enforcement of a land division ordinance.
- Objective 9:* Upgrade existing Town roads to current roadway standards to be done to the extent practical when repaving or reconstructing those roads.
- Objective 10:* Require that all new roads meet the road design and layout standard in the Town's pending subdivision and land division regulations.
- Objective 11:* Participate in the WISDOT Town Road Improvement Program (TRIP)

Policies and Proposed Programs:

- a) Annually assess all roads in the town for maintenance and safety and participate in the Highway Safety Improvement Program.
- b) The town may collect a land division filing fee from a developer.
- c) Periodically update the transportation study.
- d) Require an interconnected road system in newly planned development areas that are linked to arterials and/or collectors.
- e) After review of proper jurisdiction, discourage cut-through traffic on Town roads by using signage, speed zones, and weight limits.
- f) Require a financial instrument from developers to ensure completion and repair of existing roads to meet standard design.
- g) Complete a town wide transportation and traffic pattern study.

Goal 2: Restricted access to arterial highways and through-town road corridors to protect traffic-carrying capacity.

Objective 1: Preserve and protect the road corridor from encroachment that would limit the roadway's ability to carry traffic volumes in the future.

Objective 2: Implement a Town driveway ordinance and promote joint driveways to achieve public safety and rural character goals and conserve farmland and natural resources.

Policies and Proposed Programs:

- a) Restrict new access points the highway through subdivision control.
- b) Deny request for rezoning and conditional use permits that are inconsistent with the Town's transportation policies.
- c) The Town Driveway Ordinance should accomplish the following:
 - Set design standard for driveway length, width, design and slope to accommodate emergency vehicle travel. The standards should be consistent with DOT driveway standards when there is a connection with state trunk highways.
 - Address drainage issues
 - Consider the placement of streets and driveways along with existing topography, property lines, fencerows, lines of existing vegetation, or other natural features when streets and driveways are established.
 - Reinforce the objectives and policies of the Comprehensive Plan.
 - Minimize the number of driveways openings on existing public streets and promote shared driveways and streets.
- d) Support access control and rural character objectives by discouraging "side of the road" development on arterials, collectors and the state trunk highways.

Goal 3: Promote a unified approach involving the town, city, county, state and private entities for road development to meet the needs for future commercial, industrial and residential expansion.

Objective 1: Regularly meet with surrounding cities and county officials to coordinate development plans.

Objective 2: Seek input of appropriate property owners in areas of development plans.

Objective 3: Meet with State officials as needed.

Objective 4: Coordinate transportation with land use.

Objective 5: Work with WisDOT and the County Highway Department to implement safety improvements at hazardous intersections.

Objective 6: Work with WisDOT and the County Highway Department when changes to land uses are being considered that could affect the function of highways.

Policies and Proposed Programs:

- a) Support the designation of the State Highway 60 corridor between the Interstate 39 east of Lodi to Prairie du Chien as a Scenic By-Way.

Goal 4: Encourage alternative transportation systems.

- Objective 1:* Support safe opportunities for biking and walking.
- Objective 2:* Work with the County and surrounding communities in support of additional transportation options for those without access to automobiles. Such options might include cooperative transit, local car sharing or car-pooling.
- Objective 3:* Accommodate bicycle traffic on lesser-traveled roads, where safe and appropriate.
- Objective 4:* Promote participation in the State of Wisconsin Rustic Road Program.
- Objective 5:* Prioritize development of a safe bike route to the Merrimac Ferry from both Prairie du Sac and Lodi with WI DOT and the Bicycle Federation of Wisconsin (BFW).

Policies and Proposed Programs:

- a) Maintain a message board that provides information about ride sharing, car pooling and transportation options.
- b) Explore Transportation Enhancement Grants through DOT to add bicycle accommodations to existing roads and roads that are reconstructed.
- c) Promote walking and bike paths through new subdivisions
- d) Develop a system of bike routes through the Town of West Point.

3.3 EXISTING TRANSPORTATION PROGRAMS**3.3.1 Columbia County Land Division and Subdivision Ordinance**

The Columbia County Land Division and Subdivision Ordinance regulates the division of land within the County including the Town of West Point. It also provides standards for the construction of new roads, such as right-of-way widths, pavement widths, and grade requirements. Under the County's Land Division and Subdivision Ordinance roads within Columbia County are classified into two categories, urban and rural. Within each category roads are divided by type; principle arterial, minor arterial, major collector, minor collector, and local roads. Each type of roadway has its own set of minimum standards.

3.3.2 Columbia County Highway Access Control Ordinance

The Columbia County Highway Access Control Ordinance regulates access onto County highways including County highways in the Town of West Point. The purpose of the access regulations is to protect the County's investment in existing and proposed highways by protecting the highway's traffic carrying capacity. In regulating access to County highways, the ordinance prevents improperly located access points that can lead to the road prematurely becoming obsolete and thereby requiring costly improvements. The ordinance provides for safe and efficient access to Columbia County highways. County highways are categorized by type according to definitions in the ordinance. Each category of County highway has its own set of access standards.

3.3.3 PASER Program

The PASER Program is a system for local governments to evaluate and schedule road maintenance on the local road system. The program requires officials to evaluate the condition of local roads based on observing characteristics of the road such as the texture of the road surface or the spacing of cracks. The officials then assign a rating on a scale of 1 to 10. These ratings, along with information on traffic volumes, are used to schedule the maintenance and reconstruction of Town roads. The Town of West Point works with the Columbia County Highway Department to rate roads in the Town. The County Highway Department maintains a computer database of the rating on roads in the County and regularly reevaluates its road maintenance schedule using the PASER Program.

3.3.4 Rustic Roads – Wisconsin Department of Transportation

The Rustic Roads System in Wisconsin was created by the 1973 State Legislature in an effort to help citizens and local units of government preserve what remains of Wisconsin's scenic, lightly traveled country roads for the leisurely enjoyment of bikers, hikers and motorists. Unique brown and yellow signs mark the routes of all officially-designated Rustic Roads. An officially designated Rustic Road remains under local control. The County, city, village or Town have the same authority over the Rustic Road as it possesses over other highways under its jurisdiction. In addition, a Rustic Road is eligible for state aids just as any other public highway.

The following characteristics are needed for a road to qualify for the Rustic Road program:

- The road should have outstanding natural features along its borders such as rugged terrain, native vegetation, native wildlife, or include open areas with agricultural vistas which singly or in combination uniquely set this road apart from other roads.
- The road should be a lightly traveled local access road, one which serves the adjacent property owners and those wishing to travel by auto, bicycle, or hiking for purposes of recreational enjoyment of its rustic features.
- The road should be one not scheduled nor anticipated for major improvements which would change its rustic characteristics.
- The road should have, preferably, a minimum length of 2 miles and, where feasible, should provide a completed closure or loop, or connect to major highways at both ends of the route.

A Rustic Road may be dirt, gravel or paved road. It may be one-way or two-way. It may also have bicycle or hiking paths adjacent to or incorporated in the roadway area. The maximum speed limit on a Rustic Road has been established by law at 45 mph, however, a speed limit as low as 25 mph may be established by the local governing authority.

There are currently two designated Rustic Roads in Columbia County. Rustic Road 49 follows Fairfield Street in the City of Portage and Levee Road in the Town of Caledonia and Rustic Road 69 follows Old Agency House Road in the City of Portage. Opportunities exist elsewhere in the County for additional roads to be designated as Rustic Roads. The Town of West Point should evaluate roads under their jurisdiction for inclusion into the Rustic Road program. Possible Rustic Roads in the Town of West Point include Van Ness Road.

3.3.5 State Road Aid Programs

The State of Wisconsin Department of Transportation has a variety of transportation programs available to help fund local transportation projects. Each program is intended to address a particular aspect of the

transportation system. The Town of West Point should take advantage of these funding sources, when appropriate, as they attempt to implement the comprehensive plan.

3.4 STATE AND REGIONAL TRANSPORTATION PLANS

The Wisconsin Department of Transportation maintains several statewide transportation related plans that contain policies, recommendations, and strategies regarding the transportation system in Columbia County and the Town of West Point. These plans should be taken into consideration when transportation related decisions and plans are made in the Town. The Wisconsin Department of Transportation's planning documents include the following:

- Wisconsin State Highway Plan 2020
- Wisconsin Bicycle Transportation Plan 2020
- Wisconsin State Rail Plan 2020
- Wisconsin Statewide Pedestrian Policy Plan 2020
- Wisconsin State Airport System Plan 2020
- Five Year Airport Improvement Plan
- Translink 21: A Multi-modal Transportation Plan for Wisconsin's 21st Century
- Wisconsin Department of Transportation Access Management System Plan
- Statewide Transportation Improvement Plan
- Six-Year Improvement Program

The Wisconsin State Highway Plan 2020 addresses major needs and priorities for the State Highway System. No major improvements from the plan affect the Town of West Point.

In addition to the State Highway Plan, the Wisconsin Department of Transportation maintains a six-year improvement program for smaller projects throughout the State. There are currently no scheduled projects for the Town of West Point. Policies, recommendations, and strategies from the other plan documents listed above will be addressed as necessary in the appropriate sections of this element.

Columbia County and the Town of West Point are not members of a regional planning commission or Metropolitan Planning Organization (MPO), therefore no regional transportation plans exist that pertain to Columbia County or the Town of West Point.

3.5 FUNCTIONAL CLASSIFICATION OF ROADWAYS

Vehicular travel on the public highway system is the transportation mode for the vast majority of trips by Town of West Point residents. Road and highway transportation systems primarily serve two basic functions. One function being is to provide access to adjacent properties and the other function is to provide for the movement of vehicular traffic through an area. The primary function of a particular road is determined by its functional classification. Roads and highways are grouped into three main functional classes: local, collector, and arterial. Descriptions of the functional classifications of roadways are listed in the sections below. Map 3-1 in Appendix 1 illustrates the functional classification of highways for the Town of West Point.

The functional classification of a particular roadway is important to consider during the evaluation of proposed land use changes on adjacent lands. The effect a proposed land use might have on the function of a road could lead to serious traffic congestion or safety issues and to costly improvements to correct the problems. The management of access points on higher volume roads helps to minimize the impacts of development on the ability of the road to function as it is intended. Evaluating the impacts of land use changes on the transportation system is an important consideration when making land use decisions.

3.5.1 Local Roads

Local roads primarily provide access to adjacent properties and only secondarily provide for the movement of vehicular traffic. Since access is their primary function, through traffic should be discouraged. Traffic volume is expected to be light and should not interfere with the access function of these streets. Most Town roads are considered local roads.

Some local Town roads are classified in an additional category called private entrances. These are local roads that serve to provide access to one or two properties. These roads are often dead-ends and have very light traffic volumes.

3.5.2 Collector Roads

Collector roads carry vehicular traffic into and out of residential, commercial, and industrial areas. These roadways gather traffic from the local roads and funnel it to arterial roads. Access to adjacent properties is a secondary function of collector roads. Collector roads are further divided into major or minor collectors depending on the amount of traffic they carry. Examples of major collector roadways in the Town include State Highway 113. Examples of minor collector roadways in the Town include County Highways J and V as well as State Highway 188.

3.5.3 Arterial Roads

Arterial highways serve primarily to move through traffic. Traffic volumes are generally heavy and traffic speeds are generally high. Arterial highways are further divided into principal and minor arterials depending on the traffic volume and the amount of access provided. In the Town of West Point, no roads are classified as principal arterial highways. Minor arterials in the Town include State Highway 60.

3.6 TRAFFIC VOLUMES

Traffic volume is also an important consideration for land use planning. The volume of traffic on a particular roadway and the associated noise, air quality, safety level, and other such concerns are

considerations that need to be addressed in deciding how land should be used. Map 3-1 in Appendix 1 also shows the average daily traffic volume of major traffic corridors within the Town of West Point.

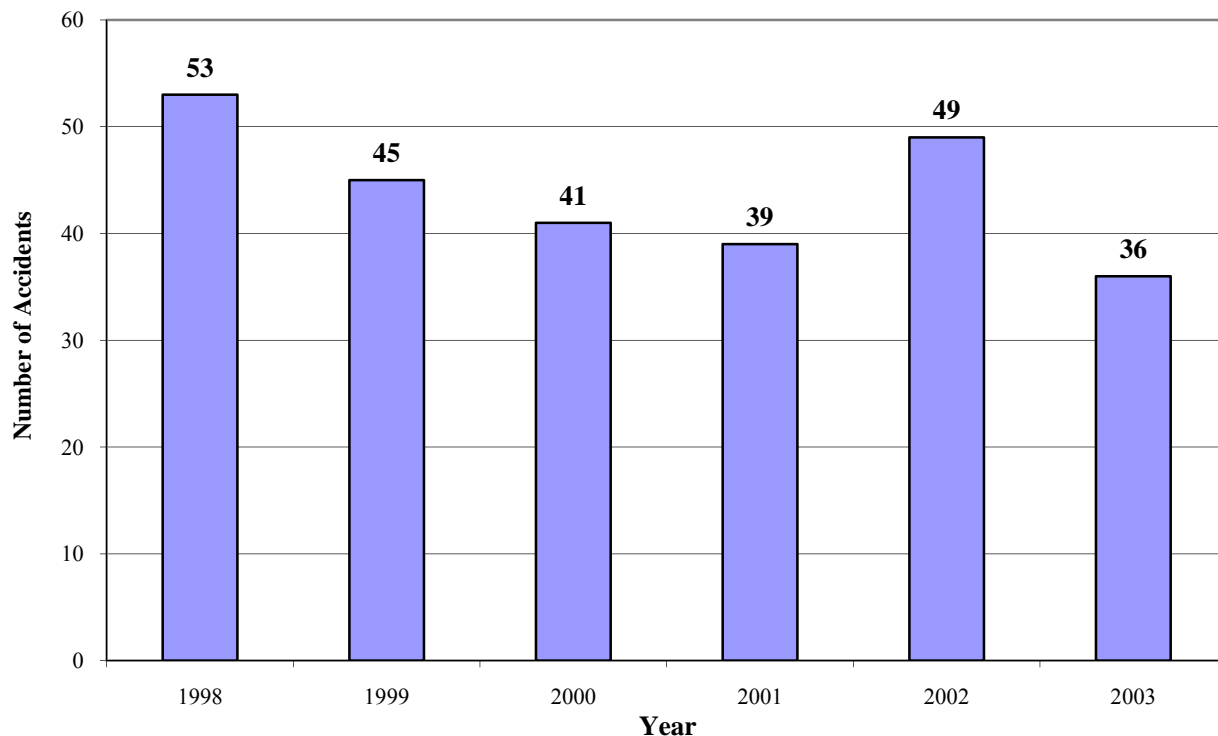
Traffic volumes vary considerably on the different roadways within the Town. State Highway 60 carries the highest volume of vehicle traffic recorded in the Town, with an average daily traffic count of 4,600 vehicles just east of the Wisconsin River bridge. The volume of traffic on a particular roadway can be significantly influenced by its intersection with other roadways. For example, the average daily traffic volume on State Highway 60 decreases by 2,700 vehicles east of its intersection with State Highways 188.

3.7 TRAFFIC SAFETY

The number of traffic accidents on the Town of West Point roadways provides insight into the overall safety level of the Town's transportation system. Between 1998 and 2003 the average annual number of accidents that occurred on Town roadways, not including accidents on private property or parking lots, was 44. In comparison, during the same period the number of accidents in the Town of Lodi averaged 76, the Town of Dekorra averaged 133, and the Town of Caledonia averaged 177.

Information on traffic accidents is submitted to the Wisconsin Department of Transportation through accident reports from law enforcement agencies. The information on traffic accidents is used by the Wisconsin Department of Transportation and County Highway Departments to make decisions on local road improvement projects. Figure 3-1 displays the annual number of traffic accidents in the Town of West Point between 1998 and 2003.

FIGURE 3-1
Traffic Accidents, Town of West Point, 1998-2003



Source: Wisconsin Department of Transportation, DMV Traffic Accident Database.

The Town of West Point has identified several locations in the Town's road system that pose potential safety concerns. These safety concerns include high traffic volumes on Reynolds, O'Conner, and West Harmony Roads; high truck traffic on County Highway J; dangerous intersections at State Highway 188/County Highway J/Gastrow Rd and at State Highway 188/County Highway V; conflicts between motorized vehicles and agricultural machinery at the intersection of O'Conner Road and County Highway J; and conflicts between motorized vehicles and bicycles on County Highway J, State Highway 113 and State Highway 188. Efforts should be made by the Town to further evaluate these identified potential hazards and work with County and State officials to correct these problems in the quickest and most cost efficient manner possible.

Traffic safety and efficiency on the Town of West Point's roadways can also be improved by limiting or discouraging the creation of new parcels that require access to State and County Trunk Highways or to Town roads where sight distance is limited. This practice restricts the access points to these roadways thereby reducing accident potential and the need to reduce speed limits to improve safety. New parcels should be encouraged only where access can be safely provided by an existing Town road or where a new Town road will be constructed to accommodate the parcels. In addition, the impacts of land use changes can also have significant impacts on the safety of a road. Limiting or discouraging land uses that generate high traffic volumes from having direct access to collector and arterial roads can help to preserve the function of the road and increase safety. Traffic impact analysis can also help the Town maintain safety on Town roads. A traffic impact analysis is a study done to determine the amount of traffic that will be generated by a proposed development. By requiring a traffic impact analysis, the Town can have a better idea what impact a proposed development will have on traffic in the area and be able to address problems before they occur.

Safety concerns on heavily traveled highways in the Town can be further addressed by examining the role the particular highway plays in the transportation network. Insuring that roads are properly classified based upon how they are functioning in the transportation network helps in planning for maintenance and reconstruction of the road, as well as managing access to the road. As a result, Table 3-1 outlines proposed changes to the functional classification of certain roads in the Town based upon the manner in which they are currently functioning. Reclassifying the functional classification of these roads will allow the traffic carrying capacity of these roads to be preserved through additional scrutiny being placed on the location new access points to these roads and on the setbacks required for land uses along these roads.

TABLE 3-1
Proposed Functional Classification Changes, Town of West Point, 2004

Road	Municipality	Proposed Change
STH 113	Towns of Lodi & West Point	Reclassify as a Minor Arterial

Source: Columbia County Planning and Zoning

Table 3-2 contains recommendations for the jurisdictional transfers of certain roads in the Town of West Point. These recommendations reflect the jurisdictional changes that are necessary to match the jurisdiction of the roads to their function. For example, if a County highway is functioning as a local road then the County highway should be transferred to the appropriate Town to be managed as a Town road. Likewise, if a Town road is functioning as a collector highway then the road should be transferred to the County highway department to be managed as a County highway. In addition, certain state highways that are functioning as collector highways should also be transferred to the County highway department to be managed as County highways. Ideally, all roads classified as local roads would be under Town jurisdiction, all roads classified as collector roads would be under County jurisdiction, and all roads classified as arterial roads would be under state jurisdiction. The jurisdictional transfers proposed in this

plan should take place over time as opportunities present themselves and the transfers should be based upon mutual agreements between the affected governmental entities. Map 3-2 in Appendix I illustrates the proposed functional classification of highways based upon the recommended functional classification changes and jurisdictional transfers.

TABLE 3-2
Proposed Jurisdictional Transfers, Town of West Point, 2004

Road	Municipality	Proposed Change
Barta Road	Town of West Point	J.T. to a County Highway
STH 188	Town of West Point	J.T. to a County Highway

Source: Columbia County Planning and Zoning

Another way in which road safety can be improved is through the construction of new road segments. New road segments can help to correct deficiencies in the County and Town's transportation system and allow the system to function more safely and efficiently. There are no recommended new road segments proposed in the Town of West Point.

Safety at rail crossings in the Town of West Point is another important aspect of traffic safety. Due to safety concerns, the Wisconsin Commissioner of Railroads has ordered the improvement of several rail crossings in the County over the next several years. The main purpose for the improvements is to deal with inadequate sight distances at the rail crossings and to prevent future accidents. The Town of West Point should work with the Wisconsin Commissioner of Railroads to encourage the improvement of rail crossings in the Town.

3.8 DESCRIPTION OF EXISTING TOWN AND COUNTY ROADS

Table 3-3 provides detailed information about the roadway network in the Town of West Point. The length of each roadway segment, the width of right-of-way, pavement and shoulder widths, average daily traffic, and function are included in the summary.

TABLE 3-3
Description of Town and County Roadways, Town of West Point, 2004

Road Segment	Starting at:	Ending at:	Length (miles)	ROW Width (feet)	Shoulder Width (feet)	Surface Width (feet)	Estimated Avg. Daily Traffic Count	Functional Class.
Badger Run	Northern Cross Arm Rd	Termini	0.05	66	2	22	5	Local Road
Barta Rd	Fish Lake Rd	Bittner Rd	0.26	66	3	20	35	Minor Collector
	Bittner Rd	STH 60	0.73	66	3	20	35	
	Total:		0.99					
Bittner Rd	Termini	Barta Rd	0.33	50	3	18	5	Private Ent.
Black Hawk Cir	Pleasant View Pk Dr	Pleasant View Cir	0.15	66	2	18	15	Local Road
Blackhawk Dr	Smith Park Rd	Smith Park Rd	0.19	50	2	20	100	Local Road
Boehmer Rd	STH 188	Termini	0.26	50	3	18	5	Private Ent.
Cecile Cir	Lake Dr	Termini	0.2	66	2	20	75	Local Road
Chrislaw Rd	Town Line	CTH J	0.6	66	3	22	35	Local Road
Chrisler Rd	CTH J	Van Ness Rd	1.12	66	4	20	45	Local Road
	Van Ness Rd	Reynolds Rd	0.36	66	4	22	75	
	Van Ness Rd	Reynolds Rd	0.46	66	2	22	75	
	Total:		1.94					
Club Cir	Vista View Ct	Golf Rd	0.16	66	2	32	75	Local Road
	Golf Rd	Vista View Ct	0.15	66	2	32	75	
	Total:		0.31					
Corner Rd	CTH VJ	CTH J	0.07	50	2	16	15	Local Road
Crest View Dr	Selwood Rd	Riechman Rd	0.23	66	0	0	15	Local Road
	Riechman Rd	West Point Dr	0.24	66	2	22	75	
	Total:		0.47					
Crystal Lake Rd	Termini	Padley Dr	0.08	66	2	20	15	Local Road
	Padley Dr	STH 60	0.71	66	2	20	15	
	Total:		0.79					
CTH J	Town Line	Van Ness Rd	0.51	66	1	20	300	Minor Collector
	Van Ness Rd	Chrislaw Rd	0.28	66	1	20	300	
	Chrislaw Rd	CTH VJ	1.02	66	1	20	300	
	CTH VJ	Corner Rd	0.1	66	1	20	300	
	Corner Rd	Chrisler Rd	0.44	66	1	20	300	
	Chrisler Rd	E Harmon Rd	0.77	66	1	20	300	
	E Harmon Rd	O'Connor Rd	0.49	66	1	20	300	
	O'Connor Rd	Harmon Rd W	0.25	66	1	20	300	
	Harmon Rd W	STH 188	1.25	66	1	20	300	
	Total:		5.11					
CTH V	STH 188	Pustaver Rd	0.14	66	2	21	180	Minor Collector
	Pustaver Rd	Wartner Rd	0.05	66	2	21	180	
	Wartner Rd	CTH VJ	0.79	66	2	21	180	
	CTH VJ	CTH VA	0.75	66	2	22	450	
	CTH VA	Slack Rd	0.37	66	2	22	450	
	Slack Rd	Morter Rd	0.26	66	2	22	450	
	Morter Rd	STH 113	0.45	66	2	22	450	
	STH 113	Town Line	0.05	66	6	20	275	Major Collector
	Total:		2.86					

Road Segment	Starting at:	Ending at:	Length (miles)	ROW Width (feet)	Shoulder Width (feet)	Surface Width (feet)	Estimated Avg. Daily Traffic Count	Functional Class.
CTH VA	Termini	CTH V	0.15	50	2	18	50	Local Road
CTH VJ	CTH V	Corner Rd	0.14	66	2	21	150	Minor Collector
	Corner Rd	CTH J	0.1	66	2	21	150	
Total:			0.24					
Davis Rd	E Harmon Rd	STH 188	0.05	66	3	16	15	Local Road
Dettman Rd	STH 60	Termini	0.17	50	2	14	5	Private Ent.
E Harmon Rd	Termini	Davis Rd	0.07	66	2	12	15	Local Road
	Davis Rd	STH 188	0.04	66	2	12	15	
	STH 188	CTH J	0.96	66	2	20	35	
Total:			1.07					
E Lake Dr	STH 188	Ferry View Cir	0.34	66	2	20	80	Local Road
	STH 188	Ferry View Cir	0.05	66	3	20	80	
	Ferry View Cir	Lake Dr	0.52	66	3	20	80	
	Lake Dr	Termini	0.28	66	3	20	80	
Total:			1.19					
Ferry View Cir	Termini	E Lake Dr	0.06	66	4	18	35	Local Road
Fjord Cir	Termini	Fjord Rd	0.06	66	2	18	10	Private Ent.
Fjord Rd	Termini	Fjord Cir	0.14	66	2	20	50	Local Road
	Fjord Cir	STH 188	0.46	66	2	20	50	
Total:			0.60					
Gannon Rd	STH 60	Termini	0.8	50	2	20	150	Local Road
Gastrow Rd	STH 60	Greimel Dr	0.68	66	2	18	75	Local Road
	Greimel Dr	CTH J	1.92	66	2	18	75	
Total:			2.60					
Gluth Rd	Town Line	STH 60	0.08	60	2	22	80	Local Road
	Town Line	STH 60	0.21	60	2	22	75	
Total:			0.29					
Golf Rd	STH 188	Schneller Rd	0.08	66	8	24	150	Local Road
	Schneller Rd	Club Cir	0.4	66	8	24	150	
	Club Cir	Club Cir	0.05	66	8	24	150	
	Club Cir	Yngsdal Rd	0.07	66	8	24	150	
	Yngsdal Rd	Steckelberg Dr	0.03	66	8	24	150	
	Yngsdal Rd	Steckelberg Dr	0.51	66	2	32	150	
	Yngsdal Rd	Steckelberg Dr	0.15	66	4	18	150	
	Steckelberg Dr	STH 188	1.06	66	4	18	150	
	STH 188	Schneller Rd	0.19	80	8	22	150	
Total:			2.54					
Greimel Dr	Gastrow Rd	Termini	0.29	50	3	16	5	Private Ent.
Hanneman Rd	STH 60	Termini	0.66	66	2	20	5	Private Ent.
Harmon Rd W	STH 188	Juniper Dr	0.6	66	4	20	15	Local Road
	Juniper Dr	CTH J	0.4	66	4	20	15	
Total:			1.00					
Hillcrest Dr	Slack Rd	Termini	0.55	66	3	20	15	Local Road

Road Segment	Starting at:	Ending at:	Length (miles)	ROW Width (feet)	Shoulder Width (feet)	Surface Width (feet)	Estimated Avg. Daily Traffic Count	Functional Class.
Jenson Dr	Termini	STH 188	0.07	66	6	24	15	Local Road
	STH 188	Miller Rd	0.19	66	3	21	15	
	Miller Rd	Termini	0.25	66	3	21	15	
	Total:		0.51					
Juniper Dr	Termini	Harmon Rd W	0.25	66	2	18	10	Local Road
Klamer Rd	Lake Dr	Termini	0.42	66	2	20	20	Local Road
Kohlman Rd	STH 188	Curve	0.07	66	8	20	15	Local Road
	Curve	Termini	0.22	66	1	20	15	
	Total:		0.29					
Lake Dr	STH 188	Cecile Cir	0.19	66	4	20	35	Local Road
	Cecile Cir	Klamer Rd	0.16	66	4	20	35	
	Klamer Rd	E Lake Dr	0.04	66	4	20	35	
	E Lake Dr	Termini	0.04	66	4	18	15	
	Total:		0.43					
Lovering Rd	CTH J	Reynolds Rd	0.5	66	3	20	35	Local Road
Mc Cubbins Ln	STH 113	Termini	0.10	50	1	16	15	Local Road
Miller Ct	Termini	Miller Rd	0.08	66	2	20	15	Local Road
Miller Rd	Termini	Miller Ct	0.03	66	4	22	15	Local Road
	Miller Ct	Jenson Dr	0.07	66	4	22	15	
	Total:		0.10					
Morter Rd	CTH V	Termini	0.50	66	4	18	15	Local Road
Northern Cross Arm Rd	STH 113	Badger Run	0.17	66	3	22	5	Private Ent.
	Badger Run	Partridge Run	0.07	66	3	22	5	
	Partridge Run	Whitetail Run	0.12	66	3	22	5	
	Whitetail Run	STH 113	0.05	66	3	22	5	
	Total:		0.41					
O'Brian Rd	Club Cir	Termini	0.1	66	5	20	15	Local Road
O'Connor Rd	CTH J	Van Ness Rd	1.1	66	3	20	75	Local Road
	Van Ness Rd	STH 60	1.03	66	2	20	75	
	Total:		2.13					
Old Sauk Rd	STH 113	CTH V	0.5	66	2	20	40	Local Road
Padley Dr	Termini	Crystal Lake Rd	0.09	66	2	20	15	Local Road
Partridge Run	Termini	Northern Cross Arm Rd	0.09	66	2	22	5	Local Road
Pleasant View Cir	Black Hawk Cir	Pleasant View Dr	0.13	33	1	16	35	Local Road
Pleasant View Dr	STH 188	Pleasant View Cir	0.31	66	2	22	150	Local Road
	Pleasant View Cir	Black Hawk Cir	0.03	66	2	22	150	
	Total:		0.34					
Pleasant View Pk Dr	Black Hawk Cir	Black Hawk Cir	0.11	66	2	16	150	Local Road
	Black Hawk Cir	STH 188	0.1	66	2	16	150	
	Total:		0.21					
Price Dr	STH 188	Termini	0.12	66	2	12	5	Private Ent.
Pulvermacher Rd	STH 60	Termini	0.72	66	4	18	15	Local Road
Pustaver Rd	CTH V	Termini	0.43	66	2	18	25	Local Road
Rausch Rd	STH 188	Valley Ln	0.18	50	3	18	75	Local Road
	STH 188	Valley Ln	0.19	66	5	20	75	
	Valley Ln	Woodland Way	0.26	66	5	20	75	

Road Segment	Starting at:	Ending at:	Length (miles)	ROW Width (feet)	Shoulder Width (feet)	Surface Width (feet)	Estimated Avg. Daily Traffic Count	Functional Class.
Rausch Rd (Cont.)	Woodland Way	Termini	0.07	66	5	20	75	
Total:			0.70					
Reynolds Rd	Lovering Rd	Chrisler Rd	1.09	66	3	22	75	Local Road
	Chrisler Rd	STH 60	0.8	66	2	24	75	
Total:			1.89					
Riechman Rd	West Point Dr	Crest View Dr	0.13	66	2	22	40	Local Road
Schneller Rd	Termini	Golf Rd	0.08	50	2	14	10	Local Road
Schoepp Rd	STH 60	Schoepp Rd (west)	0.90	66	2	20	150	Local Road
	Schoepp Rd (west)	Mussen Rd	0.13	66	2	20	150	
	Mussen Rd	Barta Rd	0.45	66	2	20	150	
Total:			1.48					
Selwood Rd	Termini	West Point Dr	0.06	66	3	22	75	Local Road
	West Point Dr	Crest View Dr	0.73	66	3	22	75	
	Crest View Dr	West Point Dr	0.11	66	3	22	75	
	West Point Dr	STH 188	0.07	66	3	22	75	
Total:			0.97					
Slack Rd	Termini	Hillcrest Dr	0.22	66	1	22	50	Local Road
	Hillcrest Dr	CTH V	0.48	66	1	22	50	
Total:			0.70					
Smith Park Rd	Blackhawk Dr	Blackhawk Dr	0.09	66	2	20	100	Local Road
	Blackhawk Dr	STH 188	0.1	66	2	20	100	
Total:			0.19					
Steckelberg Dr	Golf Rd	Termini	0.23	66	2	20	15	Local Road
Trails End Rd	Termini (loop)	Termini (loop)	0.34	66	2	20	60	Local Road
	Termini	Blackhawk Dr	0.31	66	2	20	60	
Total:			0.65					
Unke Rd	STH 188	STH 188	1.51	66	2	18	35	Local Road
Valley Ln	Woodland Way	Rausch Rd	0.15	66	3	20	15	Local Road
Van Ness Rd	O'Connor Rd	Chrisler Rd	1.82	66	2	20	35	Local Road
	Chrisler Rd	Chrisler Rd	0.11	66	2	20	45	
	Chrisler Rd	CTH J	0.2	66	2	20	45	
	Chrisler Rd	CTH J	1.07	66	4	20	45	
Total:			3.20					
Vista View Ct	Club Cir	Termini	0.15	66	0	28	75	Local Road
Wartner Rd	Termini	CTH V	0.5	66	4	18	5	Private Ent.
West Point Dr	Riechman Rd	Crest View Dr	0.2	66	2	24	75	Local Road
	Selwood Rd	Riechman Rd	0.2	66	2	24	75	
	Crest View Dr	Selwood Rd	0.1	66	2	24	75	
Total:			0.50					
Whitetail Run	Termini	Northern Cross Arm Rd	0.07	66	2	22	5	Local Road
Woodland Way	Rausch Rd	Valley Ln	0.08	66	3	18	30	Local Road
	Valley Ln	Termini	0.04	66	3	18	30	
Total:			0.12					
Yngsdal Rd	Golf Rd	Termini	0.13	50	2	18	15	Local Road

Source: WI Department of Transportation, Local Road Inventory

3.9 COUNTY ROAD DESIGN STANDARDS

The Columbia County Land Division and Subdivision Ordinance establishes design standards for roadways in the unincorporated areas of the County including the Town of West Point. The design standards vary among roadways, as different roads serve different functions within the transportation system. The existing standards are outlined in Table 3-4.

TABLE 3-4
Existing Columbia County Minimum Road Design Standards, 2004

Road Type	Right-of-Way Minimum Width	Minimum Pavement Width
Urban Principal Arterial	180 feet	To be determined by the governing body that has jurisdiction with advice from the County Highway Commissioner.
Urban Minor Arterials, Major Collectors, & Minor Collectors	100 feet	To be determined by the governing body that has jurisdiction with advice from the County Highway Commissioner.
Urban Local Streets	66 feet	32 feet
Urban Pedestrian Ways	10 feet	5 feet
Rural Principal Arterial	To be determined by the governing body that has jurisdiction with advice from the County Highway Commissioner.	To be determined by the governing body that has jurisdiction with advice from the County Highway Commissioner.
Rural Major and Minor Collectors	100 feet	To be determined by the governing body that has jurisdiction with advice from the County Highway Commissioner.
Rural Local Streets	66 feet	20 feet

Source: Title 16 – Chapter 2 of Columbia County Code of Ordinances

The Town of West Point should encourage Columbia County to review and evaluate the existing roadway standards to determine if they are meeting their intended purpose and whether they meet current recommended roadway standards. The Town should request that a full evaluation of the existing roadway standards be conducted and the necessary changes made to bring the standards up to date.

3.10 TOWN ROADWAY DEFICIENCIES

The ability to identify and address deficiencies in the Town's road system is important in developing a safe and high quality transportation system. The information provided in Table 3-3 provides information on the current characteristics of the Town and County roadway system in the Town of West Point. In addition, the County Land Division Ordinance standards listed in Table 3-4 provide a means to evaluate the Town roadway system against the current County standards. Furthermore, State standards for County trunk highways and Town roads provide an additional means of evaluating the Town roadway system.

The Town of West Point roadway system contains approximately 8.4 miles of County highways and 39.2 miles of Town road for a total of 47.6 miles of roads, not including state highways. Most of these roads, 36.4 miles, are functionally classified as local roads with 9.2 miles classified as collectors, and the remaining 2.8 miles classified as private entrances. The Columbia County Land Division Ordinance standards require roads that are classified as collector highways to have a right-of-way of 100 feet and roads classified as local roads to have a right-of-way of 66 feet. Most of the Town and County roads in West Point have a right-of-way of at least 66 feet, with 15 segments or 3.2 miles having right-of-ways with less than 66 feet. However, none of the roads classified as collector highways have the 100 feet of right-of-way required in the County Land Division Ordinance. These roads classified as collector highways are all County highways that existed prior to the adoption of the land division ordinance and, in most cases, it is unnecessary to increase the right-of-way width. The current requirements for right-of-way width in the County Land Division Ordinance should be examined to determine if these standards are still appropriate.

The Columbia County Land Division Ordinance also provides standards for pavement width. For roads classified as local roads the ordinance currently requires 20 feet of pavement. The County Land Division Ordinance currently does not provide a minimum pavement width for collector highways, but rather leaves the width to be determined by the local jurisdiction and the County highway commissioner. In addition, the Wisconsin Administrative Code also provides standards for Town roads and County trunk highways. State standards for the reconstruction of existing Town roads requires Town roads with a design speed limit of 40 mph to have 20 feet of pavement, Town roads with a design speed limit of 50 mph to have 22 feet of pavement, and Town roads with a design speed limit of 55 mph to have 24 feet of pavement regardless of their functional classification. When an existing Town road is only being resurfaced, a pavement width of 22 feet is allowed on roads with 50 and 55 mph design speeds. State standards for County Trunk Highways require all County highways with design speed limits of 40 and 50 mph to have a minimum of 22 feet of pavement and County highways with design speed limits of 55 and 60 mph to have a minimum pavement width of 24 feet, regardless of the functional classification.

In the Town of West Point, approximately 39.4 miles of roadway have pavement widths less than 22 feet and 10.8 of those roadway miles have pavement widths below 20 feet. Many of the segments of Town road with less than 20 feet of pavement are roads classified as private entrances. These are public funded Town roads that usually only serve one property owner. Efforts should be made by the Town to vacate these private entrance Town roads and turn them over to the property owners, when feasible. All segments of Town and County roads in West Point that have less than 22 feet of pavement should be evaluated by the Town to determine if improvements can be made to bring these road segments up to current standards. The current requirements for pavement width in the County Land Division Ordinance should also be examined to determine if these standards are still appropriate and be adjusted to meet state standards when appropriate.

The State of Wisconsin Existing Town Road Improvement Standards and County Trunk Highway Standards also provide minimum requirements for shoulder widths. Shoulder widths are not addressed in the County Land Division Ordinance. State standards for shoulder width on Town roads being reconstructed require three foot shoulders on Town road with 40 mph design speeds, four foot shoulders on Town road with 50 mph design speeds, and six foot shoulders on Town road with 55 mph design speeds regardless of the functional classification. For Town road only being resurfaced, two foot shoulders are required on Town road with design speeds 50 mph or less and four foot shoulders on Town roads with 55 mph design speeds. State required shoulder widths on County highways, regardless of the functional classification, are as follows: County trunk highways with design speeds of 40 mph require shoulder widths of two to four feet, County trunk highways with design speeds of 50 or 55 mph require

shoulder widths of six feet, and County trunk highways with design speeds of 60 mph require shoulder widths of eight feet.

Approximately 39.7 miles of Town and County roadway in the Town of West Point have shoulder widths below four feet including 6.6 mile of Town road with shoulders widths below two feet. All segments of Town and County roads in West Point should be evaluated by the Town for substandard shoulder widths to determine if improvements can be made to bring these road segments up to current standards. In an effort to bring all the Town of West Point's roadways up to current standards, a road improvement plan should be established by the Town determine which improvements are feasible and to make the improvements in the most economical manner possible.

The Town of West Point should also evaluate the roads in the Town that are classified as private entrances for their potential to be vacated and turned over to the adjacent landowners for use as a private driveway. These roads often contain many of the deficiencies listed above and would be cost prohibitive to bring up to Town road standards. In addition, removal of these roads from Town jurisdiction can provide road maintenance savings to the Town.

3.11 THE TRANSPORTATION SYSTEM

The transportation system that serves the Town of West Point provides for the transport of goods and people into, out from, and within the Town. Many elements of the system are not located in the Town itself. While the Town has little direct influence on transportation links outside its boundaries, it may be in its best interest to encourage the improvement of these links to better serve the Town's residents. The transportation system operates in the air and on land and water. Land based transport includes pedestrian, bicycles, and rail as well as highway.

3.11.1 Water Transport

Water born transport of goods is efficient, but the Town of West Point does not have a river systems suitable for commercial transportation. The Mississippi River, approximately 100 miles west of the County, is the closest river system with commercial transportation service. The nearest international seaport is the Port of Milwaukee, approximately 170 miles from the Town. The Town of West Point should support improvements to this port that benefit the interests of business and industry in the Town.

3.11.2 Airports

Air transportation is an important transportation mode for moving both goods and people. Its use is substantial and increasing. Convenient access to at least a general airport is critical to many businesses. A system of properly designed and coordinated airports is essential for efficient air transportation in the State of Wisconsin, Columbia County, and the Town of West Point. In the Town of West Point, commercial aviation services are provided by the Dane County Regional Airport in Madison. Commercial airline service is also available from the Central Wisconsin Airport in Wausau and by General Mitchell Field in Milwaukee which is also an international airport.

The Wisconsin Department of Transportation, Bureau of Aeronautics in conjunction with the Bureau of Planning has developed the Wisconsin State Airport System Plan 2020. Most airports included in the State Plan are eligible for State and Federal improvement grant. The State plan identifies four general classifications of airports based upon the type of service they provide. Table 3-5 provides descriptions of the different airport classifications.

The Portage Municipal Airport is the only airport in Columbia County that is part of the State's Airport System Plan. The Portage Municipal Airport is classified as a General Utility Airport and is expected to remain at this classification for the duration of the 20-year planning period. The Wisconsin DOT's Five Year Airport Improvement Program includes the Portage Municipal Airport as a facility slated for improvement. There is a proposal to relocate the Portage Municipal Airport to a new site according to DOT Bureau of Aeronautics Airport Improvement Program. As of 2007, no schedule has been established for construction of the new airport.

In addition to the Portage Municipal Airport, Columbia County has 23 public and private airport facilities. The only airport facility located in the Town of West Point is a private airport at Crystal Lake. The closest airport fields that allow public landings are the Sauk Prairie airport and Gilbert Field in Rio. The Lodi Lakeland Airport is publicly owned by the Town of Lodi but is not open to public use. Table 3-6 lists the Airports located in Columbia County and Map 3-3 in Appendix I illustrates the location of the facilities in the County including the Town of West Point.

TABLE 3-5
State of Wisconsin Airport Classifications

Airport Type	Description
<i>Air Carrier/Cargo (AC/C)</i>	<p>Airports designed to accommodate virtually all aircraft up to and, in some cases, including, wide body jets and large military transports. Airports in this category are usually referenced by the type of air carrier service being provided.</p> <ul style="list-style-type: none"> • <i>Short-haul air carrier</i> airports serve scheduled, nonstop, airline markets and routes of less than 500 miles. Short-haul air carriers typically use aircraft weighing less than 60,000 pounds. In Wisconsin, short-haul air carrier airports normally have a primary runway length of 6,500 to 7,800 feet. • <i>Medium-haul air carrier</i> airports serve scheduled, nonstop, airline markets and routes between 500 and 1,500 miles. Medium-haul air carriers typically use aircraft weighing 60,000 to 300,000 pounds. In Wisconsin, medium-haul air carrier airports normally have a primary runway length of 7,800 to 8,800 feet. • <i>Long-haul air carrier</i> airports serve scheduled, nonstop, airline markets and routes of over 1,500 miles. Long-haul air carriers typically use wide-bodied jet aircraft weighing more than 300,000 pounds. In Wisconsin, long-haul air carrier airports normally have a primary runway length of 8,800 to 9,800 feet.
<i>Transport/Corporate (T/C)</i>	<p>Airports intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small airplanes (piston and turboprop) used in commuter air service. These aircraft generally have a gross takeoff weight of less than 60,000 pounds, with approach speeds below 141 knots and wingspans of less than 118 feet. In Wisconsin, airports in this category normally have a primary runway length of 4,800 to 6,800 feet.</p>
<i>General Utility (G/U)</i>	<p>Airports intended to serve virtually all small general aviation single and twin-engine aircraft, both piston and turboprop, with a maximum takeoff weight of 12,500 pounds or less. These aircraft generally have approach speeds below 121 knots and wingspans of less than 79 feet. Typically, these aircraft are used for business and charter flying and for personal reasons. In Wisconsin, airports in this category normally have a primary runway length of 3,900 to 4,800 feet.</p>
<i>Basic Utility (B/U)</i>	<p>Airports intended to serve all small single-engine piston aircraft and many of the smaller twin-engine piston aircraft with a gross takeoff weight of 12,500 pounds or less. These aircraft typically seat from two to six people and are now commonly used for business and some charter flying as well as a wide variety of activities including recreational and sport flying, training, and crop dusting. In Wisconsin, airports in this category normally have a primary runway length of 2,800 to 3,900 feet. Basic utility airports are divided into two subcategories.</p> <ul style="list-style-type: none"> • <i>Basic Utility-B (BU-B)</i> airports are designed to accommodate aircraft of less than 12,500 pounds gross weight, with approach speeds below 121 knots and wingspans of less than 49 feet. Such aircraft can be either single-engine or twin-engine piston. • <i>Basic Utility-A (BU-A)</i> airports are designed to accommodate aircraft of less than 6,000 pounds gross weight, with approach speeds below 91 knots and wingspans of less than 49 feet. Such aircraft are typically single-engine piston.

Source: Wisconsin DOT, Bureau of Aeronautics

TABLE 3-6
Columbia County Airports, 2004

Airport Name & Municipality	Town, Range, & Section	Airport Classification	Type of Ownership	Type of Use	Elevation (feet)	Runways (feet)
Portage Municipal Airport City of Portage	T 13 N, R 9 E Section 31	General Utility	Public	Public Use	825	3,010 Asphalt 3,775 Asphalt
Lodi Lakeland Airport Town of Lodi	T 10 N, R 8 E Section 22	N/A	Public	Private Use	844	1,900 Turf
Del Monte Airport Town of Leeds	T 10 N, R 10 E Section 21	N/A	Private	Private Use	1,060	2,400 Turf
Mill House Field Town of Wyocena	T 12 E, R 10 E Section 23	N/A	Private	Private Use	820	2,000 Turf
Gilbert Field Town of Lowville	T 11 N, R 10 E Section 1	N/A	Private	Public Use	925	1,092 Turf
Prescott Field Town of Wyocena	T 12 N, R 10 E Section 27	N/A	Private	Private Use	870	1,900 Turf
Horton Field Town of Pacific	T 12 N, R 9 E Section 26	N/A	Private	Private Use	820	2,500 Turf
Bancroft East Airport Town of Springvale	T 12 N, R 11 E Section 16	N/A	Private	Private Use	840	2,600 Turf
Bancroft Field Town of Dekorra	T 11 N, R 9 E Section 16	N/A	Private	Private Use	840	3,000 Turf
Columbus Hospital Heliport City of Columbus	T 10 N, R 12 E Section 23	N/A	Private	Private Use	859	60 Asphalt
Coleman Field Town of Pacific	T 12 N, R 9 E Section 2	N/A	Private	Private Use	800	1,700 Turf
Rohde's Airport Town of Marcellon	T 13 N, R 10 E Section 35	N/A	Private	Private Use	840	1,700 Turf
Higgins Airport Town of Otsego	T 11 N, R 11 E Section 10	N/A	Private	Private Use	950	2,000 Turf
Knutson Field Town of Wyocena	T 12 N, R 10 E Section 28	N/A	Private	Private Use	820	1,600 Turf 2,300 Turf
Weatherbee Field Airport Town of Wyocena	T 12 N, R 10 E Section 31	N/A	Private	Private Use	960	1,200 Turf
Fountain Prairie Field Airport Town of Fountain Prairie	T 11 N, R 12 E Section 36	N/A	Private	Private Use	880	3,000 Turf
Sopha Field Airport Town of Dekorra	T 11 N, R 9 E Section 17	N/A	Private	Private Use	890	2,683 Turf
Divine Savior Hospital Heliport City of Portage	T 13 N, R 9 E Section 31	N/A	Private	Private Use	813	75 Concrete
McDaniel Field Town of Caledonia	T 11 N, R 8 E Section 30	N/A	Private	Private Use	1,000	2,000 Turf
Marshall Field Town of Courtland	T 12 N, R 12 E Section 31	N/A	Private	Private Use	Unknown	2,600 Turf
Slinger Field Town of Courtland	T 12 N, R 12 E Section 1&2	N/A	Private	Private Use	Unknown	2,100 Turf
Currie Field Town of Arlington	T 10 N, R 8 E Section 22	N/A	Private	Private Use	Unknown	2,600 Turf
Swart Airport Town of Randolph	T 13 N, R 12 E Section 21	N/A	Private	Private Use	Unknown	2,600 Turf

Source: Wisconsin DOT, Bureau of Aeronautics & Columbia County Planning and Zoning

3.11.3 Railroads

Railroads are an important segment of the transportation system in Wisconsin. Approximately 3,664 miles of track are currently in service in Wisconsin. Because Columbia County is centrally located in the state, the County provides a vital link in the State's rail system and has a significant network of rail lines. Three freight rail companies currently serve the County with approximately 102.1 miles of track. The three freight rail companies consist of the Canadian Pacific Railway with 64.6 miles of track in the County, the Wisconsin & Southern Railroad Company with 21.6 miles of track, and the Union Pacific Railroad with 15.9 miles of track. Rail lines pass through 16 of the 21 Towns in the County. The Town of West Point is served by the Wisconsin and Southern Railroad which operates a line that runs north and south through the northeast corner of the Town. Freight rail is important to industry and the economy of Columbia County and the Town of West Point. Efforts to maintain a high quality freight rail system in the County and the Town should be encouraged whenever possible. The rail lines in Columbia County including the Town of West Point are illustrated on Map 3-4 in Appendix I.

Passenger rail service is also an important function of the rail system in Columbia County. Amtrak's Empire Builder passes through Columbia County, but not through the Town of West Point, on its run between Chicago and the Pacific Northwest. The Empire Builder operates one train per day in each direction and stops in Columbus, Portage, and Wisconsin Dells as it passes through the County. The number of passengers traveling to and from Columbia County stations is illustrated in Table 3-7. The Columbus station is the most heavily used station in the County most likely due to its proximity to Madison and the quality road connections to the station via US Highway 151. The number of passengers declined at all County stations in 2001 and 2002 due likely to the economic recession. Access to passenger rail is an important transportation link for the Town of West Point. The Empire Builder route through Columbia County is illustrated on Map 3-4 in Appendix I.

TABLE 3-7
Number of Empire Builder Passengers Using Columbia County Stations, 2000 - 2003

Year	Columbus	Portage	Wisconsin Dells
2000	15,300	6,300	11,400
2001	12,400	4,900	9,500
2002	10,700	4,000	9,000
2003	12,500	6,300	10,200

Source: Wisconsin Department of Transportation

In addition to the Empire Builder, passenger rail in Columbia County may be expanded in the near future to include high-speed trains under the Midwest Regional Rail System (MWRRS). The Wisconsin Department of Transportation has been studying and planning for the implementation of the 3,000 mile MWRRS that will serve nine states using Chicago as a hub. A proposed route connecting Chicago, Milwaukee, Madison, and Minneapolis/St. Paul will pass through Columbia County. The route would have six round-trip trains (a total of 12 trains per day) passing through the County each day, with three round-trip stops in Portage and Wisconsin Dells and three round trip express trains that do not stop. Implementation of the MWRRS is contingent on the availability of federal funding. Currently no federal funding exists for the project, however several funding bills appropriating money for the project are being considered in Congress. Convenient access to high speed rail adds an important transportation option to the Town of West Point. The proposed route for the MWRRS in Columbia County is illustrated on Map 3-4 in Appendix I.

3.11.4 Trucking

Trucking is an important part of the economy of the Town of West Point, Columbia County, and the State of Wisconsin. Trucking on the highway system is the preferred method of transporting freight, with 90 percent of freight in Wisconsin being hauled in this manner. The highway infrastructure to support trucking in Columbia County and the surrounding region is sufficient to meet the needs of the trucking industry. All Interstate and US Highways in the County, as well as most State Highways, are designated as official truck routes by the Wisconsin Department of Transportation. No official truck routes exist in the Town of West Point, however State Highway 60 is designated an official truck route from the Village of Lodi east. A continued commitment to providing an adequate transportation system for trucking is important to economic growth in the Town.

3.11.5 Public Transit

Public transit available to the Town of West Point consists of bus service and the state vanpool. Greyhound Bus Company service in the Cities of Madison and Wisconsin Dells provide the Town with the closest regularly scheduled bus service. Other charter bus lines also provide charter service to the Town when needed.

The Wisconsin Department of Administration offers a Vanpool to assist commuters in their ride to work. The State Vanpool provides alternate transportation for state and non-state employees commuting to Madison from outside communities. Participants can join a group that is already established or, if there are enough interested people, they can form a new vanpool. Vanpools are based on sharing commute expenses. Generally, one member of the group volunteers to drive and riders share the cost of operating the Vanpool. Several Vanpools serve the Town of West Point area.

There are no current plans for the expansion of public transit in the Town during the planning period.

3.11.6 Bicycles

Bicycling can play an important role in the overall transportation system in the Town. Bicycles are used by Columbia County residents, including those in the Town of West Point, for a variety of purposes including adults commuting to work and children riding bikes to school. The State of Wisconsin DOT has prepared the Wisconsin Bicycle Transportation Plan 2020. The purpose of this plan is to establish bicycling as a viable, convenient, and safe transportation choice in the State. The plan outlines the benefits offered by improving and expanding bicycling opportunities in the State. These benefits include the following: an alternative means of transportation, reduced traffic congestion, decreased need for parking, reduced pollution, increased physical activity, added roadway safety from paved shoulders (for both bicycles and motorists), and economic benefits from bicycle sales, service, and tourism. The plan also outlines the roles and responsibilities of counties in implementing the State Plan. These roles and responsibilities include:

- Consider the needs of bicyclists in all road projects and build facilities accordingly.
- Develop, revise, and update long-range bicycle plans and maps.
- Consider adopting a shoulder paving policy.
- Promote land use policies that are bicyclist-friendly.
- Educate County sheriffs on the share-the-road safety techniques and enforcement strategies for specific high-risk bicyclist and motorist infractions of the law.

Bicycles facilities in the Town of West Point currently consist mainly of shoulder areas on existing roads. Shoulders on Town roads are usually narrow and unpaved making bicycle travel difficult. State and County highways tend to have wider shoulders, but traffic levels on these roads make bicycle traffic unsafe or undesirable. Local streets in incorporated municipalities, such as the Village of Prairie Du Sac, offer some opportunity for bicycling with paved areas between traffic lanes and curbs, however arterial roads in these communities with the absence of marked bike lanes combined with high traffic levels can discourage bicycle traffic. No officially designated off road bicycle routes currently exist in the Town.

A number of possibilities exist to improve bicycling opportunities and the safety of bicyclists in the Town of West Point and help in implementing the State Bicycle Plan. Town support for the preparation of a Bicycle and Pedestrian Improvement Plan for Columbia County can aid in promotion and improvement of conditions for bicycling in Columbia County including the Town of West Point and should be a priority. A good starting point for this plan is the Wisconsin State Bike Map published by the Bicycle Federation of Wisconsin (a statewide, nonprofit, bicycle advocacy organization) in partnership with the Wisconsin DOT. This map classifies State and County roads throughout the State in terms of bicycling conditions. It also identifies recreational bicycle trails and mountain bike facilities, and provides contacts for local bicycle route information. Town roads are not rated for their bicycling conditions but are identified with their road names. The portion of the State Bike Map for Columbia County, including the Town of West Point, is illustrated on Map 3-5 in Appendix I. The State Bicycle Map can help in identifying roads that need improvements to accommodate bicycles. Efforts should be made to improve bicycling conditions on roads in the Town of West Point as the roads are periodically reconstructed. Improvements to the roads typically include wider paved shoulders and marked lanes for bicycles. One road in the Town of West Point in need of wider shoulders to accommodate bicycles is State Highway 188.

The Town of West Point favors a road and infrastructure system that includes development of bike routes and bike and pedestrian trails. Abandoned rail corridors, and utility corridors provide unique opportunities for development of bike trails. The town should take advantage of opportunities for bike trail development if they arise.

Several town roads along with State Highway 60 provide bike riders scenic views and challenging hills and curves. State Highway 188, 113 and County Highway J are important connecting routes for bike riders, but they are currently not safe for bike traffic. All three routes have poor visibility and little to no shoulders. The town strongly favors the addition of bike lanes to State Highway 188, 113 and County Highway J if and when these roads are improved. Recommended bike routes along existing town roads, county and state highways are as follows:

Recommended routes:

- State Highway 60 from Prairie du Sac to Lodi
- Chrisler Road
- Chrislaw Road
- Gastrow Road from State Highway 188 to State Highway 60
- O'Connor Road from County Highway J to State Highway 60
- Van Ness Road
- Barta Road
- Schoepp Road
- Gannon Road

Moderate

- County Highway J

Undesirable routes

- State Highway 188

- State Highway 113

However, signage may improve safety conditions on these routes and direct bike riders to the most scenic challenging routes.

3.11.7 Pedestrian Transportation

The pedestrian transportation system in the Town of West Point consists mainly of roadway shoulders. In 2000, the US Census reported that 834 people in Columbia County walked to work. The State of Wisconsin DOT has prepared the Wisconsin Pedestrian Policy Plan 2020 to outline statewide and local measures to increase walking and promote pedestrian safety. The plan's three goals include increasing the number and improving the quality of walking trips in Wisconsin, reducing the number of pedestrian crashes and fatalities, and increasing the availability of pedestrian planning, design guidance, and other general information for state and local officials and citizens. The plan further encourages local levels of government to consider the needs of pedestrians in their plans. Pedestrian transportation should be considered in new development projects, as well as redevelopment projects and road construction projects. In the Town of West Point, pedestrian transportation facilities might include a footpath system within a residential area or a path along a scenic Town road. These projects should look for ways to accommodate pedestrians and to provide the opportunity to walk rather than drive within a residential area. A full evaluation of potential pedestrian transportation opportunities should be considered by the Town.

3.11.8 Transportation for the Disabled

Transportation services are available to the elderly and disabled in Columbia County and the Town of West Point through the County Department of Health & Human Services Division of Aging & Long Term Care Support. Transportation Services are available to people who are over age 60 or are disabled and have no other access to affordable transportation. The Department provides a vehicle that transports older and disabled people from their homes to medical facilities located in Madison. The elderly and disabled also can get transportation for medical appointments or other important personal business from available Department vehicles or through volunteers willing to drive them.

3.11.9 The Merrimac Ferry

The Colsac III ferry, which crosses the Wisconsin River between Columbia and Sauk counties, is Wisconsin's only free ferry. It shuttles traffic on Wisconsin Hwy 113 between the Town of West Point near Okee on the east bank of the river to Merrimac on the west bank. Colsac III was commissioned in 2003. The ferry is open for service 24 hours a day, 7 days a week, normally from April 15 thru November 30. It is now the only ferry remaining on the state trunk highway network.

Ferry service has been provided in this area for more than a century. In 1844, a settler by the name of Chester Mattson obtained charters to provide ferry service at this location. Another investor took over the service in 1849 and for many years it continued as a private operation. The original "Colsac" (a phonetic combination of the two names, Columbia and Sauk counties) was built in 1924. It was operated as a toll ferry by Columbia and Sauk counties until 1933, when it was acquired by the old Wisconsin State Highway Commission. It has operated as a free ferry since it was acquired by the state. Colsac II was christened on April 6, 1963, replacing the original Colsac, and was retired from service on November 4, 2002. The current Colsac III. was dedicated on May 16, 2003. Columbia County and the Town of West Point should continue to support this important transportation link.

4.0 UTILITIES AND COMMUNITY FACILITIES

This element contains information about existing utilities and community facilities in the Town of West Point. Facilities discussed in this element include sewer and water, storm water management, solid waste & recycling, parks, utilities, cemeteries, health and childcare facilities, police, fire and rescue, libraries, schools, and other facilities such as the Town's buildings and facilities.

4.1 UTILITIES AND COMMUNITY FACILITIES VISION

- ◆ Adequate utilities and community facilities to meet the needs of Town residents and protect the town environment according to the comprehensive plan.

4.2 UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, AND POLICIES

Goal 1: Public facilities that meet the needs of Town residents.

Objective 1: Meet with local school district officials to ensure schools meet the needs of Town residents.

Objective 2: Consult with appropriate local school district officials about proposed major residential developments within the Town to prevent unexpected large enrollment increases.

Objective 3: Plan for future needs of Town facilities.

Objective 4: Meet other public and private officials to coordinate the provision of public facilities, such as libraries, hospitals, and cemeteries to accommodate future growth within the Town.

Objective 5: Insure that development provides adequate public facilities.

Policies and Proposed Programs:

- a) Appoint representatives to periodically attend local schools, EMS, fire hospital board meetings and to represent the interests of the Town of West Point.

Goal 2: Maintain and improve services available to Town residents.

Objective 1: Provide public services in accordance with current and future needs, in proper locations, and with adequate capacities for the future.

Objective 2: Encourage public utilities to provide service in accordance with long-range needs and in proper location with the town.

Policies and Programs:

- a) Work with local fire departments serving the Town to minimize response times for fire and EMS.
- b) Develop a storm water utility or incorporate storm water management into utility districts and develop appropriate ordinances.
- c) Annually review the police protection services within the Town.
- d) Annually meet with the neighboring towns, cities, and/or villages to review the fire protection and ambulance service mutual aid and/or contractual intergovernmental agreements.

- e) Form a solid waste management committee and annually review the solid waste disposal and recycling services contract.
- f) Develop a policy that establishes acceptable driveway standards for emergency vehicle access.
- g) Through a solid waste management committee, coordinate with neighboring municipalities to implement a clean sweep program to dispose of hazardous waste.
- h) Develop standards for siting and maintenance of telecommunication towers within the Town.

Goal 3: Ensure that new and existing developments have adequate utilities and services without an excessive burden to existing taxpayers.

Objective 1: Encourage the creation of a Utility district, where appropriate.

Objective 2: Review planned developments to ensure adequate utilities are provided and in accordance with the long-range needs of the Town.

Objective 3: Coordinate the provision of public utilities in a manner consistent with goals for long term growth.

Objective 4: Ensure appropriate wastewater treatment in full compliance with county and state regulations for all new and existing developments.

Policies and Programs:

- a) Establish a mechanism to review the effect of development on the growth and costs of public facilities.
- b) Evaluate and consider the need for impact fees for public facilities as part of new development.
- c) For residential home sites consider a full array of wastewater treatment and water supply options.
 - Wastewater treatment options to be considered include single residence onsite waste systems (POWTS), privately owned “municipal type” systems that serve several residences, and provision of sanitary sewer service from surrounding communities when/where appropriate.
 - Water supply system options to be considered include individual private wells, shared wells and other than municipal (OTM) public systems.
 - Create utility districts(s) if necessary to ensure efficient delivery of service and maximum protection of surface and groundwater resources.
- d) Ensure that all private onsite waste system is evaluated on a frequent and regular basis to make sure they are functioning properly.

Goal 4: Ensure adequate park and recreational opportunities for Town residents.

Objective 1: Examine the need for additional recreational facilities in the Town i.e. snowmobile trails, bike trails, boat launches, parks.

Objective 2: Ensure Town eligibility for grants for park facilities from the State and private non-profit organizations and foundations.

Objective 3: Encourage the Columbia County Board to support and expand the County Park in the Town of West Point.

Objective 4: Encourage the development of parks as a means to preserve and protect important natural features in the Town.

Policies and Programs:

- a) Develop and maintain a Town Park, Recreation and Open Space Plan to ensure Town eligibility for grants from the State.
- b) Appoint a representative from the town board to work with the Columbia County Board and Wisconsin DNR to develop lake shore and other parks in West Point.

Goal 5: Promote a unified approach to utilities and community facilities development involving all levels of government and private entities.

Objective 1: Coordinate the provision of public services with other units of government, when feasible.

Objective 2: Meet with county and state officials to coordinate growth plans and needs for service as appropriate.

Objective 3: Provide recommendations to PSC for siting new electric transmission and natural gas facilities within the town.

Policies and Programs:

- a) Appoint a town board member to meet periodically with representatives of Columbia County, Wisconsin Department of Transportation, and PSC on issues relating to roads, electric and gas utilities.

4.3 EXISTING UTILITIES AND COMMUNITY FACILITIES PROGRAMS

4.3.1 Clean Sweep Program

The Clean Sweep Program is a voluntary state and county program that provides a legal, safe, and convenient means of disposing of hazardous wastes from homes, farms, and businesses. The Clean Sweep Program protects the environment by properly disposing of hazardous chemicals rather than allowing them to get into local landfills, neighborhood soils, or groundwater. County residents can dispose of unwanted hazardous items at specified drop off point on specific days that the program is offered. Clean Sweep is funded through grants from Wisconsin DNR and the Wisconsin Department of Agriculture, Trade, and Consumer Protection as well as by local contributions from Columbia County and others.

4.4 UTILITIES AND COMMUNITY FACILITIES

4.4.1 Sanitary Sewer Service

Municipal or public sanitary sewer service is not available in the Town of West Point. Two privately owned “municipal type” sanitary sewer systems, exist within the Town of West Point. These types of systems are constructed and operated under the supervision of the Wisconsin Department of Natural Resources (DNR) and the Department of Commerce. One of these systems is located at the Crystal Lake Campground and one large scale Private Onsite Waste Treatment Systems (POWTS) serves the Selwood Subdivision. The daily flow of sewage sent to both systems is in excess of 8,000 gallons per day, and it is

regulated by both the Department of Commerce and the DNR. Regular reports on the operation go to that DNR for review and compliance. The locations of these sewage treatment systems are illustrated on Map 4-1 in Appendix I.

The Selwood Treatment Facility is operating at 50% capacity and the Crystal Lake Campground is at 100% capacity. Crystal Lake Campground will need to begin the Facility Planning Process with DNR if additional capacity is required for new development in the Crystal Lake Campground area service. It is highly likely that both of these systems will remain private and there are no plans to include them as part of a Utility District.

In the long-term, the Town of West Point does not plan to provide municipal sewer service from adjoining communities to residential or rural home sites within the town. The town does plan to establish Utility Districts where there is a need and the town may develop small (8,000 gpd or less) community type wastewater treatment facilities. These types of systems could serve areas where there are problems with onsite waste systems (POWTS on sub-standard lots), or they could serve new development. Utility Districts would ensure efficient delivery of service, maximize surface and groundwater protection, and manage growth development. The town is evaluating for such a system.

TABLE 4-1
Public Waste Water Treatment Plants
Town of West Point and Adjacent Municipalities, 2005

Plant Location	Type of Treatment	Maximum Design Flow (gallons per day)	Average Daily Flow (gallons per day)	% Capacity Being Used	Year Built
Crystal Lake Campground	Stabilization lagoons with approved spray irrigation	10,000	5,000 to 15,000	100%	1997
Selwood Property Owners Association	Re-circulating Sand Filter with Drainfield	14,000	7,000 approx.	50%	2001
Harmony Grove/Okee Sanitary District	Sequencing Batch Reactor with seepage ponds	500,000	200,000	40.0%	2003
City of Lodi	Bio-tower, UV disinfection, chemical Phosphorus removal, liquid sludge storage	620,000	376,000	60.7%	1997
Town of Roxbury	Re-circulating Sand Filter with surface water discharge	25,400	25,300	100%	1999
Sauk/Prairie	Aeration Lagoons with seepage cells	822,000	570,000	70%	1998

Source: Wisconsin Department of Natural Resources

4.4.2 Private On-Site Wastewater Treatment Systems (POWTS)

Private on-site wastewater treatment systems are the predominant method of treating wastewater in the Town of West Point. POWTS are systems that collect domestic wastewater and either treat it and discharge it to the soil or retain it in a holding tank. The three main types of on-site treatment facilities that are currently used in the Town of West Point are conventional systems, mound systems/at-grade systems, and holding tanks. Between 1990 and 2004, 386 permits were issued for all on-site sanitary systems in the Town of West Point including new and replacement systems. The US Census indicates

that there were 675 existing private on-site sanitary systems in the Town in 1990. Table 4-2 illustrates the number of permits issued for different types of on-site sanitary systems over the 15 years between 1990 and 2004. Adding the total number of permits issued over the last 15 years to the 1990 Census total indicates that there are potentially over 1,061 private on-site wastewater treatment facilities in the Town of West Point.

TABLE 4-2
Number of Permits Issued for On-Site Sanitary Systems by Year
Town of West Point, 1990-2004

Year	Conventional	Mound /At-Grade	Holding Tank	Total
1990	14	12	2	28
1991	14	4	4	22
1992	14	8	3	25
1993	21	9	1	31
1994	22	10	3	35
1995	19	4	2	25
1996	22	7	1	30
1997	14	5	3	22
1998	17	10	1	28
1999	14	9	0	23
2000	13	6	2	21
2001	10	5	0	15
2002	18	4	3	25
2003	22	5	0	27
2004	21	6	2	29
Total:	255	104	27	386

Source: Columbia County Planning and Zoning

4.4.3 Storm Water Management

The intent of storm water management is to reduce or eliminate runoff from the washing of pollutants or sediments into water bodies or wetlands. In the Town of West Point, storm water management is addressed through the Town's Erosion Control and Storm Water Runoff Ordinance. Most development projects that include land-disturbing activities require a permits for erosion control and storm water management from the Town of West Point. The ordinance is administered by the Town Engineer. The primary methods for handling storm water management in the Town includes the use of ditches, culverts, grassed waterways, rock chutes, detention/retention ponds, and drainage swales that follow local topography. Permits for storm water discharge are required from the WDNR for construction sites of more than one acre, all non-metallic mines, and industrial sites.

4.4.4 Water Supply

There are three basic types of Public Water systems according to the Federal Safe Drinking Water Act and they are described as follows:

- Municipal systems have service connections and a distribution system that serve homes, businesses, and other facilities.

- Non-community public systems include restaurants, schools and businesses that service the public and they may or may not have service connections.
- Other than Municipal (OTM) systems serve mobile home parks and subdivisions with permanent residences. This type of system may have service connections and a distribution system but the system is not publicly owned.

There are nine non-community “Public Water systems” within the Town of West Point and three OTM Public Water Systems. All of these Public Water Systems must comply with the provisions of the Federal Safe Drinking Water Act. These provisions include publicly owned or municipal water supply systems within the town. Municipal Water Supply systems are located adjacent to the Town in the Village of Prairie du Sac in Sauk County and the City of Lodi in Columbia County. The Wisconsin Public Service Commission Annual Reports from water utilities as well as the DNR Drinking and Groundwater program provide information about the existing infrastructure and capacities of these public water systems. Table 4-3 provides a summary and the status of the Public Water Systems within the Town.

Maintenance of adequate groundwater supply and the quality of groundwater supply is of utmost concern to the residents of the Town of West Point. The Town envisions studying the groundwater supply and quality in the years ahead.

There are no plans to form a Utility district in order to develop a community water supply system in the Town of West Point. There are identified problems with water quantity or quality that could necessitate the need for a community system and future land use does not include a density standard that would make this type of system practical.

TABLE 4-3
Public Water Supply Systems

Name of System	System Type	Status
Crystal Lake Campground	Transient, non-community	Active
Crystal Lake RV Resort LLC	Community - OTM	Active
Crystal Lake RV Resort LLC	Community – OTM	Active
Fish Tales	Transient, non-community	Active
Lake WI Ferry- Treats and Eats	Transient, non-community	Active
Lake WI Country Club	Transient, non-community	Active
Pine Vista	Community – OTM	Active
Schoepp’s Cottonwood Resort	Transient, non-community	Active
Sunset Harbor	Transient, non-community	Active

Private wells provide drinking water to all of the remaining farms, residences, and other facilities within the Town. The US Census Bureau reported that the Town of West Point had 665 private wells in 1990.

The locations of all public water supply systems within Columbia County are illustrated on Map 4-1 in Appendix I.

4.4.5 Solid Waste Disposal and Recycling

The Town of West Point contracts with the Columbia County Solid Waste Department for disposal of solid waste and to process its recyclables. Solid waste and recyclables from the Town are collected at the Town’s drop off site Chrisler Road in the Town of West Point. The Town contracts with Columbia County Solid Waste Department to staff the drop off site and to transport the solid waste and recyclables

from the drop off site to the County composting and recycling facility. The locations of the solid waste and recycling drop off sites in Columbia County including the Town of West Point are illustrated on Map 4-2 in Appendix I.

The Columbia County Solid Waste Department operates a recycling and composting facility on State Highway 16 in the Town of Pacific. Recyclables are transported to the facility where they are sorted and prepared for shipment to market. The facility handles 22 tons of recyclables a day. Solid waste collected in the County is transported to the county composting facility to be processed by one of two composting machines at the facility. During the composting process, solid waste material is placed into the machine's drum that slowly rotates and tumbles the material. Spikes in the drum tear open bags while moisture and heat are added to the waste to initiate the composting process. Only municipal garbage is processed by the compost machines, demolition materials are sent directly to the landfill and yard waste is processed and composted separately from the garbage. It takes five days for waste materials to work through the machine. About half the material removed from the machine is used as agricultural compost. The other half consists of non-compostable materials, such as plastic bags, and is sent to a landfill in Winnebago County. The two compost machines process 70 tons of waste per day with a maximum capacity of 80 tons per day. The composting facility is expected to meet the needs of the County for the next ten years. The location of the Columbia County Composting and Recycling Facility is also illustrated on Map 4-2 in Appendix I.

In addition, numerous former solid waste dumpsites also exist around Columbia County. These sites include former industrial and municipal dumps. Map 4-2 in Appendix I also illustrates the known locations of former solid waste dumpsites in Columbia County including the Town of West Point.

4.4.6 Parks and Recreational Facilities

The Town of West Point has two Town parks. In addition, parks in the Village Prairie du Sac and the City of Lodi are available for use by Town Residents. Other recreational resources i.e. State Natural Areas (SNA), wildlife preserves and hunting grounds under public ownership or protection, are covered in the Agricultural, Natural, and Cultural Resources Element of this plan.

Different types of parks serve different purposes. Below are definitions used in this plan to help classify and define the existing recreation system in the Town of West Point and Columbia County and to guide plans for its future. These definitions are modifications of definitions used by the National Recreation and Park Association (NRPA). They begin with the smallest and most intensely developed and used, and proceed to the largest and least developed parks and recreation areas.

4.4.6.1 *Park Definitions*

◆ Neighborhood Playgrounds

A neighborhood playground mainly serves the active recreational needs of children from 5 to 15 years of age, and it may offer passive recreation opportunities to adults. Neighborhood Playgrounds are typically developed for intensive recreational activities and usually offer play apparatus; open areas for games; fields for baseball or football, courts for basketball or volleyball; and toilet and shelter facilities. Buffered play areas are desirable. If size permits, an area for more constrained activities, such as quiet games or handicrafts, is advisable. Neighborhood Playgrounds are sometimes associated with or are located in close proximity to elementary school sites. Population density is important for determining the space needs and service area of a neighborhood playground. Walking distance of about one-half mile should be the maximum

service area. A one-quarter mile service area is desirable, particularly for younger children and the elderly with mobility limitations.

◆ Neighborhood Parks

A neighborhood park provides open space for the passive recreation of all age groups in a neighborhood and enhances the overall neighborhood environment. An attractive natural setting such as a lake, stream or woods is a desirable location for a neighborhood park. Facilities may include trees, lawn, benches and tables, open areas for sitting and sunning, walks, paths, shelters, drinking fountains, lighting and toilet facilities. Population density is important in determining the space needs and service area of a neighborhood park. It should be within easy walking distance of intended users, not to exceed one-half mile. Neighborhood playgrounds may be included within neighborhood parks.

◆ County and Regional Parks

The county or regional park fills the gap between intensively developed urban facilities and resource protection-oriented state parks and resource areas. County parks should offer a variety of active and passive recreational experiences and be designed for day-long or overnight use by the entire family. Proximity to significant population centers and scenic areas, accessibility from highways, location in relation to existing recreation areas and a maximum travel time of one-half hour must be weighed when considering locations for county parks. In general, a location for a county park should emphasize interesting topography and be characterized by scenic views, wooded areas, lakes or rivers. Generally 100 - 200 acres is a desirable size range.

◆ Reservations, Preserves and Greenbelts

Reservations and preserves are usually located outside urban concentrations and include large tracts of land, which are undeveloped or have limited development potential. Such areas have the primary function of resource protection. Reservations and preserves may be established to conserve forest lands, marshlands, floodplains, wildlife habitats and other areas having cultural, scenic or natural values. Normally, reservations and preserves include several hundred acres of undeveloped land, although some improvements may be provided which are incidental to the enjoyment of the natural scenery. Improvements are usually located in one section on the reservation or preserve so that the area remains largely undeveloped. Improvements may include parking areas, interpretive centers and scenic waysides. Hunting may be a primary recreational activity in such areas. Other recreational uses might include backpacking, camping, trail use, picnicking, swimming, boating, fishing, and water sports.

The greenbelt has basically the same characteristics and function as the reservation or preserve. However, a greenbelt may be used to shape urban development. It may be a buffer between an urban area and surrounding rural areas and may connect parks within an urban area.

4.4.6.2 Town and County Parks and Recreational Facilities

The Town of West Point owns and operates two parks, Ryan Park and Selwood Park, for use by Town residents and the general public. These park and recreation facilities contain several facilities including a shelter and playground equipment. The two parks in the Town of West Point are listed and classified by type in Table 4-4.

TABLE 4-4

Inventory of Town Owned Park and Recreational Facilities, Town of West Point

Owner/Provider	Park or Recreational Facility	Type
Town of West Point	Ryan Park	Neighborhood Park
	Selwood Park	Neighborhood Park

Columbia County maintains one park in the Town of West Point. Gibraltar Rock County Park – Richmond Memorial Park is a 55.54 acre park located on County Highway V in the Town of West Point near the City of Lodi. The park contains a 400 foot high rock escarpment offering scenic vistas. A small gravel parking lot and a barrier free portable toilet are available at the end of the access road to the park. A closed access road serves as a footpath to the summit. Passive recreation in the form of hiking and picnicking are the predominant uses of the park a designated DNR State Natural Area (SNA).

The Columbia County Comprehensive Plan identifies several potential sites for future County parks or recreational facilities as well as possible additions to existing County parks. Two areas within the Town of West Point are mentioned as possible sites for additional parklands. One area is a new site and the second area would involve acquiring additional lands to expand Gibraltar Rock County Park.

The new potential County park site is located on the shore of Lake Wisconsin within the Town. Extensive undeveloped Lakeshore is present in the town and a park along the shoreline would secure open space for residents in the town and county for future generations. No particular parcel on the lakeshore has been identified as a future County park, but rather the County's plan identifies the need to preserve a portion of the lakeshore for use by all County residents in this rapidly developing area. Undeveloped shoreline in the town includes drainage ways, ravines, dense wooded areas, and other environmentally sensitive lands. These open lands could be preserved and protected through the stewardship grants and partnerships after the town develops a comprehensive outdoor recreation plan.

The second site identified in the Columbia County Comprehensive Plan is an addition to Gibraltar Rock County Park. The County plan calls for acquiring lands adjacent to the existing park to help form a buffer between the park and surrounding lands. The locations of the identified potential County parks or recreational facilities are illustrated on Map 4-3 in Appendix I.

Parks and recreational facilities provide many benefits to the residents and visitors of the Town of West Point. National Recreation and Park Association (NRPA) and other sources indicate that the demand for outdoor recreation resources has been increasing for some years and will most likely continue to grow based on lifestyles that allow for increased leisure time, greater mobility, and larger incomes to spend on recreational activities. Also, as the resident and tourist population of the area continues to grow, demand for recreational facilities will increase. It is important to keep pace with these trends in order for the Town of West Point and all government levels to adequately provide parks and recreational facilities to their residents.

4.4.6.3 Other Park and Recreational Facilities

A variety of other park and recreational facilities provide services to the Town of West Point. Many of these facilities are listed and described below.

- ◆ Rustic Waysides

In addition to the above mentioned park facilities, six state owned rustic wayside facilities exist in the County and provide limited recreational opportunities. One of these facilities, the Okee Wayside on State Highway 113, is located in the Town of West Point. The Columbia County Highway and Transportation Department provides maintenance to this facility through an agreement with the State. Wayside areas provide important open space areas in the County and the Town. Should this area no longer be needed as a wayside, consideration should be given to converting it into a local park. The locations of the rustic waysides in Columbia County are illustrated on Map 4-3 in Appendix I.

- ◆ Boat Landings

Approximately 28 public boat landings exist in Columbia County with three of these facilities located in the Town of West Point on Lake Wisconsin. Public access to water features in the Town is an important function of these facilities and additional access to public water bodies should be pursued when appropriate and necessary. The locations of existing public boat landings in Columbia County including those in the Town of Newport are illustrated on Map 4-3 in Appendix I.

- ◆ Gibraltar Rock

Gibraltar Rock in the Town of West Point has been acquired by the State of Wisconsin to be managed by the Department of Natural Resources. This included the original 55.54 Richmond Memorial Park which used to be managed by Columbia County and an additional 92.4 acres which was purchased privately for a total of 148 acres. The park contains a 400 foot high rock escarpment offering scenic vistas. A small gravel parking lot and a barrier free portable toilet are available at the end of the access road to the park. A closed access road serves as a footpath to the summit. Passive recreation of the form of hiking and picnicking are the predominant uses of the park.

- ◆ Ice Age National and State Scenic Trail

The Ice Age National and State Scenic Trail is one of eight Congressionally designated National Scenic Trails located throughout the United States. The Trail was authorized by Congress in 1980 and when completed will be a 1,200 mile footpath that meanders through 31 Wisconsin counties along the terminal moraine left by the glacier over 10,000 years ago. The Trail traces features left by the advance of the last glacier – the Wisconsin Glacier – from Potawatomi State Park in Door County to Interstate State Park on the St. Croix River in Polk County. Today, approximately half of the trail is open to the public. Primary use of the Trail is for hiking, with snowshoe and ski secondary uses. No motorized traffic is allowed. Over two million visitors use the Trail each year. The Wisconsin Department of Tourism recognizes the Ice Age Trail as Wisconsin's number one outdoor recreation resource.

A variety of partners own and manage segments of the Trail. Among them: the Wisconsin Department of Natural Resources, the Ice Age Park & Trail Foundation (a non-profit organization), the U.S. Forest Service, county and municipal park and forestry departments, other public entities, and many generous private landowners. The Trail is funded privately and through federal, state, and local contributions.

Four segments of the Ice Age Trail are open for public use in Columbia County.

- The Portage Canal and Marquette Segment starts at a trailhead in Pauquette Park in the City of Portage and follows the Portage Canal through the city and then northeast past the Indian

- Agency House. The Trail then follows the Fox river north to Governor's Bend County Park where the Trail then begins to follow local roads north to Marquette County. The length of the segment from Pauquette Park in the City of Portage to Governor's Bend County Park is approximately 11.5 miles.
- The Lodi Marsh Segment starts near the border of Dane and Columbia counties and runs north through the 1,000-acre Lodi Marsh State Wildlife Area. The Trail follows dolomite ridges sculpted by glacial ice, passes through woods and restored prairie areas with outstanding views of the marsh below, a glacial meltwater tunnel channel. The Trail then crosses private land and enters the City of Lodi where it follows city streets through Veterans and Strangeway parks to the Lodi High School. The total length of this segment, including a 1.6 mile loop trail on the west side of Lodi-Springfield road in Dane County, is approximately 8 miles.
 - The Groves-Pertzborn segment crosses privately owned lands starting on Bilkey Road. This 1.3-mile section includes diverse vegetation, steep ravine, dense forest canopy and fine views of Gibraltar Rock. The section terminates at a designated parking area at County J and Lovering roads.
 - A new section of the Ice Age Trail has recently been developed in the Town of West Point. Starting at the Merrimac Ferry the trail incorporates land within the WisDot right-of-way to a 60-acre owned by the Ice Age Park and Trail Foundation. At this time a loop section returns users to the Merrimac Ferry, a total distance of 2 ¼ miles.
 - Trail partners' goal is to connect the segments to be one continuous footpath and surrounding greenway. A proposal to extend the Ice Age Trail is included in the Columbia County Comprehensive Plan. Federal, state, local and private partners completed and approved a broad corridor plan for the Trail in 2000. A refinement of this corridor plan, called a Trailway Protection Strategy, was to be completed in 2006. Consideration should be given to the proposed location of the trail when considering land uses in the Town. Map 4-3 in Appendix I illustrates the location of the Ice Age Trail segments in Columbia County.
- ◆ Snowmobile Trail System
- The County snowmobile trail system also offers a recreational opportunity to the residents of the Town of West Point. Counties in Wisconsin are eligible to apply for funding through the Wisconsin DNR to provide a system of well-signed and well-groomed snowmobile trails for public use in their county. Eligible projects for the funds include the maintenance and development of trails and the rehabilitation of existing snowmobile bridges and trail segments. Columbia County participates in this program for the maintenance of 298.7 miles of snowmobile trails within the County. The majority of the trails in Columbia County are located on private land and have been established through an easement with the land owner. In 2004, the Wisconsin DNR awarded \$74,675 to Columbia County for the County's snowmobile trail system. This money is distributed to 10 snowmobile clubs that operate in the County. These clubs are responsible for the signing, maintenance, and grooming of snowmobile trails in their assigned portion of the County. Clubs also operate club trails in addition to the ones funded through the State. Map 4-3 in Appendix I illustrates the location of the snowmobile trail system in Columbia County including the Town of West Point.

4.4.7 Telecommunications Facilities

Verizon Communications provides telephone service in the Town of West Point. Map 4-4 in Appendix I illustrates the telephone service provider boundaries for telecommunication service in Columbia County and the Town of West Point. A quality telecommunication system in the Town of West Point is important for economic development, with some businesses relying heavily on the telecommunication system. The telecommunications system is also important to public safety, providing contact with police, fire, and emergency services. Maintaining a quality telecommunications system should be a priority for the Town.

Wireless communication is also provided throughout Columbia County and the Town of West Point by various providers. Signal strength is influenced by the number and location of towers as well as topography. The locations of existing communication towers in Columbia County and the Town of West Point is also illustrated on Map 4-4 in Appendix I. Effort should be made to utilize the existing towers before approving additional towers. Such practices reduce the proliferation of unnecessary towers and the negative visual impacts the towers can have on the Town.

4.4.8 Electrical Service, Power Generating Plants, and Transmission Lines

Electrical service in Columbia County is provided by two utility companies and four municipal electric utilities. In the Town of West Point, electrical service is provided by Alliant Energy. Map 4-5 in Appendix I illustrates the electric service territories in Columbia County.

Major electrical infrastructure such as power plants, substations, and high voltage transmission lines form the backbone of the electrical system in Columbia County. Three power generating facilities exist in or adjacent to Columbia County. The Columbia Power Plant is located south of Portage on US Highway 51. The plant consists of two coal fired generation units. The first unit began operating in 1975 and the second in 1978. Each unit produces 527 megawatts of electricity for a total plant output of 1,054 megawatts. The Kilbourn Hydroelectric Dam is located on the Wisconsin River in Wisconsin Dells. The dam was built in 1909 and is capable of producing 10 megawatts of electricity. The Prairie Du Sac Hydroelectric Dam is located on the Wisconsin River between Prairie Du Sac and the Town of West Point. The dam was built in 1913 and is capable of producing 29 megawatts of electricity. Columbia County has 29 substations located along the various high voltage transmission lines that traverse the County. These high voltage lines operate at voltages of 69 kilovolts, 138 kilovolts, and 345 kilovolts. One of these lines, a 69 kilovolt line, crosses the Town of West Point. Map 4-5 in Appendix I illustrates the locations of the electrical infrastructure in Columbia County including the Town of West Point.

Reliable electric service is important to the economy of Columbia County and the Town of West Point. Efforts should be made to support improvements to the electrical system in the County and Town, when appropriate. Furthermore, the Town should carefully review all proposed projects to ensure that they are in the best interest of the Town and that they do not negatively impact the Town's natural or cultural resources. Every effort should be made to examine all options and to proceed with the choice that has the fewest negatives and most positives for the Town.

4.4.9 Natural Gas Utilities and Pipelines

Madison Gas and Electric provides natural gas service in the Town of West Point. Madison Gas and Electric's natural gas service area covers the entire Town. Natural gas is not available in all parts of a company's service area, but rather these areas are where the company has the right to provide gas service.

Map 4-6 in Appendix I illustrates the natural gas service areas in Columbia County including the Town of West Point.

Natural gas is brought into Columbia County by large underground pipelines that deliver gas to local distribution systems. Several large underground natural gas pipelines run through Columbia County. None of these lines are located in the Town of West Point. The location of the natural gas pipelines is illustrated on Map 4-6 in Appendix I. The location and capacity of these natural gas lines is important to economic development in the County and the Town. In particular, access to natural gas can be a major factor in a business or industry choosing to locate in the County or the Town. Support should be given to maintaining and improving access to natural gas in the Town of West Point, when appropriate.

4.4.10 Cemeteries

Columbia County contains 110 known cemeteries. These cemeteries range from small family plots to large municipal facilities with some dating back to the 1800's. Three of these cemeteries are located in the Town of West Point. One of these cemeteries, the Garden Bluff Cemetery located on County Highway J, contains over 100 available lots. Map 4-7 shows the locations of known cemeteries in the County. Cemetery space in the Town appears to be adequate for timeframe covered by this plan. A second cemetery exists on Highway 60 and the third West of the Old Church on Highway J.

4.4.11 Health Care Facilities

The availability of adequate health care facilities and services are important for measuring the attractiveness of a community in which to live and work. Columbia County has a wide variety of health care facilities available within Columbia, Sauk and Dane County that are available to the residents of the Town of West Point. In addition to local facilities, the Town's close proximity to the City of Madison allows access to additional health care resources.

4.4.11.1 Hospitals

The following hospitals are located in the immediate vicinity of the Town of West Point:

- Sauk Prairie Memorial Hospital, Prairie Du Sac, Sauk County
- St. Clare Hospital, City of Baraboo, Sauk County
- Reedsburg Area Medical Center, City of Reedsburg, Sauk County
- St. Mary's Medical Center, City of Madison, Dane County
- University of Wisconsin Hospitals and Clinics, City of Madison, Dane County
- Meriter Hospital, City of Madison, Dane County
- Divine Savior Healthcare, Portage

Access to hospitals and quality health care appears to be adequate for the duration of the planning period. In addition to the hospital facilities listed above, there are several medical and health care clinics throughout Columbia County. These include clinics affiliated with UW Health University and St. Mary's/Dean Ventures Inc. There are also numerous chiropractic clinics, dentists, optometrists and physical therapy providers to accommodate the needs of the County's residents.

Population projections included in the Issues and Opportunities Element of this plan indicated that the Town's population is aging, a fact consistent with national trends. As the Town's population ages, the demand for long-term care, nursing homes, community based residential facilities, and similar

elder care facilities increases. The shifting of baby-boomers into older age groups further indicates that the demand for these facilities will increase.

4.4.11.2 Long Term Care Facilities

Although there are no long term care facilities within the Town they are adequate. Facilities currently located in the immediate vicinity of the Town and are available to residents in the town of West Point:

- Lodi Good Samaritan Center, Lodi
- Maplewood Nursing Home, Prairie du Sac
- Maplewood Village Assisted Living, Prairie du Sac
- Our House Assisted Living, Lodi
- Pine Glen Senior Apartments, Prairie du Sac
- Pine Villa Memory Care Residence, Prairie du Sac
- Pines Assisted Living, Prairie du Sac

4.4.12 Childcare Facilities

The availability of quality childcare facilities is important to the well being of the Town of West Point's children and to the Town's economy. Quality childcare provides children a safe and secure place while their parents are away at work allowing parents to hold a job and contribute to the area's economy.

A license from by the Wisconsin Department of Health and Family Services is required for childcare providers that care for four or more children under the age of seven. Two types of licenses are available, a group childcare license for nine or more children and a family childcare license for four to eight children. Columbia County also provides certification of childcare providers who care for up to three children. Licensing or certification of a childcare provider is required if they care for children whose family receives funding assistance from a government program. In addition to licensed or certified childcare providers, numerous in home childcare providers exist in the County and the Town of West Point. The availability of childcare appears adequate for the duration of the planning period.

Licensed group childcare facilities (nine or more children) in the Town and surrounding communities are as follows:

- By Leaps & Bounds, Sauk City
- Jesus Loves Me Preschool, Prairie Du Sac
- Renewal Unlimited Sauk Prairie, Prairie Du Sac
- Sauk Prairie Nursery Center, Sauk City
- Country Charm Child Care, Lodi
- Kiddie Korner of Lodi, Inc., Lodi
- Kelley's Day Care, Lodi
- Lodi Nursery Center Preschool, Lodi
- Sunshine Playhouse Development Center, Lodi
- TLC Learning Center, Inc., Lodi

TABLE 4-5
Licensed Childcare Providers, Columbia County, 2003

<u>Village of Arlington</u> <ul style="list-style-type: none"> ◆ St. Peters Day Care & Preschool 	<u>City of Lodi</u> <ul style="list-style-type: none"> ◆ Adela's Day Care ◆ Country Charm Child Care ◆ Crystal Lake Campground Day Camp ◆ Donna's Day Care ◆ Diaper's To Diplomas ◆ Kiddie Korner of Lodi, Inc. ◆ Kelley's Day Care ◆ Lodi Nursery Center Preschool ◆ Manke Family Day Care ◆ Right Track Day Care ◆ Starbright Day Care ◆ Sunshine Playhouse Development Center ◆ Tender Heart Day Care ◆ TLC Learning Center, Inc.
<u>Village of Cambria</u> <ul style="list-style-type: none"> ◆ Amkids ◆ Country Rascals Christian Day School 	
<u>Village of Fall River</u> <ul style="list-style-type: none"> ◆ Ann Taurick Family Day Care ◆ Bunny Hop Day Care 	
<u>Village of Pardeeville</u> <ul style="list-style-type: none"> ◆ A Home Away From Home Day Care ◆ Diane's Family Day Care ◆ Koality Care Day Care ◆ Kountry Cuddlers Family Day Care ◆ Once Upon A Time Day Care ◆ Pine Playhouse Child Care Center ◆ Sunshine Preschool 	
<u>Village of Poynette</u> <ul style="list-style-type: none"> ◆ Country Critters Day Care ◆ Main Street Youngsters ◆ Teddy Bear Day Care ◆ TLC Family Day Care 	<u>City of Portage</u> <ul style="list-style-type: none"> ◆ Alphabet Express ◆ Hugs & Kisses Day Care ◆ Kathy's Country Kids ◆ Kiddie Korral ◆ Learning Tree Day Care Center, Inc. ◆ Linda's Child Care ◆ Lisa's Little People ◆ The Little School ◆ Nikki's Family Day Care ◆ Open Arms Day Care Center ◆ Playday Day Care ◆ Portage Before/After School Program ◆ Portage Head Start Center Renewal Unlimited ◆ Precious Years Day Care ◆ Tammy's House ◆ Teddy Bear Family Day Care ◆ UMOS Migrant Day Care
<u>Village of Randolph</u> None in Columbia County (Available in Dodge County)	
<u>Village of Rio</u> <ul style="list-style-type: none"> ◆ Bev's Day Care ◆ Margie's Learning Express ◆ Precious Moments Family Day Care ◆ Rio Street Rascals ◆ Teddy Bear Day Care 	
<u>Village of Wycena</u> <ul style="list-style-type: none"> ◆ The Punkin Patch ◆ Storybook Center 	
<u>City of Columbus</u> <ul style="list-style-type: none"> ◆ Beal's Day Care ◆ Cardinal Country Day Care ◆ Columbus Club House ◆ Columbus Preschool ◆ Head Start/Central WI-Columbus Renewal Unlimited ◆ Mary's Family Dare Care ◆ Redbud Day Care LLC ◆ Sylvester and Tweety Day Care 	<u>City of Wisconsin Dells</u> <ul style="list-style-type: none"> ◆ Jim McClyman Family Day Care ◆ Joyce Ragan Family Day Care ◆ Kountry Kids ◆ Little Tots ◆ Mawbey Day Care ◆ St. Cecelia's Day Care ◆ Sweeney's Family Day Care

Source: Columbia County UW Extension Office

4.4.13 Law Enforcement

The Columbia County Sheriff has jurisdiction over all areas of the County including the Town of West Point. The main duties of the Columbia County Sheriff's department are to maintain the County Jail, serve civil process, investigate deaths and crimes, provide court services and enforce Federal and State laws and County ordinances. The Department's staff currently includes 92 full-time employees. Due to population growth, increased criminal activity, and reduction in federal and state funding the staff will need to be increased by two deputies per shift within the next 10 years. The department's vehicle inventory includes 39 active law enforcement vehicles. The Department also has 21 special use vehicles that include two Harley Davidson patrol motorcycles. In addition, the Department loans 26 vehicles to other County departments.

Additional duties of the Department include the Boat and Snowmobile Patrol and the County's K9 units. Boat Patrol duties include patrolling the waterways of Columbia County, enforcement of State laws and County Ordinances pertaining to water safety, and search for drowned or missing persons in water-related incidents. The Snowmobile Patrol duties include patrolling County snowmobile trails, on a limited basis, in cooperation with the Wisconsin Department of Natural Resources. The main duties of the K9 units for the Columbia County Sheriff's Office are to remain active responding to increased calls for canine searches involving vehicle, building and school searches. They also provide public services and awareness programs in public demonstrations as well as assist in a drug interdiction program throughout the year.

Aside from providing law enforcement patrols of the County, the largest responsibility of the Sheriff's Department is the County Jail. The Columbia County Jail has the responsibility of accepting and housing persons sentenced to the jail by the court system. In addition persons are held in the county jail after being arrested by warrant, being arrested without a warrant pending a court appearance, or for violations of probation. The Columbia County Jail also holds inmates from state institutions and other county inmates as requested. Every year the number of offenders escalates and sentences are getting longer, therefore increasing the demand to house inmates securely and safely. As a result, the Sheriff's Department is currently in the process of expanding the County Jail and Huber facility.

4.4.14 Fire and EMS Facilities

The Town of West Point's fire and EMS services are provided by two fire departments and emergency medical service districts. The Sauk City Fire Department and EMS provide services to the western half of the Town. The Lodi Fire Department and EMS provides services in the eastern half of the Town. Descriptions of the fire departments are provided below. The location of the fire districts in Columbia County are illustrated on Map 4-8 in Appendix I and the location of EMS districts are illustrated on Map 4-9 in Appendix I.

4.4.14.1 Lodi Fire Department and EMS

The Lodi Fire Department provides fire service and EMS to the City of Lodi, the Town of Lodi, and the eastern portion of the Town of West Point. There is a part-time Fire Chief and two full time Emergency Medical Technicians. There are 32 fire fighting volunteers, 19 volunteer EMT's and 15 drivers. The current Fire Station was built in 1954 with an addition in 1973. The building is 6,467 square feet with seven bays. A new building is needed within the next 10 years. Firefighting equipment includes three engines, two ambulances, one heavy rescue, two tankers, two ATV's, one rescue sled, and three emergency generators. There is concern over the declining volunteers and

increased call volume. Possible full-time staff should be considered for the future. The department's water supply rating is good.

4.4.14.2 Sauk City Fire Department and EMS

The Sauk City Fire Department and EMS services the Western portion of the Town of West Point. The staff includes 37 volunteers. The current Fire Station, located in Sauk City, was built in 1960 and has 15,960 sq. ft. Remodeling to the facility began in 2005 and is now complete. Equipment includes three engines, one platform ladder, two tankers, one squad car, one suburban truck, one brush truck and an ATV.

4.4.15 Libraries

Public libraries serve an important function in making a wide range of informational materials available to the Town's population. Demand for library services has been on the increase and is expected to continue to increase for the foreseeable future. Support should be given to improve and expand libraries whenever possible to ensure all town residents have at least a minimal level of access to informational materials. The libraries closest to the Town of West Point are located in the Villages of Prairie du Sac and Sauk City and the City of Lodi. It appears that Town residents have adequate access to library services for the duration of the planning period.

4.4.16 Schools

The Town of West Point is served by two public school districts. The Sauk Prairie School District serves the western half of the Town. The district has five elementary schools, a middle school, and a high school. The Lodi School District serves eastern half of the Town. The district contains two elementary schools, a middle school, a high school, and a charter school. No school facilities from either district are located within the Town of West Point. Map 4-10 in Appendix I illustrates the boundaries of the school districts and the locations schools in Columbia County including the Town of West Point.

Enrollments at both of the school districts serving the Town of West Point have increased between 2000 and 2004. The Sauk Prairie School District had a increase of 18 students for a 0.69 percent increase. The Lodi School District had an increase of 98 students for a 6.18 percent increase. Table 4-6 provides enrollment information between 2000 and 2004 for all school districts serving Columbia County including enrollment information for individual schools serving the Town of West Point.

TABLE 4-6
Public School District Enrollment, Columbia County

District/ School	Grades	2000-2001	2001-2002	2002-2003	2003-2004	# Change 2000 – 2004	% Change 2000 – 2004
LODI	All Grades	1,585	1,641	1,654	1,683	98	6.18%
Lodi Primary School	K thru 2	362	376	374	375	13	3.59%
Lodi Elementary School	3 thru 5	380	389	382	379	(1)	(0.26%)
Lodi Middle School	6 thru 8	366	385	399	402	36	9.84%
Lodi High School	9 thru 12	456	476	483	500	44	9.65%
Charter School	N/A	21	15	16	27	6	28.57%
SAUK PRAIRIE	All Grades	2,621	2,625	2,672	2,639	18	0.69%
Black Hawk Elementary	K thru 2	127	126	126	120	(7)	(5.51%)
Grand Avenue Elementary	3 thru 5	398	397	389	403	5	1.26%
Merrimac Elementary	K thru 4	75	69	71	51	(24)	(32.00%)
Spruce Street Elementary	PK thru 2	389	348	365	368	(21)	(5.40%)
Tower Rock Elementary	3 thru 5	110	123	107	112	2	1.82%
Sauk Prairie Middle School	6 thru 8	683	703	683	654	(29)	(4.25%)
Sauk Prairie High School	9 thru 12	839	859	931	931	92	10.97%

Source: Wisconsin Department of Public Instruction

In addition to public schools, Columbia County is served by nine private schools. These private schools consist mainly of schools associated with local churches. Most of the private schools provide instruction up to the eighth grade level with the exception of the Wisconsin Academy in the Town of Columbus that provides instruction for grades 9 through 12. None of these facilities are located in the Town of West Point, however these facilities do provide opportunities for private school education to those Town residents that seek it.

Residents of the Town of West Point also have access to a variety of post-secondary schools and technical colleges. Madison Area Technical College has a campus in the City of Portage, with its main campus 30 miles away in the City of Madison. The University of Wisconsin has a two-year center in the City of Baraboo in Sauk County. The UW Madison campus is a four-year campus, located approximately 30 miles from the Town in the City of Madison, and is one of two doctoral universities in the UW System. Another four-year campus, UW Steven's Point, is located 60 miles north of Columbia County in the City of Steven's Point. In addition, both Ripon College in the City of Ripon and Edgewood College in the City of Madison are located approximately 40 miles from Columbia County.

4.4.17 Other Governmental Facilities

A variety of other governmental facilities provide services to the Town of West Point. Many of these facilities are listed and described below.

4.4.17.1 West Point Town Hall

Each town government in Columbia County operates a town hall. The town halls are used to conduct town government meetings and to serve as an administrative office for each town. The Town of West Point Town Hall is located at the intersection of State Highway 188 and Rausch Road in the Town of West Point. The facility was constructed in 2004 and contains 4,200 square feet. The facility is expected to be adequate for the duration of the planning period. The locations of town halls in Columbia County including the Town of West Point are illustrated on Map 4-11 in Appendix I.

4.4.17.2 *Columbia County Administrative Facilities*

Columbia County maintains several public buildings or facilities. Most of these facilities are located in the City of Portage and the Village of Wyocena. These facilities serve all parts of Columbia County including the Town of West Point. Columbia County's public buildings and facilities are listed below. The locations of Columbia County's public buildings or facilities are illustrated on Map 4-11 in Appendix I.

- ◆ Carl C. Frederick Administration Building

The Carl C. Frederick Administration Building is located at 400 DeWitt Street in Portage. This facility houses the following county departments: Building & Grounds, Accounting, Corporate Counsel, County Clerk, County Treasurer, District Attorney, Land Information, Planning & Zoning, Register of Deeds, Veterans Service, Real Property Lister, Circuit Courts, Clerk of Circuit Court, Child Support, Court Commission and Register in Probate.

- ◆ Health and Human Services Building

The Health and Human Services building is located at 2652 Murphy Road in Portage. This facility houses the Health and Human Services Department.

- ◆ The Columbia County Annex Building

The Columbia County Annex Building is located at 120 W. Conant Street in Portage. This facility houses the following county departments: Human Resources, Land & Water Conservation, Management Information Services, University of Wisconsin Extension Service and Dairy Herd Improvement Agency.

- ◆ The Columbia County Highway and Transportation Facility

The Columbia County Highway and Transportation Facility is located at 303 W. Old Hwy 16 in Wyocena. This facility houses the Highway and Transportation Department. A new highway building was approved as part of a \$20 million dollar bonding resolution in 2003. The project was originally proposed six years earlier because the existing facility was nearly a century old and had numerous inefficiencies and workplace hazards. Construction of the new 127,000 square-foot highway facility began in the summer of 2004 and was completed by year-end. Some of the new building's features include in-floor heat from 7.5 miles of underground tubing, a ventilated, heated painting facility, a moisture-free sandblasting facility, heated storage space for 62 truck and other large vehicles, a large parts department, and an indoor truck wash. The new facility greatly improves the safety, efficiency and working conditions for county highway employees. The new facility is anticipated to satisfy the county needs for decades to come. The Highway and Transportation Department also maintains five satellite shops at Cambria, Columbus, Lodi, Portage and Poynette.

- ◆ Economic Development Corporation

The Columbia County Economic Development Corporation is located at 311 E. Wisconsin, Suite 108 in Portage.

- ◆ Columbia County Jail

The Columbia County Jail is located at 403 Jackson Street in Portage. A jail expansion project was approved as part of a \$20 million dollar bonding resolution in 2003. The project was constructed on the site of the former Sheriff's Department Administrative Building and Columbia County Job Service Building that were demolished for the jail expansion project. The new structure is 76,000 sq. ft and has five stories. The facility includes a 192-beds for housing county

inmates under the Huber provision. The lower level includes a kitchen, laundry facility, male/female locker rooms, a booking area and two administrative offices. The existing jail and new addition are connected with a hallway to accommodate the transfer of food and laundry.

◆ The Columbia County Law Enforcement Center

The Law Enforcement Center is located at 711 E. Cook Street in Portage. This facility houses the County Sheriff's Department and dispatch center, Corner's Office, Emergency Management Office and ARC of Columbia County. The Law Enforcement Center is located in the former John Roche Building that was remodeled as part of the Columbia County Jail expansion project. The former Sheriff's Department Administrative Building was demolished as part of the project.

◆ The Columbia County Solid Waste Facility

The Solid Waste facility is located at W7465 Hwy 16 in the Town of Pacific. This facility houses the Solid Waste Department and the County's composting and recycling facilities. These facilities are discussed in more detail in the Solid Waste Disposal and Recycling section of this element.

◆ Columbia Health Care Center

Columbia Health Care Center is located at 323 W. Monroe Street in Wyocena. This facility is a County run 124 bed nursing home and assisted living facility.

◆ Columbia County Humane Society

Columbia County Humane Society is located at N7768 Industrial Road in Portage. This Facility provides animal control for the Town of West Point

◆ Columbia County Fairgrounds

The Columbia County Fair Grounds are located in Veteran's Memorial Park in the City of Portage. This 41.9-acre park is located on the southeast portion of the City between Superior Street and Wauona Trail. The park includes five ball fields and Little League Baseball. The park also hosts many of Portage's citywide celebrations and major softball tournaments. It has play equipment, hockey rink, restroom facilities, showers, camping, and R.V. facilities.

4.4.17.3 Post Offices

Columbia County has 14 United States Post Offices that provide mail service to County residents. The locations and Zip Codes for Post Offices that serve the Town of West Point are listed below:

- Lodi 53555
- Prairie du Sac, 53578 (Sauk County)
- Sauk City 53583

4.4.17.4 Correctional Institutions

In 1986, the Wisconsin Department of Corrections opened a maximum-security prison in Portage, known as the Columbia Correctional Institution. It encompasses 110 acres of land and houses adult male felons. It has an operating capacity of 600 inmates and a current population of 825. Within the perimeter, there are ten living units, each containing 50 cells and one 150-bed barrack unit currently housing minimum-security inmates. In addition to the living complexes, the physical plant of the institution includes a large visiting room, chapel, meeting rooms, health services area, staff offices, an intake and reception area, canteen, laundry, main kitchen, library, recreation field and gymnasium, an

industry building, school and vocational education workshops. The location of the Columbia Correctional Institution is illustrated on Map 4-11 in Appendix I.

5.0 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

This element contains information on the agricultural, natural, and cultural resources of the Town of West Point. Items covered in this element include ground water, woodlands, prime agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors and surface water, floodplains, wetlands, wildlife habitat, mineral resources, open spaces, recreational areas, historical and cultural resources, and community design.

5.1 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES VISION

Agricultural Resources Vision

The Town of West Point's agricultural lands contribute to the area's economy by providing food, fiber open space and scenic landscapes. The lands are irreplaceable and are being protected for future generations.

Natural Resource Vision

- ◆ The Town of West Point recognizes the importance of our natural resources and has taken steps to protect these resources for use and enjoyment now and for future generations. The resources include:
 - Wisconsin River, Lake Wisconsin, Crystal Lake and the riparian corridors along these waterways
 - Near shore wetlands, a relict bog, wet/sedge meadows, depressional wetlands
 - Woodlands
 - Hill Prairies
 - Important geologic features including Gibraltar Rock and Scenic Bluffs
 - Fertile soils, clean air, scenic landscapes and dark night skies
 - An abundant quality groundwater supply
 - Important wildlife habitat including but not limited to eagle roosting areas
 - Wildlife and plants native to the region including threatened and endangered species

Cultural Resources Vision

- ◆ The town recognizes that our present culture and interest in preserving our rural and agricultural character is a result of our history. Our policies and plans should recognize, promote and enjoy our historical and cultural heritage.

5.2 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE GOALS, OBJECTIVES, AND POLICIES

Agricultural Resources

Goal 1: Preserve productive farmland and farming as a way of life and an important part of the local and regional economy.

Objective 1: Support soil and water conservation practices and recognize good stewardship of the land.

Objective 2: Maintain, modernize and improve infrastructure in support of agricultural activity.

Objective 3: Limit non-farm development in agricultural areas.

Objective 4: Establish land division policies to support existing and new farming operations.

Goal 2: Promote cooperation between farm and non-farm residents to assure strong positive relationships, mutual understanding and respect.

Objective 1: Provide information and education on farming, farm organizations and farm related activities.

Objective 2: Protect farm operations from adjacent land uses that may cause conflicts between farm and non-farm residents.

Objective 3: Preserve the character and identity of the Town of West Point as a rural community.

Goal 3: Support a diversity in agriculture including but limited to:

- **Dairy and dairy specialty**
- **Value added and specialty products**
- **Cash crops**
- **Organic farming**
- **Agricultural tourism**
- **Orchards and vineyards**

Objective 1: Collaborate with others to help promote agriculture.

Objective 2: Host forums, meetings and presentations related to both conventional and alternative types of agriculture.

Objective 3: Consistently apply land use decisions in support of both conventional and alternative agricultural practices and uses that are sustainable.

Policies and Proposed Programs:

- a) Identify and map prime agricultural soils and lands that are best suited for agriculture and share this information with non-farm residents.
- b) Limit land divisions in agriculturally designated areas to a minimum number of non-farm home sites and consistent with siting criteria to maintain existing farming operations and preserve rural character.
- c) Establish a working relationship with the Columbia County Land and Water Conservation Department (LCWD) and share information on areas of mutual interest.
- d) Act as a liaison with farmers to help secure grants and assistance for conservation practices.
- e) Host an annual meeting between Town officials and the farming community to discuss the status of farming in the town and address conflicts between active farmers and non-farm residents.
- f) Act as a sponsor and/or facilitator to secure funding for permanent protection of farmlands through federal or state funded purchase of development rights (PDR) programs.
- g) Develop a Right to Farm Ordinance as allowed by Wisconsin Statute SS. 823.08 including:
 - A statement of purpose that outlines the intent of the ordinance;

- A set of legal definitions that clarify the meaning of agricultural operation, normal agricultural practices, and the specific farmland that is affected by the ordinance;
- A reference to the state nuisance code that protects farmers from nuisances suits;
- A disclosure requirement that specifies when and how a potential purchaser of land near farms will be notified about the impacts of agricultural operations;
- A grievance procedure that outlines how complaints against agricultural operations will be resolved.

Natural Resources

Goal 1: Maintain, preserve and enhance the Town's natural resources, scenic views and unique natural features.

- Objective 1:* Develop and implement land protection tools.
- Objective 2:* Support conservation incentives, such as tax reduction or deferral, cost sharing and partnerships with land owners who participate in conservation programs and strategies.
- Objective 3:* Support environmental education programs in schools and provide information to landowners on conservation practices and programs.
- Objective 4:* Identify, support and partner with organizations who share a mutual interest in protection of the Town's natural resources.
- Objective 5:* Develop long term groundwater use and protection strategy.
- Objective 6:* Partner with conservation organizations and state and federal agencies to protect critical lands and sensitive natural resources from development.
- Objective 7:* Develop a housing density policy to protect open space and natural resources.
- Objective 8:* Protect and preserve night skies as an important natural resource.
- Objective 9:* Minimize the loss or damage of land and river shorelines.
- Objective 10:* Establish appropriate environmental corridors to protect wildlife and plant habitat.
- Objective 11:* Assure that non-metallic mineral resources are utilized without adverse impact to other natural resources such as prime agricultural soils, woodlands, and surface and groundwater.
- Objective 12:* Implement land use policies and decisions that are compatible with the reuse plan for the Badger Army Ammunition Plant (BAAP).
- Objective 13:* Develop surface water protection strategy.
- Objective 14:* Support land management practices that work to minimize and/or eradicate invasive species proliferation in the town, such as garlic mustard, wild parsnip, Queen Anne's lace, etc.

Policies and Proposed Programs:

- a) Develop a Purchase of Development Rights (PDR) or conservation easement program for the Town.
- b) Consider purchasing property as appropriate to protect the Town's natural resources and provide recreational opportunities for residents and others.
- c) Consider a Transfer of Development Right (TDR) program to allow development where it is suitable in exchange for protection of sensitive lands.

- d) Protect groundwater quality with provisions in the Town's ordinances that assure adequate groundwater recharge, wellhead protection, and proper siting and maintenance of onsite waste systems.
- e) Consider impact fees where legally permissible to offset the effects of development on the Town's resources.
- f) Develop an information and education program that utilizes the town website, postings, information mailings and public presentations to keep town residents informed on natural and environmental issues.
- g) Add environmental corridors to land use maps and discourage development in these areas.
- h) Assure the non-metallic mine sites are properly managed and reclaimed in accordance with the Columbia County Code of Ordinances and utilize appropriate financial instruments.
- i) Develop a parks program in cooperation with the county, state and conservation groups.
- j) Utilize available land-use planning tools to prevent the loss, degradation or destruction of the Town's natural resources.
- k) Develop an outdoor recreational plan for the Town with cooperation with the Department of Natural Resources (DNR).
- l) Implement land use controls to prevent soil erosion on steep slopes during and after construction.
- m) Discourage and where applicable by State law prevent development in identified wetlands and flood plains and in areas of hydric soils.
- n) Encourage protection within or directly adjacent to areas harboring known potentially endangered or threatened communities of plants or animals.
- o) Encourage protection of areas identified as critical roosting habitat and potential nest sites for bald eagles.
- p) Develop a Memorandum of Understanding (MOU) with surrounding communities that recognizes the importance of protecting eagle roosting and over-wintering areas.
- q) Implement Best Management Practices (BMP) for protection of surface water resources.
- r) Develop directional lighting standards for commercial industrial and residential developments to minimize light pollution of night skies.

Cultural Resources

Goal 1: Recognize and preserve Native American culture.

Objective 1: Identify Native American village sites, campsites, mounds and cemeteries.

Policies and Proposed Programs:

- a) Review maps published by the County and State showing sites
- b) Network with Native American groups and other experts to seek advice on sites.

Objective 2: Preserve Native American artifacts

Policies and Proposed Programs:

- a) Review plans to develop in sites identified as important to Native American culture and establish brief archeological surveys before sites are disturbed by development.

Objective 3: Educate residents on Native American history

Policies and Proposed Programs:

- a) Develop display area for Native American culture and artifacts.

Goal 2: Preserve the unique historical and cultural resource in our town.

Objective 1: Promote the use and preservation of the Merrimac Ferry.

Policies and Proposed Programs:

- a) Advise the Wisconsin DOT of the importance of the Ferry to our Town.
- b) Promote the use of the park area around the Ferry for biking, hiking, shore fishing and concessions.

Objective 2: Preserve the character of the Gibraltar Rock area.

Policies and Proposed Programs:

- a) Review development plans that may affect the character of the scenic view from Gibraltar Rock.
- b) Support a Gibraltar Rock friends group.
- c) Work with Columbia County, Wisconsin DNR and other state agencies as appropriate to preserve and enhance the character of the Gibraltar Rock area.

Objective 3: Encourage the continued development of the Ice Age Trail Corridor.

Policies and Proposed Programs:

- a) Preserve the scenic character of the proposed corridor when considering development plans.
- b) Establish regular contact with the Ice Age Trail foundation and participate in trail planning efforts.

Objective 4: Recognize historical significance of the Prairie du Sac dam.

Policies and Proposed Programs:

- a) Support efforts to develop displays and exhibits that describe the river before and after the dam construction.
- b) Support efforts by the West Point Historical Society to develop displays about the construction of the dam.

Objective 5: Preserve the history of important former historical sites.

Policies and Proposed Programs:

- a) Support efforts by the West Point Historical Society to develop displays and exhibits that describe the history and culture of the town.
- b) Develop signs and historical markers designating the locations of past town halls, schools, homesteads, effigy mounds and cemeteries.
- c) Support efforts by the West Point Historical Society to preserve and display artifacts, documents and maps of former town halls, schools and cemeteries.

Goal 3: Recognize and preserve the agricultural history and culture of our town.

Objective 1: Promote and preserve our rural, agricultural character.

Policies and Proposed Programs:

- a) Consider buffers in new development that provides a natural transition to agricultural areas.
- b) Encourage local farmer's markets.
- c) Establish a design review process for new developments to ensure the character of new developments maintains our rural character.

Objective 2: Educate residents on agricultural and family history.

Policies and Proposed Programs:

- a) Support our West Point Historical Society with facilities and clerical assistance.
- b) Encourage the West Point Historical Society to establish an area for agricultural history displays.
- c) Encourage the West Point Historical Society to establish an inventory of historical structures and areas.
- d) Encourage the development of recommendations for maintaining historic areas and structures including barns and outbuildings.
- e) Encourage the development of recommendations for converting historic structures to other uses.

5.3 EXISTING AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE PROGRAMS

5.3.1 Farmland Preservation Program

The Farmland Preservation Program is a State program to provide tax relief to farmers and promote proper soil conservation practices. The program is available through local governments that choose to preserve farmland through local planning and zoning. In the Town of West Point, landowners can participate in the program by obtaining a zoning certificate. A farmer who has property that is covered by a county or town zoning ordinance that is certified by the state as having an exclusive agricultural zoning district can participate in the program. In Columbia County, 19 of the 21 towns, including the Town of West Point, are regulated under the County Zoning Ordinance that includes a state certified exclusive agricultural zoning district. Farmers with at least 35 acres can collect property tax credits through the program if their land is zoned in the agricultural zoning district, located in an Agricultural Area to be

Preserved in the County Farmland Preservation Plan, and have an approved soil conservation plan for the land. The farmer must obtain a zoning certificate that certifies the land is properly zoned and that a soil conservation plan has been prepared for the property. In the 2003 tax year, 808 farmers in Columbia County collect property tax credits with the average credit being \$738.

One way in which the Town can attempt to preserve its rural character and agricultural heritage is to encourage more farmers to participate in the Farmland Preservation Program. Map 5-1 in Appendix I shows the lands in the Town of West Point that are enrolled in the Farmland Preservation Program.

5.3.2 Conservation Reserve Program (CRP)

The Conservation Reserve Program (CRP) is the Federal Government's largest environmental improvement program in existence. Administered by the U.S.D.A., the purpose of the program is to reduce erosion, increase wildlife habitat, improve water quality, and increase forestland. CRP is a voluntary approach to improving the environment using partnerships between government and private landowners. The program provides incentives to farmers (and ranchers) for establishing conservation practices which benefit resources both on and off the farm. Incentives are in the form of annual rental payments and cost-share assistance in return for establishing long-term resource-conserving cover on eligible lands. Rental payments are based on the agricultural rental value of the land, and cost-share assistance is provided in an amount up to 50 percent of the participant's costs to establish approved practices. The contract duration is from ten years up to 15 years (if planting hardwood trees, restoring cropped wetlands, etc.), and is transferable with a change in ownership.

To be eligible, land must:

- have been planted or considered to be planted for two years of the five most recent crop years,
- be marginal pasture land that is either enrolled in the Water Bank Program or is suitable for use as a riparian buffer to be planted to trees.

In addition, the cropland must meet at least one of the following conditions:

- be highly erodible
- cropped wetland
- subject to scour erosion
- located in a national or state CRP conservation priority area (all of Columbia County)
- cropland associated with non-cropped wetlands.

5.3.3 Managed Forest Law and Forest Crop Law

The Wisconsin Managed Forest Law was created in 1985 from the combination of two previous laws, the Forest Crop Law and the Woodland Tax Law. The Managed Forest Law is designed to give tax credit to owners of forestlands at least ten acres in size to prevent premature cutting of timber for short run economic gain. In exchange for the tax credit, the landowner agrees not to burn or graze the land and to only harvest the timber under the direction of a trained forester. The landowner can also agree to open the land to public hunting, fishing, and other outdoor recreation in exchange for a larger tax credit. The idea behind the Managed Forest Law is to encourage the growth of future commercial crops through sound forestry practices. At the same time, the program takes into account the individual property owners' objectives and society's needs for compatible recreational activities, forest aesthetics, wildlife habitat, erosion control, and protection of endangered resources.

The Forest Crop Law, enacted in 1927, was the precursor to the Managed Forest Law. The guidelines of the two programs are very similar to one another except that the Forest Crop Law was directed toward

landowners with large forested parcels. The Forest Crop Law Program is no longer open to new participants, except through purchase of land which is currently under contract. As the contracts expire landowners may switch over to the Managed Forest Law Program.

In Columbia County, 292 landowners with approximately 19,148 acres of woodlands are enrolled in the Managed Forest Law Program including 20 landowners with approximately 1,098 acres of woodlands in the Town of West Point. Encouragement of the Managed Forest Law program is another way the Town of West Point can help to preserve its rural character. Map 5-10 in Appendix I illustrates the locations of the parcels with woodlands enrolled under these programs in the Town of West Point.

5.3.4 Wetlands Reserve Program

The Wetlands Reserve Program (WRP) is a voluntary program to restore and protect wetlands on private property. It is an opportunity for landowners to receive financial incentives to restore wetlands that have been drained for agriculture. Landowners who choose to participate in WRP may sell a conservation easement or enter into a cost-share restoration agreement with United States Department of Agriculture (USDA) to restore and protect wetlands. The landowner voluntarily limits future use of the land, yet retains private ownership. The landowner and Natural Resources Conservation Service (NRCS) develop a plan for the restoration and maintenance of the wetland. The program offers landowners three options: permanent easements, 30-year easements, and restoration cost-share agreements of a minimum 10-year duration. The Town of West Point does not currently have any properties enrolled in the WRP. However, encouragement of the Wetlands Reserve Program is yet another way for the Town of West Point to help preserve its rural character.

5.3.5 National and State Registers of Historic Places

The National Register of Historic Places is the official national list of historic properties in America worthy of preservation and is maintained by the National Park Service in the U.S. Department of the Interior. The State Register of Historic Places is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Division of Historic Preservation at the State Historical Society of Wisconsin. Both listings include sites, buildings, structures, objects and districts that are significant in national, state or local history, architecture, archeology, engineering and culture.

These programs give honorary recognition to properties that retain their historic character and are important to understanding local, state, or federal history. Listing provides tangible benefits to private property owners and helps assist them in preserving their properties. The principal benefit to the property owner is the knowledge that they are helping to preserve local, state and national heritage. To assist the property owner, the state and federal governments also provide a number of more tangible benefits as listed below:

- eligibility for state and federal income tax credits for rehabilitating historic properties.
- eligibility for federal grants, when available.
- consideration in the planning of federally assisted and state assisted projects, as well as projects of local governments and school boards, when those projects affect the property.
- eligibility to use the state's Historic Building Code, which may facilitate rehabilitation.
- qualification for state and federal charitable income tax deductions for the donation of historic preservation easements.
- eligibility for official State Register of Historic Places plaques.

Listing a property in the registers does not impose restrictions on the private property owner. The private owner is free to sell, alter or demolish the property. However, if the property owner is utilizing any public federal or state funding or assistance, the proposed projects are reviewed to ensure that historic values of the property are taken into consideration.

5.3.6 Wisconsin Historical Society - Division of Historic Preservation Subgrant Program

The Division of Historic Preservation within the State Historical Society offers grants to local units of government and non-profit organizations to conduct detailed architecture and history surveys. Funds are provided for surveys to identify and evaluate historical, architectural and archaeological resources, nominating properties and districts to the National Register of Historic Places, and carrying out a program of comprehensive historic preservation planning and education. The results for these surveys form the foundation for community historic preservation programs. Before a community can work to preserve historic resources it must know about these resources and why they are important. The surveys typically look at all of the historic properties in a community and then identify which ones are significant and potentially eligible for listing in the State and National Registers of Historic Places. Additional grants are available to communities that have a historic preservation program that is certified by the Wisconsin Historical Society.

5.3.7 Historic Preservation Tax Credits for Income-Producing Historic Buildings

Owners of historic income-producing properties in Wisconsin may be eligible for two income tax credits that can help pay for their building's rehabilitation. The Wisconsin Historical Society's Division of Historic Preservation administers both programs in conjunction with the National Park Service. The two programs are:

Federal Historic Preservation Credit. This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction in their federal income taxes.

Wisconsin Supplemental Historic Preservation Credit. This program returns an additional five percent of the cost of rehabilitation to owners as a discount on their Wisconsin state income taxes. Owners that qualify for the Federal Historic Preservation Credit automatically qualify for the Wisconsin supplement if they get NPS approval before they begin any work.

To qualify for the Federal Historic Preservation Credit, a property owner must:

- Own a historic building. A building is considered "historic" if it is listed on the National Register of Historic Places or if the NPS determines that it contributes to the character of a National Register historic district. A building can also receive a preliminary determination of eligibility for the Register from the NPS through the tax credit application process. The owner must later formally list the property on the National Register.
- Use the building for income-producing purposes. Income-producing buildings are those used in a trade or business or for the production of rental income.
- Formally apply to the Division of Historic Preservation. Application materials can be obtained through the DHP or through the NPS Web site.
- Rehabilitate the building in accordance with program standards. Program standards are the Secretary of Interior's "Standards for Rehabilitation". The NPS, in conjunction with the Division of Historic Preservation, determines if a project meets the "Standards".
- Spend a minimum amount of money on the rehabilitation. An owner must spend at least an amount equal to the building's depreciated value or \$5,000, whichever is greater. This amount of money must be spent in a two-year period. Phased projects are allowed a five-year period.

- Claim the credit for only eligible expenses. The cost of all work on the historic buildings, inside and out, is eligible for the credit. The cost of site work, such as landscaping or paving, and the cost of work on non-historic additions are not eligible expenses.
- Maintain ownership of the building and maintain the building's historic character for five years. The tax credit must be repaid to the IRS and to the Wisconsin Department of Revenue (DOR) if the building is sold or altered in a way that diminishes its historic character. Repayment is pro-rated over the five-year period after the building is placed in service.

5.3.8 Historic Home Owner's Tax Credits

The Wisconsin Historical Society's Division of Historic Preservation (DHP) administers a program of 25-percent state income tax credits for repair and rehabilitation of historic homes in Wisconsin. To qualify, your personal residence must be one of the following:

- Listed in the State or National Register;
- Contributing to a state or national register historic district; or
- Be determined through the tax credit application process to be eligible for individual listing in the state register.
- And you must spend at least \$10,000 on the following types of eligible work within a two-year period (a five-year expenditure period can be requested):
 - Work on the exterior of your house, such as roof replacement and painting, but not including site work such as driveways and landscaping;
 - Electrical wiring, not including electrical fixtures;
 - Plumbing, not including plumbing fixtures;
 - Mechanical systems, such as furnaces, air conditioning, and water heaters; and
 - Structural work, such as jacking up floors.

5.3.9 Archeological Sites Property Tax Exemption Program

The State of Wisconsin's Archaeological Sites Property Tax Exemption Program was created in 1989 and is administered through the State Historical Society of Wisconsin. The program provides property tax exemption for owners of archaeological sites listed in the National Register of Historic Places or the State Register of Historic Places. A site not included on one of these lists can be evaluated for inclusion on a list at the owner's request.

The purpose of the program is to provide an incentive for landowners to protect significant archaeological sites on their land. In exchange for the tax exemption, the landowners must agree to place a permanent protective covenant on the area of land that contains the archaeological site. The covenant does not discourage all uses of the land containing the archaeological site, but rather encourages the landowner to plan the use of the land to avoid disturbing the site area. No landowners in the Town of West Point currently participate in the program. Encouragement of this program can help to preserve open spaces and the cultural heritage of the Town by preventing development on these lands.

5.4 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE AREAS

5.4.1 Ground Water and Aquifers

The Town of West Point has a large untapped supply of good quality groundwater found in layers of porous subsoil and bedrock known as aquifers. The water in an aquifer travels underground from its source to a discharge point such as a well, wetland, spring or lake. These aquifers supply the water to Town residents through private and municipal wells.

Land use decisions can have impacts on ground water, as anything that is spilled or spread on the ground can impact the quality of the ground water. As a result, pollution of the ground water aquifers is a very real threat to the Town's water supplies. Listed below are some potential sources of ground water pollution found in the Town:

- Over concentration of septic tanks.
- Poor site location of concentrated feedlots.
- Water supplies are obtained from shallow wells screened just below the water table.
- High water table close to the land surface.
- The soil is permeable and the pollutant moves downward readily into the aquifer.
- Aquifers that consist of highly permeable sand and gravel or fractured rock.
- Shallow aquifers underlain by impermeable clay or crystalline rocks.
- Excessive and improper application of chemical fertilizers.

Problems such as these will need to be addressed in order to ensure clean drinking water supplies now and into the future.

The University of Wisconsin Geological and Natural History Survey has conducted statewide surveys of river basins in Wisconsin. This inventory includes an examination of ground water in each basin. Columbia County is situated within three river basins, the Rock-Fox Basin, the Wolf-Fox Basin, and the Wisconsin River Basin. The Town of West Point is located in the Wisconsin River Basin. Below is a summary of the ground water resources for this river basin inventoried by the Wisconsin Geological and Natural History Survey. The summary describes the glacial-drift and bedrock aquifers in the river basin and describes the availability and quality of ground water from the aquifer.

The Wisconsin River Basin

Glacial-Drift Aquifer

Properly constructed wells may yield up to 2,000 gallon per minute. Generally, sand and gravel aquifers are from 100 to 250 feet thick. Water is withdrawn readily from the aquifer because of the shallow depth to water and the high permeability of the aquifer. Withdrawing large quantities of water from wells tapping the sand and gravel aquifer lowers water levels in other wells as much as 20 feet and affects water levels to a lesser amount up to a radius of half a mile. Water generally averages about 210 parts per million of dissolved solids. The water is usable for most domestic and industrial needs without treatment. The water is very hard and of the magnesium bicarbonate type.

Bedrock Aquifer

The underlying sandstone aquifer can supply yields ranging from 500 to 1,000 gallons per minute. The sandstone aquifer is composed of a thick sequence of sandstone, shale, siltstone, and dolomites. Generally the lower part of the aquifer is more permeable. Withdrawing large quantities of water from wells tapping the sandstone aquifer lowers water levels in wells as much as 200 feet and affects water levels to a lesser amount up to a radius of 2 miles. The ground water is very hard and is of the calcium magnesium bicarbonate type. The water contains about 280 parts per million of dissolved solids. The water is usable for most domestic and industrial wastes without treatment.

5.4.2 Bedrock Geology

The bedrock of Columbia County contains the following geologic units: Upper Cambrian Sandstone Formations, St. Peter Sandstone, Prairie Du Chien Dolomite Group, Galena-Platteville Dolomite, and Precambrian rocks. Three of these bedrock geological units, Upper Cambrian Sandstone Formations, St. Peter Sandstone, and Prairie Du Chien Dolomite Group are found in the Town of West Point. Map 5-2 in Appendix I illustrates the generalized distribution of these geologic units in the Town of West Point. Below is a brief and generalized description of the bedrock formations found in the Town of West Point.

Upper Cambrian Sandstone Formations (Cambrian Age)

More than 50 percent of Columbia County is underlain by bedrock formations of the Cambrian system. These formations for the most part consist of sandstone. There are four major formations within the Cambrian Systems. They are in descending order as follows:

- Ordan Sandstone
Consists primarily of sandstone which is sometimes cemented with dolomite. The Jordan may be up to 50 feet thick, but commonly less than 30 feet thick.
- St. Lawrence Dolomite
This formation consists predominantly of a dolomitic sandstone. It may be to 80 feet, but is generally less than 40 feet.
- Lone Rock Sandstone
Consists primarily of sandstone. Siltstone is sometimes encountered.
- Elk Mound Group
Sandstone is dominant, but siltstone may also be present.

St. Peter Sandstone (Ordovician Age)

The St. Peter Sandstone occurs in the eastern part of the County beneath the Galena-Platteville Dolomite. Good exposures of the St. Peter Sandstone also occur at the surface in the form of bedrock knolls in the southern part of the Town of Arlington. Other areas where this formation occurs are shown on the bedrock map. They are buried under many feet of glacial drift and the Galena-Platteville Dolomite. The St. Peter Sandstone has been described as being a light-colored buff to reddish, friable, sandstone, which varies in thickness from 0 to 100 feet or more.

Prairie Du Chien Dolomite Group (Ordovician Age)

This Prairie du Chien Dolomite consists of thick bedded, porous dolomite which commonly contains chert. Locally, above the Prairie du Chien there is found a whitish or purplish shale which grades into red sandstone. The Prairie du Chien Dolomite underlies the eastern and southern part of the County with small scattered outliers being found further west and north. In the area west of Lodi, it caps the prominent hills.

5.4.3 Soils

The Town of West Point's soils are a product of the deposits left by the last glacial ice age that ended approximately 12,000 years ago. The Town's soils are composed of varying proportions of sand, gravel, silt, clay, and organic material resulting in soil composition that varies from one location to the next. As a result of these variations, the Soil Conservation Service within the United State Department of Agriculture has classified the soils in the County into groups called "soil associations". A soil association is an area that has a distinct and proportional pattern of soils. The soils in Columbia County have been grouped into 11 broad soil associations, two of which are found within the Town of West Point. Map 5-3 illustrates the locations of the soil associations in Town of West Point. These associations are generalized areas and have three important limitations:

- Each group contains areas of other soils in addition to those named.
- The soils in any one association may have a wide range in properties.
- Soil associations are too general to be used for specific site planning.

The information provided by the soil associations is useful in identifying suitable areas for a particular type of land use and for a general guide in determining suitable community growth areas, locating appropriate areas for recreational uses, and for the management of natural resources. However, the composition of the soils at a particular site must be evaluated prior to any development due to the varying limitations of each soil type. The characteristics of the two soil associations found in Town of West Point are described briefly as follows:

St. Charles, Ossian, Dodge Association

This association comprises about 15 percent of the County's area. In the Town of West Point, these soils generally occur in the eastern and southwestern portions of the Town. The soils in this association are characterized as well drained, moderately well drained, and poorly well drained silty soils that have a silty subsoil and are underlain by sandy loam glacial till or silty sediment. These soils are well suited for crops. Generally the St. Charles and Dodge soils in this association are suitable for onsite sewage disposal and basements. The Ossian soils in this association are not suitable for onsite sewage disposal and basements because of a high water table.

Mt. Carroll-Seaton-Dresden Association

This association comprises about five percent of the County. In the Town of West Point, these soils generally occur in the western portions of the Town along the Wisconsin River. The soils in this association are characterized as well drained and moderately well drained silty and loamy soils that have a silty or loamy subsoil and are underlain by stratified silt and sand, silty sediment, or stratified sand and gravel. These soils are well suited for crops. Generally the Seaton and Dresden soils in this association are suitable for onsite sewage disposal and basements. The Mt. Carroll soils in this association have limited suitability for onsite sewage disposal and basements because of a high water table.

5.4.4 Productive Agricultural Areas

Soil type is the largest determining factor in the productivity of agricultural areas. The soils in Columbia County including the Town of West Point are classified by the United States Department of Agriculture based upon their suitability for agricultural use. This classification is based upon criteria such as crop production potential, soil conditions, and other basic production related criteria. Soils are rated between Class I and Class VIII, with Class I, II, and III generally being considered good soils for agriculture. Class I, II, and the best soils of Class III are generally recognized as prime agricultural soils, while the remainder of the soils in Class III are generally recognized as unique farmland or farmland of statewide importance. In general, areas of the County that are not classified as Class I, II, and III soils include water bodies, wetlands, areas of steep slopes, and bedrock escarpments.

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high-quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods. Examples of such crops are citrus, tree nuts, olives, cranberries, fruit, and vegetables. Farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable.

Protection of the best remaining farmland for agricultural purposes was shown to be of high importance to County residents in the Public Opinion Survey. However, the development of non-farm uses on agricultural lands continues to threaten the supply of the best agricultural soils in the County and the Town. In an effort to identify and recognize the most productive agricultural soils in the Town, this plan

identifies prime farmland as defined by the US Department of Agriculture as productive agricultural areas. Prime farmland generally consists of Class I, II, and the best soils of Class III. Map 5-4 in Appendix I illustrates the prime agricultural soils in Town of West Point.

While soil type is an important component to agriculture, other issues such as the availability of space to farm, the distance from other competing land uses, the availability of adequate transportation, etc. also effect the viability of farming in the Town. Efforts should be made to examine the issues facing agriculture as a comprehensive package that looks at the future viability of farming in the Town including the preservation of the best and most productive soils.

5.4.5 Environmental Corridors

Environmental Corridors are areas that contain unique natural resource components that can be seriously impacted by intense development and should be preserved and protected. The Environmental Corridors include many of the most environmentally sensitive lands and provide a continuous linear system of open space. The protection and preservation of these areas is intended to serve several functions including: the protection of surface and groundwater quality and recharge areas; reducing the potential damage from floods and storm water runoff; the protection of sensitive natural resource areas; and the maintenance of important wildlife habitats or recreational areas. Map 5-5 in Appendix I illustrates the locations of Environmental Corridors in Town of West Point.

The Environmental Corridors include the following areas:

- floodplains
- wetlands
- 35 foot buffers along all lakes, ponds, rivers, streams, and drainage ways
- publicly owned lands and parks
- steep slopes over 12%
- shallow soils to bedrock
- woodlots 20 acres or greater

5.4.6 Rare, Threatened, and Endangered Species and Natural Communities

Columbia County contains many rare, threatened, and endangered species of plants and animals as well as a number of rare natural communities including some that are located within the Town of West Point. Both the U.S. Fish and Wildlife Service and the Wisconsin DNR maintain lists of threatened and endangered species. The U.S. Fish and Wildlife Service classifies a species as “endangered “ when there is a danger of extinction within the foreseeable future throughout all or a significant portion of its range. A species is “threatened” when they are likely to become endangered in the foreseeable future. The Wisconsin DNR’s Bureau of Endangered Resources lists species as “endangered” when the continued existence of that species as a viable component of the State’s wild animals or plants is determined to be in jeopardy based on scientific evidence. A species is considered “threatened” when it appears likely, based on scientific information, that the species may become endangered in the foreseeable future. The DNR also lists species of special concern that are suspected to have some problem of abundance or distribution.

The U.S. Fish and Wildlife Service does not list any endangered or threatened species that are permanent inhabitants of Columbia County or the Town of West Point. However, several threatened and endangered species, including the Bald Eagle and Whooping Crane, may use portions of the County or the Town during part of the year.

The Wisconsin DNR maintains a database on rare, threatened, and endangered species and natural communities throughout the State called the Wisconsin Natural Heritage Inventory. Included in the inventory are 155 rare, threatened, or endangered species and natural communities that are known to exist in Columbia County. This information is not available at the Town level. Table 5-1 lists the rare, threatened, and endangered species and natural communities from the inventory that are known to exist in Columbia County. It should be noted that parts of the state including parts of Columbia County have not yet been inventoried and therefore the list is not a complete and comprehensive list. Map 5-6 in Appendix I illustrates the generalized locations to the section level of rare, threatened, or endangered species and natural communities that have been observed in the Town of West Point.

The intent of including information in this plan on rare, threatened, and endangered species and natural communities in Columbia County and the Town of West Point is to raise awareness that these resources are present. Further study on the impacts a particular development may have on rare, threatened, or endangered species and natural communities may be needed in areas known to contain these resources. Consideration should be given to requiring review if developments are taking place in a habitat that might contain one of these species or natural communities.

TABLE 5-1
Known Rare, Threatened, and Endangered Species, and Natural Communities,
Columbia County, 2005

PLANTS				
COMMON NAME	SPECIES NAME	STATUS	YEAR OBSERVED	NUMBER OBSERVED
Yellow Giant Hyssop	<i>Agastache Nepetoides</i>	Threatened	1992	1
Yellow Giant Hyssop	<i>Agastache Nepetoides</i>	Threatened	1967	2
Prairie Sagebrush	<i>Artemisia Frigida</i>	Special Concern	1905	3
Wooly Milkweed	<i>Asclepias Lanuginosa</i>	Threatened	1994	3
Wooly Milkweed	<i>Asclepias Lanuginosa</i>	Threatened	1932	1
Maidenhair Spleenwort	<i>Asplenium Trichomanes</i>	Special Concern	N/A	9
Great Indian-Plantain	<i>Cacalia Muehlenbergii</i>	Special Concern	1973	1
Drooping Sedge	<i>Carex Prasina</i>	Threatened	1992	2
Hill's Thistle	<i>Cirsium Hillii</i>	Threatened	1987	1
Autumn Coral-Root	<i>Corallorrhiza Odontorhiza</i>	Special Concern	1991	1
Glade Fern	<i>Diplazium Pycnocarpon</i>	Special Concern	1992	1
Yellow Gentian	<i>Gentiana Alba</i>	Threatened	1935	2
Yellow Gentian	<i>Gentiana Alba</i>	Threatened	1990	2
Cliff Cudweed	<i>Gnaphalium Obtusifolium Var Saxicola</i>	Threatened	1998	4
Northern Oak Fern	<i>Gymnocarpium Jessoense</i>	Special Concern	N/A	1
Violet Bush-Clover	<i>Lespedeza Violacea</i>	Special Concern	1992	4
Rock Clubmoss	<i>Lycopodium Porophyllum</i>	Special Concern	1992	1
Prairie False-Dandelion	<i>Nothocalais Cuspidata</i>	Special Concern	N/A	17
Brittle Prickly-Pear	<i>Opuntia Fragilis</i>	Threatened	N/A	3
Brittle Prickly-Pear	<i>Opuntia Fragilis</i>	Threatened	1992	10
Wilcox Panic Grass	<i>Panicum Wilcoxianum</i>	Special Concern	1942	1
Purple-Stem Cliff-Brake	<i>Pellaea Atropurpurea</i>	Special Concern	1993	5
Hooker Orchis	<i>Platanthera Hookeri</i>	Special Concern	1908	5
Christmas Fern	<i>Polystichum Acrostichoides</i>	Special Concern	1940	2
Prairie Parsley	<i>Polytaenia Nuttallii</i>	Threatened	1974	1
Prairie Parsley	<i>Polytaenia Nuttallii</i>	Threatened	1927	1
Bird's-Eye Primrose	<i>Primula Mistassinica</i>	Special Concern	1977	2
Lapland Azalea	<i>Rhododendron Lapponicum</i>	Endangered	1991	2
Fragrant Sumac	<i>Rhus Aromatica</i>	Special Concern	1993	3
Shadowy Goldenrod	<i>Solidago Sciaphila</i>	Special Concern	1995	12
Dwarf Huckleberry	<i>Vaccinium Cespitosum</i>	Endangered	1861	3
Yellow Screwstem	<i>Bartonia Virginica</i>	Special Concern	1952	1
Slim-Stem Small-Reedgrass	<i>Calamagrostis Stricta</i>	Special Concern	1927	5
False Hop Sedge	<i>Carex Lupuliformis</i>	Endangered	1990	2
Prickly Hornwort	<i>Ceratophyllum Echinatum</i>	Special Concern	1932	1
Small White Lady's-Slipper	<i>Cypripedium Candidum</i>	Threatened	1986	4
Small White Lady's-Slipper	<i>Cypripedium Candidum</i>	Threatened	1884	3
Small Yellow Lady's-Slipper	<i>Cypripedium Parviflorum</i>	Special Concern	1995	2
Showy Lady's-Slipper	<i>Cypripedium Reginae</i>	Special Concern	1971	4
Slenderleaf Sundew	<i>Drosera Linearis</i>	Threatened	1872	5
Engelmann Spike-Rush	<i>Eleocharis Engelmannii</i>	Special Concern	1975	2
Vasey Rush	<i>Juncus Vaseyi</i>	Special Concern	1959	1
Small Forget-Me-Not	<i>Myosotis Laxa</i>	Special Concern	1993	1
Georgia Bulrush	<i>Scirpus Georgianus</i>	Special Concern	N/A	2
Whip Nutrush	<i>Scleria Triglomerata</i>	Special Concern	1993	6
Sticky False-Asphodel	<i>Tofieldia Glutinosa</i>	Threatened	1964	1
Common Bog Arrow-Grass	<i>Triglochin Maritimum</i>	Special Concern	1934	1

INSECTS				
COMMON NAME	SPECIES NAME	STATUS	YEAR OBSERVED	NUMBER OBSERVED
A Tiger Beetle	<i>Cicindela Macra</i>	Special Concern	N/A	2
A Tiger Beetle	<i>Cicindela Patruela Patruela</i>	Special Concern	N/A	1
A Burrowing Water Beetle	<i>Hydrocanthus Iricolor</i>	Special Concern	1984	2
A Predaceous Diving Beetle	<i>Lioporeus Triangularis</i>	Special Concern	1985	2
Broad-Winged Skipper	<i>Poanes Viator</i>	Special Concern	1991	1
Regal Fritillary	<i>Speyeria Idalia</i>	Endangered	1996	1

Dion Skipper	<i>Euphyes Dion</i>	Special Concern	1989	1
Mulberry Wing	<i>Poanes Massasoit</i>	Special Concern	1990	2
Green-Striped Darter	<i>Aeshna Verticalis</i>	Special Concern	1991	1
Amber-Winged Spreadwing	<i>Lestes Eurinus</i>	Special Concern	1991	1
Elegant Spreadwing	<i>Lestes Inaequalis</i>	Special Concern	1989	1
Royal River Cruiser	<i>Macromia Taeniolata</i>	Special Concern	1995	1
Black Meadowhawk	<i>Sympetrum Danae</i>	Special Concern	1990	1
Newman's Brocade	<i>Meropon Ambifusca</i>	Special Concern	1994	1
Silphium Borer Moth	<i>Papaipema Silphii</i>	Endangered	1995	1

MAMMALS

COMMON NAME	SPECIES NAME	STATUS	YEAR OBSERVED	NUMBER OBSERVED
Prairie Vole	<i>Microtus Ochrogaster</i>	Special Concern	1974	3
Western Harvest Mouse	<i>Reithrodontomys Megalotis</i>	Special Concern	1969	2
Franklin's Ground Squirrel	<i>Spermophilus Franklinii</i>	Special Concern	1960	1

BIRDS

COMMON NAME	SPECIES NAME	STATUS	YEAR OBSERVED	NUMBER OBSERVED
Grasshopper Sparrow	<i>Ammodramus Savannarum</i>	Special Concern	1986	1
Cerulean Warbler	<i>Dendroica Cerulea</i>	Threatened	1987	2
Loggerhead Shrike	<i>Lanius Ludovicianus</i>	Endangered	1985	4
Bell's Vireo	<i>Vireo Bellii</i>	Threatened	1986	2
Red-Shouldered Hawk	<i>Buteo Lineatus</i>	Threatened	1987	26
Yellow-Crowned Night-Heron	<i>Nyctanassa Violacea</i>	Threatened	1987	1
Black-Crowned Night-Heron	<i>Nycticorax Nycticorax</i>	Special Concern	N/A	6
Red-Necked Grebe	<i>Podiceps Grisegena</i>	Endangered	1997	2

FISH

COMMON NAME	SPECIES NAME	STATUS	YEAR OBSERVED	NUMBER OBSERVED
Lake Sturgeon	<i>Acipenser Fulvescens</i>	Special Concern	1976	7
Pirate Perch	<i>Aphredoderus Sayanus</i>	Special Concern	1985	14
Blue Sucker	<i>Cycleptus Elongatus</i>	Threatened	1995	7
Lake Chubsucker	<i>Erimyzon Sucetta</i>	Special Concern	1980	3
Western Sand Darter	<i>Etheostoma Clara</i>	Special Concern	1994	7
Banded Killifish	<i>Fundulus Diaphanus</i>	Special Concern	1980	7
Goldeye	<i>Hiodon Alosoides</i>	Endangered	1990	2
Black Buffalo	<i>Ictiobus Niger</i>	Threatened	1980	7
Longear Sunfish	<i>Lepomis Megalotis</i>	Threatened	1925	1
Redfin Shiner	<i>Lythrurus Umbratilis</i>	Threatened	1925	3
Speckled Chub	<i>Macrhybopsis Aestivalis</i>	Threatened	1994	7
Silver Chub	<i>Macrhybopsis Storeriana</i>	Special Concern	1993	7
Greater Redhorse	<i>Moxostoma Valenciennesi</i>	Threatened	1978	1
Pugnose Shiner	<i>Notropis Anogenus</i>	Threatened	1925	3
Weed Shiner	<i>Notropis Texanus</i>	Special Concern	1978	12
Pugnose Minnow	<i>Opsopoeodus Emiliae</i>	Special Concern	1984	4
Paddlefish	<i>Polyodon Spathula</i>	Threatened	N/A	1

REPTILES

COMMON NAME	SPECIES NAME	STATUS	YEAR OBSERVED	NUMBER OBSERVED
Timber Rattlesnake	<i>Crotalus Horridus</i>	Special Concern	1936	2
Black Rat Snake	<i>Elaphe Obsoleta</i>	Special Concern	1920	2
Western Slender Glass Lizard	<i>Ophisaurus Attenuatus</i>	Endangered	1985	5
Ornate Box Turtle	<i>Terrapene Ornata</i>	Endangered	1960	2
Wood Turtle	<i>Clemmys Insculpta</i>	Threatened	1958	1
Eastern Massasauga Rattlesnake	<i>Sistrurus Catenatus</i>	Endangered	1976	22
Western Ribbon Snake	<i>Thamnophis Proximus</i>	Endangered	1975	2
Northern Ribbon Snake	<i>Thamnophis Sauritus</i>	Endangered	1929	3
Western Slender Glass Lizard	<i>Ophisaurus Attenuatus</i>	Endangered	1999	9

INVERTEBRATE				
COMMON NAME	SPECIES NAME	STATUS	YEAR OBSERVED	NUMBER OBSERVED
Red-Tailed Prairie Leafhopper	<i>Aflexia Rubranura</i>	Endangered	1963	1
A Flat-Headed Mayfly	<i>Anepeorus Simplex</i>	Endangered	1974	3
Ebony Shell	<i>Fusconaia Ebena</i>	Endangered	1922	3
Cyrano Darner	<i>Nasiaeschna Pentacantha</i>	Special Concern	1988	1
Smoky Shadowfly	<i>Neurocordulia Molesta</i>	Special Concern	1995	10
Stygian Shadowfly	<i>Neurocordulia Yamaskanensis</i>	Special Concern	1995	5
A Small Minnow Mayfly	<i>Paracloeodes Minutus</i>	Special Concern	N/A	9
Bullhead	<i>Plethobasus Cyphus</i>	Endangered	1993	11
Round Pigtoe	<i>Pleurobema Sintoxia</i>	Special Concern	1993	11
Winged Mapleleaf	<i>Quadrula Fragosa</i>	Endangered	1922	6
Monkeyface	<i>Quadrula Metanevra</i>	Threatened	N/A	4
Salamander Mussel	<i>Simpsonia Ambigua</i>	Threatened	1993	4
Elusive Clubtail	<i>Stylurus Notatus</i>	Special Concern	1995	3
Russet-Tipped Clubtail	<i>Stylurus Plagiatus</i>	Special Concern	1995	4
Buckhorn	<i>Tritogonia Verrucosa</i>	Threatened	1994	17
Mussel Bed	<i>Mussel Bed</i>	Special Concern	1988	1

NATURAL COMMUNITIES				
COMMON NAME	SPECIES NAME	STATUS	YEAR OBSERVED	NUMBER OBSERVED
Cedar Glade	<i>Cedar Glade</i>	NA	1978	3
Dry Cliff	<i>Dry Cliff</i>	NA	1995	7
Dry Prairie	<i>Dry Prairie</i>	NA	1979	3
Dry-Mesic Prairie	<i>Dry-Mesic Prairie</i>	NA	1979	1
Mesic Prairie	<i>Mesic Prairie</i>	NA	1978	2
Moist Cliff	<i>Moist Cliff</i>	NA	1980	11
Northern Dry Forest	<i>Northern Dry Forest</i>	NA	1980	4
Northern Dry-Mesic Forest	<i>Northern Dry-Mesic Forest</i>	NA	1995	7
Oak Barrens	<i>Oak Barrens</i>	NA	1987	3
Oak Opening	<i>Oak Opening</i>	NA	1995	1
Pine Relict	<i>Pine Relict</i>	NA	1979	1
Sand Barrens	<i>Sand Barrens</i>	NA	1979	1
Sand Meadow	<i>Sand Meadow</i>	NA	1986	1
Southern Dry Forest	<i>Southern Dry Forest</i>	NA	1979	5
Southern Dry-Mesic Forest	<i>Southern Dry-Mesic Forest</i>	NA	1979	13
Southern Mesic Forest	<i>Southern Mesic Forest</i>	NA	1979	6
Alder Thicket	<i>Alder Thicket</i>	NA	1979	3
Calcareous Fen	<i>Calcareous Fen</i>	NA	1985	3
Emergent Aquatic	<i>Emergent Aquatic</i>	NA	1994	20
Floodplain Forest	<i>Floodplain Forest</i>	NA	N/A	10
Lake--Oxbow	<i>Lake--Oxbow</i>	NA	1978	1
Lake--Shallow; Hard; Drainage	<i>Lake--Shallow; Hard; Drainage</i>	NA	1978	1
Lake--Shallow; Hard; Seepage	<i>Lake--Shallow; Hard; Seepage</i>	NA	1985	1
Lake--Shallow; Soft; Seepage	<i>Lake--Shallow; Soft; Seepage</i>	NA	1979	1
Northern Sedge Meadow	<i>Northern Sedge Meadow</i>	NA	1979	1
Northern Wet Forest	<i>Northern Wet Forest</i>	NA	1979	6
Open Bog	<i>Open Bog</i>	NA	1979	2
Shrub-Carr	<i>Shrub-Carr</i>	NA	1979	10
Southern Sedge Meadow	<i>Southern Sedge Meadow</i>	NA	1984	16
Springs And Spring Runs; Hard	<i>Springs And Spring Runs; Hard</i>	NA	1978	1
Stream--Fast; Hard; Cold	<i>Stream--Fast; Hard; Cold</i>	NA	1979	1
Stream--Fast; Soft; Warm	<i>Stream--Fast; Soft; Warm</i>	NA	1978	4
Stream--Slow; Soft; Warm	<i>Stream--Slow; Soft; Warm</i>	NA	1978	1
Wet Prairie	<i>Wet Prairie</i>	NA	1979	1
Wet-Mesic Prairie	<i>Wet-Mesic Prairie</i>	NA	1995	3

Source: WI DNR – Bureau of Endangered Resources

5.4.7 Stream Corridors, Surface Water and Watersheds

Approximately 23,219 acres of stream corridors and surface water cover parts of Columbia County amounting to approximately 4.5 percent of the County's land area. Included in this total are 58 named and unnamed lakes and ponds as well as 23 streams and rivers. These lakes and rivers provide the County with 742 miles of river frontage and 124 miles of lake frontage. The Wisconsin DNR has produced a document titled "Surface Water Resources of Columbia County" that provides information on the lakes and streams in the County including the Town of West Point. The Town of West Point has four named lakes and no named rivers or streams located within the Town. The following section contains descriptions of the lakes, ponds, streams, and rivers in the Town based on information from the Wisconsin DNR. Map 5-7 in Appendix I illustrates the locations of stream corridors and surface water in the Town of West Point.

Also illustrated on Map 5-7 in Appendix I are the watersheds located within the Town. The Town of West Point is located within two watersheds, the Lake Wisconsin Watershed and the Roxbury Creek Watershed. Watersheds are the land area drained by a particular stream and are part of a larger river basin drainage area. Columbia County is situated within three river basins, the Rock-Fox Basin, the Wolf-Fox Basin, and the Wisconsin River Basin.

Lakes and Ponds

Alder Pond

Town of West Point, T10N, R7E, Section 34

Surface Acres = 4.2, Maximum Depth = 26 feet

Alder Pond is a small landlocked kettle lake in the terminal moraine north of Fish Lake in Dane County. The pond has light brown, soft water and is bordered by floating bog fringed with alders. Because of the protection afforded its surface by high surrounding hills and the alder shoreline the lake has a very shallow layer of warm oxygenated water in midsummer. Panfish comprise a limited fishery. Public access is not available. Waterfowl often nest and rest in the Pond.

Lantz Pond

Town of West Point, T10N, R7E, Section 36

Surface Acres = 4.1, Maximum Depth = 7 feet

Lantz Pond is a small landlocked pond remnant of an old glacial lake. The pond has a bog-cattail marsh center and a narrow belt of water on its circumference. Winterkill and fluctuating water levels are use problems. Bluegills and bullheads have been caught here at times. Public access is not available. Farm buildings are quite near its shores; therefore, waterfowl make little use of the pond.

Ryan Pond

Town of West Point, T10N, R7E, Section 21

Surface Acres = 7.8, Maximum Depth = 7 feet

Ryan Pond is a small man-made pond, dug in 1865 for farm purposes. The water is clear and "soft". Algae blooms are a definite recurring problem, coupled with fluctuating water levels and winterkill. At times the pond will support bullheads for several years. Public access is not available, however, a road fill borders the pond and is used on occasion by local anglers.

Lake Wisconsin

Towns of Caledonia, Dekorra, Lodi, and WestPoint, T10, 11N, R7, 8E

Surface Acres = 9,000, Maximum Depth = 24 feet

Lake Wisconsin is a major impoundment of the Wisconsin River in southern Wisconsin created in 1914. The lake is maintained by a 38-foot high dam owned by the Wisconsin Power and Light Company. The water is brown and moderately fertile. Largemouth bass, panfish and walleye are most common in the fishery. Other species contributing to the catch are muskellunge and northern pike and sturgeon. This lake is the most southerly lake in Wisconsin having a sturgeon population, and one of only a few. Use problems are weeds, algae, carp, and pollution. The shallow bays and backwaters are subject to winterkill during severe winters. Public access is provided at many sites, and numerous commercial facilities provide additional use opportunities. Unique access and fishing situations are provided by roads, which cross arms of the impoundment. Also, it is crossed by the one remaining inland ferry. Nearly one thousand acres of lowland marsh adjoin the lake. Waterfowl are numerous, important visitors year-round. In winter Bald Eagles are common below the dam at Prairie du Sac.

Unnamed Lakes

In addition to the larger named lakes and ponds, approximately 34 smaller unnamed lakes also exist throughout Columbia County including the Town of West Point. Unnamed lakes are usually small, less than 20 acres, and may commonly have extensive adjoining wetland. They generally experience severe fluctuations in water level, which hinders any determination of their physical parameters.

5.4.8 Floodplains

Floodplains include streams, rivers, and wetlands, and lands that are adjacent to these water resources that are periodically inundated by floodwater. This is both a real phenomena and a legal standard; the Federal Emergency Management Agency (FEMA) has produced maps of Columbia County including the Town of West Point that show the areas of the 100-year flood. A 100-year flood is defined in the Columbia County Floodplain Zoning Ordinance as a regional flood "determined to be representative of large floods known to have occurred in Wisconsin and which may be expected to occur on a particular stream because of like physical characteristics. The flood frequency of the regional flood is once in every 100 years" (Columbia County Floodplain Zoning Ordinance, Article K). Lands within the legal floodplain, as designated by the FEMA maps, are within the regulatory authority of the Columbia County Floodplain Zoning Ordinance. There are approximately 2,564 acres of floodplains in the Town of West Point, according to FEMA. This represents approximately 12.3 percent of the surface of the Town. Table 5-2 lists the acres of floodplain by municipality in Columbia County. Among towns, the Town of Caledonia has the largest number of acres of floodplain at 13,900 acres, while the Town of Pacific has largest percentage of land area in floodplains with 56.3 percent being classified as floodplain. The Town of Arlington has the fewest acres in floodplain with 18 acres or 0.1 percent of the Town's land area being classified floodplain. Map 5-8 in Appendix I illustrates the locations of the floodplains in the Town of West Point.

Structures are undesirable in floodplains because they reduce water storage capacity, retard the flow of floodwater, and can be damaged or destroyed by floods. Also, in a large flood, chemicals normally and safely stored in homes and business can escape to cause damage to land and water resources downstream. Floodplains may contain, however, rich agricultural soil and can be valuable as farmland. They can also be used for parks and recreation, and a variety of other uses that do not involve structures.

TABLE 5-2
Floodplains by Municipality
Columbia County, 2005

Municipality	Acres of Floodplains	% of Municipality's Land Area
Town of Arlington	18	0.1%
Town of Caledonia	13,900	34.2%
Town of Columbus	1,339	6.6%
Town of Courtland	1,268	5.6%
Town of Dekorra	5,046	17.5%
Town of Fort Winnebago	6,246	29.1%
Town of Fountain Prairie	1,862	8.3%
Town of Hampden	1,175	5.1%
Town of Leeds	21	0.1%
Town of Lewiston	10,157	28.6%
Town of Lodi	1,648	8.9%
Town of Lowville	451	2.0%
Town of Marcellon	953	4.2%
Town of Newport	2,881	20.3%
Town of Otsego	388	2.0%
Town of Pacific	7,795	56.3%
Town of Randolph	621	2.8%
Town of Scott	1,765	7.7%
Town of Springvale	3,954	15.0%
Town of West Point	2,564	12.3%
Town of Wyocena	4,372	18.4%
Village of Arlington	0	0.0%
Village of Cambria	7	1.1%
Village of Doylestown	0	0.0%
Village of Fall River	6	0.6%
Village of Friesland	0	0.0%
Village of Pardeeville	325	22.5%
Village of Poynette	87	5.6%
Village of Randolph*	0	0.0%
Village of Rio	0	0.0%
Village of Wyocena	173	17.3%
City of Columbus*	146	5.6%
City of Lodi	113	12.6%
City of Portage	2,739	45.2%
City of Wisconsin Dells*	41	2.9%
Columbia County	72,061	14.1%

Source: FEMA and Columbia County Planning and Zoning

5.4.9 Wetlands

Wetlands are areas with sufficient surface moisture to support marshland and aquatic vegetation. These areas are generally associated with wet spongy conditions due to standing water and a high water table. There are approximately 205 acres of wetlands in the Town of West Point, according to the Wisconsin Department of Natural Resources representing approximately one percent of the surface of the Town. Table 5-3 lists the acres of wetland by municipality in Columbia County. Among towns, the Town of Lewiston has the largest number of acres of wetlands at 11,119 acres, while the Town of Pacific had the largest percentage of land area in wetlands with 45 percent being classified as wetland. The Town of Arlington had the fewest acres of wetlands at 186 acres and the smallest percentage at 0.8 percent. Map 5-9 in Appendix I illustrates the locations of wetlands in the Town of West Point.

Wetlands are the most productive and beneficial habitat for wildlife. In agricultural areas, wetlands often represent the last remaining stable wildlife cover. They provide areas for hunting, trapping, fishing, biking, bird watching, and other forms of recreation.

Wetlands are also important for retaining storm water from rain and melting snow. Wetlands slow the movement of storm water run-off and can provide storage areas for floodwaters, thus minimizing adverse impacts to downstream areas. Preservation of wetlands can prevent needless expenses for flood and storm water control projects such as dikes, levees, concrete lined channels and detention basins.

It is also known that wetlands help to maintain water quality. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Calm wetland waters, with their flat surface and flow characteristics, allow particles of toxins and nutrients to settle out of the water.

Some wetlands can provide a valuable service of replenishing groundwater supplies. The filtering capacity of wetland plants and substrates may also help protect groundwater quality. Groundwater discharge is the process by which groundwater is brought to the surface and released to surface water bodies. Groundwater discharge is a more common wetland function and can be important for stabilizing and maintaining stream flow, especially during dry months. This can result in an enhancement of the aquatic life communities in the downstream areas. Groundwater discharged through wetlands can contribute toward high quality water in lakes, rivers, and streams.

In addition to wetlands, several areas of the County including the Town of West Point contain wet soils known as hydric soils. Hydric soils are soils formed in areas where the saturation, flooding, or ponding of water on the soil during the growing season is long enough to reduce oxygen levels in the soil. Because of high water levels, areas with hydric soils have similar characteristics to wetlands but are not considered wetlands and do not receive the same regulatory protections as wetlands. Nonetheless, they are generally not advised for building construction. The locations of areas with hydric soils should be considered when reviewing development proposals. Map 5-9 in Appendix I also illustrates the locations of hydric soils in the Town of West Point.

TABLE 5-3
Wetlands by Municipality
Columbia County, 2005

Municipality	Acres of Wetlands	% of Municipality's Land Area
Town of Arlington	186	0.8%
Town of Caledonia	5,745	14.2%
Town of Columbus	2,046.0	10.1%
Town of Courtland	3,433	15.1%
Town of Dekorra	4,623	16.1%
Town of Fort Winnebago	6,147	28.7%
Town of Fountain Prairie	2,984	13.4%
Town of Hampden	1,978	8.7%
Town of Leeds	983	4.3%
Town of Lewiston	11,119	31.3%
Town of Lodi	1,212	6.6%
Town of Lowville	2,086	9.1%
Town of Marcellon	2,525	11.0%
Town of Newport	2,590	18.2%
Town of Otsego	2,413	12.2%
Town of Pacific	6,234	45.0%
Town of Randolph	1,695	7.5%
Town of Scott	3,500	15.3%
Town of Springvale	5,278	20.1%
Town of West Point	205	1.0%
Town of Wyocena	5,710	24.1%
Village of Arlington	0	0.0%
Village of Cambria	82	12.9%
Village of Doylestown	397	15.5%
Village of Fall River	174	17.0%
Village of Friesland	6	0.9%
Village of Pardeeville	210	14.5%
Village of Poynette	195	12.5%
Village of Randolph*	1	0.7%
Village of Rio	0	0.0%
Village of Wyocena	130	13.0%
City of Columbus*	40	1.5%
City of Lodi	26	2.9%
City of Portage	1,416	23.4%
City of Wisconsin Dells*	39	2.8%
Columbia County	75,408	14.8%

Source: WDNR and Columbia County Planning and Zoning

5.4.10 Woodlands

Woodlands cover 6,625 acres in the Town of West Point, or about 31.8 percent of the total area of the Town. Table 5-4 lists the acres of woodland by municipality in Columbia County. Various sized woodlands are generally scattered around the Town with larger wooded areas located in the northern portion of the Town. Woodlands in the Town generally contain areas that are heavily sloped, located in floodplain or wetland, or on marginal agricultural lands. Among towns, the Town of Caledonia has the largest number of acres of woodlands at 13,377 acres and the largest percentage of land area in woodlands with 33 percent being classified as woodlands. The Town of Columbus had the fewest acres of woodlands at 791 acres and the smallest percentage at 3.9 percent. Woodlands in the Town of West Point are illustrated on Map 5-10 in Appendix I.

Woodlands can provide economic and ecological value as well as a recreational resource. As with surface water, woodlands attract residential and recreational development. Some timber in the Town may have commercial value, but the primary value of the remaining woodlands in the Town may be as open space or wildlife habitat with some limited residential development. Recreational areas are also desirable in wooded areas. Woodlands containing desirable species of trees take a very long time to grow. It would be advantageous to preserve as many of the remaining woodlands as possible.

TABLE 5-4
Woodlands by Municipality
Columbia County, 2005

Municipality	Acres of Woodlands	% of Municipality's Land Area
Town of Arlington	1,916	8.5%
Town of Caledonia	13,377	33.0%
Town of Columbus	791	3.9%
Town of Courtland	1,213	5.3%
Town of Dekorra	8,117	28.2%
Town of Fort Winnebago	4,757	22.2%
Town of Fountain Prairie	1,589	7.1%
Town of Hampden	881	3.9%
Town of Leeds	976	4.2%
Town of Lewiston	7,942	22.3%
Town of Lodi	5,347	29.0%
Town of Lowville	4,035	17.6%
Town of Marcellon	6,253	27.3%
Town of Newport	3,388	23.8%
Town of Otsego	2,283	11.5%
Town of Pacific	2,102	15.2%
Town of Randolph	1,113	4.9%
Town of Scott	4,382	19.1%
Town of Springvale	4,485	17.0%
Town of West Point	6,625	31.8%
Town of Wyocena	5,066	21.3%
Village of Arlington	1	0.1%
Village of Cambria	40	6.3%
Village of Doylestown	306	11.9%
Village of Fall River	24	2.4%
Village of Friesland	8	1.2%
Village of Pardeeville	85	5.9%
Village of Poynette	244	15.6%
Village of Randolph*	3	1.8%
Village of Rio	90	10.8%
Village of Wyocena	106	10.6%
City of Columbus*	31	1.2%
City of Lodi	65	7.2%
City of Portage	649	10.7%
City of Wisconsin Dells*	861	61.4%
Columbia County	89,150	17.5%

Source: USGS and Columbia County Planning and Zoning

5.4.11 Wildlife Habitat and State Natural Areas

Wildlife habitat is made up of various components, many of that have been addressed in other sections of this element. Basically wildlife habitat is an area that has enough food, water, and cover for a species to survive. The woodlands, wetlands, and the shorelines of waterways comprise the largest areas of wildlife habitat in Columbia County and the Town of West Point and often contain the last remaining stable areas of wildlife cover. Upland species often seen in the Town include white tail deer, rabbits, fox, muskrat, wild turkeys, and a variety of songbirds. Waterfowl that are commonly spotted in the Town include ducks, egrets, sand hill cranes, and herons. The Wisconsin DNR owns and manages several public wildlife areas and hunting grounds that provide wildlife habitat. These areas are discussed in more detail in the Outdoor Recreational Resources section of this plan element.

5.4.11.1 State Natural Areas

The Wisconsin Department of Natural Resources identifies six State Natural Areas within Columbia County, one of which, Gibraltar Rock State Natural Area, is located in the Town of West Point. State natural areas were acquired to protect the state's natural diversity, provide sites for research and environmental education, and serve as benchmarks for assessing and guiding use of other lands in the state. Natural areas are defined as tracts of land or water that have native biotic communities, unique natural features, or significant geological or archeological sites. Generally, natural areas are remnant areas which largely have escaped disturbances since settlement or which exhibit little recent disturbance so that recovery has occurred and pre-settlement conditions are approached. Natural areas provide an important reservoir of our state's genetic or biologic diversity. They act as important reserves for native biotic communities and provide habitat for endangered, threatened, or critical species or other species of special concern to scientists. The Gibraltar Rock State Natural Area located in the Town of West Point is described below. Map 5-6 includes the location of the Gibraltar Rock State Natural Area in the Town of West Point.

◆ Gibraltar Rock - Town of West Point, 35 acres

Gibraltar Rock is a sandstone bluff, an outlier of the Black River escarpment. Located near the Wisconsin River the bluff rises 400 feet above Lake Wisconsin to the north and contains cliff and cedar glade communities. On the south is a sheer 200-foot cliff overlooking a large leather-leaf bog and scenic valley. Gibraltar Rock is owned by Columbia County and is part of the County Park System.

5.4.11.2 Wisconsin's Land Legacy Report

The WDNR has prepared the Wisconsin Land Legacy Report to identify places in the State believed to be most important in meeting Wisconsin's conservation and recreation needs over the next 50 years. The report identifies 228 Legacy Places in the State that consist of places that are the most important for conserving critical natural resources and providing outdoor recreation opportunities. Seven Legacy Places have been identified in Columbia County. Two of these places, the Arlington Prairie and the Middle Wisconsin River, potentially include portions of the Town of West Point.

The seven Legacy Places identified in Columbia County are as follows:

- Arlington Prairie
- Baraboo Hills
- Baraboo River
- Glacial Habitat Restoration Area

- Lewiston Marsh
- Middle Wisconsin River
- Portage to Buffalo Lake Corridor

No specific boundaries or levels of protection have been proposed for these Legacy Places due mainly to a lack of information as to what land or water features are the most appropriate to protect. The determination of where protection efforts should be focused, which protection strategies would be most effective, and who should be involved will require a more detailed, locally-led evaluation involving local landowners, citizens, organizations, businesses, and government.

5.4.12 Metallic and Nonmetallic Mineral Resources

Metallic minerals are important sources for metals such as zinc, lead, copper, iron, and gold. No metallic mineral deposits exist in the Town of West Point and no metals are currently being mined in the State of Wisconsin.

Nonmetallic minerals are important sources of building stone, lime, industrial sand, and construction aggregates. Like ground water, forests, and agricultural land, non-metallic minerals resources exists where nature put them, not always where they are needed. Planning for these resources is needed in order to ensure abundant supplies of inexpensive aggregate in the future. Reclamation of nonmetallic mines are regulated by the Columbia County Nonmetallic Mining Reclamation Ordinance within the Columbia County Code of Ordinances. The ordinance requires all operating nonmetallic mines to obtain an annual reclamation permit and to prepare a reclamation plan for the mine site. The reclamation plan is to describe how the mine site will be restored once mining is complete and what the post-mining land use will be for the property. The annual permit provides a means to track progress on the reclamation of the mine site. There are currently four nonmetallic mining sites in the Town of West Point. Map 5-2 includes the locations of nonmetallic mining sites in the Town.

5.4.13 Parks, Open Spaces, and Outdoor Recreational Resources

Parks, open spaces, and outdoor recreational resources are provided by a variety of governmental entities and organizations. Parks and developed recreational areas that serve the Town of West Point are addressed in detail in the Utilities and Community Facilities Element of this plan and therefore will not be addressed here. This section will focus mainly on open space areas and outdoor recreational resources such as hunting grounds, wildlife areas, waterfowl production areas. Over 28,000 acres of land in Columbia County are in public ownership and available for open space and outdoor recreational uses. These outdoor recreation areas include land owned by the Wisconsin Department of Natural Resources for hunting grounds and wildlife areas, lands owned by the US Fish and Wildlife Service and the Madison Audubon Society for waterfowl production areas, and lands along the Wisconsin River owned by Wisconsin Power and Light that are open to public hunting. Table 5-4 below lists many of the outdoor recreational lands available for public use in Columbia County. The table provides information on the owner, acreage, and general uses of these lands. While none of these sites are located directly in the Town of West Point, they do provide outdoor recreational opportunities to Town residents. Open spaces and outdoor recreational areas are important resources for providing recreational opportunities for Town residents and should be supported whenever possible.

TABLE 5-5
Outdoor Recreational Lands
Columbia County, 2005

Owner	Site Name	Acres	Purpose / Uses
Wisconsin DNR	Columbus Wetland	240	Hunting/Canoeing/Bird Watching/Fishing
	Dekorrra Public Hunting Grounds	242	Hunting/Bird Watching/Berry Picking
	Duck Creek Public Hunting Grounds	159	Hunting/Bird Watching/Hiking
	French Creek Wildlife Area	3,176	Hunting/Fishing/ Bird Watching/Berry Picking
	Grassy Lake Wildlife Area	695	Hunting/Bird Watching/Berry Picking
	Hampden Wetland Public Hunting Grounds	227	Hunting/Bird Watching
	Hinkson Creek Fishery Area	160	Hunting/Trout Fishing
	Jennings Creek Wildlife Area	530	Hunting/Trout Fishing
	Lodi Marsh Wildlife Area	1,207	Hunting/Hiking/ Berry Picking/Bird Watching/
	Mackenzie Environmental Center	267	Live Animal Exhibits/Nature Center Education/Hiking/ Bird Watching/ Cross-Country Skiing
	Mud Lake Wildlife Area	2,139	Hunting/Canoeing/Bird Watching
	Paradise Marsh Wildlife Area	1,496	Hunting/Bird Watching/Hiking
	Peter Helland Wildlife Area	2,997	Hunting/Bird Watching/Berry Picking/Canoeing
	Pine Island Wildlife Area	5,043	Hunting/Canoeing/Dog Training/Hiking/Fishing
	Rocky Run Creek Fishery Area	710	Hunting/Trout Fishing/Bird Watching
	Rowan Creek Fishery Area	629	Hunting/ Bird Watching/Hiking/Cross-Country Skiing/Trout Fishing
	Swan Lake Wildlife Area	1,799	Hunting/Bird Watching
US Fish and Wildlife Service	Anderson Waterfowl Production Area	20	Waterfowl Production Area
	Baraboo River Waterfowl Production Area	846	Waterfowl Production Area
	Becker Waterfowl Production Area	279	Waterfowl Production Area
	Doylestown Waterfowl Production Area	52	Waterfowl Production Area
	Ludwig Waterfowl Production Area	35	Waterfowl Production Area
	Manthey Waterfowl Production Area	422	Waterfowl Production Area
	Rowe Waterfowl Production Area	336	Waterfowl Production Area
	Schoenberg Marsh Waterfowl Production Area (part)	605	Waterfowl Production Area
	Severson Waterfowl Production Area	250	Waterfowl Production Area
	Vangen Waterfowl Production Area	81	Waterfowl Production Area
Madison Audubon Society	Goose Pond	569	Waterfowl Production Area/Bird Watching
	Schoenberg Marsh Waterfowl Production Area (part)	60	Waterfowl Production Area
Wisconsin Power and Light	Wisconsin River Area	3,100+	Hunting

Source: WDNR, US Fish and Wildlife Service, & Columbia County

5.4.14 Historic and Cultural Resources

Columbia County and the Town of West Point have a vibrant history consisting of both Native American and European settlement periods. Historic Native American sites such as mounds, campsites, or villages are located throughout the County including some in the Town of West Point. Likewise, many settlements in the County date back to the mid-1800's and contain historic homes and buildings from the early European settlement. In an effort to retain the historic character of the County and the Town and encourage tourism in the area, the integrity of historic structures and cultural sites should be preserved and enhanced whenever possible. The preservation of historic and cultural resources is an important tool to allow people to experience and learn from the past. Historic places, objects, and documents provide important evidence about historical trends and events, provide insight into how people lived, provide examples of distinctive architectural and engineering designs, and help to tell the story of the history of Columbia County and the Town of West Point. Information about the historic and cultural resources is described below.

5.4.14.1 National and State Register of Historic Places

Identifying and preserving historical structures and cultural areas within the Town of West Point are important considerations in developing a comprehensive plan for the Town. These features help to define the Town's historic character and cultural heritage. The National Register of Historic Places recognizes properties of local, state, and national significance. The Wisconsin State Register of Historic Places also recognizes significant historic sites and most properties on the National Register are also included on the State Register. However, the State register allows for state-level preservation efforts outside of the National Register. Properties are listed in the National and State Register because of their associations with significant persons or events, because they contain important information about our history or prehistory, or because of their architectural or engineering significance. The National and State Registers also list important groupings of properties as historic districts. Details about the National and State Register of Historic Places program are provided in section 5.3.6 of this element. A total of 36 sites in Columbia County have been placed on the National and State Registers of Historic Places. None of the listed sites are located in the Town of West Point, however eligible sites likely exist within the Town. Table 5-5 lists the properties listed on the National and State Registers of Historic Places in Columbia County by the community in which they are located. The impacts on sites eligible for listing in the National and State Registers of Historic Places should be considered when evaluating development proposals in the Town.

TABLE 5-6
Sites Listed on the National and State Registers of Historic Places,
Columbia County, 2005

Town/Village/City	Historic Site Name	Address
Town of Caledonia	Durward's Glen	NE of Merrimac off STH 78
Town of Columbus	Holsten Family Farmstead	W1391 Weiner Rd.
Town of Fort Winnebago	Fort Winnebago Site	Address Restricted
Town of Fountain Prairie	Nashold 20-sided Barn	CTH Z, 0.4 mi. E of STH 146
Town of Newport	Kingsley Bend Mound Group	Hwy 16 wayside, 3 miles south of Dells
	Upham, Horace A.J., (Camp Wabeek) House	N9888 STH 13
Town of Pacific	Fort Winnebago Surgeon's Quarters	0.1 mi. E of Portage city limits on STH 33
Village of Pardeeville	Bellmont Hotel	120 N. Main St.
	Cox, Angie Williams, Library	129 N. Main St.
	Pardeeville Presbyterian Church	105 S. Main St.
City of Columbus	Chadbourn, F. A., House	314 S. Charles St.
	Columbus City Hall	105 N. Dickason St.
	Columbus Downtown Historic District	Roughly bounded by Mill, Water and Harrison Sts. and Dickason Blvd.
	Columbus Fireman's Park Complex	1049 Park Avenue
	Columbus Post Office	211 South Dickason Blvd.
	Columbus Public Library	112 S. Dickason Blvd.
	Farmers and Merchants Union Bank	159 W. James St.
	Kurth, John H., and Company Office Building	729--733 Park Ave.
	Lewis, Gov. James T., House	711 W. James St.
	Prairie Street Historic District	Roughly along W. Prairie St., including parts of S. Lewis St. and S. Charles St.
	South Dickason Boulevard Residential Historic District	Roughly along S. Dickason Blvd., from W. School St. to W. Harrison, also along S. Ludington St.
City of Lodi	Lodi Street - Prairie Street Historic District	Roughly Prairie St. from Second St. to Mill St.
	Portage Street Historic District	Roughly along Portage St. from Spring to Parr Sts.
City of Portage	Church Hill Historic District	Roughly bounded by Adams, Pleasant, Lock, and Franklin Sts.
	Fox-Wisconsin Portage Site	Address Restricted
	Gale, Zona, House	506 W. Edgewater St.
	Merrell, Henry, House	505 E. Cook St.
	Old Indian Agency House	NE end of old Agency House Rd.
	Portage Canal	Between Fox and Wisconsin Rivers
	Portage Industrial Waterfront Historic District	Jct. of E. Mullet and Dodge Sts.
	Portage Retail Historic District	Roughly, Cook from Wisconsin to Main, Wisconsin from Cook to Edgewater and DeWitt from Conant to Edgewater
City of Wisconsin Dells	Society Hill Historic District	Roughly bounded by W. Wisconsin, Cass and W. Emmett Sts. and MacFarlane Rd.
	Bennett, H. H., Studio	215 Broadway
	Bowman House	714 Broadway St.
	Kilbourn Public Library	631 Cedar Street
	Weber, Jacob, House	825 Oak St.

Source: Wisconsin Historical Society

5.4.14.2 The Architecture and History Inventory (AHI)

In addition to the National and State Registers of Historic Places, the Wisconsin Historical Society maintains a collection of information on historic buildings, structures, sites, objects, and historic districts throughout the Wisconsin called the Architecture and History Inventory (AHI). The AHI is housed at the Wisconsin Historical Society in Madison and is a permanent record maintained by the Society's Division of Historic Preservation. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's unique history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that create Wisconsin's distinct cultural landscape. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history.

Most properties become part of the AHI as a result of a systematic architectural and historical survey. The inventory is not a comprehensive list of all old Wisconsin buildings and structures. The inventory has been assembled over a period of more than 25 years from a wide variety of sources. From its beginning in the mid-1970s until 1980, reconnaissance surveys were conducted by summer students. Starting in 1980, intensive surveys were funded by sub-grants and conducted by professional historic preservation consultants. In many cases, the information is dated. Some properties may be altered or no longer exist. The majority of properties included in this inventory are privately owned and not open to the public. Inclusion in this inventory conveys no special status, rights or benefits to owners of these properties. In the Town of West Point 15 properties are listed in the inventory.

5.4.14.3 Archaeological Sites Inventory (ASI)

Archaeological sites are places that provide archeologists with clues about past human behavior. These sites are often located where people lived, worked, or worshipped. Examples of archaeological sites include the remains of Indian campsites, areas where lead was mined by either Native Americans or early European settlers, the remains of a farmstead, a limestone quarry, a pottery factory, a shipwreck, or a railroad depot. Archaeological sites also include burial sites such as Native American burial mounds and historic European-American cemeteries.

The Office of the State Archaeologist, Historic Preservation Division of the Wisconsin Historical Society maintains a list of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites known as the Archaeological Site Inventory (ASI). The ASI does not include all of the archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites that are present in the state. It includes only those sites that have been reported to the Wisconsin Historical Society. It is estimated that less than one percent of the archaeological sites in the state have been identified. The ASI is a compilation of information derived from a variety of sources over the last 150 years. The information available for each entry varies widely and not all of the information has been verified. Few of the sites have been evaluated for their importance and additional archaeological fieldwork may need to be completed. Sites listed on the State and National Register of Historic Places are also identified in the ASI. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. The discovery of any suspected Native American burial mounds or an unmarked or marked burials are required to be reported to the Burial Sites Preservation Office at the Wisconsin Historical Society.

In Columbia County, approximately 442 archaeological sites are included in the Wisconsin State Historical Society's ASI. Of these 442 sites, 198 are cemeteries or burials and 79 are Native American mounds. Several of these sites are located in the Town of West Point and it is highly likely

that additional undocumented sites exist within the Town. Therefore, when evaluating development proposals it is important to consider the likelihood that an archaeological site may exist within the development site. It is estimated that nearly 80 percent of the archaeological sites that once existed in the state have been destroyed or severely damaged, primarily by modern land practices such as development and farming. Many sites have also been damaged by looting. These archaeological sites represent some of the last remaining links to local history. Archaeological sites are non-renewable resources. If an archaeological site is destroyed, it is lost forever. Map 5-11 in Appendix I illustrates the generalized locations of archeological sites in the Town of West Point.

5.4.14.4 Museums, Historical Markers, and Historical Societies

Columbia County has a number of museums, historical markers, and historical societies that provide insight into the historical and cultural resources of the County. Table 5-6 lists the museums, historical markers, and historical societies located within Columbia County by community. One historical marker, Merrimac Ferry, is located within the Town of West Point. The museums included on the list consist mainly of non-profit organizations that focus on a particular aspect of the County's history. The historical markers listed in the table document an important event in history and include markers installed by the State as well as those installed by local historical societies. The County's historical societies often maintain important historical records and objects and are often involved with local museums. Many of these facilities and organizations are open year round, however some require appointments. The locations of museums, historical markers, and historical societies in the Town of West Point are included on Map 5-11 in Appendix I.

TABLE 5-7
Museums, Historical Markers, and Historical Societies by Community
Columbia County, 2005

Location	Resource	Description
Town of Arlington	John Muir View	Historical Marker
Town of Fort Winnebago	Potters' Emigration Society	Historical Marker
Town of Dekorra	Aliens and Oddities of Nature	Museum
	The Circus	Historical Marker
	Logging History Museum	Museum
	Rest Areas on the I-Roads	Historical Marker
	Wisconsin Conservation Wardens Museum	Museum
Town of Leeds	Leeds Center Cemetery Civil War Memorial	Historical Marker
	Empire Prairie Historical Marker	Historical Marker
Town of Pacific	Fort Winnebago	Historical Marker
	Marquette	Historical Marker
	Surgeon's Quarters of Fort Winnebago	Museum
Town of Newport	Kingsley Bend Indian Mounds	Historical Marker
Town of West Point	Merrimac Ferry	Historical Marker
Town of Wyocena	Wyona Park	Historical Marker
Village of Cambria	Cambria-Friesland Historical Society	Historical Society
Village of Pardeeville	Columbia County Historical Society	Historical Society
	Belmont Hotel	Historical Marker
	Columbia County Museum	Museum
	Historic Pardeeville	Historical Marker
Village of Poynette	Poynette Area Historical Society	Historical Society
	Poynette Museum	Museum
Village of Wyocena	Major Elbert Dickason	Historical Marker
	Dickason's "Hotel"	Historical Marker
City of Columbus	Christopher Columbus Museum	Museum
	Governor James Taylor Lewis	Historical Marker
City of Lodi	Lodi Valley Historical Society	Historical Society
City of Portage	Frederick Jackson Turner	Historical Marker
	Ketchum's Point	Historical Marker
	Indian Agency House	Museum
	Museum at the Portage	Museum
	Portage Historical Society	Historical Society
	Society Hill Historic District	Historical Marker
	Zona Gale Center for the Arts	Museum
City of Wisconsin Dells	Dells Country Historical Society	Historical Society
	HH Bennett Studio and History Center	Museum
	Stroud Bank	Historical Marker

Source: Wisconsin Historical Society and Columbia County Planning and Zoning

5.4.14.5 Cultural Events

A number of cultural events are held annually in communities throughout Columbia County although none are directly located within the Town of West Point. These events encourage residential development, attract local tourism, and boost local economies. Many of these events have a component that celebrates local history and helps to increase the sense of community in the area. These events are often sponsored by local chambers of commerce or other community groups. July and August are the most active months for community events in Columbia County. Table 5-7 lists the major cultural events by community in Columbia County.

TABLE 5-8
Cultural Events in Columbia County

Location	Event	Date of Event (month)
Village of Fall River	Fall River Chamber of Commerce Musical Extravaganza	October
Village of Pardeeville	Band Concerts and Pie Social	June thru August
	Pardeeville's 4 th of July Celebration	July
	Pardeeville Watermelon Festival	September
Village of Randolph	Randolph Alumni FFA Toy Show and Sale	April
	Randolph Kiwanis Korn Karnival	September
	Randolph Christian Holiday Craft Sale	November
	Randolph Craft Show and Sale	November
Village of Rio	Rio Street Dance	August
City of Columbus	Redbud Festival	May
	Columbus Carriage Classic	June
	Classic Night	June
	4 th of July Celebration	July
	Columbus Chamber Harvest Days	October
	Columbus Christmas Parade	November
	Holiday Home Tour	December
City of Lodi	Lodi Art Club's Annual Art in the Park	July
	Lodi Agricultural Fair	July
	Susie the Duck Day Celebration	August
	Rotary Summer Parade	August
	Holiday Open House Weekend	November
City of Portage	Portage's Festival of Flowers	April
	Portage Canal Days	June
	Downtown Art Walk	July
	Concert in the Park	July
	YesterFest	August
	Friendship Village Celebrates Zona Gale	August
	Taste of Portage Market Fair	August
	Pumpkinfest	October
	Holiday Parade and Tree Lighting	November
	Citywide Cookie Walk	December
	Living Windows	December
	Historic Home Tour	December
City of Wisconsin Dells	Flake Out Festival	January
	Automotion	May
	Wo-Zha-Wa Days Fall Festival	September
	Autumn Harvest Fest	October
Columbia County	Columbia County Fair	July

Source: Columbia County Tourism Committee

5.4.15 Community Design

The Town of West Point is a Civil Town in Columbia County, Wisconsin. Civil Towns are local units of government in rural areas of the State of Wisconsin. Such Towns have elected representatives and the power to tax and regulate within their borders. The Town of West Point is 32.6 square miles in area and approximately seven miles wide and five miles long. The ‘community design’ of the Town of West Point can be characterized as rural in nature with generally scattered low-density residential development related to agricultural operations. The Town does not have a downtown commercial district. Most commercial businesses that serve the Town are located in Sauk City and the City of Lodi.

6.0 ECONOMIC DEVELOPMENT

This element identifies the economic characteristics and trends in the Town of West Point. The intent of this element is to identify opportunities as well as deficiencies in the Town's economic base in an effort to promote the stabilization, retention, and expansion of the Town's economy. The Town's economy, the manner in which residents support themselves and the services provided to residents, are critical to future development. Without a viable and competitive economy, residents will relocate to better circumstances in other locations. Assessing the current economy and setting direction for change are an important part of the planning process.

6.1 ECONOMIC DEVELOPMENT VISION

- ◆ The economic prosperity of the Town of West Point will continue to be reliant on its agricultural base, small tourism businesses, and outside income from residents, generated by employment in surrounding communities, investments and transfer of payments.

6.2 ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND POLICIES

Goal 1: Support the town's agricultural economy.

- Objective 1:* Encourage the retention of prime farmland and family farms for viable agricultural use.
- Objective 2:* Implement land use policy and guidelines to prevent conflicts between farm and non-farm residents.
- Objective 3:* Support dairy/livestock operations that do not exceed the carrying capacity of the land.
- Objective 4:* Support grain operations that implement best management practices to protect surface and ground water quality.
- Objective 5:* Support agri-tourism as a viable part of an agricultural community.
- Objective 6:* Support value-added agricultural initiatives.
- Objective 7:* Work with surrounding municipalities to ensure agriculture-related commerce and industry continues to locate, grow, and remain viable.

Policies and Proposed Programs:

- a) Discourage the rezoning of agricultural land to commercial and residential uses.
- b) Retain property assessments of farmland consistent with their intended use.
- c) Encourage participation in farmland preservation programs.
- d) Encourage participation in the Managed Forest program.
- e) Discourage isolated commercial and industrial uses and conditional use permits in agricultural areas.
- f) Petition the county create agri-tourism zoning in the county.
- g) Support other forms of agriculture, such as truck farming, horticulture, community-supported agriculture and organic farming.
- h) Consider ways to promote agriculture in the town.
- i) Consider working with Villages of Prairie du Sac, Sauk City and City of Lodi to locate agriculture-related industry in their industrial parks.

- j) Support the use of a variety of funding sources to protect farmland from development such as purchase or transfer of development right programs and conservation easements.
- k) Develop land division policies that support the preservation of farmland.

Goal 2: Support the town's recreational and tourism industry.

- Objective 1:* Explore options to sustain and possibly increase tourism and recreation businesses in the Town provided that these businesses don't negatively impact the rural character of the Town, nor harm the Town's outstanding natural resources.
- Objective 2:* Protect the scenic beauty, natural features, aquatic and wildlife habitat, to ensure that West Point will continue to be a desirable place to recreate and live.
- Objective 3:* Coordinate commercial activities of the recreation and tourism industry to be located in or near existing commercial recreational areas.
- Objective 4:* Support the link between recreation and agri-tourism in the town.

Policies and Proposed Programs:

- a) Enact policies that support lake-based recreation and low impact tourism in the town. Examples of recreation and tourism include bed and breakfasts, parks, cross country ski trails, snowmobiling, camping, biking trails, walking trails and/or nature sanctuaries, fishing, boating and golfing.
- b) Enact policies that protect the scenic environment character as an economic asset to the town and region.
- c) Utilize programs and tools which preserve and protect the natural areas of the town through state and federal government and private sources.
- d) Support the protection of Gibraltar Rock as a public park and state natural area.
- e) Support the town developing a natural area along the Wisconsin River.
- f) Support the continuation of the operation of the Merrimac Ferry and the landing as a public park.
- g) Support the roosting areas and habitat of the bald eagle.
- h) Support the completion of the Ice Age Trail through the town.
- i) Recognize the Crystal Lake area as an important commercial asset to the town.
- j) Recognize the Sunset Bay area as an important commercial asset to the town.
- k) Recognize the Lake Wisconsin Country Club area as an important commercial asset to the town.
- l) Recognize the Merrimac Ferry areas as an important recreational asset to the town.

Goal 3: Develop and support a comprehensive approach to Commercial Activities in the town.

- Objective 1:* Encourage the provision of goods and services that support the needs of the residents, such as restaurants, home repair, landscaping, etc.

- Objective 2:* Encourage the development of commercial activities that are environmentally friendly while bringing financial resources into the community.
- Objective 3:* Support commercial activities that allow home-based businesses which do not need conditional use permits
- Objective 4:* Develop designated commercial areas in the town near existing recreational commercial areas.
- Objective 5:* Encourage non-conforming commercial activities to locate in designated commercial areas.
- Objective 6:* Encourage non-retail commercial activities out of the lake retail areas.
- Objective 7:* Encourage the provision of goods and services that support the needs of the lake recreational community, such as boat repair, boat storage, canoe and kayak rental, restaurants, low impact lodging.
- Objective 8:* Encourage commercial activities and development that fit in with the rural and scenic character of the town.
- Objective 9:* Encourage clustering of commercial uses in compact areas to maximize consumer safety and convenience, improve traffic safety and enhance economic viability, where appropriate.
- Objective 10:* Discourage “strip” commercial areas along roads and highways.

Policies and Proposed Programs:

- a) Consider imposition of impact fees on developers to pay for the capital costs that are necessary to accommodate land development.
- b) Support initiatives to develop high-speed internet at low cost throughout the town.
- c) Support initiatives to provide cell phone service reception in all areas of the town.
- d) Designate an area near Crystal Lake as a desired commercial development area.
- e) Designate an area near Sunset Bay a desired commercial development area.
- f) Develop standards for new commercial development to promote building, signage and landscape design that compliments the rural character of the town.
- g) Develop a town sign ordinance that preserves the rural and scenic character of the town.

Goal 4: Encourage industrial and manufacturing land uses to locate in surrounding municipalities through intergovernmental cooperation.

- Objective 1:* Encourage industrial and manufacturing businesses to locate in surrounding municipalities where industrial parks, public sewers, public water, greater electrical power capacity, roads and larger workforce exist.

Policies and Proposed Programs:

- a) Develop intergovernmental agreements with the City of Lodi and the Villages of Prairie du Sac and Sauk City regarding our support for industrial and manufacturing economic activities to be located there and we will not compete with them for these types of activities.

- b) Encourage Columbia County to recognize benefits of not locating manufacturing and industrial activities in the town of West Point for the protection of the existing economic base here – agriculture and recreation.

Goal 5: Promote an inter-regional approach to economic activities in the area.

- Objective 1:* Work with Columbia, Sauk and Dane County governments for a comprehensive planning approach to economic activities in town.
- Objective 2:* Work with state agencies to accentuate economic vitality of our agricultural and recreation based industries.
- Objective 3:* Work with state agencies to protect farmland and scenic and water resources.
- Objective 4:* Cooperate with surrounding municipalities regarding manufacturing and industrial development.
- Objective 5:* Cooperate with surrounding municipalities regarding protection of natural resources, such as Lake Wisconsin and Crystal Lake.

Policies and Proposed Programs:

- a) Work with Columbia County Planning and Zoning Department to ensure coordinated effort on economic activities in the town.
- b) Work with Columbia County Land and Water Conservation Department to maximize land and water conservation programming and activities that support agriculture and natural resources of the town.
- c) Work with Columbia County UW Extension to bring research-based educational programming to town initiatives.
- d) Work with state DOT planners to designate and develop safe bike trails and routes.
- e) Work with state DOT planners to ensure roads around economic activities maximize traffic safety and minimize traffic congestion.
- f) Work with Columbia County, Sauk County, USGS, WiDNR, UWEX and adjacent municipalities on Lake Wisconsin to develop comprehensive planning programs for Lake Wisconsin area.
- g) Work with Columbia County, Dane County, WiDNR, USGS, UWEX and adjacent municipalities on Crystal Lake to develop comprehensive planning programs for Crystal Lake area.

Goal 6: Minimize the impact of economic activities on existing tax rates.

- Objective 1:* Use state and federal programs to assist in achieving economic development goals to the fullest extent possible.
- Objective 2:* Develop a fiscal impact program for new businesses to assist town in establishing their local economic benefit and local economic cost prior to their establishment.
- Objective 3:* Institute a Town ordinance that supports the goals of the comprehensive plan and collects appropriate park fees or requires appropriate parkland dedication.
- Objective 4:* Assure property assessments reflect commercial and business use, whether through permitted zoning or conditional use permit.

Policies and Proposed Programs:

- a) Develop criteria to fund public improvements related to new or expanded businesses.
- b) Work with Columbia County Planning and Zoning Department to develop an enforcement program to ensure compliance with existing conditional use permits.
- c) Strengthen the conditional use permitting process including conditions of use, length of permit, transferability, tax classification status and penalties for non-compliance.

6.3 EXISTING ECONOMIC DEVELOPMENT PROGRAMS

6.3.1 Columbia County Economic Development Corporation

The Columbia County Economic Development Corporation (CCEDC) is a non-profit corporation established to coordinate economic development throughout Columbia County. The Corporation is staffed by a full-time economic development professional and an administrative assistant and governed by a Board of Directors. The Corporation is funded by participating municipalities on a per capita. Each participating community has one representative and one alternate on the board of directors and communities with over 4,000 people have two representatives. Columbia County also has two representatives on the Board. The Columbia County Board of Supervisors then matches the funds received from the participating communities. CCECD is an intake center for the Wisconsin Entrepreneur's Network (WEN) to assist business entrepreneurs and inventors.

6.3.2 Revolving Loan Fund (RLF)

◆ Columbia County Revolving Loan Fund

The Columbia County Revolving Loan Fund program provides loans to businesses in Columbia County for proposed projects that create jobs, help businesses maintain or expand existing operations, and advance the County's economic development goals. The revolving loan fund encourages businesses and industries to invest in their own growth by providing direct business loans on a companion basis with other financing sources, thereby allowing businesses to "leverage" funds for a large economic impact. The revolving loan fund is meant as an important secondary role to private financing options.

Revolving Loan Funds are available to any business or industry located in Columbia County, including start-up businesses, and to any business moving to Columbia County. The funds can be used for any of the following purposes:

- Acquisition of land, buildings, and equipment
- Building renovation, rehabilitation, or equipment installation
- Payment of assessments for public utilities
- Working capital for inventory and direct labor

In Columbia County, the Revolving Loan Fund is administered in the County's Accounting Office.

◆ Columbia County Economic Development Corporation Revolving Loan Fund

The Columbia County Economic Development Corporation acquired a \$99,150 grant from the United States Department of Agriculture (USDA) for use as a revolving loan fund. The goals of the fund are similar to the Columbia County RLF. This RLF provides funds for the gap that is unfulfilled by the Columbia County program. The minimum an applicant can apply for under the County's RLF is \$25,000. The Columbia County Economic Development Corporation's RLF provides loans below the \$25,000 limit in the County fund.

6.3.3 Community Profiles

The Town of West Point is not currently a member of CCEDC and so does not have a community profile maintained by the development corporation. However, the town could develop and maintain its own profile through the Location One Information System (LOIS) operated by Forward WI. This is the standard community profile being promoted throughout the state.

6.3.4 Land and Building Inventory

The Columbia County Economic Development Corporation maintains a land and building inventory for each participating municipality in the County. The inventory lists the available buildings and building sites for business and industry. The inventory is available through the Columbia County Economic Development Corporation.

6.3.5 Technical College Programs and Universities

Madison Area Technical Collage (MATC) has a campus located in the City of Portage, Madison, Reedsburg and provides a number of employment training opportunities for County residents. MATC's activities are closely related to economic development because the school trains technicians needed by employers to maintain and grow their businesses. MATC works closely with the K-12 school systems to provided career planning to students. MATC is also an intake center for the WEN network to assist entrepreneurs and inventors. The University of Wisconsin has campus locations in Baraboo and Madison.

6.3.6 Wisconsin Department of Tourism

The Wisconsin Department of Tourism administers numerous grants, programs, and marketing campaigns to promote tourism in the State which benefit tourism in Columbia County.

6.3.7 Columbia County Tourism Committee

The Columbia County Tourism Committee (CCTC) was formed in 1999. Members of the committee represent area tourism-related organizations and are appointed by the Columbia County Board. Each member has responsibility for certain areas of the county. With assistance of the Wisconsin Department of Tourism, the committee has participated in a Tourism Assessment process. The assessment process analyzed current marketing and promotional programs and suggested opportunities to develop a stronger tourism marketing campaign for Columbia County.

The CCTC was also awarded a \$20,000 Tourism Diversification Planning Grant to develop a Tourism Plan for the county. Columbia County and the Columbia County Economic Development Corporation jointly provided the 25 percent match for the grant. As a result of the plan, the CCTC has decided to pursue the development of a Columbia County Visitors Bureau.

6.3.8 Wisconsin Agricultural Development Zone Program

An agricultural development zone has been established in south-central Wisconsin encompassing five counties including Columbia County. Agricultural related businesses are eligible for tax credits that can be applied against their state income tax liability. The credits are based upon the number of new jobs created, the wage level, and the benefit package offered. Businesses may also be eligible for a 3% capital investment credit for real and personal property and a credit equal to 50% of your eligible environmental remediation costs.

6.3.9 Wisconsin Department of Commerce

The Wisconsin Department of Commerce (WDOC) has several grant programs and services available to communities or businesses within communities. The federally funded Community Development Block Grant (CDBG) program can be used for housing, economic development, and public facility improvements. WDOC also offers many more business assistance and financing programs as well as economic development news and statistics.

6.3.10 Community Development Block Grant for Economic Development (CDBG-ED)

The CDBG-ED program was designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Wisconsin Department of Commerce awards the funds to a general-purpose unit of government (community) which then loans the funds to a business. When the business repays the loan, the community may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the community. For more information contact the Wisconsin Department of Commerce.

6.3.11 USDA, Wisconsin Rural Development Programs

The Wisconsin Rural Development Program has many services that are available to rural communities and their residents. Some programs and services available include: community development programs, business and community programs, rural housing and utilities services, and community facility programs.

6.3.12 WDNR – Brownfields Grant Program

Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use -- they can be anything from a five-hundred acre automobile assembly plant to a small, abandoned corner gas station. In Wisconsin, there are an estimated 10,000 brownfields, of which 1,500 are believed to be tax delinquent. These properties present public health, economic, environmental and social challenges to the rural and urban communities in which they are located.

Since June of 1998, the Brownfields Grant Program has awarded a total of \$36.9 million that resulted in grants being awarded to 89 projects across Wisconsin. These projects will have a significant impact for communities, both economically and environmentally including:

- The return of 1,090 acres of abandoned or under-used environmentally contaminated sites into clean, viable properties.
- An increase of over \$607 million in taxable property values.
- The creation of over 4,000 new jobs.

6.3.13 Tax Incremental Financing (TIF) and the Tax Incremental District (TID)

Tax Incremental Financing (TIF) is an economic development tool that helps promote economic development by using property tax revenue to fund site improvements to attract new business or eliminate blight. TIF allows a municipality to invest in infrastructure and other improvements and pay for these investments by capturing property tax revenue from newly developed property. An area is identified (the tax incremental district, or TID) as appropriate for a certain type of development, and projects are identified to encourage and facilitate the desired development. As property values in the TID rise, the portion of the property tax paid on the new private development is used by the municipality to pay for the projects. After the costs of the project are paid off, the TID is closed and the value of all new development is distributed among all taxing entities.

In Wisconsin, cities, villages, and towns can utilize TIF and create TIDs. In Columbia County, the Cities of Columbus and Portage as well as the Villages of Arlington, Fall River, Friesland, Pardeeville, Poynette, Randolph, and Rio are among the communities that currently utilize TIF or have utilized TIF in the past. No towns have utilized TIF at this time.

6.4 ECONOMY

6.4.1 Personal Income

Personal income levels can provide insight into the status of the economy in a community. The sections below examine per capita income and household income within the Town of West Point.

6.4.1.1 *Per Capita Income*

The Wisconsin Department of Revenue shows the Town of West Point's per capita adjusted gross income overall is considerably above that of the County. The per capita adjusted gross income in the Town of West Point was below the average for the County during five of the 11 years between 1990 and 2001 but exceeded the County during the last six years. Over the 11 year period, the Town's per capita adjusted gross income has grown more rapidly than the County exceeding the County by 27 percent. The Town of West Point's per capita adjusted gross income increased \$10,515 or 94.72 percent compared to Columbia County's increase of \$7,784 or 67.64 percent during the same time period. Table 6-1 compares the per capita adjusted gross income of the Town of West Point with Columbia County.

TABLE 6-1
Per Capita Adjusted Gross Income
Town of West Point and Columbia County, 1990-2001

Year	Town of West Point		Columbia County
	Income	% of County	
1990	\$11,101	96.46%	\$11,508
1991	\$10,693	89.72%	\$11,918
1992	\$11,356	91.76%	\$12,376
1993	\$12,605	96.27%	\$13,093
1994	\$13,490	95.42%	\$14,138
1995	\$14,995	100.85%	\$14,868
1996	\$16,095	105.94%	\$15,193
1997	\$17,676	108.13%	\$16,347
1998	\$18,943	108.91%	\$17,394
1999	\$23,184	120.78%	\$19,195
2000	\$20,287	101.07%	\$20,072
2001	\$21,616	112.05%	\$19,292
Change 1990 to 2001:	\$10,515	135.08%	\$7,784

Source: Wisconsin Department of Revenue

The per capita income in the Town of West Point is shown to have increased in real numbers most years since 1990 with the exceptions of 1991 and 2000. This increase in income is the result of either smaller numbers of children in the Town in relation to the number of working adults or from actual increases in income earned by the working portion of the population. Population information discussed earlier in this element indicated that the number of children in the Town was increasing. Therefore, it is more likely that the increases in per capita adjusted gross income are the result of actual increases in the income of working adults in the Town. Rising income levels can increase

housing values, encourage business expansion and new businesses, and encourage the more affluent to move to the Town of West Point.

6.4.1.2 Household Income

Median household income in the Town of West Point exceeded the County in 1999. Over 45 percent of the households in the Town had incomes of \$30,000 to \$74,999, compared to 52 percent for the County. However, Town of West Point significantly exceeded the County in households with incomes between \$75,000 and \$199,000 with 27 percent of the Town's households in this category compared to 17 percent for the County. Table 6-2 compares household income in Town of West Point with the County.

TABLE 6-2
Household Income, Town of West Point and Columbia County, 1999

Household Income	Town of West Point		Columbia County	
	Number	Percent	Number	Percent
Less than \$10,000	28	4.26%	1,189	5.82%
\$10,000 to \$29,999	120	18.26%	4,847	23.74%
\$30,000 to \$49,999	148	22.53%	5,347	26.19%
\$50,000 to \$74,999	152	23.14%	5,327	26.09%
\$75,000 to \$124,999	132	20.09%	2,976	14.58%
\$125,000 to \$199,999	46	7.00%	475	2.33%
\$200,000 or more	31	4.72%	253	1.24%
Total Households	657	100.00%	20,414	100.00%
1999 Median Household Income	\$55,781		\$45,064	

Source: U.S. Census

6.4.2 Labor Force and Employment Status

An examination of the labor force and employment status of a community can provide insight into the economy of a community as well as provide guidance on the types of economic development strategies that might work within that community. The sections below examine the civilian labor force, unemployment rates, travel time to work, place of employment, and commuting patterns.

6.4.2.1 Civilian Labor Force

The Wisconsin Department of Workforce Development defines the labor force as those individuals who are either working or looking for work. This definition does not include individuals who have made a choice not to work such as retirees, homemakers, and students. Furthermore, the definition of labor force does not include military personnel, institutional residents, or discouraged job seekers. The following compares the labor force of Columbia County, including the Town of West Point, to the State of Wisconsin. In Columbia County, the labor force has increased by 1,709 persons, or 5.7 percent over the period between 2000 and 2004. In comparison, the State of Wisconsin's labor force increased by 78,929 persons, or 2.6 percent during the same period, indicating that the County's labor force is growing at a faster rate than the State. However, the number of unemployed persons in the labor force has also increased during the five-year period. In Columbia County, the number of unemployed has increased by 378 persons, a 35.2 percent increase. For the State of Wisconsin, the

number of unemployed has increased by 50,966 persons, a 50.5 percent increase. Table 6-3 compares the civilian labor force statistics for Columbia County and the State of Wisconsin.

TABLE 6-3
Civilian Labor Force Annual Averages
Columbia County and Wisconsin, 2000 - 2004

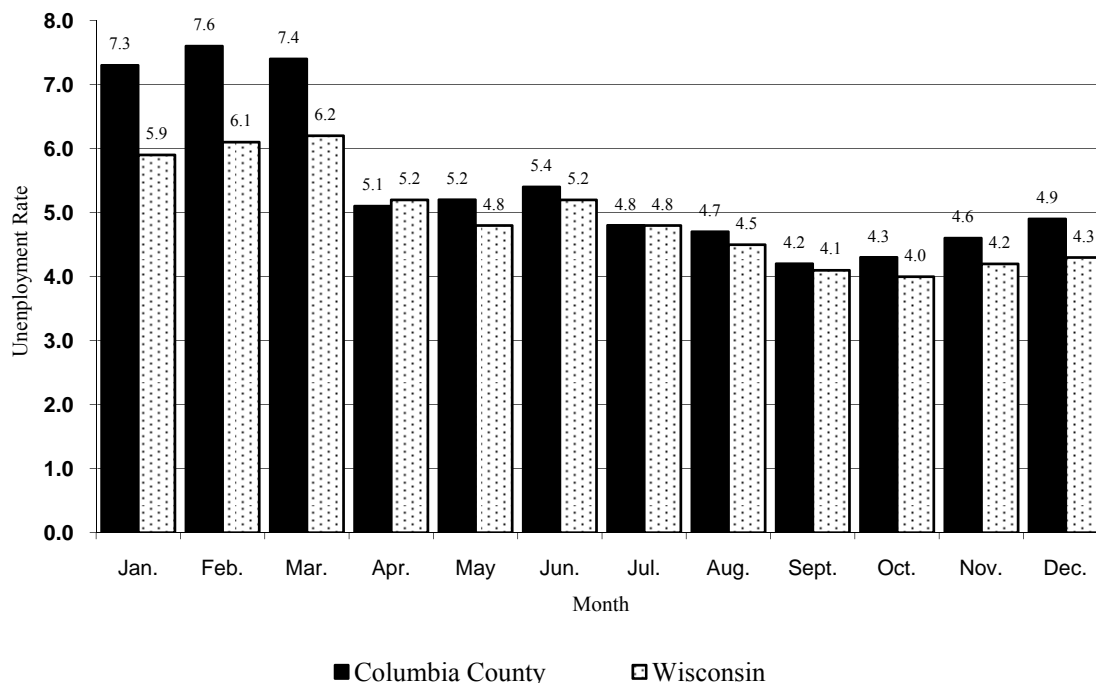
	2000	2001	2002	2003	2004	# Change 2000-04	% Change 2000- 04
Columbia County							
Labor Force	29,900	30,740	30,900	31,275	31,609	1,709	5.7%
Employment	28,827	29,410	29,316	29,543	30,158	1,331	4.6%
Unemployment	1,073	1,330	1,584	1,732	1,451	378	35.2%
Unemployment Rate	3.6	4.3	5.1	5.5	4.6	1.0	27.8%
Wisconsin							
Labor Force	2,992,250	3,032,130	3,037,928	3,068,739	3,071,179	78,929	2.6%
Employment	2,891,238	2,898,949	2,877,047	2,896,670	2,919,201	27,963	1.0%
Unemployment	101,012	133,181	160,881	172,069	151,978	50,966	50.5%
Unemployment Rate	3.4	4.4	5.3	5.6	4.9	1.5	44.1%

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information, Local Area Unemployment Statistics, 2000-2004

6.4.2.2 *Unemployment Rates*

Monthly unemployment rates for 2004 in Columbia County, including the Town of West Point, closely mirror those of the State of Wisconsin. However, unemployment in the County is somewhat higher in the winter months due to a number of seasonal jobs in tourism, agriculture, and construction. Figure 6-1 illustrates the monthly unemployment rates for Columbia County and the State of Wisconsin for 2004. The number of unemployed includes those receiving unemployment benefits as well as those who actively looked for a job and did not find one.

FIGURE 6-1
Monthly Unemployment Rates
Columbia County and Wisconsin, 2004



Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information, Local Area Unemployment Statistics, 2004

6.4.2.3 Travel Time to Work

The location of person's job is often a major determining factor in the location of that person's home. Understanding the amount of time people are willing to travel to work can provide insight into the suitable locations for future housing and employment centers. However, some people are willing to travel greater distances to live in a particular location. Therefore, travel time to work is also an indication of what residents are willing to sacrifice for location.

Table 6-4 illustrates the travel time to work for residents of the Town of West Point and Columbia County. In the Town of West Point, the largest percentage of residents, 13.6 percent, travel 10 to 14 minutes to work. This travel time is similar to the County as a whole, where the largest percentage of residents, 17.7 percent, traveled 10 to 14 minutes to work. A total of 35 Town residents, 3.8 percent, reported traveling over an hour to work while 68 Town residents, 7.3 percent, worked from home.

TABLE 6-4
Travel Time To Work, Town of West Point and Columbia County, 2000

Travel Time	Town of West Point		Columbia County	
	Number	% of Total	Number	% of Total
Less than 5 minutes	35	3.8%	1,799	5.0%
5 to 9 minutes	115	12.4%	4,162	14.8%
10 to 14 minutes	126	13.6%	3,178	17.7%
15 to 19 minutes	98	10.5%	2,633	16.4%
20 to 24 minutes	51	5.5%	2,590	13.8%
25 to 29 minutes	35	3.8%	1,524	5.9%
30 to 34 minutes	124	13.3%	3,018	9.2%
35 to 39 minutes	78	8.4%	1,193	2.2%
40 to 44 minutes	47	5.1%	1,259	2.3%
45 to 59 minutes	117	12.6%	2,623	4.5%
60 to 89 minutes	23	2.5%	1,063	2.5%
90 or more minutes	12	1.3%	480	1.7%
Worked at home	68	7.3%	1,469	3.9%
Total:	929	100.0%	26,991	100.0%

Source: US Census

6.4.2.4 Place of Employment

Examining the place of employment for the Town of West Point's residents provides insight into the employment opportunities available within the Town. Due to the Town's location and easy access to major population and economic centers many residents are leaving the area for work. In the Town of West Point, 72.4 percent of the workers over age 16 worked outside the County. In comparison, 47 percent of workers in the County as a whole work outside the County. This trend reflects the fact that better paying job opportunities exist outside the Town and that the Town's employment base does not provide enough jobs with adequate salaries for all residents who choose to live in the Town. The trend of having a large percentage of residents working outside the Town is expected to continue. Table 6-5 illustrates the place of employment for residents of the Town of West Point and Columbia County.

TABLE 6-5
Place of Employment for Workers Age 16 and Over
Town of West Point and Columbia County, 2000

Place of Work	Town of West Point		Columbia County	
	Number	% of Total	Number	% of Total
Worked in state of residence:	921	99.1%	26,862	99.5%
Worked in county of residence	248	26.7%	14,163	52.5%
Worked outside county of residence	673	72.4%	12,699	47.0%
Worked outside state of residence	8	0.9%	129	0.5%
Total:	929	100.0%	26,991	100.0%

Source: US Census

6.4.2.5 *Commuting Patterns*

Table 6-6 illustrates the commuting patterns for Columbia County including the Town of West Point as reported by the 2000 US Census. Approximately 5,750 more workers travel out of the County for work than those that commute into the County for work. The largest number of commuters travel to Dane County (8,929), followed by Sauk County (1,692), and Dodge County (1,001). For those commuters that come to Columbia County for work the majority commute from Dane County (1,581), followed by Marquette County (1,398), and Dodge County (1,115).

TABLE 6-6
Commuting Patterns, Columbia County, 2000

County	Live in Columbia County, Work In:	Travel to Columbia County from:	Net Commute
Dane Co. WI	8,929	1,581	(7,348)
Sauk Co. WI	1,692	1,013	(679)
Dodge Co. WI	1,001	1,115	114
Marquette Co. WI	243	1,398	1,155
Jefferson Co. WI	211	53	(158)
Green Lake Co. WI	79	198	119
Waukesha Co. WI	70	38	(32)
Juneau Co. WI	66	255	189
Adams Co. WI	60	748	688
Fond du Lac Co. WI	53	65	12
Milwaukee Co. WI	46	19	(27)
Rock Co. WI	35	72	37
Columbia Co. WI	14,163	14,163	0
Elsewhere	343	523	180
Total:	26,991	21,241	(5,750)

Source: US Census, 2000

6.4.3 Analysis of Economic Base

An examination of the economic base of a community also can provide insight into the economy of a community. The sections below examine employment by industry group, employment by occupation, wages by industry division, principal employers, Agricultural Industry Analysis, Recreation and Tourism Industry Analysis, Economic Base and Location Quotient Analysis, and Industrial Parks.

6.4.3.1 Employment by Industry Group

Employment by industry group provides insight into the structure of the Town's economy. Table 6-7 illustrates the number and percent of employed persons by industry group for the Town of West Point and Columbia County. Historically, the Town and the County have had high concentrations of employment in manufacturing and agriculture. Recent trends have shown a decrease in these areas with increases in employment in service industries. In the Town of West Point, the largest percentage of employment is in education and health, 20.8 percent, followed by retail trade, 12.5 percent, and construction, 12.0 percent. Employment by industry group in the Town of West Point varies somewhat from Columbia County as a whole. The Town of West Point has somewhat stronger concentrations of employment in agriculture and mining, construction, insurance, real estate, finance, rental & leasing, and education and health. The Town also had somewhat lower concentrations of employment in manufacturing and public administration.

TABLE 6-7
Employment of Industry Group
Town of West Point and Columbia County, 2000

Industry Group	Town of West Point		Columbia County	
	Number Employed	Percent of Total	Number Employed	Percent of Total
Agriculture & Mining	59	6.3%	1,282	4.69%
Construction	113	12.0%	2,268	8.30%
Manufacturing	110	11.7%	5,834	21.35%
Wholesale Trade	28	3.0%	985	3.60%
Retail Trade	117	12.5%	3,083	11.28%
Transportation, Warehousing, & Utilities	35	3.7%	1,350	4.94%
Information	21	2.2%	553	2.02%
Insurance, Real Estate, Finance, Rental & Leasing	71	7.6%	1,469	5.38%
Professional, Management, Administrative, & Scientific	75	8.0%	1,510	5.53%
Education & Health	195	20.8%	4,730	17.31%
Arts, Entertainment, Recreation	69	7.4%	1,866	6.83%
Other Services	22	2.3%	911	3.33%
Public Administration	23	2.5%	1,483	5.43%
Totals	938	100.0%	27,324	100.00%

Source: U.S. Census

6.4.3.2 *Employment by Occupation*

Employment by Occupation provides insight into the types of occupations that are held by Town residents. Examining what Town residents do for a living can help reveal some of the factors that influence income and overall employment in the Town. Table 6-8 illustrates the number and percent of employed persons by occupation in the Town of West Point and Columbia County for the year 2000. In the Town of West Point, the occupation category with the largest number and percentage of employment was executives, professionals, and managers accounting for 340 persons, or 36.2 percent of total employment. The occupation with the second largest number and percentage of employment in the Town was sales and office occupations accounting for 225 persons, or 24.0 percent of total employment. The percent of employment in each occupation category in the Town of West Point was very similar to those of the County as a whole with the County's two largest categories also being executives, professionals, and managers and sales and office occupations with percentages of 28.2 and 24.9 respectively.

TABLE 6-8
Town of West Point and Columbia County
Employment by Occupation, 2000

Occupation	Town of West Point		Columbia County	
	Number Employed	Percent of Total	Number Employed	Percent of Total
Executives, Professionals, & Managers	340	36.2%	7,698	28.2%
Service Occupations	116	12.4%	3,647	13.4%
Sales & Office Occupations	225	24.0%	6,802	24.9%
Farming, Fishing, & Forestry	9	1.0%	314	1.2%
Construction, Extraction, & Maintenance	139	14.8%	3,177	11.6%
Production & Transportation	109	11.6%	5,686	20.8%
Totals	938	100.0%	27,324	100.00%

Source: U.S. Census

6.4.3.3 *Wages by Industry Division*

The wages paid by a particular industry in a particular area offers insight into the economy of that area. For example, an area with higher wages in a particular industry, when compared to neighboring communities, can be an indication of strength in that particular economic sector. Higher wages also act to attract commuters and new residents to an area. However, higher than average wages coupled with a dependency on a particular industry can lead to a local recession if there is a downturn in that industry. Lower than average wages can indicate a lower quality of life in the area or a lack of highly qualified labor. Table 6-9 illustrates the annual average wage by industry division for Columbia County, including the Town of West Point, and the State of Wisconsin.

TABLE 6-9
Annual Average Wage By Industry Division
Columbia County and Wisconsin, 2004

Industry Division	Columbia County Annual Average Wage	Wisconsin Annual Average Wage	Percent of State Average	1-year Change in Percent of State Average	5-year Change in Percent of State Average
All Industries	\$28,409	\$34,749	81.8%	0.90%	2.20%
Ag, Natural Resources, & Mining	\$26,169	\$27,399	95.5%	(7.70%)	(4.00%)
Construction	\$35,664	\$41,258	86.4%	0.70%	5.10%
Manufacturing	\$39,002	\$44,145	88.3%	1.60%	3.70%
Trade, Transportation, Utilities	\$25,828	\$30,088	85.8%	1.70%	6.50%
Information	\$23,552	\$41,759	56.4%	(3.20%)	6.90%
Financial Activities	\$26,744	\$45,103	59.3%	2.50%	(2.10%)
Professional & Business Services	\$27,029	\$39,580	68.3%	1.60%	0.90%
Education & Health Services	\$28,883	\$36,408	79.3%	1.50%	0.90%
Leisure & Hospitality	\$9,639	\$12,295	78.4%	1.00%	0.00%
Services	\$19,636	\$20,207	97.2%	0.90%	1.70%
Public Administration	\$30,619	\$36,347	84.2%	(2.30%)	(7.10%)
Total Government	\$29,835	\$36,933	80.8%	0.20%	(3.60%)

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information - Labor Market Information

The manufacturing and construction industries had the highest annual average wages in Columbia County in 2004. Services and Agriculture, Natural Resources, and Mining had average annual wages closest to the State of Wisconsin with these two industries being 97.2 and 95.5 percent of the State average respectively. None of the industry groups exceeded the State's annual average wage. The greatest disparity in wages between Columbia County and the State was in the information industry division where the County average annual wage was only 56.4 percent of the State.

6.4.3.4 *Principal Employers*

Columbia County has a variety of major employers that provide job opportunities to residents in the Town of West Point. Table 6-10 illustrates the major employers in the County with at least 100 employees in 2004. Also included in the table are the number of employees working for County government and the school districts serving the County.

TABLE 6-10
Principal Employers, Columbia County, 2004

Employer Name	Nature of Business	# of Employees
Private Sector		
Divine Savior Healthcare	Hospital	610
Associated Milk Producers, Inc.	Dairy Products	425
Penda Corporation	Auto Parts Manufacturing	400
TriEnda, A Wilbert Company	Plastic Components	340
Walmart	Discount & Variety Retail	300
Cascade Mountain	Ski & Snowboard – Recreation	300
Columbia Correctional Institution	Prison	329
Capital Newspapers	Newspaper Publishing	274
Cardinal FG	Glass Products	250
CESA 5	Educational Service Agency	250
Saint Gobain	Plastic & Fiber Manufacturing	225
Columbus Community Hospital, Inc.	Hospital	220
Alkar Rapidpak, Inc.	Food Processing Equipment	200
American Packaging Corporation	Commercial Printing	200
Busse/Arrowhead/SJI	Packaging Machinery	200
Rayovac Corporation	Primary Batteries	200
J.W. Jung Seed Company	Retail Nursery	180
Fall River Foundry Group	Copper Foundry	175
Seneca Foods Corporation	Canned Fruits & Vegetables	160
Columbia Health Care Center	Skilled Nursing Care Facility	155
Goetz Companies, Inc.	Service Station	152
Enerpac-An Actuant Co.	Industrial Machinery and Equipment Manufacturing	150
Spartech Plastics	Plastic & Fiber Manufacturing	142
Continental Manor of Randolph	Skilled Nursing Care Facility	140
Alliant Energy – Columbia Generating	Electric Power Generation	138
Robbins Manufacturing, Inc.	Fabricated Metal Products	130
Columbus Nursing & Rehabilitation Center	Skilled Nursing Facility	125
Alsum Produce, Inc.	Fruit & Vegetable Distribution	110
Northwoods Inc. of Wisconsin	Administration of Social & Manpower Program	105
Sta-Care, Inc.	Wood Partitions	102
Adesa Corporation	Auction	100
Maysteel LLC	Sheet Metal Work	100
Pick'n Save South	Grocery Store	100
Private Sector Total		7,637
Public Sector		
Columbia County -		
Highway Department	Public Works	89
Sheriff Department	General Services and Public Safety	94
Health and Human Services	Social Services, Mental Health, Public Health and Aging	84
Courthouse and Solid Waste	General Services	136
Health Care Center	Skilled Nursing Home	157
Subtotal:		560
Columbus School District	Education	160
Cambria-Friesland School District	Education	72
Fall River School District	Education	78
Lodi School District	Education	237
Pardeeville Area School District	Education	120
Portage Community School District	Education	385
Poynette School District	Education	148
Randolph School District	Education	76
Rio Community School District	Education	68
Wisconsin Dells School District	Education	80
Subtotal:		1,424
Public Sector Total		1,984

Source: Columbia County Economic Development Corporation & Columbia County Planning and Zoning

6.4.3.5 *Agricultural Industry Analysis*

The Columbia County UW Extension Office has provided the following information regarding the agricultural industry in the County including the Town of West Point.

Agriculture is an important economic force in Columbia County. It includes hundreds of family owned farms, related businesses and industries that provide equipment, services and other products farmers need to process, market and deliver food and fiber to consumers. The production, sales and processing of Columbia County's farm products generates employment, economic activity, income, and tax revenue. Columbia County agriculture is diverse. Its 1,526 farms include 211 dairy farms, over 400 beef, sheep and hog farms, plus everything from large cash grain operations of 500 to 1,000 acres to small, 5 to 10 acre fresh market vegetable producers. Columbia County farmers produce a variety of products. Grains, dairy, cattle and calves, poultry, eggs, and vegetables are the main commodities. Sand and muck soils associated with the Wisconsin and Fox Rivers support commercial vegetable and mint production. High quality prairie soils in the southern and northeastern parts of the county put it in the top 10 for corn and soybean production. Local farmers organized the United Wisconsin Grain Producers, Inc. to help build Wisconsin's fourth ethanol plant near Cambria.

Columbia County agriculture provides 5,312 jobs, 18 percent of Columbia County's total workforce of more than 28,850 people. The jobs provided by agriculture are diverse and include farm owners, on-farm employees, veterinarians, crop and livestock consultants, feed and fuel suppliers, food processors, farm machinery manufacturers and dealers, barn builders and agricultural lenders. Every new job in agriculture generates an additional 0.7 jobs in Columbia County. In addition, agriculture pays over \$17.0 million in taxes not including property taxes paid to local schools.

Columbia County agriculture generates more than \$666.4 million in economic activity, accounting for over 27 percent of Columbia County's total economic activity. Every dollar of sales from agricultural products generates an additional \$0.45 of economic activity in other parts of the Columbia County economy. Agriculture accounts for \$166.1 million, or 14.5 percent, of Columbia County's total income. This includes wages, salaries, benefits and profits of farmers and workers in agriculture-related businesses. Every dollar of agricultural income generates an additional \$1.07 of the county's total income.

Columbia County farmers own and manage the resources on 348,369 acres of land amounting to 70 percent of all land in the county. This includes pastures, cropland and tree farms. Farmers implement various conservation practices to protect environmental resources and provide habitat for wildlife. Farms in Columbia County are predominantly owned by individuals or families, with 88.3 percent of the farms owned by this group. Ownership of remaining farms consists of family partnerships owning 8.3 percent of the farms, family-owned corporations owning 2.6 percent of the farms, and non-family corporations owning 0.9% of the farms.

Dairy is the largest part of Columbia County's agriculture in terms of combined on-farm value and processing value. In 2000, Columbia County milk producers and the dairy industry contributed \$393.9 million to the county's economy. The on-farm production and sale of milk accounted for \$41.1 million in economic activity. The processing of milk into dairy products accounted for another \$352.8 million. Grain production is also important. In 2002, the market value of corn, soybeans and other grain crops was about \$40 million, roughly 38 percent of the total market value of all agricultural products sold in the county. There are over 106,000 acres of corn grown for grain and almost 48,000 acres of soybeans raised in Columbia County. About 25 percent of the corn is fed on farm to dairy cattle and livestock. Each dairy cow generates more than \$15,000 to \$17,000 of

economic activity. Columbia County's on-farm milk production and dairy processing account for 1,956 jobs.

The production of landscape trees and plants as well as landscape and grounds maintenance are rapidly growing segments of Columbia County's agricultural industry. Greenhouses, tree farms, nurseries and other horticultural businesses add to the diversity of agriculture in the county. Horticulture generates \$5.4 million in county economic activity, providing 148 full-time jobs and many seasonal jobs.

6.4.3.6 Recreation and Tourism Industry Analysis

Tourism is an important component of the economy of Columbia County and the Town of West Point. Area attractions, recreational areas, restaurants, retail stores, traveler accommodations and seasonal homeowners play a vital role in strengthen the local economy and improving the quality of life for area residents as well as visitors to the area. The Wisconsin Department of Tourism has provided the following information regarding the tourism industry and traveler expenditures in Columbia County in 2004. Travelers are defined as Wisconsin residents and out-of-state visitors traveling for pleasure, business, or a combination of reasons.

- Columbia County ranks 19th in the state for traveler spending.
- Travelers spent an estimated \$151 million in Columbia County in 2004.
- Summer is the biggest season tourism in the County and generated traveler expenditures of almost \$66 million. Fall travelers spent \$32 million; Spring travelers spent \$30 million; Winter travelers spent \$23 million.
- Estimates indicate that employees in Columbia County earned over \$93 million in wages in 2004 generated from tourist spending, an increase of 4.7 percent from 2003.
- Travelers spending in 2004 supported 3,984 full-time equivalent jobs, compared to 3,904 in 2003.
- Local revenues (property taxes, sales taxes, lodging taxes, etc.) collected as a result of travelers amounted to over \$6 million, an increase of 11.2 percent from 2003.
- Travelers in Columbia County generated over \$19 million in state revenues (lodging, sales and meal taxes, etc.), an increase of 3.3 percent from 2003.
- In the Town of West Point visitors enjoy the scenic beauty, Gilbraltar Rock, Lake WI, Colsac III, biking, hiking, snowmobile trails, Crystal Lake, Ice Age Trail, fishing, hunting and birding.

6.4.3.7 Economic Base and Location Quotient Analysis

In order to fully comprehend the economic future of Columbia County and the Town of West Point, it is necessary to understand how the County's economy relates not only to the State of Wisconsin's economy but to the United States economy as well. The Economic Base Analysis is a technique used to divide Columbia County's economy into basic and non-basic sectors. The basic sector is made up of local businesses that are dependent on external factors outside of the local economy for their success. For example, manufacturing and resource extracting firms (logging, mining) are often considered to be basic sector because the firm's success depends largely on non-local factors and they usually export their goods. In comparison, the non-basic sector is made up of firms that depend on local business conditions for their success such as firms in the service sector. Economic Base Theory states that the way to strengthen and grow the local economy is to develop and enhance of the basic sector portion of the local economy.

There are nine industry sectors used for Economic Base Analysis, four goods producing sectors and five service producing sectors. The four goods producing sectors are: agriculture, forestry, and fishing; mining; construction; and manufacturing. The five service producing sectors are: transportation and public utilities; wholesale trade; finance, insurance, and real estate; and services.

The Location Quotient Analysis is a technique for comparing non-farm employment in the Columbia County economy to non-farm employment in the United States economy using the nine sectors listed in the Economic Base Analysis. Non-farm employment consists of all workers not engaged in the direct production of agricultural commodities, either livestock or crops, including sole proprietors, partners, or hired laborer. It should also be noted that government employment is not included in the analysis despite it being a major employer in Columbia County. Government is a non-profit entity that should not be expanded for economic purposes. Table 6-11 illustrates the Location Quotient Analysis for Non-Farm Employment in Columbia County in the years 1990 and 2000.

The Location Quotient Analysis technique identifies areas of specialization in the Columbia County economy. The Location Quotient is calculated in the following manner. Columbia County employment within a certain industry sector in a given year is divided by the Columbia County total employment in a given year. The total is then divided by the result of taking the United States employment in the same industry sector in a given year and dividing by the total United States employment for the given year. The results will be one of the following:

- **A Location Quotient (LQ) of less than 1.0** – local employment in the industry group is not meeting local demand for a given good or service and is considered non-basic.
- **A LQ equal to 1.0** – local employment in the industry group is exactly sufficient to meet the local demand for a given good or service. This employment is also considered non-basic because none of the goods or services are exported to non-local areas.
- **A LQ greater than 1.0** – local employment produces more goods and services than the local economy can use, therefore these goods and services are exported to non-local areas. This employment is considered a basic sector employment.

TABLE 6-11
Location Quotient Analysis for Non-Farm Employment
Columbia County, 1990 and 2000

Industry Sector	1990 Employment	% of Total	2000 Employment	% of Total	% Change 1990 - 2000	LQ 1990	LQ 2000
Ag, Forestry, Fishing**	212	0.9%	197*	0.7%	(7.1%)	0.8	0.5
Mining	58	0.2%	62*	0.2%	6.9%	0.3	0.5
Construction	1,300	5.4%	1,796	6.2%	38.2%	1.0	1.1
Manufacturing	4,442	18.3%	5,235	18.1%	17.9%	1.3	1.6
Transportation, Public Utilities	1,134	4.7%	1,187	4.1%	4.7%	1.0	0.8
Wholesale Trade	966	4.0%	980	3.4%	1.4%	0.8	0.7
Retail Trade	4,640	19.1%	5,388	18.6%	16.1%	1.2	1.1
Finance, Insurance, Real Estate	1,061	4.4%	1,359	4.7%	28.1%	0.6	0.6
Services	5,081	21.0%	6,896	23.8%	35.7%	0.8	0.7
Total Employment	24,231	100.0%	28,954	100.0%	19.5%	1.0	1.0

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Accounts Data, 1990 and 2000 & Columbia County Planning and Zoning.

* 2002 Data – 2000 Data suppressed to avoid disclosure of confidential information.

** Non-farm employment in the agriculture, forestry, and fishing industry sector includes workers employed in areas such as soil preparation services, crop services, veterinary and other animal services, landscape and horticultural services, the operation of tree farms and forest nurseries, the operation of fish hatcheries and fish and game preserves, commercial hunting and trapping, and game propagation.

Three sectors within the 2000 Columbia County economy have Location Quotients greater than 1.0 and can therefore be considered basic sector employment: construction, manufacturing, and retail trade. These areas of the County's economy produce more goods and services than the County's economy can consume. Basic sector employment is important because it suggests that if a downturn in the local economy occurs, these sectors of the economy will not be strongly affected because they are dependent on non-local economies. Having strong basic sector employment and industry within the County strengthens the County's economy as well as the economies of the municipalities within the County.

The remaining six sectors of the County's economy have Location Quotients equal to or less than 1.0 and are therefore considered non-basic employment sectors. These areas of the County's economy do not meet local demand for goods and services and could be expanded. The sectors with Location Quotients close to 1.0 indicate that local demand for goods and services from that industry is close to being met and may be met in the future.

6.4.3.8 Industrial Parks

New industrial development generally occurs in urban areas to utilize the available utilities and transportation infrastructure available in these areas. As a result, industrial parks are found in all of the cities and villages in Columbia County with the exceptions of the Villages of Doylestown and Wyocena. In addition, many communities have other available industrial sites outside of industrial parks. The industrial parks closest to the Town of West Point are located in the City of Lodi and the Villages of Prairie du Sac and Sauk City in Sauk County. The Columbia County Economic Development Corporation maintains a listing of available industrial sites in the County. This list is described in more detail in the Economic Development Programs section of this element. Table 6-12 below contains a list of the industrial parks in Columbia County.

TABLE 6-12
Industrial Parks, Columbia County

Industrial Park	Municipality	Total Acres	Available Acres
Arlington Prairie Industrial Park	Village of Arlington	210	165
Highland Industrial Subdivision	Village of Cambria	15.5	14
Columbus Industrial Park	City of Columbus	N/A	N/A
Fall River Industrial Park	Village of Fall River	95	20
Friesland Industrial Park	Village of Friesland	N/A	N/A
Lodi Industrial Park	City of Lodi	N/A	N/A
Pardeeville Industrial Park	Village of Pardeeville	163.5	0
Portage Industrial Park	City of Portage	650	66
Poynette Industrial Park	Village of Poynette	128	1.8
Randolph Industrial Park	Village of Randolph	43	23
Rio Industrial Park	Village of Rio	13.3	0
Wisconsin Dells Industrial Park	City of Wisconsin Dells	N/A	N/A

Source: Columbia County Economic Development Corp.

6.5 RETENTION AND ATTRACTION OF ECONOMIC DEVELOPMENT

6.5.1 Desired Types of Businesses and Industries

The economic framework of the Town of West Point is dependent on agriculture, lake-based recreation and residential services, income from residents working outside the town and transfer payments. The Town of West Point desires to retain this mix, which contributes to the scenic rural character of the town. The desired types of businesses include agricultural cropping and animal production, sustainable forestry, small value-added agricultural businesses, agri-tourism, lake-based recreation and residential services and home occupations. The Town supports and encourages the development of more intensive commercial development and industries in the nearby Cities of Lodi and Baraboo and the villages of Prairie du Sac and Sauk City.

6.5.2 Strengths and Weaknesses for Attracting Economic Development

An evaluation of the strengths and weaknesses of the Town of West Point's ability to attract business and industry provides basic information to help plan for future economic development in the Town. Identified strengths should continue to be promoted to attract business and industry that can utilize these strengths. Identified weaknesses should be further analyzed to determine if improvements can be made. Business and industry displaying aspects similar to identified weaknesses should be discouraged.

The Town of West Point's Strengths In Attracting Desired Economic Development

- Family farm base and farming history
- Lake Wisconsin
- Woodlands
- Ice age trail
- Connection to badger ammo
- Gibraltar Rock
- Bedroom community
- Transportation for recreation and agricultural

- Scenery
- Soils and climate
- Eagle habitat
- Merrimac Ferry
- Crystal Lake
- Close to regional economic activity
- Access to interstate system via Hwy 60
- Hydro power/reliable electric
- Access to farm markets
- Regional – Good School Districts
- Diversity of Churches
- Hospital and Health Care Facilities

The Town of West Point's Weaknesses In Attracting Desired New Business And Industry

- Competition for land between agriculture and other uses
- Tax structure does not allow town to tax commercial
- Limited utilities – sewer, water, telecommunications
- No rail facilities for business
- Annual load limits on roads
- Limited workforce for Agricultural
- Multi School, Fire and Ambulance Districts
- Long response time for Law Enforcement Service

6.5.3 Designated Business and Industrial Sites

The Town of West Point wants to actively work with the surrounding municipalities to encourage business and economic development in their areas where the infrastructure exists to adequately handle such developments. Industrial development is not desired by the Town and should be located in these surrounding city and village industrial parks and communities according to their comprehensive plans. The Town of West Point would like to encourage existing industrial and conditional use areas in the town to locate in these surrounding municipalities also. The Town of West Point is most interested in supporting business growth in the surrounding areas which is of benefit to its residents, in the form of goods and services, or which supports its agricultural and recreational tourism base. Existing economic agricultural activities in the town should be supported to the extent possible without harmfully affecting the environment.

The Town of West Point is interested in designating three areas for limited commercial development. The areas already have commercial activities. These areas are: The Crystal Lake area, the Sunset Bay area, and to a lesser, more environmentally sensitive consideration, the Merrimac Ferry area. These areas could see more recreation-related and service commercial development as long as the fragile environment of the lakes was protected. The types of commercial development West Point thinks would be assets to the town include but are small scale lodging and camping, restaurants, recreation-related and resident services, such as landscaping, boat and lift repair, gasoline, small convenience stores, health and beauty, etc. Finally, the Town of West Point is interested in seeing many of the conditional-use commercial areas of the town located in these newly designated commercial areas rather than spread all over the town. The town is interested in working with Columbia County in reducing the frequency of the conditional use permit in the town and tightening up the enforcement of violations.

Nonmetallic minerals are important sources of building stone, lime, industrial sand and construction aggregates. Like ground water, forests, and agricultural land, non-metallic mineral resources exists where

nature put them, not always where they are needed. Planning for these resources is needed in order to ensure abundant supplies of inexpensive aggregate in the future. Reclamation of nonmetallic mines are regulated by the Columbia County Nonmetallic Mining Reclamation Ordinance within the Columbia County Code of Ordinances. The ordinance requires all operating nonmetallic mines to obtain an annual reclamation permit and to prepare a reclamation plan for the mine site. The reclamation plan is to describe how the mine site will be restored once mining is complete and what the post-mining land use will be for the property. The annual permit provides a means to track progress on the reclamation of the mine site. There are currently four nonmetallic mining sites in the Town of West Point. Map 5-2 includes the locations of nonmetallic mining sites in the Town.

6.5.4 Use of Environmentally Contaminated Sites

Environmentally contaminated sites are tracked and regulated by the US Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR). These agencies monitor and encourage the clean up and reuse of environmentally contaminated sites. The WDNR maintains a tracking system for contaminated sites called the Bureau for Remediation and Redevelopment Tracking System (BRRTS). The BRRTS database contains 665 environmentally contaminated sites in Columbia County. The majority of these sites are located within cities and villages throughout the County, however several contaminated sites are located in unincorporated towns. Of the 656 contaminated sites in the County, 331 have been cleaned up and are considered closed. The remaining 334 sites are classified as open sites. A closed site has completed all requirements for clean up and has received a letter from the WDNR indicating the case has been closed. An open site is one in need of a cleanup or one in which a cleanup is underway.

The system tracks several types of contaminated sites, the most common of which are listed below.

- Spills – A Spill is a discharge of a hazardous substance.
- Leaking Underground Storage Tank (LUST) – A program that tracks petroleum contamination from underground storage tanks.
- Environmental Fund – A program to remediate waste sites with soil and/or groundwater contamination where in most cases there is no clear responsible party is. The program will initiate remediation with state funds and if possible recover clean up costs if a responsible party can be identified.

Most of the 656 identified contaminated sites in the County have been cleaned up or require no further action. In fact, only 105 sites remain in need of clean up with most of these sites being leaking underground storage tanks. Some of these sites contain existing businesses and industries that will continue operations on the sites through the cleanup process. Other sites where no business or industrial operations currently exist offer possible opportunities for future business and industry upon the cleanup of the site. Timely clean up and reuse of contaminated sites throughout the County should be strongly encouraged.

7.0 INTERGOVERNMENTAL COOPERATION

This element identifies activities in Town of West Point associated with intergovernmental cooperation. Intergovernmental cooperation is generally considered to be any arrangement through which any two governmental jurisdictions coordinate plans, policies, and programs to address and resolve a mutual issue of interest. Intergovernmental cooperation is a necessity for all levels of government to operate in a cost effective and efficient manner while providing required services to citizens. The Town's relationship with neighboring and overlapping governmental units such as the state, county, cities and villages, towns, school districts, technical colleges, and other governmental districts can directly impact planning, the provision of services, and the siting of public facilities. This element examines these relationships, identifies real or potential conflicts, and provides suggestions for addressing issues in a productive manner.

7.1 INTERGOVERNMENTAL COOPERATION VISION

- ◆ The Town of West Point will develop cooperative relationships with neighboring communities, government bodies, municipal services, agencies and associations with mutual interests. This cooperation will enhance services for the town and provide a means of joint planning to minimize conflict and resolve issues in a proactive and productive manner.

7.2 INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES, AND POLICIES

Goal 1: Plan for growth with neighboring communities and governmental units.

- Objective 1:* Develop an on-going relationship with adjacent communities to periodically review growth plans, zoning issues, and possible annexation plans that may affect the Town of West Point.
- Objective 2:* Assess proposed residential and commercial land development in neighboring communities that may impact town roads, traffic, services, or quality of life.
- Objective 3:* Communicate Town of West Point proposed residential and commercial development that may impact neighboring communities.
- Objective 4:* Communicate Town of West Point growth plans and proposed land development that may impact schools, utilities and services.

Policies and Proposed Programs:

- a) Develop Memorandum Of Understanding (MOU) with City of Lodi regarding long term development and annexation plans, extraterritorial zoning, and other issues of mutual interest.
- b) Mutually share development plans periodically with contiguous Towns and Villages.
- c) Develop Memorandum Of Understanding (MOU) with Prairie du Sac and Merrimac regarding extraterritorial zoning.

Goal 2: Protect and enhance the Agricultural, Natural and Cultural Resources of the Town of West Point that are affected by activities of neighboring communities, associations, agencies and other governmental units.

- Objective 1:* Establish liaisons with agencies and associations having issues of mutual interest with the Town of West Point.
- Objective 2:* Assess proposed residential and commercial land development in neighboring communities that may impact town agricultural, natural, and cultural resources.
- Objective 3:* Encourage Town of West Point participation in associations having a mutual interest with the Town.
- Objective 4:* Communicate Town of West Point growth plans and proposed land development that may impact agricultural, natural, or cultural resources in neighboring communities.

Policies and Proposed Programs:

- a) Solicit Town of West Point interested citizen to act as liaison with WI DOT and bike clubs to establish official bicycle routes and obtain public funding where eligible.
- b) Develop long term plan with Columbia County and WI DNR for maintenance of Gibraltar Rock.
- c) Solicit Town representative to act as liaison with WI Ice Age Trail Committee.
- d) Solicit Town representation on stakeholder group for BAAP Oversight & Management Commission.
- e) Solicit Town Memorandum of Understanding (MOU) with the Eagle Council and neighboring municipalities regarding eagle habitat.
- f) Explore Memorandum Of Understanding (MOU) regarding West Point participation in the Crystal Lake District with the Town of Roxbury.
- g) Explore Lake Wisconsin management issues with adjacent municipalities, Columbia County and Sauk County.

Goal 3: Provide for the on-going services of agencies, governmental units, and municipal services contracted or utilized by the Town of West Point.

- Objective 1:* Establish liaisons with Lodi and Sauk-Prairie school districts to proactively review issues that may impact the Town of West Point.
- Objective 2:* Periodically assess contracts with local fire, police and ambulance services.
- Objective 3:* Establish liaison (s) with Columbia County administration.
- Objective 4:* Establish liaisons with agencies and associations having mutual interests with the Town of West Point.
- Objective 5:* Coordinate Emergency Government services between West Point, Prairie du Sac, Sauk City, City of Lodi and Columbia County on the National Incident Management System.

Policies and Proposed Programs:

- a) Annually review and renew the agreement with Lodi and Sauk Prairie fire districts for fire protect services.
- b) Annually review and renew the agreement with Lodi and Sauk Prairie ambulance services.
- c) Annually review and renew the agreement with Columbia County for Law Enforcement services.

- d) Periodically review sanitary district plans with Harmony Grove and Okee Sanitary Districts.
- e) Annually review and renew the agreement with Columbia County solid waste facility and recycle center for waste management services.
- f) Periodically review population growth of West Point and new residential development with affected school district.
- g) Annually review community recreation programs with neighboring communities.

Goal 4: Support establishment of a Regional Planning Commission which includes Columbia County.

Objective 1: Implement county-wide and regional commission to periodically review issues of interest that could affect the Town of West Point.

7.3 EXISTING INTERGOVERNMENTAL COOPERATION PROGRAMS AND RESOURCES

7.3.1 UW-Extension Local Government Center

The Local Government Center's mission is to provide focus, coordination, and leadership to UW System educational programs for local government and to expand the research and knowledge base for local government education. The Local Government Center maintains a collection of information on intergovernmental cooperation.

7.3.2 Wisconsin Partnership

The State of Wisconsin offer's local government's contract purchasing, technical advice, data, and financial assistance to more efficiently provide government services. Through its website, www.wisconsinpartnership.wi.gov the State of Wisconsin allows local governments to access these resources. The website also offers significant information related to intergovernmental cooperation in Wisconsin.

7.3.3 Wisconsin Counties Association (WCA)

The Wisconsin Counties Association (WCA) is an association of county governments assembled for the purpose of serving or representing counties. The direction of this organization is determined by the membership and the WCA Board of Directors consistent with the WCA Constitution. The organization provides up to date information on issues affecting counties in Wisconsin and offers opportunities for counties to share information.

7.3.4 Wisconsin Town Association (WTA)

Wisconsin Towns Association (WTA) is a non-profit, non-partisan statewide organization created to protect the interests of the 1,264 towns in the State of Wisconsin and to improve town government. The association is organized into six districts and is headquartered in Shawano. WTA activities include regular district meetings, an annual statewide convention, publications, participation in cooperative training programs, and other efforts.

7.3.5 League of WI Municipalities

The League of Wisconsin Municipalities is a voluntary non-profit association of Wisconsin cities and villages working to advance local government. The League was first established in 1898 and provides a variety of services and resources to members including legal resources, the league conference, training opportunities, sample ordinances, legislation review, a variety of publications and handbooks, and others.

7.3.6 State of Wisconsin

The State of Wisconsin has a number of statutes and related programs that deal with intergovernmental cooperation. For more information see section 7.5 of this element.

7.4 INTERGOVERNMENTAL COOPERATION

7.4.1 Town of West Point and Adjacent Governmental Units

The Town of West Point shares borders with several other governmental units. The Town's involvement with these other units of government is described below.

7.4.1.1 Adjacent Governmental Units

The Town of West Point is located within Columbia County and shares a border with the Towns of Lodi, Caledonia and Dekorra. The Town of West Point also shares a border with Dane County and the Towns of Roxbury and Dane within Dane County and with Sauk County and the Towns of Prairie du Sac, Sumpter, and Merrimac as well as the Villages of Prairie du Sac and Merrimac within Sauk County.

7.4.1.2 Relationship

Town of West Point's relationship with the adjacent Towns can be characterized as one of mutual respect with limited opportunities for shared resources and services. Towns are not incorporated and cannot annex land. Therefore, the borders between the Town of West Point and the adjacent towns are fixed and boundary disputes are virtually nonexistent.

The Town of West Point's relationship with the adjacent Villages of Prairie du Sac and Merrimac can be characterized as one of general agreement and respect. There is not an issue of annexation with the Villages of Prairie du Sac and Merrimac because annexation is not allowed across county lines.

Town of West Point's relationship with Columbia, Dane, and Sauk Counties can be characterized as one of mutual respect. The Town of West Point's interactions with Dane and Sauk Counties are limited whereas the Town's relationship with Columbia County is more complex. The Town is located within Columbia County and therefore the County has some jurisdiction within the Town. In particular, the County administers several land use related regulations within the Town of West Point regarding zoning, land division, private sanitary systems, floodplains, shorelands, wireless communication facilities, and nonmetallic mining. The County Sheriff's Department also has law enforcement jurisdiction within the Town and the County Highway Department also has jurisdiction over certain roads. In addition the County maintains a park, Gibraltar Rock, within the Town of West Point. In those areas where the County has jurisdiction within the Town, the County attempts to get input from the Town before making decisions affecting the Town. Likewise, the Town has attempted to maintain open communication with the County.

7.4.1.3 Siting Public Facilities

Town of West Point has not had a need or opportunity at this time to jointly site a public facility. The Town would be open to jointly siting a facility with another unit of government if the opportunity arose and it was mutually beneficial to both parties. The Town of West Point has no formal process established for siting and building public facilities with other local units of government, rather these types of projects are handled on a case by case basis.

7.4.1.4 Sharing Public Services

The Town of West Point currently shares fire protection and EMS services with Sauk City and the City of Lodi through a contractual agreement. The Town also contracts with the County Solid Waste Department to process solid waste and recyclables and the County Highway Department for the plowing and maintenance of town roads. Schools, parks, and the library in the Village of Prairie du Sac, Sauk City, and the City of Lodi are also utilized by Town residents. Town of West Point has no formal process established for sharing public services with other local units of government, rather these types of agreements are handled on a case by case basis.

7.4.2 Town of West Point and Local School Districts

The Town of West Point is served by the Sauk Prairie and Lodi School Districts. The Town's involvement with the school districts is described below. More details about school districts are located in the Utilities and Community Facilities Element of this plan.

7.4.2.1 Relationship

Town of West Point's relationship with the school districts serving the Town can be characterized as good but limited. The school districts tend to operate rather independently and interaction with the Town tends to be minimal.

7.4.2.2 Siting School Facilities

The siting of new school facilities is mainly conducted by the school districts. The Town has historically had little input into the location of new schools.

7.4.2.3 Sharing School Facilities

No formal agreement between the school districts and Town of West Point exist for the shared use of school facilities. However, school recreational facilities are sometimes used by Town residents living in close proximity to the schools.

7.4.3 Region

Town of West Point is located in the south-central region of the State of Wisconsin. Columbia County and the Town of West Point are not part of a regional planning commission. As a result, the Town's interactions and contacts within the region are limited as there is no regional entity to be involved with. However, the Town has been active in addressing water quality issues in Lake Wisconsin and transportation issues surrounding the improvements to USH 12.

7.4.4 State

Town of West Point's relationship with the state mainly involves state aid for local roads and the administration of various state mandates. In regards to comprehensive planning, coordination with several state agencies occurred as part of the Town of West Point Comprehensive Plan development process. The relationship with these state agencies and their assistance with the Town Comprehensive Plan development process includes, but is not limited to the following:

- ◆ Wisconsin Department of Administration (WDOA)

The WDOA awards and administers comprehensive planning grants. While the Town of West Point did not utilize these grants as part of the Town's planning effort these grants remain an important resource for future planning efforts.

In addition to grant awards and administration, the WDOA also provides population and demographic estimates and projections for planning purposes. The WDOA is also responsible for the administration of various programs often utilized for plan implementation. The WDOA is also the state contact for land information modernization activities.

- ◆ Wisconsin Department of Transportation (WDOT)

The WDOT maintains several plans with statewide policies and recommendations regarding various aspects of transportation. Plan recommendations were consulted and incorporated into the Town of West Point Comprehensive Plan where applicable. These plans are covered in more detail in the Transportation Element of this plan.

- ◆ Wisconsin Department of Natural Resources (WDNR)

The WDNR has provided a number of resources to the Town of West Point comprehensive planning process. These resources include information on natural resources such as wetlands, surface waters, groundwater, air quality, threatened and endangered species, wildlife habitat, and recreational uses and activities including hunting and fishing. In addition, the WDNR provided information through programs the department maintains regarding shoreland management, nonmetallic mining reclamation, stormwater, public sewer and water systems, solid waste management, and dam permitting. As a result, opportunities to work collaboratively with the WDNR are numerous

- ◆ Wisconsin Historical Society

The Wisconsin Historical Society provided data for the Town of West Point planning effort through its Wisconsin Architecture and History Inventory (AHI) and Archaeological Sites Inventory (ASI).

- ◆ Other State Agencies

In addition to the above, the following state agencies also contributed data and other trend information towards the Town of West Point comprehensive planning process:

- Wisconsin Department of Public Instruction (school enrollments and district information)
- Wisconsin Department of Commerce (economic information)
- Wisconsin Public Service Commission (information on public utilities)

7.4.5 Other Governmental Units

Several other governmental units, such as lake districts, sanitary districts, utility districts, drainage districts etc., exist within Columbia County and may encompass territory within the Town of West Point. These governmental units tend to operate rather independently and interaction with the Town tends to be minimal.

7.5 WISCONSIN INTERGOVERNMENTAL COOPERATION STATUTES

7.5.1 Intergovernmental Agreements

Wisconsin Statute, 66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with s. 66.0301, formerly s. 66.30, are the most common form of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

7.5.2 Boundary Agreements Pursuant to Approved Cooperative Plan

Under 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each city, village, or town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include a plan for the physical development of the territory covered by the plan, a schedule for changes to the boundary, plans for the delivery of services, an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan, and it must address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted to the Wisconsin Department of Administration for State approval. Upon approval, the cooperative plan has the force and effect of a contract.

7.5.3 Creation, Organization, Powers and Duties of a Regional Planning Commission

Wisconsin Statute 66.0309 permits local governments to petition the governor to create a regional planning commission (RPC). If local support for a commission is unanimous, the governor may create it by executive order. The governor may also create a commission if local governments representing over 50% of the population or assessed valuation of the proposed region consent to the creation. Commission members are appointed by either local governments or the governor.

State Statutes require the RPC to perform three major functions:

- Make and adopt a comprehensive plan for the physical development of the region.

- If requested by a local unit, report recommendations to that local unit on the location of or acquisition of land for any of the items or facilities, which are included in the adopted regional comprehensive plan.
- Make an annual report of its activities to the legislative bodies of the local governmental units within the region.

RPC's are also authorized to perform several other functions; however, by law they serve a strictly advisory role.

Columbia, Dane, Dodge, Jefferson, Rock, and Sauk Counties are the only counties in the state that are not part of a Regional Planning Commission.

7.5.4 Municipal Revenue Sharing

Wisconsin Statute, 66.0305, Municipal Revenue Sharing, gives authority to cities, villages and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries.

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least 10 years. The formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement was made may be invalidated after the minimum 10-year period.

7.5.5 Annexation

Wisconsin Statute, 66.021, Annexation of Territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of one or more tax parcels from a town to a city or village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

- Unanimous approval - A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
- Notice of intent to circulate petition (direct petition for annexation) - The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
- Annexation by referendum - A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

7.5.6 Incorporation

Wisconsin Statutes, 66.0201 - Incorporation of Villages and Cities; Purpose and Definitions, and 66.0211 - Incorporation Referendum Procedure, regulate the process of creating new villages and cities from town territory. Wisconsin Statute, 66.0207 - Standards to be applied by the department, identifies the criteria that have to be met prior to approval of incorporation.

The incorporation process requires filing an incorporation petition with circuit court. Then, the incorporation must meet certain statutory criteria reviewed by the Municipal Boundary Review Section of the Wisconsin Department of Administration. These criteria include:

- Minimum standards of homogeneity and compactness, and the presence of a "well developed community center".
- Minimum density and assessed valuation standards for territory beyond the core.
- A review of the budget and tax base in order to determine whether or not the area proposed for incorporation could support itself financially.
- An analysis of the adequacy of government services compared to those available from neighboring jurisdictions.
- An analysis of the impact incorporation of a portion of the town would have on the remainder, financially or otherwise.
- An analysis of the impact the incorporation would have on the metropolitan region.

7.5.7 Extraterritorial Zoning

Wisconsin Statute, 62.23(7a), Extraterritorial Zoning, allows a city with a population of 10,000 or more to adopt zoning in town territory, three miles beyond a city's corporate limits. A city or village with a population less than 10,000 may adopt zoning 1.5 miles beyond its corporate limits. In Columbia County, all cities and villages had populations less than 10,000 during the 2000 US Census and therefore have the potential to exercise extra-territorial zoning authority up to one and one-half miles. If the extraterritorial area of two municipalities overlaps, jurisdiction is divided between them as provided under s. 66.0105.

Under extraterritorial zoning authority, a city or village may enact an interim zoning ordinance that freezes existing zoning, or, if there is no zoning, existing uses while a plan and regulations are developed. The statute provides that the interim ordinance may be for two years.

A joint extraterritorial zoning committee must be established consisting of three city or village plan commission members and three town members. The city or village plan commission works with the joint committee in preparing the plan and regulations. The joint committee must approve the plan and regulations by a majority vote before they take effect.

None of the municipalities with extra-territorial zoning jurisdiction over the Town of West Point have exercised their authority.

7.5.8 Extraterritorial Subdivision Review

Wisconsin Statute, 236.10, Approvals Necessary, allows a city with a population of 10,000 or more to adopt zoning in town territory, three miles beyond a city's corporate limits. A city or village with a population less than 10,000 may adopt zoning 1.5 miles beyond its corporate limits. However, unlike extraterritorial zoning that requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. All cities and villages in Columbia County had populations less than 10,000 during the 2000 US Census and therefore have the potential to exercise extra-territorial plat review authority up to one and one-half miles. A city or village may waive its extraterritorial plat approval authority if it does not wish to use it.

The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed to the city or village. Overlapping authority by incorporated municipalities is handled by drawing a line of equal distance from

the boundaries of the city and/or village so that not more than one ordinance will apply. Map 7-1 illustrates the potential extent of city and village extra-territorial subdivision regulation within Columbia County including the Town of West Point.

7.6 PLANNING IN COLUMBIA COUNTY

In Columbia County, 15 of the 21 towns, including Arlington, Caledonia, Columbus, Fort Winnebago, Fountain Prairie, Hampden, Leeds, Lewiston, Lodi, Newport, Otsego, Pacific, Randolph, and West Point, have developed comprehensive plans, compliant with Wisconsin Statue 66.1001, in cooperation with the Columbia County Comprehensive Planning Program. Three other towns, Dekorra (2005), Lowville (2004), and Courtland (2002), have developed comprehensive plans, compliant with Wisconsin Statue 66.1001, through the assistance of private consultants. The remaining three towns, Marcellon, Scott, and Wyocena have not yet prepared plans.

Two villages in Columbia County, Arlington (2003) and Poynette (2005), have prepared comprehensive plans in compliance with Wisconsin Statue 66.1001. The other eight villages have not yet prepared plans.

Two of the four cities, Columbus (2001) and Wisconsin Dells (2004) have prepared comprehensive plans compliant with Wisconsin Statue 66.1001. The City of Lodi is in the process of preparing a comprehensive plan and the City of Portage has not yet prepared a plan.

A number of other plans also exist that apply within Columbia County. These planning documents include the Agricultural Preservation Plan (1977, updated 1988), the Erosion Control Plan (1987), the Land and Water Resource Management Plan (2006), the Columbia County Comprehensive Development Plan (1970), the Solid Waste Management Plan (1980, updated 1990), the Outdoor Recreation Plan (1968), the Park, Open Space, and Outdoor Recreation Plan (1975), the Outdoor Recreation Plan (1981), and the Comprehensive Outdoor Recreation Plan (1997). These documents and others from adjacent counties and state agencies were consulted and reviewed as appropriate during the development of this plan.

7.7 INTERGOVERNMENTAL CONFLICTS AND OPPORTUNITIES

7.7.1 Existing or Potential Conflicts with other Governmental Units

Several existing and potential conflicts between units of government will likely need to be addressed during the course of the planning period. Existing and potential conflicts are summarized in Table 7-1.

7.7.2 Opportunities for the Resolution of Conflicts with other Governmental Units

Conflicts are most effectively addressed in a proactive manner by pursuing opportunities that will reduce or altogether prevent future conflicts. Table 7-1 also summarizes potential opportunities that can be explored to address the identified existing or potential conflicts.

TABLE 7-1
Intergovernmental Conflicts and Opportunities for Resolution
Town of West Point

Existing or Potential Conflict	Opportunities for Resolution
Concerns over incompatible land uses in one municipality negatively impacting landowners and residents in adjacent municipalities.	<p>Columbia County Planning and Zoning Department should work with local municipalities to modify or add land use regulations that address local concerns.</p> <p>Columbia County Planning and Zoning Department should encourage municipalities to develop, update, and properly administer local land use ordinances and programs.</p>
Conflicts and inconsistencies between town, village, city, and county plans and ordinances.	<p>Columbia County Planning and Zoning Department should work with municipalities on procedures for the review of development proposals.</p> <p>Columbia County Planning and Zoning Department should provide assistance to municipalities in the development of plans and ordinances.</p> <p>Columbia County Planning and Zoning Department should review and provide comments on drafts of local comprehensive plan and ordinances.</p>
Conflicts over land use and development issues in the extraterritorial jurisdictions of cities and villages.	Columbia County Planning and Zoning Department should provide assistance with extraterritorial and boundary agreement issues.
Concern that local control in land use issues is subject to too much intervention by Columbia County and the State.	<p>Ensure ample opportunity for public involvement during land use planning and ordinance development.</p> <p>Maintain and encourage communication between the Columbia County Planning and Zoning Department and local municipalities on land use issues.</p>
Concern that County's land use regulations are not adequate to address today's land use issues.	Review and revise land use ordinances as necessary to address current land use issues.

Source: Town of West Point and Columbia County Planning and Zoning

8.0 LAND USE

The land use element examines existing and future land uses within the Town of West Point. The examination and analysis of existing land use trends within the Town provides a means to forecast how land will likely be used in the future. The main function of the land use element is to guide future land uses in a manner that is compatible with the goals and objectives expressed within this plan.

8.1 LAND USE VISION

- ◆ The Land Use Plan for the Town of West Point protects the Town's rural and scenic character and its natural, cultural and agricultural resources while planning for and directing necessary and reasonable growth for present and future generations. The Plan is intended, to the extent feasible, to preserve agricultural lands, woodlands, and environmentally sensitive areas; protect historical and cultural sites; maintain and improve water quality; and conserve natural and recreational resources, including the remaining undeveloped Lake Wisconsin shoreline. The Plan envisions limited but orderly development in a manner that will allow services to be provided efficiently and economically. The Plan fully recognizes and considers the property rights of landowners.

8.2 LAND USE GOALS, OBJECTIVES, AND POLICIES

Goal 1: Plan for the 100-year future of the Town of West Point.

Objective 1: Make land use decisions based on the Comprehensive Plan and Future Land Use Map.

Objective 2: Consider long-term implications of land use decisions.

Goal 2: Ensure any future development is sensitive to the natural environment.

Objective 1: Protect environmentally, culturally and archaeologically important areas shall be protected from development.

Objective 2: Locate any new development will be located such that it does not disturb scenic views or adversely impact the Town's rural character.

Objective 3: Explore options that create voluntary conservation easements that protect these lands.

Goal 3: Participate in local and regional planning efforts to achieve a well-planned regional land use pattern.

Objective 1: Involve the public in Town planning efforts.

Objective 2: Encourage higher density developments to be located in and immediately adjacent to cities and villages in areas that won't negatively impact the Town of West Point (refer to the Intergovernmental Plan for additional actions for this objective).

Objective 3: Encourage regional and state solutions to preserve agricultural and environmental lands.

Goal 4: Maintain the Town’s existing agricultural resources and maintain agriculture as an economic and social way of life.

- Objective 1:* Utilize existing and new techniques to protect the Town’s agricultural and environmentally sensitive areas.
- Objective 2:* Allow only development practices that protect the Town’s agricultural lands.
- Objective 3:* Encourage approaches that create voluntary conservation easements that protect these lands.
- Objective 4:* Encourage owners of “working lands” to sell them as “working land” instead of alternate useages.

Goal 5: Allow a limited amount of planned development provided that such development is located in the areas designated on the Future Land Use map.

- Objective 1:* Ensure businesses are properly located and related to Town needs.
- Objective 2:* Allow businesses that support the Town’s agricultural and recreational economy.
- Objective 3:* Carefully monitor any mineral extraction activities in the Town.

Policies and Proposed Programs:

Land Division in Agricultural Lands

- a) Change the definition of a major subdivision from five or more lots to four or more lots.
- b) Require conservation design and clustering for all major subdivisions of four or more lots.
- c) Increase the minimum acreage required to build a home in agriculturally zoned land from 35 acres to 50 acres, with a graduated number of development rights (See Chart Below).
- d) Institute a development policy for the Town that allows for a land division and rezoning to a residential district to take place subject to the following criteria: (Excludes Conservation Residential Areas and Commercial Areas)
 - existing homes count as a development right,
 - the Town reserves the right for siting of lots and homes,
 - minimum lot size is 1 acre,
 - maximum lot size is 5 acres, for 3 lots or less,
 - major subdivisions, four or more lots, require conservation design
 - remnant parcel is legally restricted to agriculture in perpetuity.
- e) Allow owners of agricultural land to divide parcels from 1-5 acres for residences in accordance with the following table, providing that the remaining acreage assigned to that development right be defined by a certified survey and legally restricted to agriculture in perpetuity.
- f) The justification for this land division policy is to honor historical land divisions and to preserve agricultural land.

Original Parcel of Record	Development Rights [new lots]
Less than 35 acres	0
35 acres to less than 80 acres	1
80 acres to less than 160 acres	2
160 acres to less than 240 acres	3
240 acres or larger	4 maximum

Agricultural Preservation Areas

- a) Limit the rezoning of agriculturally zoned land as detailed later in this chapter.
- b) Prohibit the division of land that creates additional building sites except for farm residential development that is permitted per the standard of one land division per 35 acres contiguously owned.
- c) Develop a Purchase of Conservation Easement [PACE] or Purchase of Development Rights [PDR] program in the town to preserve lands in the Agricultural Protection Area.
- d) The town should establish a local committee that will develop standards and solicit applications voluntarily from eligible farmland owners.
- e) The town should offer developers of single family homes in Conservation Residential Areas a market incentive to increase the density of any proposed land division by purchasing the development rights of eligible agricultural lands [a percentage of market value] and the conservation easement held by a land trust or governmental entity.
- f) The town should work closely with Columbia County and the State of Wisconsin in proposing a new federal Farmland Bill which could have a PDR grant component.
- g) The town should work closely with Columbia County and the State of Wisconsin Department of Agriculture, Trade and Consumer Protection [DATCP] in developing PDR programs in Wisconsin utilizing bonds and creating Ag Enterprise Areas that have 20 year conservation easements.
- h) The town should work closely with Columbia County in developing a PDR program utilizing bonds.
- i) The town by setting up a voluntary, market-driven PDR program will have all the tools in place should county, state, conservancy or federal money become available.

Conservation Residential Areas

- a) Except in cases where PDR's are involved there is a maximum lot density of 2 acres for all new land divisions. Under conservation design principles it is understood that actual lot sizes are typically smaller.
- b) All major [four homes or more] land divisions require the lots to be clustered utilizing conservation subdivision principles.
- c) Encourage use of communal sewage systems in all major (four homes or more) land divisions.
- d) Residential area development will be allowed only in designated areas.
- e) Developers have the right to develop extra lots through the Agricultural Preservation Area program using a formula of one lot per 20 acres of land preserved, i.e., conservation easement purchased at a percentage of

market rate. The conservation easement will be owned by either a local land trust or governmental entity.

Commercial Areas

- a) Support commercial activities that have little or no environmental impact.
- b) Support commercial activities that provide a service to local residents.
- c) Prohibit ‘strip’ commercial development along roadways. By definition, strip commercial activities are usually along an artery with minimal standards for landscaping and design.
- d) Support low impact recreational businesses and activities provided that these businesses do not negatively impact the rural character of the Town, nor harm the Town’s natural resources.
- e) Develop a signage ordinance for the Town that emulates the rural character of the Town.
- f) Support the long-range relocation of commercial activities not in designated future commercial areas.
- g) Keep industrial uses out of commercial areas.

Parks and Recreation Areas

- a) Develop an Outdoor Recreation Plan for the town to utilize Stewardship match funds for land purchases.
- b) Work with state and county partners to develop park and recreation land.
- c) Consider the purchase of park land with cooperative owners on the undeveloped shoreline of Lake Wisconsin, either on the long stretch of shoreline in Sections 8 and 17 north of Fjord Drive; or in the stretch of shoreline between Steckelberg Drive and Crestview Drive
- d) Consider the purchase of park land with cooperative owners on the undeveloped shoreline of Crystal Lake, near the end of Hanneman Road.

Environmental Corridor Areas

- a) Prohibit development in environmental corridors which have one of the following characteristics:
 - Within a 100 year floodplain.
 - Within a 75 foot shoreland buffer, measured from the OHWM.
 - Within a mapped wetland.
- b) Establish a local committee to prioritize lands to be protected and create a program to protect these lands.
- c) Develop a local land trust to purchase conservation easements [development rights] of the most critical environmental corridors.
- d) Protect wildlife habitat and movement with corridor designation, particularly bald eagle areas, as mapped on Map 8.3. See Appendix for US Fish and Wildlife Service, *Draft National Bald Eagle Guidelines*, February 2006.
- e) Permit cropping and grazing within Environmental Corridor Areas, where in accordance with county, state, and federal law.

8.3 EXISTING LAND USE PROGRAMS

8.3.1 Town of West Point Code of Ordinances

The Town of West Point has adopted the ‘Code of Ordinances of the Town of West Point’ to regulate various activities within the Town. Five sections in the Code of Ordinances regulate land use within the Town including Section 6.00 - Land Division and Subdivision Regulations, Section 7.00 - Erosion Control and Storm Water Runoff, Section 8.00 - Uniform Dwelling Code, Section 9.00 - Mobile Homes and Section 12.00 – Roads and Driveways. These five sections of the ‘Code of Ordinances of the Town of West Point’ are discussed in more detail below.

8.3.2 Land Division and Subdivision Regulations

The Town of West Point’s Land Division and Subdivision Ordinance regulates the division of land within the Town of West Point. The intent of the ordinance is to lessen congestion on highways and streets; foster the orderly layout and use of land; provide public safety; prevent overcrowding of the land; protect the community’s agricultural base; provide for adequate public services; and to provide oversight into the further division of large tracts of land into smaller pieces. The ordinance is administered by the Town of West Point Plan Commission and Town Board. The Land Division and Subdivision Ordinance requires an approved Certified Survey Map (CSM) be recorded in the Columbia County Register of Deeds Office for any minor land division that is less than 80 acres in size and is comprised of fewer than five lots. Major subdivisions comprised of five or more lots are subject to state platting requirements in addition to requirements in the Town of West Point’s Land Division and Subdivision Ordinance.

8.3.3 Erosion Control and Storm Water Runoff

The Town of West Point’s Erosion Control and Storm Water Runoff Ordinance regulates activities within the Town that can result in the erosion of soil by water runoff. The intent of the ordinance is to promote the health, safety, prosperity, and general welfare of the citizens of the Town of West Point; conserve the soil, water, and related resources; to prevent and control erosion and sedimentation; to prevent and control water pollution; to protect spawning grounds, fish, and aquatic life; to control building sites, placement of structures, and land use; to ensure adequate capacity of existing drainage facilities and receiving water bodies; to prevent undue channel erosion; control scouring and transportation of particles; and to prevent conditions that endanger downstream property. The ordinance is administered by the Town of West Point Plan Commission and Town Board. The Erosion Control and Storm Water Runoff Ordinance requires a permit when conducting certain land disturbing activities on public or private land within the Town. These land disturbing activities include: the disturbance of an area of 5,000 square feet or greater, an excavation or fill project that exceeds 1,000 cubic yards of material, any public road project, any trenching of over 300 linear feet, any land division that requires plat approval or CSM, any land disturbances on slopes greater than 15 percent slopes, and any other activity that the Town Engineer determines will likely cause erosion.

8.3.4 Uniform Development Code

The Town of West Point’s Uniform Development Code regulates the building of one and two-family homes within the Town. The intent of the Code is to exercise the Town’s jurisdiction over the construction and inspection of new one-family and two-family dwellings, provide plan review and on-site inspections, establish standard building permit forms, establish and collect fees, and to provide remedies and penalties for violations of the Ordinance. The ordinance is administered by the Town of West Point Plan Commission and Town Board. The ordinance requires a building permit from the Town building

inspector for all new one-family and two-family structures as well as all additions or alterations to all existing one and two-family residential buildings and structures, and to all accessory buildings. The building permit covers excavations, soil erosion, construction, heating, ventilating, electrical and plumbing.

8.3.5 Mobile Homes

The Town of West Point's Mobile Home Ordinance regulates the placement and occupancy of mobile homes within the Town. The intent of the ordinance is to locate mobile homes in appropriate and desired locations within the Town of West Point. The ordinance is administered by the Town of West Point Plan Commission and Town Board. The Mobile Home Ordinance requires all mobile homes and mobile home parks within the Town of West Point to obtain a license from the Town Board. New mobile homes are allowed only in licensed mobile home parks. Mobile homes located outside of licensed mobile home parks are allowed only if they existed prior to December 8, 1988 or if the mobile home is located on an operating farm and the occupant is employed at the farm.

8.3.6 Roads and Driveways

The Town of West Point's Town Roads and Driveways Ordinance contains two sections that regulate private access to Town roads and provide standards for the development of private residential driveways. The ordinance is administered by the Town of West Point's Plan Commission and Town Board. The intent of Section 12.00 - Private Access to Town Road Ordinance is to restrict and regulate private access to Town roads in order to promote the public safety by providing for safe and efficient private ingress and egress to Town of West Point roads, ensure proper drainage, and minimize disruption to existing agricultural lands. The Private Access to Town Roads Ordinance requires an access permit from the Town prior to the construction of any new access on a Town road. The intent of Section 12.10 - Private Driveways Ordinance is to regulate the siting, construction, and maintenance of residential driveways that change the existing topography of the land to assure that the siting will promote the public health, safety, and general welfare of the community, preserve agricultural land, protect environmentally sensitive areas, and enforce the goals and policies set forth in the Town of West Point Plan. The Private Driveways Ordinance requires a Driveway Siting Permit from the Town prior to the construction of any new residential driveway. The ordinance does not regulate commercial driveways.

8.3.7 Columbia County Code of Ordinances

Most land development and building activity in the unincorporated areas of Columbia County, including the Town of West Point, is subject to Columbia County regulations. Land use within the County is regulated by the Columbia County Code of Ordinances. The primary section of the Code of Ordinance that regulates land use within the County is Title 16. Title 16 includes seven chapters providing regulation regarding Zoning, Land Division and Subdivision, Private Sewage Systems, Floodplain Zoning, Shoreland Wetland Protection, Wireless Communication Facilities, and Nonmetallic Mining Reclamation. Other sections of the Columbia County Code of Ordinances that regulate land use include Title 12, Chapter 4 - Highway Access Control, that regulates property access from County highways and Title 15, Animal Waste Management, that regulates the placement and use of animal waste and manure storage facilities. The County's land use regulations are discussed in more detail in the sections below.

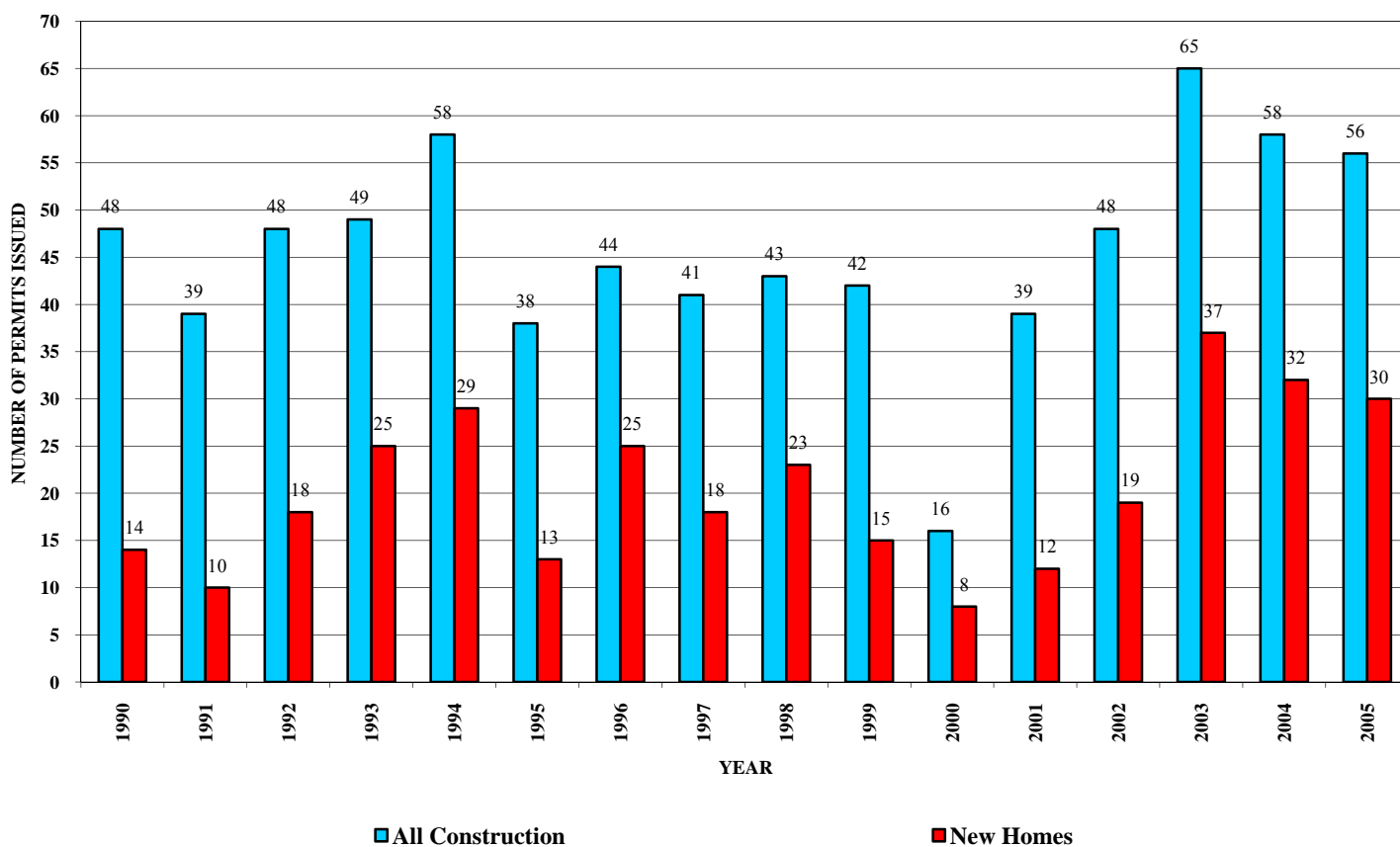
8.3.7.1 *Zoning Ordinance*

The Columbia County Zoning Ordinance, originally adopted in 1961, regulates the use of land and is in effect within 19 of the 21 unincorporated Towns including the Town of West Point. The intent of the ordinance is to promote public health, safety, and general welfare through regulating the location of land uses and structures within the County. The ordinance is administered by the Columbia County Planning and Zoning Department and establishes 10 primary use districts and two overlay districts. In 2006, the primary use zoning district that encompassed the largest amount of area in the Town of West Point was the Agricultural Zoning District (89.68%) followed by the Single Family (9.06%), Recreational (0.35%), and Agricultural II (0.32%) Zoning Districts. Five other primary use zoning districts Commercial (0.20%), Multiple Family (0.16%), Rural Residential (0.13%), Marina (0.10%), and Industrial (0.01%) are also mapped and in use within the Town of West Point but encompass smaller amounts of the zoned area of the Town. The Highway Interchange primary use zoning district has not been utilized within the Town of West Point. The Columbia County Zoning Ordinance also added in 2006 two overlay zoning districts the Agricultural Overlay District and the Planned Residential Development Overlay District. The intent of the overlay districts is to add an additional layer of regulation to the land or to provide flexibility within the primary zoning district while providing additional protections to certain land features. These overlay districts have not been utilized within the Town of West Point.

Under the Columbia County Zoning Ordinance, all land development and building activity in the Town of West Point requires the issuance of a Zoning Permit. The issuing of a Zoning Permits indicates that the proposed development is an approved use under the current zoning of the subject property. Applications for a Zoning Permit are filed with the Zoning Administrator in the Planning and Zoning Department. Figure 8-1 illustrates the Zoning Permit activity for the Town of West Point from 1990 to 2005. Over the 16 year period, an average of 45.8 Zoning Permits were issued per year for all types of construction, with an average of 20.5 Zoning Permits issued per year for new home construction. Over the most recent five year period from 2001-2005, Zoning Permits for all construction averaged 53.2, a 16.1 percent increase over the 16 year average. Likewise, over the same five year period, permits for new homes in the Town of West Point averaged 26.0 per year, a 26.8 percent increase from the 16 year average.

The Town of West Point has not activated zoning powers under its village powers and thus defers to Columbia County on zoning issues. The town's legal powers entitle it to veto any zoning change issued by Columbia County if it believes the change to be not in the town's interest or comprehensive plan.

FIGURE 8-1
Zoning Permit Trends, All Construction and New Homes
Town of West Point, 1990-2005



Source: Columbia County Planning and Zoning Department

8.3.7.2 Land Division and Subdivision Ordinance

The Columbia County Land Division and Subdivision Ordinance, originally adopted in 1966, regulates the division of land within the County and is in effect in all 21 of the unincorporated Towns including the Town of West Point. The intent of the ordinance is to regulate and control the division of land in the unincorporated areas of the County in order to promote orderly layout and use of land; protect the health and safety of county residents; ensure the adequate provision of public infrastructure; and to provide adequate legal descriptions and monumentation of subdivided land. The ordinance is administered by the Columbia County Planning and Zoning Department. The Land Division and Subdivision Ordinance requires an approved certified survey map (CSM) be recorded in the Register of Deeds Office for any minor land division that is less than 35 acres in size and is comprised of fewer than five lots. Major subdivisions comprised of five or more lots are subject to state platting requirements in addition to requirements in the Columbia County Land Division and Subdivision Ordinance. Lands in Columbia County are also divided through several other legal means outside the review of the Land Division and Subdivision Ordinance, however these divisions are required to meet the requirements of the ordinance prior to the issuance of any permits for construction. Table 8-1 illustrates the number of approved certified survey maps and major subdivision plats along with the total number of lots created by these divisions within Town of West Point during the 10 year period between 1996-2005. Since 1996, a total of 58 approved CSMs with a

total of 114 lots were recorded, an annual average of 5.8 CSMs with an annual average of 11.4 lots. During the same ten-year period, a total of seven approved subdivision plats with a total of 136 lots were recorded, an annual average of 0.7 subdivision plats with an annual average of 13.6 lots. Over the ten year period, 45.6 percent of all new lots were created through CSM while 54.4 percent of all new lots were created through subdivision plat.

TABLE 8-1
Land Divisions, Town of West Point, 1996-2005

Year	Number of CSMs	Total Number of Lots	Year	Number of Subdivision Plats	Total Number of Lots
1996	3	4	1996	3*	82
1997	5	10	1997	0	0
1998	9	18	1998	1	8
1999	6	11	1999	0	0
2000	8	15	2000	0	0
2001	4	9	2001	0	0
2002	9	17	2002	1	32
2003	6	16	2003	1	8
2004	4	9	2004	1	6
2005	4	5	2005	0	0
Totals:	58	114	Totals:	7	136

Source: Columbia County Planning and Zoning Department

*Subdivision plats in 1996 were Blackhawk, Selwood addition, and Woodland Hills

8.3.7.3 Private Sewage Systems Ordinance

The Columbia County Private Sewage Systems Ordinance, originally adopted in 1967, regulates the construction of private sewage systems within the county and is in effect within all the incorporated and unincorporated municipalities of the County including the Town of West Point. The intent of the ordinance is to promote and protect public health and safety by assuring the proper siting, design, installation, inspection, and management of private sewage systems and non-plumbing sanitation systems (e.g. a privy). The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department. Table 8-2 illustrates the number of sanitary permits issued for new and replacement systems within the Town of West Point during the ten-year period between 1996 and 2005. During the ten year period between 1996 and 2005, conventional septic systems accounted for 166, or 65.1 percent, of the permits for new or replacement systems within the Town. Of this conventional total, 70 were hook-ups to a community recirculating sand filter system, not individual systems. Mound type sanitary systems that accounted for 71, or 27.8 percent, of the permits for new or replacement systems. A total of 15 holding tanks were permitted during the 10 year period accounting for 5.9 percent of all new or replacement systems. Other sanitary permits issued for items such as reconnection to an existing sanitary system or for the use of a privy accounted for three permits or 1.2 percent of the total permits issued.

TABLE 8-2
Sanitary Permits, Town of West Point, 1996-2005

Year	Holding Tanks	Mound	Conventional*	Other	Total of All System Types
1996	1	7	22	0	30
1997	3	5	14	0	22
1998	1	10	17	0	28
1999	0	9	14	0	23
2000	2	6	13	0	21
2001	0	5	10	0	15
2002	3	4	18	0	25
2003	0	5	22	0	27
2004	2	6	21	2	31
2005	3	14	15	1	33
Totals:	15	71	166	3	255

Source: Columbia County Planning and Zoning Department

* includes 70 Community Recirculating Sand Filter Systems

8.3.7.4 *Floodplain Zoning Ordinance*

The Columbia County Floodplain Zoning Ordinance, originally adopted in 1983, regulates development and uses within the 100 year floodplain areas of the county as identified on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The ordinance is in effect in all FEMA designated 100 year floodplain areas in the unincorporated portions of the County including the Town of West Point. The intent of the ordinance is to protect life, health, and property; minimize public expenses related to flood control projects, rescue and relief efforts, and the damage of public infrastructure; prevent future blight areas; and protect business and homeowners. The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department.

8.3.7.5 *Shoreland Wetland Protection Ordinance*

The Columbia County Shoreland Wetland Protection Ordinance, originally adopted in 1985, regulates the use and development of shoreland areas within the county and is in effect in all areas of the County including the Town of West Point. The ordinance is in effect within 1,000 feet of a navigable lake, pond, or flowage; within 300 feet of a navigable river or stream; or within floodplain areas. The intent of the ordinance is to maintain safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, place of structures, and land uses; and to preserve shore cover and natural beauty. The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department.

8.3.7.6 *Wireless Communication Facilities Ordinance*

The Columbia County Wireless Communication Facilities Protection Ordinance, originally adopted in 1998, regulates the placement and height of towers and antennas within the county and is in effect in the 13 Towns that have adopted the ordinance including the Town of West Point. The intent of the ordinance is to protect the public health, safety, and general welfare; facilitate the provision of wireless communication facilities through careful siting and design standards; minimize adverse visual effects of wireless communication facilities; avoid potential damage to adjacent properties

from the construction and operation of wireless communication facilities; and maximize the use of existing and approved towers, buildings, or structures to accommodate new wireless communication antennas. The ordinance administered by the Columbia County Planning and Zoning Department.

8.3.7.7 Nonmetallic Mining Reclamation Ordinance

The Columbia County Nonmetallic Mining Reclamation Ordinance, originally adopted in 2001, regulates the reclamation of nonmetallic mining sites within the County and is in effect in all areas of the County not covered by a local nonmetallic mining ordinance including the Town of West Point. The intent of the ordinance is to ensure that nonmetallic mining sites are effectively reclaimed after the nonmetallic mining of the site ends. The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department.

8.3.7.8 Highway Access Control Ordinance

The Columbia County Highway Access Control Ordinance, originally adopted in 1995, regulates access onto county highways within the County and is in effect in all areas of the County including the Town of West Point. The intent of the ordinance is to restrict and regulate access onto county highways in order to promote public safety, convenience, general welfare, economic viability, and to protect the public investment in existing and proposed highways by preventing costly road improvements, premature obsolescence, and to provide for safe and efficient ingress and egress to Columbia County Highways. The ordinance is administered by the Columbia County Highway Department.

8.3.7.9 Animal Waste Management Ordinance

The Columbia Animal Waste Management Ordinance, originally adopted in 1998, regulates the placement and construction of animal waste and manure storage facilities within the County and is in effect in all areas of the County including the Town of West Point. The intent of the ordinance is to regulate the location, design, construction, installation, alteration, operation, maintenance, abandonment, and use of animal waste and manure storage facilities and the application of waste and manure from these facilities. The ordinance aims to prevent water pollution, protect public health, prevent the spread of disease, ensure the appropriate use and conservation of land and water resources, and promote prosperity, aesthetics, and the general welfare of County citizens. The ordinance is administered by the Columbia County Land and Water Conservation Department.

8.4 EXISTING LAND USE

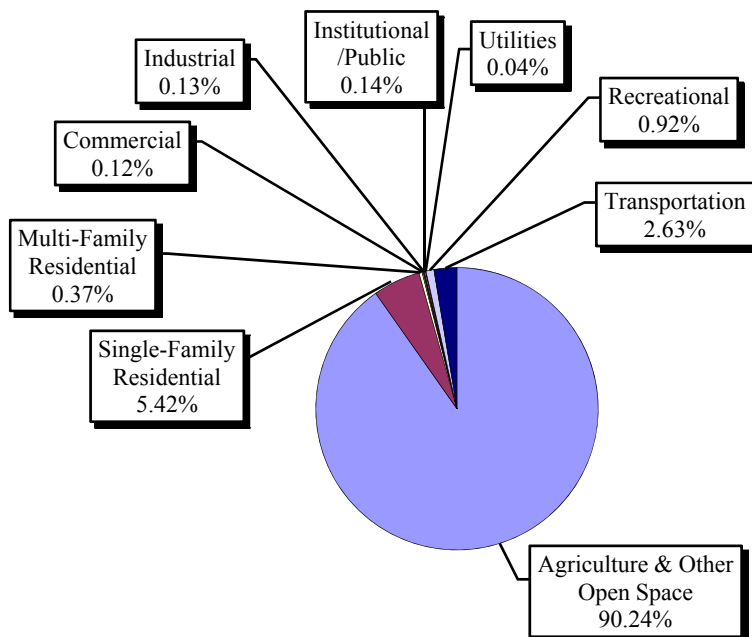
The Existing Land Use section of this plan examines how land is currently being used within the Town. Land uses within the Town of West Point were inventoried and recorded in 2005 with verifications of the land uses made by members of the Town Board and Planning Commission. Land uses were assigned to one of nine primary categories: Agricultural or Other Open Space, Single-Family Residential, Multi-Family Residential, Commercial, Industrial and Permitted Surface Non-Metallic Mining Extraction, Institutional/Public, Utilities, Recreational, and Transportation. Table 8-3 shows the acreage and the percentage of area used by each land use category in The Town of West Point in 2005. Figure 8-2 graphically illustrates the percentage of area used by each land use category. The locations of the different land uses within the Town of West Point are illustrated on Map 8-1 in Appendix I. The following sections describe in more detail the characteristics of the existing land uses within the Town of West Point.

TABLE 8-3
Existing Land Use, Town of West Point, 2005

Land Use	Acreage	Percent of Total
Agricultural or Other Open Space	18,795.8	90.24%
Single-Family Residential	1,128.3	5.42%
Multi-Family Residential	76.3	0.37%
Commercial	25.9	0.12%
Industrial and Permitted Surface Non-Metallic Mining Extraction	26.7	0.13%
Institutional/Public	30.0	0.14%
Utilities	8.1	0.04%
Recreational	190.9	0.92%
Transportation	547.0	2.63%
Total Town Area:	20,829.0	100.00%

Source: Columbia County Planning and Zoning

FIGURE 8-2
Existing Land Use, Town of West Point, 2005



Source: Columbia County Planning and Zoning

8.4.1 Agriculture or Other Open Space

The Agriculture or Other Open Space land use category occupies the majority of land area in the Town of West Point encompassing approximately 18,795.8 acres or 90.24 percent of the total land area of the Town. The majority of the lands in the Agriculture or Other Open Space land use category are productive farmlands, pastures, and woodlands that provide the Town of West Point with its rural character and agricultural heritage. West Point with its deep valleys contains some excellent soils for agricultural production. As Map 5.1 indicates, a substantial proportion of the Town has been enrolled in the Farmland Preservation Program at some point in time. Many of these lands also contain physical features such as floodplains, wetlands, and water bodies that place limits on the agricultural productivity. The amount of land in the Agriculture or Other Open Space land use category being converted for development purposes and the locations where this conversion is taking place are the key planning issues within this land use category. Overall, the amount of land devoted to agriculture or other open space use is high within the Town of West Point. The ratio of Agriculture or Other Open Space land use in the Town of West Point amounts to one acre out of every 1.1 total acres being devoted to agriculture or other open space use.

During the land use inventory conducted as part of this planning process, lands assigned to the Agriculture or Other Lands category were identified as having the following characteristics:

- The Agricultural or Other Open Space land use category includes lands used predominantly for agricultural purposes or other undeveloped open space purposes such as pastures or the raising and storage of crops and livestock. All lands not designated under the definitions of the other land uses categories were classified as Agricultural or Other Open Space.

8.4.2 Rural Single-Family Residential

Rural single-Family Residential land uses in the Town of West Point account for approximately 1,128.3 acres or 5.42 percent of the total land area of the Town. Only the Agriculture or Other Open Space land use category contains more area than the Single-Family Residential land use category. Overall, the amount of residential land use is relatively high within the Town of West Point. The ratio of Single-Family Residential land use in the Town of West Point amounts to one acre out of every 18.5 total acres being devoted to single-family residential use.

8.4.3 Multi-Family Residential

Multi-Family Residential land uses in The Town of West Point account for approximately 76.3 acres or 0.37 percent of the total land area of the Town. The multi-family residential land uses that exist in the Town of West Point consist mainly of mobile home parks. None of the multi-family residential land uses in the Town of West Point is located within areas where public sewer service is available. Overall, the amount of multi-family residential land use in the Town of West Point is relatively low. The ratio of Multi-Family Residential land use in the Town of West Point amounts to one acre out of every 273 total acres being devoted to multi-family residential use.

During the land use inventory conducted as part of this planning process, lands assigned to the Multi-Family Residential land use category were identified as having the following characteristics:

- The Multi-Family Residential land use category includes lands that contain two or more residences. This category includes duplexes, condominiums, mobile home parks, group homes, assisted living facilities and apartment complexes. In most cases the entire parcel that contained the multi-family land use was included in Multi-Family land use category for area determination purposes.

8.4.4 Commercial

Commercial land uses in The Town of West Point account for approximately 25.9 acres or 0.12 percent of the total land area of the Town. The commercial uses that exist in the Town of West Point generally consist of service based retail trade establishments such as restaurants, taverns, and automobile repair. Most commercial development in the Town of West Point is located along major highways or near Lake Wisconsin and Crystal Lake. Overall, the amount of commercial land use in the Town of West Point is relatively low. The ratio of Commercial land use in the Town of West Point amounts one acre out of every 804 total acres being devoted to commercial use.

During the land use inventory conducted as part of this planning process, lands assigned to the Commercial land use category were identified as having the following characteristics:

- The Commercial land use category includes lands used primarily for retail/wholesale trade or service activities that sell goods and services directly to the public. In most cases, the portion of the lot or parcel that contains the commercial building and the associated parking lots and storage areas were included in the commercial land use classification for area determination purposes.

8.4.5 Industrial and Permitted Surface Non-metallic Mining Extraction

Industrial and Permitted Surface Non-Metallic Mining Extraction land uses in The Town of West Point account for approximately 26.7 acres or 0.13 percent of the total land area of the Town. Permitted Surface Non-Metallic Mining Extraction (e.g. gravel pits) is the majority of this category with some limited manufacturing use. The ratio of Industrial land use in the Town of West Point amounts to one acre out of every 780 total acres being devoted to industrial use.

During the land use inventory conducted as part of this planning process, lands assigned to the Industrial land use category were identified as having the following characteristics:

- The Industrial land use category includes lands used for producing an industrial or manufacturing product or for providing an industrial or manufacturing service. In most cases, the portion of the lot or parcel that contains the industrial building and any associated parking lots, storage areas, or raw material extraction sites was included in the industrial land use classification for area determination purposes. Many of the industrial land uses consist of sand and gravel extraction sites. In these cases, the current boundary of the extraction site was used in defining the extent of the industrial use.

8.4.6 Institutional/Public

Institutional/Public land uses in The Town of West Point account for approximately 30.0 acres or 0.14 percent of the total land area of the Town. Institutional/Public land uses in the Town generally consist of government facilities and other institutions that are open to the general public in some capacity. Overall, the amount of Institutional/Public land use in the Town of West Point is relatively low. The ratio of Institutional/Public land use in the Town of West point amounts to one acre out of every 694 total acres being devoted to Institutional/Public use.

During the land use inventory conducted as part of this planning process, lands assigned to the Institutional/Public land use category were identified as having the following characteristics:

- The Institutional/Public land use category includes lands that have facilities or institutions that are open to the public in some capacity and provide a public or semi-public service. These include churches, fire stations, libraries, town halls, hospitals, cemeteries and schools. In most cases, the portion of the parcel that contains the public or semi-public facility and the associated parking lots and storage areas were included in the Institutional/Public land use classification for area determination purposes.

8.4.7 Utilities

Utility land uses in The Town of West Point account for approximately 8.1 acres or 0.04 percent of the total land area of the Town. Utility land uses in the Town generally consist of lands and facilities used to provide public utilities. Overall, the amount of Utility land use in the Town of West Point is relatively low. The ratio of Utility land use in the Town of West Point amounts to one acre out of every 2,572 total acres being devoted to Utility use.

During the land use inventory conducted as part of this planning process, lands assigned to the Utilities land use category were identified as having the following characteristics:

- The Utilities land use category includes lands that contain a public utility facility or are used to provide service from a public utility. These includes water towers, wastewater treatment facilities, electric substations, gas and electric generating or processing plants, and radio or cellular towers. In most cases, only the portion of the parcel being actively used for utility purposes was included in the Utilities land use classification for area determination purposes.

8.4.8 Recreational Areas

Recreational Area land uses in The Town of West Point account for approximately 190.9 acres or 0.92 percent of the total land area of the Town. Recreational Area land uses in the Town generally consist of parks, a golf course, and other public recreation areas. Overall, the amount of Recreational Area land use in the Town of West Point is relatively low. The ratio of Recreational Area land use in the Town of West Point amounts to one acre out of every 109 total acres being devoted to Recreational Area use.

During the land use inventory conducted as part of this planning process, lands assigned to the Recreational Area land use category were identified as having the following characteristics:

- The Recreational Areas lands use category contains lands open to the public in some capacity for use in recreational activities. These areas include parks, boat landings, public hunting grounds, campgrounds, animal refuges, sportsman clubs, golf courses. In most cases, the entire parcel containing the recreational land use was included in the Recreational Areas land use classification for area determination purposes.

8.4.9 Transportation

Transportation land uses in The Town of West Point account for approximately 547.0 acres or 2.63 percent of the total land area of the Town. Transportation land uses in the Town generally consist of road and railroad right-of-ways. Transportation land uses are the one of the more common land uses in the Town. Only the Agriculture or Other Open Space and the Single-Family Residential land use categories contain more area than the Transportation land use category. As a result of being a common land use type, the amount of Transportation land use is fairly high. The ratio of Transportation land use in the Town of West Point amounts to one acre out of every 38 total acres being devoted to Transportation use.

During the land use inventory conducted as part of this planning process, lands assigned to the Recreational Area land use category were identified as having the following characteristics:

- The Transportation land use category contains lands used for right-of-ways purposes for roads and railroads as well as lands used in commercial airports and private landing strips. Where a public right-of-way exists and is mapped, the area of the right-of-way was used for area determination purposes. In other areas where the right-of-way does not exist or is not mapped, a width of 66 feet was assigned to the right-of-way for area determination purposes. For commercial airports, the entire airport parcel was classified as a Transportation use for area determination purposes. For private landing strips, only the portion of the parcel used for private landing strip purposes was classified as a Transportation use for area determination purposes.

8.5 TRENDS

The Trends section of this plan element examines the characteristics and changes that are taking place in regards to the supply, demand, and price of land in the Town of West Point. This section also examines the opportunities for the redevelopment of underutilized land, discusses existing and potential land use conflicts, and examines land use trends and projected acreage needed.

8.5.1 Supply, Demand, and Price of Land

An examination of the supply, demand, and price of land in Columbia County including the Town of West Point can provide insight into the trends in land use that are taking place within the County and the Town. A number of sources of information are available that help to measure the trends supply, demand, and price of land within the County. Town level data is not available for many of these data sources, therefore County level data has been substituted for trend analysis purposes. The following section uses this information to provide more detail about the supply, demand, and price of land within the County and the Town.

8.5.1.1 *Agricultural Land Sales*

Table 8-4 illustrates information on agricultural land sales in Columbia County from the Wisconsin Agricultural Statistics Service over the five year period between 2000 and 2004. During this period, the total acres of agricultural land sold annually has decreased over 19 percent, while the value of the agricultural land sold has increased over 64 percent. The amount of land sold for continued agricultural use has declined over the five year period by more than 35 percent, while the amount of agricultural land sold for other uses has increased by over 70 percent. During three years out of the five year period, the price received for agricultural land being diverted to other uses was higher than the price received for agricultural land continuing in agricultural use.

TABLE 8-4
Agricultural Land Sales, Columbia County, 2000-2004

	2000	2001	2002	2003	2004	# Change 2000-2004	% Change 2000-2004
Ag Land Continuing in AG Use							
Number of Transactions	26	36	33	38	22	(4)	(15.4)%
Acres Sold	2,121	2,249	1,872	2,830	1,374	(747)	(35.2)%
Dollars per Acre	\$2,083	\$2,328	\$2,730	\$3,149	\$3,755	\$1,672	80.3%
Ag Land Being Diverted to Other Uses							
Number of Transactions	9	10	28	26	20	11	122.2%
Acres Sold	381	521	1,256	980	649	268	70.3%
Dollars per Acre	\$2,832	\$1,874	\$3,560	\$4,310	\$3,330	\$498	17.6%
Total of All AG Land							
Number of Transactions	35	46	61	64	42	7	20%
Acres Sold	2,502	2,770	3,128	3,810	2,023	(479)	(19.2)%
Dollars per Acre	\$2,197	\$2,242	\$3,063	\$3,447	\$3,619	\$1,422	64.7%

Source: Wisconsin Agricultural Statistics Service, Agricultural Land Sales, 2000-2004.

8.5.1.2 Forest Land Sales

Table 8-5 illustrates information on forest land sales in Columbia County from the Wisconsin Agricultural Statistics Service over the four year period between 1998 and 2001. (This information is the most current available.) During this period, the total acres of forest land sold annually has decreased over 49 percent, while the value of the forest land sold has increased over 80 percent. The amount of land sold for continued forest use has declined slightly over the four year period, just over nine percent, while the amount of forest land sold for other uses has decreased significantly, over 85 percent, during the same period. Both the price paid for forest land continuing in forest use and for forest land being diverted to other uses increased during the four year period. However the price paid for forest land continuing in forest use increased considerably more than the price paid for forest land being diverted to other uses, 192.2 percent and 1.4 percent respectively.

TABLE 8-5
Forest Land Sales, Columbia County, 1998-2001

	1998	1999	2000	2001	# Change 1998-2001	% Change 1998-2001
Forest Land Continuing in Forest Use						
Number of Transactions	19	28	17	24	5	26.3%
Acres Sold	316	560	389	312	(4)	(9.6)%
Dollars per Acre	\$802	\$1,409	\$1,470	\$2,343	\$1,541	192.2%
Forest Land Being Diverted to Other Uses						
Number of Transactions	23	16	6	5	(18)	(78.3)%
Acres Sold	420	285	89	61	(359)	(85.5)%
Dollars per Acre	\$1,551	\$2,323	\$2,232	\$1,572	\$21	1.4%
Total of All Forest Land						
Number of Transactions	42	44	23	29	(13)	(31.0)%
Acres Sold	736	845	478	373	(363)	(49.3)%
Dollars per Acre	\$1,229	\$1,717	\$1,612	\$2,217	\$988	80.4%

Source: Wisconsin Agricultural Statistics Service, Forest Land Sales, 1998-2001.

8.5.1.3 Average Selling Price of Vacant Land

Table 8-6 illustrates information on the average price per acre and the average selling price for residential and agricultural land in Columbia County based upon information from the South-Central Wisconsin Multiple Listing Service. During the 16 year period from 1990 thru 2005, the average selling price for vacant residential land, 10 acres or less in size, increased \$31,791 or 109.1 percent, while the average price per acre for vacant residential land increased \$14,135 or 130.1 percent. Likewise, the average selling price for vacant agricultural land, 35 acres or larger in size, increased \$203,592 or 506.6 percent during the 16 year period while the average price per acre for a vacant agricultural land increased \$2,966 or 348.5 percent.

TABLE 8-6
Average Selling Price and Price Per Acre
Vacant Residential and Agricultural Land
Columbia County, 1990-2005

Year	Average Selling Price		Average Price per Acre	
	Vacant Residential Land 10 Acres or Less	Vacant Agricultural Land 35 Acres or More	Vacant Residential Land 10 Acres or Less	Vacant Agricultural Land 35 Acres or More
1990	\$29,148	\$40,187	\$10,865	\$851
1995	\$32,684	\$78,435	\$17,883	\$1,399
2000	\$45,055	\$88,696	\$25,946	\$2,154
2001	\$45,418	\$117,791	\$21,492	\$2,311
2002	\$53,679	\$131,650	\$29,702	\$3,041
2003	\$52,608	\$125,285	\$21,825	\$2,746
2004	\$54,705	\$175,637	\$19,724	\$4,066
2005	\$60,939	\$243,779	\$24,999	\$3,817
# Change 1990-2005	\$31,791	\$203,592	\$14,135	\$2,966
% Change 1990-2005	109.1%	506.6%	130.1%	348.5%

Source: South Central Wisconsin Multiple Listing Service

8.5.1.4 Equalized Values

Table 8-7 illustrates the equalized values of different property types in Columbia County based upon information from the Wisconsin Department of Revenue over the five year period from 2001 thru 2005. Equalized values are based upon the full market value of all taxable property, with the exception of agricultural land. Agricultural land values are based upon the State's policy of use value assessment that values agricultural land based upon its agricultural productivity rather than development potential. The concept behind this policy is to protect the farm economy and discourage the conversion of agricultural land to other uses.

The total equalized value of real estate in the County increased by \$1,162,118,200 or approximately 34 percent between 2001 and 2005. In 2005, residential development represented the largest portion of the County's total equalized value at 73 percent, up from 70 percent in 2001. Equalized values on agricultural land decreased by 61 percent over the five year period due mainly to the implementation of the State's policy of use value assessment. In 2001, equalized values for agricultural lands in

Columbia County were \$153,022,900 or 4.9 percent of the total equalized value. In 2005, the equalized value of agricultural lands in Columbia County had dropped to \$59,747,800 or 1.4 percent of the total equalized value.

TABLE 8-7
Equalized Values in Dollars, Columbia County, 2001-2005

2001	Residential	Commercial	Manufacturing	Agricultural	Forest	Other	Total
Total in Towns	1,279,157,800	64,145,100	11,158,100	150,510,500	71,388,300	229,245,100	1,805,604,900
Total in Villages	328,194,700	61,201,800	35,183,000	1,542,300	294,000	3,546,100	429,961,900
Total in Cities	594,827,600	250,178,500	58,735,700	970,100	0	808,000	905,519,900
Columbia County	2,202,180,100	375,525,400	105,076,800	153,022,900	71,682,300	233,599,200	3,141,086,700
2002	Residential	Commercial	Manufacturing	Agricultural	Forest	Other	Total
Total in Towns	1,387,434,300	66,977,100	10,603,100	78,739,700	93,869,200	270,694,200	1,908,317,600
Total in Villages	340,805,800	64,283,800	35,147,700	914,800	345,200	3,811,300	445,308,600
Total in Cities	643,813,900	273,636,600	60,318,700	467,000	0	950,400	979,186,600
Columbia County	2,372,054,000	404,897,500	106,069,500	80,121,500	94,214,400	275,455,900	3,332,812,800
2003	Residential	Commercial	Manufacturing	Agricultural	Forest	Other	Total
Total in Towns	1,470,001,100	69,725,900	11,279,100	59,951,700	102,472,300	292,687,000	2,006,117,100
Total in Villages	364,538,900	69,607,700	36,881,900	687,500	449,000	3,815,300	475,980,300
Total in Cities	686,117,600	295,160,900	63,095,900	384,800	0	942,900	1,045,702,100
Columbia County	2,520,657,600	434,494,500	111,256,900	61,024,000	102,921,300	297,445,200	3,527,799,500
2004	Residential	Commercial	Manufacturing	Agricultural	Forest	Other	Total
Total in Towns	1,652,831,100	82,042,700	11,215,100	57,110,400	133,004,300	294,104,200	2,230,307,800
Total in Villages	406,225,000	78,266,700	38,468,300	811,100	510,400	4,049,100	528,330,600
Total in Cities	750,211,300	305,602,700	64,299,800	356,600	179,200	1,025,700	1,121,675,300
Columbia County	2,809,267,400	465,912,100	113,983,200	58,278,100	133,693,900	299,179,000	3,880,313,700
2005	Residential	Commercial	Manufacturing	Agricultural	Forest	Other	Total
Total in Towns	1,877,527,100	89,364,100	25,415,000	58,573,000	84,060,400	364,280,900	2,499,220,500
Total in Villages	454,345,400	86,325,600	42,290,000	746,200	374,600	4,106,600	588,188,400
Total in Cities	814,699,000	331,421,700	67,809,500	428,600	343,000	1,094,200	1,215,796,000
Columbia County	3,146,571,500	507,111,400	135,514,500	59,747,800	84,778,000	369,481,700	4,303,204,900
# Change 2001-2005	Residential	Commercial	Manufacturing	Agricultural	Forest	Other	Total
Towns	598,369,300	25,219,000	14,256,900	(91,937,500)	12,672,100	135,035,800	693,615,600
Villages	126,150,700	25,123,800	7,107,000	(796,100)	80,600	560,500	158,226,500
Cities	219,871,400	81,243,200	9,073,800	(541,500)	343,000	286,200	310,276,100
Columbia County	944,391,400	131,586,000	30,437,700	(93,275,100)	13,095,700	135,882,500	1,162,118,200
% Change 2001-2005	Residential	Commercial	Manufacturing	Agricultural	Forest	Other	Total
Towns	46.8%	39.3%	127.8%	(61.1)%	17.8%	58.9%	38.4%
Villages	38.4%	41.1%	20.2%	(51.6)%	27.4%	15.8%	36.8%
Cities	37.0%	32.5%	15.4%	(55.8)%	100.0%	35.4%	34.3%
Columbia County	42.9%	35.0%	29.0%	(61.0)%	18.3%	58.2%	37.0%

Source: Wisconsin Department of Revenue, Statement of Equalized Values 2001- 2005.

“Other” includes swamp, waste, and undeveloped lands.

8.5.2 Opportunities for Redevelopment

Nearly all of the land in the Town of West Point is undeveloped and not in need of redevelopment. There are some areas where conditional use permits have been granted for commercial usage which has exceeded the limitations of those permits and is not consistent with current and future land usages. The town would like to see many of these conditional uses converted back to agricultural usage. There are some commercially zoned areas which are not within future planned commercial node areas and have traffic and/or conflict with other uses. The town would like these uses realigned in the new commercial node areas or located in surrounding municipalities as appropriate.

There are some areas of the town where non-metallic mining is occurring. It is the intent of the town that these areas also be restored to some usage after the mining is completed.

8.5.3 Existing and Potential Land Use Conflicts

A number existing or potential land use conflicts will need to be considered by The Town of West Point when planning future uses of land. The following list contains many of the existing or potential land use conflicts that will need to be considered:

- Increasing pressure to convert agricultural land to other uses, mainly residential. The increasing number of residential uses within agricultural areas may lead to conflicts between farmers and non-farm residents. New non-farm residents may complain about farm odors, slow machinery on roads, and late hours of operation in fields. Such conflicts can lead to the end of farming in that area.
- Increased pressure to allow alternative energy systems (wind, solar, ethanol production, manure digesters, etc.) to be located within the Town. These facilities will have an impact on existing and future residential developments.
- Increased pressure to locate or expand large animal confinement facilities within the Town. These facilities may result in conflicts with nearby residential areas.
- Incompatible land uses along the border of other Towns. Development in one town can spill over into an adjacent Town and create undesirable land uses.
- Conditional use permits that allow commercial or industrial uses in agricultural or residential areas. These permits should only be utilized for finite periods of time. The use permit should be very specific as to what uses are allowed and disallowed. If a business would cease to exist then it should revert back to the original use.

8.5.4 Development Potential and Trends

From 1996 to 2005 there were a total of 250 new parcels created in the Town of West Point. About half of these new parcels are attributable to four subdivision plats that totaled 114 lots. The number of new lot created annually was previously illustrated in Table 8-1. The number of new homes built between 1990 and 2005 ranged, with wide fluctuations, from a low of eight homes in 2000 to a high of 37 homes in 2003, for an average of 20 homes a year over the 16 year period (See the previous discussed Figure 8-1). Furthermore, the town allowed one large subdivision in more than one plat during this period, Selwood. With close to 100 homes total, such a large development in the future would be inconsistent with this comprehensive plan and its desire to maintain rural character. The Wisconsin Department of

Administration, Demographic Services Center projects an increase of 217 households, or about 9 households a year in West Point, as indicated in Table 8-10. Table 8-8 illustrates the historical trends in the number of tax and ownership parcels for the Town of West Point between 1953 and 2005.

TABLE 8-8
Historical Trends in Number of Tax and Ownership Parcels
Town of West Point, 1953-2005

Calendar Year	# of Ownership Parcels	# of Tax Parcels	Annual % Change in Ownership Parcels	Annual % Change in Tax Parcels
1953	376	839	N/A	N/A
1953-1961	453	989	20.48%	17.88%
1962-1967	455	1035	0.44%	4.65%
1968-1972	515	1,120	13.19%	8.21%
1973-1983	659	1,190	27.96%	6.25%
1984-1991	903	1,247	37.03%	4.79%
1992-2000	1,010	1,446	11.85%	15.96%
2001-2005	1,082	1,606	7.13%	11.07%

Source: Anna Haines, Eric Olson, Dan McFarlane, UWSP-UWEX, Center for Land Use Education, Parsing Parcels: Using GIS to Analyze Options for Farmland Preservation, Growing Wisconsin Conference, Spring 2007.

New households in West Point have been consuming agricultural land at a fast pace. Map 8-2 in Appendix I illustrates the location of tax parcels that contain a residence built before 1980 and the location of tax parcels with residences built between 1980 and 2005. The locations of existing tax parcels that do not contain a residence are also illustrated.

Agriculture in West Point also has demands on the land. Many of the dairy operations in the town have been expanding in recent years. These dairy operations need to expand to remain economically viable. Many of the dairy operations are around 100 head and plan on increasing. The key constraint for the farmer is the amount of land available for manure spreading, as has been researched in the town by UW Madison professors. Farmers will need to continue to have land available for manure spreading to remain economically viable. Table 8-9 indicates the number of parcels in the town that are greater than 240 acres in size has increased since 1953, as farmers, to remain viable, have increased their farm size. The largest decrease in ownership size has been in parcels 80.1 to 160 acres, as this size is probably not as economically viable. Table 8-9 also shows a strong increase in parcels which are 30.1-40 acres and parcels that are 10.1 to 20 acres for the 1953 to 2006 period. This trend in parcelization at this size indicates the competing interests in land use between agriculture and rural housing.

TABLE 8-9
Historical Trends in Acres Per Size Classification
Town of West Point, 1953-2006

Year	Acres Per Size Classification (Ownership)									
	0 - 2	2.1 - 5	5.1 - 10	10.1 - 20	20.1 - 30	30.1 - 40	40.1 - 80	80.1 - 160	160.1 - 240	> 240.1
1953	58.5	47.3	88.9	265.3	169.2	523.9	2,126.3	7,775.2	5,295.3	2,100.2
1961	103.1	62.3	101.6	267.6	155.6	495.5	2,594.7	6,727.9	4,998.2	2,973.3
1967	105.4	56.1	92.9	285.2	211.1	768.5	2,333.0	6,218.2	5,535.3	2,874.0
1972	134.3	51.6	124.2	294.3	222.5	439.8	2,309.4	5,844.3	5,879.6	3,044.2
1983	206.4	142.1	296.8	363.7	432.1	714.2	2,063.6	5,031.2	6,424.2	2,644.8
1992	337.5	212.3	374.8	551.6	393.2	1,039.0	2,205.0	4,076.1	4,652.9	4,476.9
2000	435.9	250.1	464.7	701.8	394.2	1,406.0	2,661.1	4,298.5	3,709.8	3,872.6
2006	486.5	315.2	518.5	608.4	332.7	1,429.4	2,606.1	4,404.3	3,538.1	4,008.4

Source: Anna Haines, Eric Olson, Dan McFarlane, UWSP-UWEX, Center for Land Use Education, Parsing Parcels: Using GIS to Analyze Options for Farmland Preservation, Growing Wisconsin Conference, Spring 2007.

8.5.5 Projected Future Acreage Needs

In developing Table 8-11 on land use projections, data from Tables 8-1 and 8-10 are utilized. Wisconsin Statute 66.1001 requires the comprehensive plan to contain land use projections for the 20 year planning period. Without a comprehensive plan, residential development could use 667 acres of agricultural land according to Columbia County Planning and Zoning, at the current level of 1.3 acres per rural residence.

TABLE 8-10
Estimated Household and Population Projections for the Town of West Point

Town of West Point	Projected							
	2000 Actual	2005	2010	2015	2020	2025	2030	Increase
Households	660	714	773	828	877	931	966	242
Population	1,634	1,740	1,844	1,941	2,032	2,132	2,232	498

Source: Demographic Services Center, WI Dept of Administration, Jan 2004

This comprehensive plan calls for a change in the number of parcels for a certified zoning map from four to three. The new plan also requires conservation design and clustering for all major subdivisions of four or more homes. This plan calls for a graduated number of development rights for contiguous owned agricultural parcels. The cumulative impact of all of these new policies should assist in lowering the acreage of agricultural land needed for residential development.

TABLE 8-11
Projected Future Residential Land Use Demand
Town of West Point, 2010-2030

	2010		2015		2020		2025		2030	
	Low	High	Low	High	Low	High	Low	High	Low	High
Number of Additional Dwellings Units Needed	45	100	45	100	45	100	45	100	45	100
Number of Additional Acres Needed Per 5 year period	11	25	22	50	22	50	22	50	22	50
Projected Cumulative Dwelling Units	22	50	67	150	112	250	157	350	202	450
Projected Cumulative Residential Acreage Needed	11	25	33	75	55	125	77	175	99	225

Source: Town of West Point Comprehensive Plan Committee

[Utilizing the DOA projection of 9/yr for Low, and the historical average of 20/yr based on large subdivisions as a High]

TABLE 8-12
Projected Future Commercial Land Use Demand
Town of West Point, 2010-2030

	2010		2015		2020		2025		2030	
	Acres		Acres		Acres		Acres		Acres	
Sunset Bay	0		0		0		0		4	
Merrimac Ferry	0		0		0		0		1	
Crystal Lake	3		3		3		3		3	
Lake Wisconsin Country Club	0		0		0		0		4	
Projected Cumulative Acreage Needed	3		6		9		12		24	

Source: Town of West Point Comprehensive Plan Committee

TABLE 8-13
Projected Agricultural Land Lost to Development
Town of West Point, 2010-2030

	2010		2015		2020		2025		2030	
	Low	High	Low	High	Low	High	Low	High	Low	High
Number of Agricultural Acres Lost to Development	14	28	25	53	25	53	25	53	34	62
Cumulative Acreage lost to Development	14	28	39	81	64	134	89	187	123	249

Source: Town of West Point Comprehensive Plan Committee

The Town of West Point anticipates that industrial use (approximately 30 acres) shall remain the same through 2030.

8.6 FUTURE LAND USE

The Future Land Use section of this plan attempts to describe how future development is intended to take place once the provisions of this plan are fully implemented. Map 8-3 in Appendix I illustrates the planned future land uses throughout the Town of West Point. The sections below correspond to the future land use categories on the future land use map. Each section provides a description of the future land use category.

8.6.1 Agricultural Preservation Areas

Description: The Agricultural Preservation Area is established and mapped on the future land use map to preserve productive agricultural lands in the long-term, protect existing farm operations from encroachment by incompatible uses, promote further investments in farming, and maintain farmer eligibility for incentive programs, such as market driven purchase of development or conservation easement programs. Any programs directed to these lands will be completely voluntary on the part of the landowner.

The preferred criteria to designate this area are to utilize the USDA LESA [Land Evaluation and Site Assessment Area] methodology. The town will establish a LESA Committee and select criteria based on landscape patterns and trends as part of the implementation process in the next few years. Prior to that assessment the town will map the Agricultural Preservation Areas using the following criteria:

- **Productive Agricultural Soils** (Map 5-4) this land is also called Prime Farmland as defined by the USDA as land that has the best combination of physical and chemical characteristics for producing food and fiber for the nation. Prime Farmland primarily contains Class I, II and III soils.
- **Farmland Preservation Program Participation** (Map 5-1) these properties indicate owners who at one time had been enrolled in the Farmland Preservation Program from its inception in 1977 to October 8, 2001.

The Land Evaluation and Site Assessment (LESA) to be developed by the Town is a GIS driven model that will use the following evaluation and assessment criteria:

- **Land Evaluation** of soil productivity and capability is measured by:
 - Soil productivity [indicator crops]
 - Soil capability [erosion, drainage]
 - Important soil designations
- **Site Assessment** is an Evaluation based on other site characteristics. Usually included are data on:
 - Development potential
 - Farm size/productivity
 - Historical/environmental values
 - Proximity to protected lands

8.6.2 General Agricultural or Open Space

Description: General Agricultural or Open Space is mapped to show areas which are zoned agricultural in 2005 but which are not designated as Environmental Corridor Areas or Agricultural Preservation Areas.

8.6.3 Conservation Residential Area

Description: The Conservation Residential Area is established and mapped to identify certain lands for single-family residential development served by on-site waste disposal systems. Conservation Residential Areas were mapped to include most of the land that was zoned residential as of 2005. It is the belief of the town that sufficient land for residential development exists in this area along the lakeshore of Lake Wisconsin. Conservation design principles will be applicable to all new housing developments in this area that create four or more lots. Development of three lots or less will not be required to utilize conservation design principles.

8.6.4 Multi-family Residential

Description: The Multi-Family Residential Area is mapped to identify areas of the town with existing multifamily dwellings in 2005. This area is the area near the golf course in the southwestern section of the Town. No new areas were mapped in this category.

8.6.5 Commercial Area

Description: Commercial areas consist of locations within the town where light commercial usage may be permitted. These areas consist of commercial nodes where the Town would like to concentrate commercial land uses. These nodes are the golf course area, the Crystal Lake area, the Sunset Bay area, and to a lesser extent, the Merrimac Ferry area. Types of commerce that would fit with the rural character of the town include: restaurants, low impact service sector, and recreation-oriented establishments.

8.6.6 Institutional/Public

Description: The Institutional/Public Area is mapped to identify areas of the town with institutional and public uses. These mapped areas include existing uses as of 2005 including: the town hall, the town recycling center in Section 24, and the cemetery on County Highway J. No new areas were mapped.

8.6.7 Utilities

Description: The Utility Area is mapped to identify utility areas of the town as of 2005. One Utility Area located is along Crystal Lake and is the only the private sewage utility within the Town. No new areas were mapped in this category.

8.6.8 Recreational

Description: Recreational Areas of the Town are mapped to show public and private recreational lands. Private recreational areas are located on Crystal Lake and include camping. Public recreational areas are located around the Gibraltar Rock area and do not include camping.

8.6.9 Potential Park Areas

Description: These are areas in which the Town would like to pursue the development of public park or recreation areas with cooperative landowners. Currently public access to Lake Wisconsin is limited to the Merrimac Ferry area and public boat landings. Public access to Crystal Lake is limited to a public boat landing in the Town of Roxbury. The Town has many acres of undeveloped shoreline where a park or recreation areas could be established with willing landowners. The Town supports expansion of the Gibraltar Rock area to the south with the consent of willing landowners.

8.6.10 Existing Development

Description: The Existing Development areas consist of all locations with existing development as of 2005.

8.6.11 Environmental Corridors Area

Description: These areas are mapped in Map 5-5 to include environmentally sensitive areas. The criteria used are:

- Floodplains – 100 year extracted from FEMA Flood Insurance Rating Maps.
- Wetlands – extracted from WDNR's Wisconsin Wetland Inventory, which includes mapped wetlands at least 5 acres in size derived mainly from air photo interpretation.
- Shoreland buffers – of 35 feet – Wisconsin shoreline ordinances require a 75 foot building setback and a 35 foot vegetative buffer.
- Slopes 12% and greater – using the USGS 7.5' digital elevation models
- Shallow soils – using USDA NRCS data – shallow soils are approximately 4 feet or less from the surface to a restriction, such as bedrock, cemented pan or abrupt textural change, which is a nearly continuous layer that has one or more physical, chemical or thermal properties that significantly reduce the movement of water.
- Woodlots 20 acres or greater – extracted from the WDNR's landcover dataset.

8.6.12 Critical Eagle Habitat

Description: Critical Eagle Habitat is mapped to show areas of the Town where bald eagles roost. This area should have little to no development.

8.6.13 Ice Age Corridor

Description: The Ice Age Trail Corridor is mapped to illustrate two points. First, the corridor boundary shows the existing trail segment completed in 2005 near the Merrimac Ferry. Second, the corridor boundary shows the general corridor area, where, in the future, the development of an extension to the Ice Age Trail is desired. This corridor area extends from the Lake Wisconsin shoreline along Hwy 113 to the northeast and from Lovering Road following County Highways J and V to the southwest. The Ice Age Trail is envisioned to one day be located somewhere within this corridor area.

9.0 IMPLEMENTATION

The Implementation Element of this plan outlines the programs, tools, and specific actions that will be used to guide the implementation of the comprehensive plan and achieve the desired outcomes. The Implementation Element does not work independently of the other plan elements, rather the Implementation Element is intended to integrate the other plan elements and achieve the goals and objectives of the plan. Any action taken to implement the plan can have direct and indirect effects on the other elements in the plan. The manner in which the implementation of this plan is conducted will directly impact the effectiveness of this plan and the ability of this plan to produce the desired results.

9.1 IMPLEMENTATION VISION

- ◆ The Implementation Element for the Town of West Point Comprehensive Plan will define the actions necessary to implement all plan elements, summarize progress, and describe the procedures for revisions and amendments.

9.2 IMPLEMENTATION PROGRAMS, TOOLS, AND SPECIFIC ACTIONS

It is anticipated that existing town ordinances will be updated to coincide with this plan. In addition to the existing town ordinances, this section delineates some additional tools the town will utilize in fulfilling the plan.

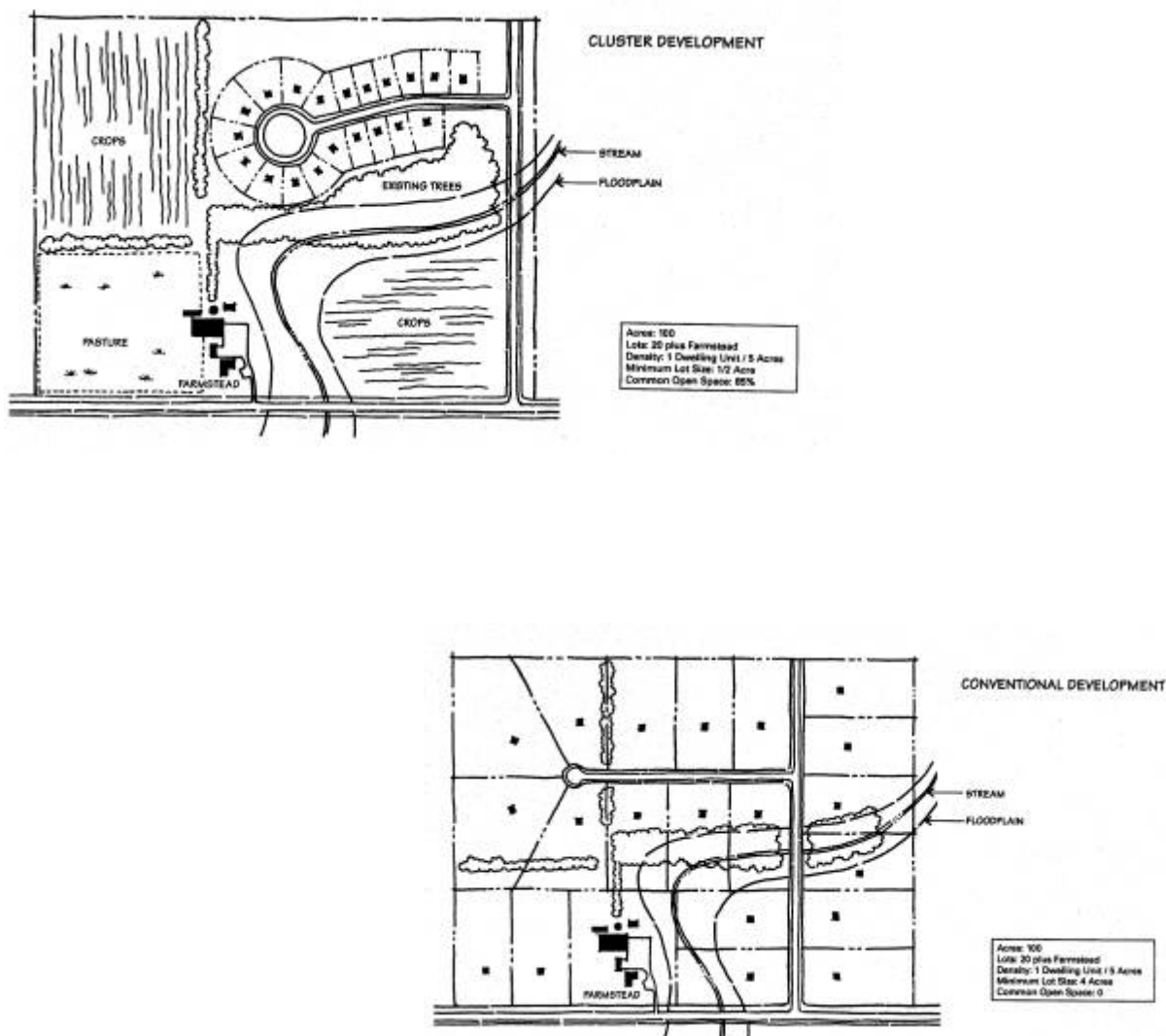
9.2.1 Conservation Subdivisions

Conservation subdivisions are characterized by common open space and clustered compact lots. The purpose of a conservation subdivision is to protect farmland and/or natural resources while allowing for the maximum number of residences under current community zoning and subdivision regulations. In some cases a greater density (density bonus) may be offered in the local ordinance to encourage this approach to residential development planning. (UW Stevens Point Land Use Tracker, 2002)

9.2.1.1 Development Density

One interesting feature of conservation subdivisions is that they are density neutral (except where a density bonus is offered). What does density neutral mean? Many people assume that a conservation subdivision automatically implies a reduction in the number of lots allowed on a parcel of land. Actually, the same numbers of lots are built in a conservation subdivision as would be built in a conventional subdivision. Thus, a conservation subdivision maintains the same level of density as a conventional subdivision. Conventional lot-by-lot subdivisions spread development evenly throughout a parcel without consideration to environmental or cultural features (Ohm 2000). The primary difference between conservation subdivisions and conventional ones involves the location of the homes on one part of the parcel, i.e., the homes are clustered. Other changes involve management and ownership of the land that has been left for preservation.

FIGURE 9-1
Conservation Subdivision Design



Source: SEWRPC. 2002. "Model Zoning Ordinance For Rural Cluster Development" www.sewrpc.org/modelordinances/default.htm

9.2.1.2 Open Space Design, Use and Ownership Options

Conservation subdivision ordinances generally require permanent dedication of 40 percent or more of the total development parcel as open space. Open space design requirements often include contiguity and connection to other open space or conservation areas. Open space uses may include agriculture, forestry or outdoor recreation and in some cases has included use for waste water disposal or sports facilities in urbanizing areas. There are a variety of ownership choices for the open space (individual residential lots are owned as in conventional subdivisions): The original landowner can retain ownership of the land and continue to use it as a farm, for example (usually agricultural use is limited; a confined animal feed lot is an inappropriate use, while a vegetable farm is appropriate); a homeowner's association could manage it, it can be held as individual outlots for each of the building

lots, or a local government or a land trust can manage the property for conservation purposes or outdoor recreation.

9.2.1.3 Consolidated Infrastructure and Reduced Development Costs

Clustering homes reduces the amount of infrastructure. For example, the linear miles of road are reduced; thus, the associated costs of construction, operations and maintenance are also reduced. As well it is possible to share wells and septic systems in these clustered developments. However, placement of wells and septic systems must be carefully designed to prevent unwanted uptake of wastewater into private wells.

9.2.1.4 Marketing Amenities

Conservation subdivisions are desirable from a developer/realtor perspective. They appeal to potential homeowners who want easy access to open space for the views and/or for a range of outdoor activities, i.e., a “golf course” development without the golf course.

9.2.1.5 How it works

One of the more popular methods is advocated by Randall Arendt who has outlined a four step process. The process begins with the community identifying the cultural and natural resources that are valued on a specific parcel earmarked for development. This communication results in (i) identifying primary and secondary conservation areas, (ii) designing open space to protect them, (iii) arranging houses outside of those protected areas, and (iv) finally laying out streets, lots and infrastructure. Often between 40% to 80% of the site is permanently set aside for open space (Arndt 1992, Minnesota Land Trust 2000, Natural Lands Trust).

9.2.1.6 Potential Benefits – Conservation Development

Conservation development or subdivisions potentially can benefit a community in a variety of ways:

- Achieves a community goal of preserving open space at the same density standard as is outlined in current ordinances.
- Establishes an open space network, if done within the context of a comprehensive plan and these types of developments/subdivisions are purposefully linked together. Continuous open space (farmland, forest or other natural resources) allows for greater benefits for the environment, i.e., habitat preservation for wildlife, and for a local economy if dependent on agriculture and/or tourism. This open space network also can extend and join recreational trails.
- None of the land is taken for public use unless the developer/owners want it to be.
- Does not require public expenditure of funds.
- Does not depend on landowner charity.
- Does not involve complicated regulations for shifting rights to other parcels.
- Does not depend upon the cooperation of two or more adjoining landowners to make it work.
- Provides a quality residential and recreational environment.

Source: Better Designs for Development in Michigan and Minnesota Land Trust and University of Minnesota 2001.

9.2.1.7 Walkable Communities

One goal of the Conservation Residential Areas will be to enhance connectivity and create a walkable community. The following recommendations are aimed at improving walkability within the Town:

- Provide linkages (including walkways, trails, and roadways) between neighborhoods and to destination nodes. People need to have choices for traveling. Offering well-maintained roads, walkways, and trails provides improved access for residents.
- Enforce low speed streets in residential areas. To promote a walkable community, motorists must respect speed limits in all areas, but particularly near places where people may congregate.
- Provide inspiring and well-maintained public streets and roads within future commercial and residential development projects. Streets and roadways in a walkable community are attractive and colorful and may include sidewalks or walkways, benches, tables, planter strips, and other amenities providing an attractive, inviting place for walking and bicycling.
- Integrate land use and transportation. In walkable communities, residents understand and support compact development, residential infill, integral placement of mixed-use buildings, and mixed income neighborhoods. Residents feel they have choice of travel modes to most destinations.
- Create connected walkways in residential developments along the lake areas of the town. A system of walkways can be created near the lakeshore by encouraging connectivity between the residential areas.

9.2.2 Future Commercial Areas

As indicated in Element 6: Economic Development, the Town does not intend to encourage significant amounts of new commercial development in the community. There are large commercial areas in nearby Prairie du Sac, Sauk City, the City of Lodi and the Okee area in the Town of Lodi. The current business inventory includes farming and value added agriculture-based operations, lake-based recreation, campgrounds, and residential services, among others. The Town will continue to support existing businesses in the community. The overriding opinion in the community is that future development, whether residential or commercial, should be done in a way that harmoniously blends with the natural and agricultural landscape of the Town.

9.2.2.1 Proposed Commercial Nodes

In order to ensure that future economic development in West Point occurs in a manner consistent with the rural character of the community, it will be concentrated in a few commercial nodes and, to a lesser degree, within the mixed-use areas. The proposed commercial nodes include:

- Crystal Lake Area
- Sunset Bay Area
- Merrimac Ferry Area

9.2.2.2 Proposed Commercial Policies

West Point will establish policies and revise existing ordinances to ensure that future commercial uses in these areas occur in a manner consistent with the Town's goal of environmentally-harmonious development and do not jeopardize the rural quality of life. Therefore, future commercial development will:

- Be environmentally responsible and compatible with rural residential development;
- Generate minimal noise;
- Generate traffic that can easily be accommodated by the existing transportation network, utilities, and infrastructure; and
- Have generous landscaping to improve façade from the roadway and buffer the development from differing adjacent land uses (e.g. residential uses adjacent to commercial development).

9.2.2.3 *Proposed Commercial Use Types*

Given these guidelines, the Town will promote the following (and compatible) types of development:

- Local service businesses.
- Home-based businesses and home occupations of a professional nature utilizing the Internet and other technologies that allows people to telecommute or work from their homes.
- Farming operations and value added agricultural businesses.
- Agri-tourism, Eco-tourism, and recreation-based businesses.

9.2.3 Agricultural Conservation Easements

Land use restrictions on the use of farmland for nonfarm development are sometimes opposed by farmland owners, particularly if they are nearing the end of their farming career or need to sell some of their land to help finance their retirement. Recognizing the strong interests of property owners, a wide range of public and private groups have developed programs that compensate landowners for voluntarily giving up their rights to develop their farmland. (Source: *Planning for Agriculture in Wisconsin* by Jackson-Smith, 2002)

9.2.3.1 *Purchase of Agricultural Conservation Easements (PACE)*

The most common approach is to purchase agricultural conservation easements from individual landowners. A conservation easement is a legally binding document that transfers the right to develop a parcel of land to another entity; usually a local government agency or private land trust. Usually they are voluntarily sold by the landowner, although some landowners find it advantageous for tax purposes to donate their easements to a nonprofit organization. This is particularly true when the value of the donated easement can minimize estate tax burdens. The entity that purchases the easement (or receives it, if it is donated) is then responsible for enforcing the terms of the easement.

Since they are recorded with the deed, the easement usually remains in place in perpetuity, regardless of future ownership or the sale of the property. In some cases, however, the easements are only in effect for specified periods of time (20 or 30 years, for example) and must be renewed or renegotiated if they are to continue beyond that future date. To get tax benefits from the sale or donation of easements, the easement must be in perpetuity.

The basic idea of conservation easements is simple. Owners of property have the right to utilize their property in a variety of ways (subject to any local, state, or federal regulations). One of these ways is to develop their land for new housing. Other property rights might include the rights to extract minerals or water, to harvest timber, or to hunt and fish on their property. In each instance, a landowner has the ability to voluntarily lease, sell or transfer specific rights to their property to another person, organization, or government agency in return for compensation. Most landowners are familiar with the example of mineral rights, which can be sold or leased to mining companies.

Agricultural conservation easements function in a similar way. The landowner who sells the conservation easement retains all other rights to use their property for permitted purposes (including farming, residential use, and other traditional uses). They can still sell, lease, or transfer their land to other people, although the restrictions associated with the conservation easement remain in effect for future buyers of the property.

Strengths and Weaknesses of Purchase of Conservation Easement Programs

Strengths:

- Compensates farmland owners for restrictions on development.
- Provides capital for investing in farm operation or paying off debts.
- Aids intergenerational transfer of farms by reducing costs of land purchase.
- Signals to community and to farmers that farming in the area is a valued and permanent use.
- The selection criteria to identify parcels for purchase can be customized to local priorities.

Weaknesses:

- The voluntary nature of the program cannot assure preservation of large contiguous blocks of farmland.
- The high cost of the program limits the extent of farmland that can be preserved.
- Conservation easements do not assure that land will be farmed.

Carroll County in Maryland and Lancaster County in Pennsylvania are nationally touted by planners as a model program for preserving agricultural land. These programs were begun without funding locally as market driven options for farmers. A key aspect of the programs are the voluntary nature and the use of a local committee to determine criteria for participation and eligibility in the program. These programs have grown to include county and state funding, often through the use of general obligation bonds.

9.2.4 Proposed Market Driven Purchase of Development Rights Program to Protect Agricultural Areas

This comprehensive plan calls for the establishment of a West Point Agricultural Committee to work on programs and policies which will preserve agricultural land.

It is envisioned the Agricultural Committee will be lead by local farmers with the assistance of local and regional resource people. The plan envisions a voluntary, market-driven purchase of development rights program for the town.

The Wisconsin Department of Agriculture, Trade and Consumer Protection under the leadership of Secretary Rod Nilsestuen has been working hard in recent years with new program initiatives and ideas to preserve 'working agricultural lands' through the Working Lands Initiative and has hosted many state conferences on this concept. Much can be found by going to the state web page. As part of this initiative, the state has brought many speakers to Wisconsin to speak on program options. One of these speakers has been a farmer, Ralph Robertson from Carroll County, Maryland. Robertson speaks on the need to have 'Right to Farm' language in local ordinances. He also speaks on how they established a local Purchase of Development Rights program without government funding. This program is voluntary and is now in its 27th year of purchasing easements.

The program recognizes that private property rights include the right to develop. What the program allows is a landowner to sell the right to develop, as they might sell their mineral rights, in exchange for a percentage of the market value of the land, which the Carroll County program sets a 70% of market value.

What they have found is that there are usually more farmers interested in the program than funds available. The farmer retains ownership of the land in the process and in many instances it assists a farmer to have a retirement option while passing the farm on to children.

It needs to be emphasized that this is a voluntary program. Eligibility is established by setting up a local Agricultural Committee which has oversight to setting up the rules and policies of the program. Doug Miskowiak, a Land Use/GIS Specialist with the Center of Land Use Education at UW-Stevens Point has worked with many municipalities setting up Agricultural Committees for preserving agricultural land. The committees first work to explore landscape patterns and trends utilizing the United States Department of Agriculture (USDA) Land Evaluation and Site Assessment (LESA) model. The LESA model looks at first Land Evaluation data, such as the evaluation of the soil productivity (indicator crops) and soil capability (erosion, drainage) with important soil designations. The Site Assessment data includes evaluation of development potential; farm size/productivity; historical and environmental values and proximity to protected lands among other locally determined variables.

The nearby Town of Roxbury has successfully established a similar LESA committee and evaluation for their town.

Once the Agricultural Committee in West Point has established a Land Evaluation and Site Assessment model of the agricultural land in the town, the committee would look at rules and regulations for the establishment of the voluntary market driven Purchase of Development program.

How this is envisioned to work, based on the Carroll County example, is that the town Agricultural Committee, would, after establishing criteria and mapping lands, allow for farmers and agricultural land owners to apply to be on a 'waiting list' to have their development rights purchased.

Developers of subdivisions in West Point, would have the option to purchase additional lots or development rights from the waiting list. For example, a developer whom under the new ordinance would be able to develop 10 homes on a certain 20 acre parcel, would be able to purchase additional lots or development rights to exceed the 10 homes. In Carroll County, the program requires that for every 20 agricultural acres that the development rights are purchased by a developer yields one additional lot or development right to the developer. The West Point Agriculture Committee would establish for West Point what the acreage and yield would be in development rights.

The State of Wisconsin and United States Department of Agriculture has proposals before them to establish Purchase of Development Right (PDR) programs utilizing state and federal monies. All these proposed programs will require the use of the USDA Land Evaluation and Site Assessment (LESA) model to prioritize agricultural lands for Purchase of Development Right programs. Municipalities such as West Point that have already begun this process will be the first able to participate in such programs.

It is envisioned the Agriculture Committee in West Point will be established in September of 2007. It will take the committee 18 months to map agricultural land using the USDA Land Evaluation and Site Assessment model. In the interim, the Comprehensive Plan indicates Agricultural Preservation Areas on its future land use map utilizing only two criteria, productive agricultural soils and participation in the Farmland Preservation Program. When the LESA model is completed for West Point, the future land use map will be updated. The current criteria are the closest approximation we have currently of soil and use of the land data on West Point.

9.2.5 Right to Farm and “Notification” Provisions

Farmers who are experiencing rural residential development in their area often worry about potential conflicts with nonfarm people who may not appreciate the noise, smells, and dust associated with normal agricultural activities. While informal and formal legal confrontations between farmers and nonfarm neighbors have been relatively rare in Wisconsin, experiences in more heavily populated agricultural areas in other states suggest that these fears may be well founded.

To protect farmers from complaints, some states have adopted “right to farm” laws that attempt to provide farmers with legal protection from nuisance suits. Generally speaking, these laws say that farmers using “normal agricultural practices” cannot be sued in court for any nuisances created for neighboring landowners. In most cases, however, the legal protection is limited to nuisances that do not create documented health or safety risks.

Wisconsin’s nuisance statute (Ch. 823.08) was amended in the 1990s to clarify and expand the specific rights of farmers to be protected against unreasonable lawsuits. Specifically, the legislature determined that agricultural practices cannot be found to be a nuisance if the following conditions apply:

- The agricultural use or practice alleged to be a nuisance preexisted before the complainant moved to the area; and
- The agricultural use or agricultural practice does not present a substantial threat to public health or safety.

To date, this “right to farm” law has been successfully invoked in a few Wisconsin court cases to protect agricultural interests. However, there is conflicting experience in other states about the degree to which such laws can be used to provide blanket protection for farmers. Specifically, nuisance statutes must be carefully crafted to avoid infringing upon the property rights of adjacent landowners to enjoy the use of their property. Also, other state courts have ruled that noises, odors, nutrients, and diseases that leave a farm may be considered examples of trespass and hence cannot be protected by right to farm laws.

Since state rules govern nuisance lawsuits for agriculture, at the local level the most important policy tool appears to be notification ordinances that seek to prevent conflicts (and lawsuits) by notifying homebuyers who move to the country about what are considered normal aspects of living in an agricultural community.

Notification ordinances typically have five provisions:

- 1) A statement of purpose that outlines the intent of the ordinance;
- 2) A set of legal definitions that clarify the meaning of agricultural operation, normal agricultural practices, and the specific farmland that is affected by the ordinance;
- 3) A reference to the state nuisance code that protects farmers from nuisance suits;
- 4) A disclosure requirement that specifies when and how a potential purchaser of land near farms will be notified about the impacts of agricultural operations; and
- 5) A grievance procedure that outlines how complaints against agricultural operations will be resolved.

The most important part of these local ordinances usually relates to the disclosure requirement. It is important to clarify what should be included in the disclosure notice. This can be a simple statement that requires the individual to acknowledge that they are living in an agricultural area. Alternatively, it can include the distribution of detailed manuals or “Codes of Rural Conduct” that discuss the formal and informal ways of life in traditionally agricultural communities.

Next, the community needs to decide who should receive the notification or disclosure information. Since the primary target of these ordinances are nonfarm households (especially new residents), some options include sending information in annual tax bills to area property owners, incorporating notification information as part of a building permit or subdivision plat approval process, and including disclosure forms in all real estate transactions located near agricultural areas. Finally, the community needs to decide if they want the developer/builder or purchaser of rural property to sign a disclosure notice (and perhaps to register this form with local authorities). (Source: *Planning for Agriculture in Wisconsin* by Jackson-Smith, 2002)

9.2.6 Environmental Corridor Areas

Environmental corridors include woodlands, wetlands, habitat areas, and other sensitive natural and cultural resources requiring protection from disturbance and development and necessary for open space and recreational use. They serve multiple functions. The preservation of environmental corridors contributes to enhanced water quality by reducing nonpoint source pollution and protecting natural drainage resources. Designated environmental corridors protect and preserve sensitive natural resources such as wetlands, floodplains, steep slopes, native grasslands, prairies, prairie savannas, groundwater recharge areas, and other areas within which incompatible development might impair habitat and surface or groundwater quality. Please refer to Element 5, Agricultural, Natural, and Cultural Resources (section 5.44), and the Future Land Use map in Appendix 1 for a detailed description of the environmental corridors in West Point.

A correlation exists between the presence and prevalence of open space and the positive feelings people have about their community. Woodlands, wetlands, grasslands, and surface waters provide important wildlife habitat and recreational opportunities for residents. They improve the appearance of the community and can function as development buffers, both within the Town and between municipal neighbors.

In many respects, the natural landscape determines where development can and can't happen. Diverse topography limits the type and density of development. Certain soils have limitations that preclude development upon them. Construction activities within wetlands and flood plains are strictly regulated by local, state, and federal agencies. Woodlands and grasslands, however, are afforded little state or federal protection. They, along with agricultural lands, tend to experience the greatest amount of development pressure and, therefore, require a greater level of local protection, at least for those communities intent upon preserving them. Preservation of natural resources is a priority in West Point. Local residents value the benefits provided by a healthy and diverse natural environment.

Land divisions and subdivision development has occurred within areas mapped as environmental corridors in this plan. Future residential development will be excluded or limited within environmental corridors through conservation design practices.

Habitat Fragmentation

The primary threat to wildlife is fragmentation -- *the breaking up of larger habitat areas into smaller sections.*

Habitat fragmentation is the alteration or fracturing of wildlife habitat into discrete or tenuously connected islands. This results from modification or conversion of the landscape due to development or agricultural operations.

Carefully planned environmental corridors provide opportunities to reconnect fragmented natural areas and improve habitat for important plant, animal and insect species.

Fragmentation decreases wildlife population sizes, isolates habitat areas and creates edges where two dissimilar habitats meet (i.e. grassland and residential subdivisions).

Isolated areas of habitat are known as habitat islands. Habitat islands can occur naturally (islands, mountain tops), but are most often human caused.

9.2.6.1 *Wildlife Habitat*

The primary threats to wildlife in West Point, as elsewhere, are habitat loss and habitat fragmentation (see box above at right). Habitat loss typically occurs through the destruction of natural and agricultural lands during the commercial or residential development process. Fragmentation occurs when large contiguous areas of wildlife habitat are broken apart during commercial and residential development and new road construction. When fragmentation occurs, habitat islands are created. Reconnecting fragmented habitat islands is the most effective way of increasing wildlife diversity.

Bald Eagle roosting and feeding areas are located within the town specifically along the Wisconsin River corridor downstream from the Prairie du Sac dam. These areas have been designated on the Future Land Use Map.. Development within Bald Eagle roosting and feeding areas shall be consistent with the current U.S. Fish and Wildlife Service (FWS) National Bald Eagle Management Guidelines. (See Additional Maps in Appendix IV)

9.2.7 Park and Recreation Areas

Element #4 of this plan provides a detailed description of existing utilities and community facilities within West Point and neighboring communities. This section identifies the future utilities and community facilities necessary to fully implement the Comprehensive Plan.

The need for park and recreation facilities grows with the population of a community. The National Recreation and Parks Association (NRPA) has developed recreation, parks, and open space standards and guidelines for communities in the United States. These standards identify the recommended amount of parkland that should be available in a community based upon its population. NRPA has established three categories for local facilities: neighborhood parks, community parks, and metropolitan parks. Neighborhood parks are intended to serve communities (or neighborhoods, in larger communities) with populations of 1,000 to 5,000 residents. Community and Metropolitan Parks serve larger towns, villages, and cities. NRPA guidelines recommend a minimum of five acres of park and recreational space per 1,000 residents.

With an anticipated population of 2,330 persons by 2030, NRPA guidelines would set a standard of 12 acres of available parkland to meet future needs. With Gibraltar Park, Ryan Park, and Selwood Park, the Town of West Point already exceeds NRPA minimum standards. However, as development continues, the location of parks will be as important, or more important, as their total acreage. The town needs to create an Outdoor Recreation Plan to ensure its natural resources are available for public usage for years to come.

9.2.8 Rural Design Guidelines

The Town of West Point would like to utilize Rural Design Guidelines such as those in the Town of Springfield [2005] and Town of Roxbury [2002] Comprehensive Plans. Design guidelines which show in a drawing or picture format what is envisioned for development in various situations have been found to be the most effective with potential land developers.

9.2.9 Site Plan and Development Review

A site plan reviewed by the Plan Commission and approved by the Town Board is required for all proposed development. The following standards shall apply unless more restrictive standards are in place for a property's existing zoning or planning classification.

9.2.9.1 *Site Plan Submittal Requirements*

- a) All existing property boundaries, lot lines and easements must be shown.
- b) All existing uses, structures, roads and driveways must be shown.
- c) Areas of differing soil productivity shall be delineated.
- d) All natural features, such as woodlands, wetlands, floodplains and steep slopes (15 percent or greater over 30 feet) shall be delineated.
- e) All proposed uses.
- f) Other information requested by the Plan Commission.

9.2.9.2 *Review Criteria for Site Plans for Subdivisions*

- a) All land divisions that create a building site will require the approval of the Town regardless of the size of the parcels involved.
- b) Land cannot be added to a non-dividable lot in order to make it dividable.
- c) Where practical, non-agricultural development is to be located on the least productive portion of the farm parcel. Productivity will be measured by the soil classification of the Soil Survey of Columbia County, Wisconsin.
- d) The Town will not approve building lots on soils identified in the Columbia County Soil Survey as posing severe or very severe limitations on septic system absorption fields, unless the landowner provides proof of suitability for an on-site wastewater treatment system that complies with all provisions of applicable state administrative code and the Columbia County Sanitary Ordinance.
- e) The maximum permitted lot size shall be two (2) acres in order to minimize conversion of farmland to non-agricultural use. A two-acre maximum land division size shall be enforced for splits separating a farm dwelling from land. Applicants may request an exception to this rule if additional acreage is needed to include farm residences (existing as of Plan adoption) and usable outbuildings (existing as of Plan adoption).
- f) Each parcel must front on an accessible public road for at least 66 feet. A public road is considered accessible if driveway access is allowed.
- g) New or updated roads or utility transmission lines should be located and constructed in a manner that would minimize any impact on prime farmland and other natural resources.
- h) If at all possible, driveways shall not be permitted to cross productive agricultural lands and disrupt the agricultural use of the property. All driveways must permit safe access by fire trucks, ambulances and any other emergency vehicle. The Town Board and/or Plan Commission may require notification of the fire chief or other emergency service provider, as well as their approval of any driveway configuration.
- i) Discourage "flag lots" because long driveways are more difficult for fire and rescue vehicles to access, increase impervious surface, and homes placed significant distances from roadways fragment habitat. When possible, excessive lot depth in relation to lot width shall be avoided in new lots. A depth to width proportion of 2 to 1 (2:1) shall be considered as a desirable ratio under normal conditions.
- j) Require, when possible, the clustering of any lots created on a given site to minimize the amount of land devoted to residential use.

- k) The Plan Commission may require a “full build-out” plan when lots or new home sites are created.
- l) The site plan should indicate a minimal level of tree clearing necessary for a building site. Good site planning will preserve the natural view, protect erodible slopes, preserve woodlands and protect wildlife habitat. It is desirable that development sites be landscaped with native vegetation to blend with the surrounding area.
- m) The proposed site cannot disturb any known historic or archeological site. Prior to approval of any site plan, the State Historical Society may be contacted to see if any historical or archeological site is known to occur on the site proposed for development, and if it is, the applicant will be required to relocate his/her plans for site development to a new location.
- n) For all new residential developments, each dwelling unit will be required to have its own well, or present the Town with a carefully considered and detailed shared-well agreement.
- o) All necessary measures will be taken to ensure that endangered and threatened species occurring on a proposed site will be protected.
- p) The Town may require deed restrictions, covenants and/or similar notations to be included on certified survey maps and plats.
- q) The Town should develop a ranking system to determine what is most important to protect as building permits are requested.

9.2.9.3 Review Criteria for Site Plans for Other New Residences

- a) All land divisions that create a building site will require the approval of the Town regardless of the size of the parcels involved.
- b) Land cannot be added to a non-dividable lot in order to make it dividable.
- c) Where practical, non-agricultural development is to be located on the least productive portion of the farm parcel. Productivity will be measured by the soil classification of the Soil Survey of Columbia County, Wisconsin.
- d) The Town will not approve building lots on soils identified in the Columbia County Soil Survey as posing severe or very severe limitations on septic system absorption fields, unless the landowner provides proof of suitability for an on-site wastewater treatment system that complies with all provisions of applicable state administrative code and the Columbia County Sanitary Ordinance.
- e) The maximum permitted lot size shall be five (5) acres in order to minimize conversion of farmland to non-agricultural use. A two-acre maximum land division size shall be enforced for splits separating a farm dwelling from land. Applicants may request an exception to this rule if additional acreage is needed to include farm residences (existing as Plan adoption) and usable outbuildings (existing as of Plan adoption).
- f) New and updated roads or utility transmission lines should be located and constructed in a manner that would minimize any impact on prime farmland and other natural resources.
- g) If at all possible, driveways should not be permitted to cross productive agricultural lands and disrupt the agricultural use of the property. All driveways must permit safe access by fire trucks, ambulances and any other emergency vehicle. The Town Board and/or Plan Commission may require notification of the fire chief or other emergency service provider, as well as their approval of any driveway configuration.
- h) The site plan should indicate a minimal level of tree clearing necessary for a building site. Good site planning will preserve the natural view, protect erodible slopes, preserve

woodlands and protect wildlife habitat. It is desirable that development sites be landscaped with native vegetation to blend with the surrounding area.

- i) The proposed site cannot disturb any known historic or archeological site. Prior to approval of any site plan, the State Historical Society may be contacted to see if any historical or archeological site is known to occur on the site proposed for development, and if it is, the applicant will be required to relocate his/her plans for site development to a new location.
- j) For all new residential developments, each dwelling unit will be required to have its own well, or present the Town with a carefully considered and detailed shared-well agreement.
- k) All necessary measures will be taken to ensure that endangered and threatened species occurring on a proposed site will be protected.
- l) The Town may require deed restrictions, covenants and/or similar notations to be included on certified survey maps and plats.
- m) The Town should develop a ranking system to determine what is most important to protect as building permits are requested.

9.2.10 Review Requirements for Rezoning Requests

The Town requires that a minimal amount of farmland be rezoned when considering rezoning of agricultural land to nonagricultural uses. Areas to be considered for rezoning should be:

- a) Land which is inaccessible to the farm machinery needed to produce and harvest agricultural products.
- b) Land where development would not disturb or destroy any important natural features such as significant woodland areas, wetlands, steep slopes (15 percent or greater over 30 feet).
- c) Consistent with the adopted Future Land Use Map and related policies outlined in this Plan.
- d) Land with non prime agricultural soils or soils that are not well suited to agricultural production.
- e) Land located such that there would be no possible conflict with the surrounding agricultural uses.
- f) Land that would not cut up a field or place the house in the middle of a field.

9.2.11 Impact Fees

Cities, villages, towns, and counties may impose impact fees. Impact fees are financial contributions imposed on developers by a local government as a condition of development approval. Impact fees are one response to the growing funding gap in infrastructure dollars between revenues and needs. Impact fees help shift a portion of the capital cost burden of new development to developers in an effort to make new development responsible for serving itself rather than raising taxes on existing development. Local governments can use impact fees to finance highways and other transportation facilities, sewage treatment facilities, storm and surface water handling facilities, water facilities, parks and other recreational facilities, solid waste and recycling facilities, fire and police facilities, emergency medical facilities, and libraries. Impact fees cannot be used to fund school facilities. Furthermore, counties cannot use impact fees to fund highways and other transportation related facilities.

9.2.12 Additional Planning Efforts

The updating or development of other planning documents can aid in the implementation of a comprehensive plan. Other planning documents can help with access to available funding sources and provide additional support to achieving the goals and objectives of a comprehensive plan. In addition, keeping this comprehensive plan up to date ensures that the plan is a useful tool in creating and maintaining desired land use types.

Table 9-1, beginning on the following page, provides a list of the programs and tools described above along with recommended changes or specific actions to be taken regarding the implementation of the Town of West Point Comprehensive Plan. The table also recommends the groups that should be involved in making the change or taking the action and provides a recommended timeline for these activities to be completed in order to implement.

TABLE 9-1
Recommended Implementation Programs, Tools, and Specific Actions
Town of West Point, 2007-2030

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
General	Ensure that all decisions regarding land use in the Town of West Point are made in a manner consistent with the approved and adopted Comprehensive Plan.	Town Board Plan Commission	Continuous	All Elements.
	Present a report to the Plan Commission and Town Board on housing development in West Point starting with the year 1990.	Town Engineer Plan Commission Town Board	Every 2 years beginning in 2008	Housing; Land Use
	Conduct an internal review of Town codes and ordinances every five years to consider amendments to address concerns.	Plan Commission Town Board	2012, 2017	All Elements
	Review the Comprehensive Plan on a bi-annual basis and prepare a report to the Town Board.	Plan Commission	Every two years beginning in 2009	All Elements
	Update the Comprehensive Plan at least once every ten years.	Town Board Plan Commission	2017	All Elements
	At least once per year, meet with the County, adjoining municipalities, School Districts, Fire Departments, Columbia County Sheriff Department, and other relevant groups, organizations, and agencies to explore opportunities for shared services and discuss pending and proposed land use changes and development projects.	Town Board Plan Commission	Annually	All Elements
	Utilize the Town Web Site as an effective information, education, and marketing tool providing information regarding town meetings, community events, land use issues, and economic development opportunities, among others.	Town Board Plan Commission	Continuous	All Elements

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Institute Town ordinances that support the goals of the comprehensive plan and collect appropriate park fees or requires appropriate parkland dedication.	Plan Commission Town Board	2008-09	Housing; Transportation; Utilities & Community Facilities; Ag/Nat/Cult Resources; Economic Development
Town Agricultural Committee	Identify and map working farm lands that are best suited for protection utilizing the USDA Land Evaluation and Site Assessment [LESA] model.	Town Agriculture Committee Plan Commission Town Board	2008	Ag/Nat/Cult Resources; Land Use
	Develop criteria for a Town Purchase of Conservation Easement/PACE or Purchase of Development Right/PDR program to preserve these lands utilizing the USDA-LESA model, as laid out later in this element.	Town Agriculture Committee Plan Commission Town Board	2008	Ag/Nat/Cult Resources; Land Use, Housing
	Establish a voluntary market driven PACE/PDR program in Town.	Town Agriculture Committee Plan Commission Town Board	2009	Ag/Nat/Cult Resources; Land Use, Housing
	Consider development of a Town of West Point Agricultural Preservation Plan.	Plan Commission Columbia County Planning & Zoning Columbia County Land & Water Conservation Board	2010-11	Ag/Nat/Cult Resources; Land Use
Land Division and Subdivision Ordinance (LDO/ SDO)	Revise the Town of West Point Land Division / Subdivision Ordinance to be consistent with the Town of West Point Comprehensive Plan.	Plan Commission Town Board Attorney	2007	Housing; Ag/Nat/ Cult Resources; Economic Development; Land Use
	Include a design/site review process that provides basic standards for the design of buildings and building sites.	Plan Commission Town Board Attorney	2007 and ongoing	Housing; Economic Development
	Develop a process to review land divisions for consistency with the comprehensive plan prior to the approval of the CSM or Preliminary Plat.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources; Economic Development; Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Establish standards for all minor land divisions.	Plan Commission Town Board	2008-09	Housing; Ag/Nat/ Cult Resources; Land Use
	Include conservation design standards to be required within the Conservation Residential Area.	Plan Commission Town Board	2007	Housing; Ag/Nat/ Cult Resources; Land Use
	Encourage communal or clustered wastewater treatment systems for all residential development projects with four or more homes	Plan Commission Town Board	2007	Housing; Utilities & Community Facilities; Ag/Nat/ Cult Resources
	Change the minimum number of lots for a subdivision to be four or more [currently five or more]	Plan Commission Town Board	2007	Housing; Ag/Nat/ Cult Resources, Land Use
	Attempt to 'hide' housing development from main roads to the extent possible thru natural topography, vegetation, and setbacks. Minimize placement of lots in open fields	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use
	Arrange lots so that houses are not placed on exposed hilltops or ridgelines. Rooflines should not be higher than the treeline.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use
	Require siting standards that, to the greatest degree practicable, ensure lots and home sites are located on the site in a way that minimizes their visual affect on the landscape.	Plan Commission Town Board	2007	Housing; Ag/Nat/ Cult Resources
	Strengthen the environmental assessment tool to better protect the environment from housing development.	Plan Commission Town Board	2007	Housing; Ag/Nat/ Cult Resources, Land Use
	Maximize preservation of common open space in proposed land subdivisions through public dedication and/or conservation easements over open space, managed through a homeowner's association or a non-profit land trust.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use
	Integrate Natural resources into subdivision design as aesthetic and conservation landscape elements.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use
	Require state of the art sanitary systems in housing development proposals to protect groundwater quality.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use
	As part of the land division process, require land dividers to identify and map in the required survey map areas potentially worthy of preservation, as in plan policy	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Restore the quality and continuity of degraded environmental areas within a subdivision, such as streams and wetlands	Plan Commission Town Board	2007 and ongoing	Housing
	Require the preservation of mature trees, fence lines, treelines and agricultural structures where appropriate.	Plan Commission Town Board	2007 and ongoing	Housing
	For new non-farm residential housing, maintain the greatest distance feasible between new homes and agricultural feedlot operations, manure pits and trench silos. Ensure these landowners are notified of potential residential building as part of LD/SDO and building permit process.	Plan Commission Town Board	2007 and ongoing	Housing
	Encourage the redevelopment of structurally sound agricultural buildings in new residential development projects.	Plan Commission Town Board	2007	Housing; Ag/Nat/ Cult Resources
	Encourage trails as part of all new residential subdivisions [four lots or more.	Plan Commission Town Board	2007	Housing; Transportation; Ag/Nat/ Cult Resources
	Encourage the proper siting of residences so as to minimize the demand for infrastructure improvements and where practical require shared driveways.	Plan Commission Town Board	2007 and ongoing	Housing
	Require a minimum lot size of one acre for residential lot developments.	Plan Commission Town Board	2007	Land Use
	Require a maximum lot size of five acres for residential lot developments.	Plan Commission Town Board	2007	Land Use
	Require Land divisions of four lots or more to cluster and utilize conservation design standards with the two acre lot minimum being only a density standard.	Plan Commission Town Board	2008	Land Use
	Require that “right to farm” language be included on the deed for all new residential homes.	Plan Commission Town Board	2008 and ongoing	Housing; Ag/Nat/ Cult Resources
	Establish minimum road width and road design requirements for all new subdivisions.	Plan Commission Town Board	2008 and ongoing	Housing; Transportation; Ag/Nat/ Cult Resources
	Encourage home construction which utilizes “green” construction materials and energy efficiency.	Plan Commission Town Board	2008 and ongoing	Housing
	Require an interconnected road system in newly planned development areas that are linked to arterials and/or collectors	Plan Commission Town Board	2010	Transportation

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Consider buffers in new development that provides a natural transition to agricultural areas.	Plan Commission Town Board	2007	Housing; Ag/Nat/ Cult Resources
	Land divisions of agricultural land will allow only one development right per 35 – 80 acres of land; two development rights for 80-160 acres of land; 3 development rights for 160-240 acres; and 4 maximum development rights for 240 acres or more.	Plan Commission Town Board	2007	Land Use
	Establish groundwater assessment, testing, and monitoring requirements for all residential development projects served by individual, private wells.	Plan Commission Town Board	2008-09	Housing; Transportation; Utilities & Community Facilities; Ag/Nat/ Cult Resources; Economic Development
	Assess developer's fees to evaluate the impact of the development proposal.	Plan Commission Town Board	2008-09	Housing; Transportation; Utilities & Community Facilities; Ag/Nat/ Cult Resources; Land Use
	Notify local fire departments and school districts of pending residential development projects occurring in West Point.	Plan Commission	Continuous	Intergov Coop
Erosion Control and Stormwater Management Ordinance	Update the Town of West Point Erosion Control and Stormwater Management Ordinance according to policies in the plan.	Plan Commission Town Board Attorney	2007	Housing; Ag/Nat/ Cult Resources; Economic Development; Land Use
	Require 85% of stormwater and sediment held onsite for major and minor subdivisions to protect water quality	Plan Commission Town Board	2007	Housing; Land Use
Driveway and Culvert Ordinance	Update if necessary Town Driveway and Culvert Ordinance to ensure efficient and economical development in the community.	Plan Commission Town Board	2008	Housing; Transportation; Ag/Nat/ Cult Resources; Economic Development
	Design streets to blend with natural land contours	Plan Commission Town Board	2008	Housing, Transportation
	Minimize the number of driveways openings on existing public streets and promote shared driveways and streets.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Transportation, Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Support access control and rural character objectives by discouraging “side of the road” development on arterials, collectors and the state trunk highways.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Transportation, Land Use
	Establish minimum road width and road design requirements for all new subdivisions.	Plan Commission Town Board	2008-09	Housing; Transportation; Ag/Nat/ Cult Resources
Purchase of Conservation Easement [PACE] /Purchase of Development Rights (PDR) Program	The town should establish a local committee that will develop standards and solicit applications voluntarily from eligible farmland owners.	Plan Commission Town Board Town Agricultural Committee	2007 - ongoing	Housing; Ag/Nat/ Cult Resources; Land Use
	The town should offer developers of single family homes in Conservation Residential Areas a market incentive to increase the density of any proposed land division by purchasing the development rights of eligible agricultural lands [a percentage of market value] and the conservation easement held by a land trust or governmental entity.	Plan Commission Town Board Town Agricultural Committee	2009	Housing; Ag/Nat/ Cult Resources; Land Use
	The town should work closely with Columbia County and the State of Wisconsin in proposing a new federal Farmland Bill which could have a PDR grant component	Plan Commission Town Board Town Agricultural Committee	2007	Housing; Ag/Nat/ Cult Resources; Land Use
	The town should work closely with Columbia County and the State of Wisconsin Department of Agriculture, Trade and Consumer Protection [DATCP] in developing PDR programs in Wisconsin utilizing bonds and creating Ag Enterprise Areas that have 20 year conservation easements.	Plan Commission Town Board Town Agricultural Committee	2007	Housing; Ag/Nat/ Cult Resources; Land Use
	The town should work closely with Columbia County in developing a PDR program utilizing bonds.	Plan Commission Town Board Town Agricultural Committee	2009	Housing; Ag/Nat/ Cult Resources; Land Use
	The town by setting up a voluntary, market-driven PDR program will have all the tools in place should county, state, conservancy or federal money become available.	Plan Commission Town Board Town Agricultural Committee	2009	Housing; Ag/Nat/ Cult Resources; Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
Right-To-Farm Ordinance	Work with Columbia County to evaluate the merits of developing a right to farm ordinance for Columbia County.	Plan Commission Columbia County Planning & Zoning Columbia County Land & Water Conservation Board	2010-11	Housing; Ag/Nat/ Cult Resources; Land Use; Intergov Coop
Historic and Cultural Resources Preservation Plan	Develop criteria to define historic and cultural resources in West Point.	Plan Commission Consultant	2010	Housing; Ag/Nat/ Cult Resources
	Conduct a comprehensive inventory of historic and cultural resources in the community, including Native American village sites, campsites, mounds, and cemeteries.	Plan Commission Consultant	2010	Housing; Ag/Nat/ Cult Resources
	Develop a Town of West Point Area Historic and Cultural Resources Preservation Plan.	Plan Commission Consultant	2010	Housing; Ag/Nat/ Cult Resources
	Develop a Historic and Cultural Resource Preservation Ordinance that provides minimal protections for historic buildings and places within the Town.	Plan Commission Consultant	2010	Housing; Ag/Nat/ Cult Resources
	Upon completion of Historic and Cultural resources Plan and Ordinance, seek <i>Certified Local Government</i> status from the Division of Historical Preservation at the Wisconsin Historical Society.	Plan Commission Consultant	2011	Housing; Ag/Nat/ Cult Resources
Sign Ordinance	Develop a Sign Ordinance to regulate the location, size, appearance, and lighting for signs in the community.	Plan Commission Attorney	2008	Housing; Transportation; Ag/Nat/ Cult Resources; Economic Development; Intergov Coop
Comprehensive Outdoor Recreation Plan	Inventory existing parks, trails, wildlife areas, and other recreational assets.	Plan Commission Consultant	2009	Utilities & Community Facilities; Ag/Nat/ Cult Resources; Land Use
	Conduct natural resource assessment.	Plan Commission Consultant	2009	Utilities & Community Facilities; ; Ag/Nat/ Cult Resources; Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Develop and adopt Town Comprehensive Outdoor Recreation Plan.	Plan Commission Consultant WDNR	2009-10	Utilities & Community Facilities; Ag/Nat/ Cult Resources; Land Use
	Consider creating a nature-based park system in the Town of west Point.	Plan Commission Consultant WDNR	2009-10	Utilities & Community Facilities; Ag/Nat/ Cult Resources; Land Use
Nonmetallic Mining Operations Ordinance	Develop a Town of West Point Non-Metallic Mining Operations ordinance to establish operating standards for quarries, gravel pits, and other non-metallic mining operations in the community.	Plan Commission Town Board Attorney	2010	Ag/Nat/Cult Resources; Economic Development; Land Use
Night-sky Lighting Ordinance	Develop a Night-sky Lighting Ordinance including guidelines for commercial and residential exterior lighting.	Plan Commission Town Board Attorney	2008	Housing; Ag/Nat/ Cult Resources; Economic Development; Land Use
Land Trusts	Work to preserve agricultural lands and environmental corridors through dedicated trust or conservation easement and encourage the development of local land trusts.	Plan Commission Town Board Not for Profits	2008 and ongoing	Ag/Nat/Cult Resources; Land Use; Intergov Coop
	Maximize preservation of common open space in proposed land subdivisions through public dedication and/or conservation easements over open space, managed through a homeowner's association or a non-profit land trust.	Plan Commission Town Board Not for Profits	2008 and ongoing	Ag/Nat/Cult Resources; Land Use
	Use land trusts to assist with the development of public park and recreation land to the extent feasible.	Plan Commission Town Board Not for Profits	2008 and ongoing	Ag/Nat/Cult Resources; Land Use
Impact Fees	Evaluate the feasibility of using impact fees to implement the goals and objectives of the comprehensive plan.	Plan Commission Town Board Consultant	2008-09	All Elements
	Assess developer's fees to evaluate the impact of the development proposal and periodically update the transportation study.	Plan Commission Town Board Consultant	2009	Transportation
	Require a financial instrument from developers to ensure completion and repair of existing roads to meet standard design.	Plan Commission Town Board Consultant	2009	Transportation

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
Intergovernmental Cooperation	Develop a Memorandum of Understanding (MOU) with surrounding communities that recognizes the importance of protecting eagle roosting and over wintering areas.	Town Board Surrounding municipalities Local groups	2007	Ag, Natural and Cultural Resources
	Consider working with Villages of Prairie du Sac, Sauk City and City of Lodi to locate agriculture-related industry in their industrial parks.	Town Board Surrounding municipalities	2008	Ag, Natural and Cultural Resources, Economic Development
	Support the completion of the Ice Age Trail through the town.	Town Board Surrounding municipalities Wi DNR Local groups	2007 and ongoing	Ag/Nat/Cult Resources; Land Use;
	Engage City of Lodi in discussion regarding long-term development plans, boundary agreements, extra-territorial zoning, and other related issues.	Town Board Plan Commission City of Lodi	2008	Housing; Transportation; Utilities & Community Facilities; Economic Development; Land Use; Intergov Coop
	Work with Columbia County, Wisconsin DNR and other groups as appropriate to preserve and enhance the character of the Gibraltar Rock area.	Town Board Columbia County Wi DNR Not for profit groups	2007 and ongoing	Ag/Nat/Cult Resources; Land Use; Intergovernmental Cooperation
	Develop Memorandum Of Understanding (MOU) with City of Lodi regarding long term development and annexation plans, extraterritorial zoning, and other issues of mutual interest.	Town Board City of Lodi	2008	Intergovernmental Cooperation
	Mutually share development plans periodically with contiguous Towns and Villages	Town Board Adjacent Municipalities	2008 and ongoing	Intergovernmental Cooperation
	Develop Memorandum Of Understanding (MOU) with Prairie du Sac and Merrimac regarding extraterritorial zoning.	Town Board Village of Prairie du Sac Village of Merrimac	2008	Intergovernmental Cooperation

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Partner with BAAP Oversight and Management Commission on areas of mutual concern.	Town Board BAAP OMC	2007	Ag/Nat/Cult Resources; Intergovernmental Cooperation
	Explore Memorandum of Understanding [MOU] regarding West Point participation in the Crystal Lake District with the Town of Roxbury	Town Board Crystal Lake District Town of Roxbury	2008	Ag/Nat/Cult Resources; Land Use; Intergovernmental Cooperation
	Maintain contact with Columbia County Land & Water Conservation Board to keep abreast of agricultural issues.	Plan Commission	Continuous	Ag/Nat/Cult Resources; Land Use; Intergovernmental Cooperation
	Work with Columbia County, Sauk County, USGS, WDNR, UWEX, adjacent municipalities, and other groups to protect and preserve Lake Wisconsin and other important natural resources.	Plan Commission Columbia County Sauk County USGS WDNR UWEX	Continuous	Ag/Nat/Cult; Land Use; Intergovernmental Cooperation
	Work with County and WisDOT to improve safety on Town Roads and County/State highways in West Point.	Town Board Columbia County Highway Department WisDOT	Continuous	Transportation; Intergovernmental Cooperation
Pedestrian and Bicycle Plan	Develop a Town of West Point Pedestrian and Bicycle Plan to enhance community health and multi-modal transportation and recreation opportunities.	Plan Commission Consultant Town Board	2010	Transportation; Utilities & Community Facilities; Land Use
	Pursue Federal, State, and Private grants to aid in the implementation of the Pedestrian and Bicycle Plan.	Town Board	Continuous	Transportation; Utilities & Community Facilities; Land Use
	Create linkages between residential neighborhoods and community, civic, and park and recreation nodes.	Plan Commission Town Board	2010	Transportation; Utilities & Community Facilities; Economic Development; Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Encourage the completion of the Ice Age Trail Corridor.	Town Board Plan Commission Ice Age Trail Fdn WDNR	Continuous	Transportation; Utilities & Community Facilities; Ag/Nat/ Cult Resources; Land Use; Intergovernmental Cooperation
	Consider the needs of bicyclists and pedestrians during road reconstruction and new road construction.	Town Board Plan Commission Columbia County Highway Department WisDOT	Continuous	Transportation; Utilities & Community Facilities
	Implement the recommended bicycle routes identified in the Transportation Element.	Town Board Plan Commission Columbia County Highway Department WisDOT	2008-2015	Transportation; Utilities & Community Facilities
	Coordinate economic development activities with Columbia County and adjoining municipalities.	Plan Commission Columbia County Planning & Zoning Neighboring Communities	Continuous	Economic development; Land Use; Intergovernmental Cooperation
PASER	Continue to annually evaluate Town roads using the Pavement Surface Evaluation & Rating (PASER) program.	Town Board	Continuous	Transportation
	Participate in the Highway Safety Improvement Program.	Town Board	Continuous	Transportation
	After review of proper jurisdiction, discourage cut-through traffic on Town roads by using signage, speed zones, and weight limits.	Town Board	Continuous	Transportation
	Identify those Town Roads serving a limited number of residents to be vacated and turned over to private ownership.	Town Board	2009-2010	Transportation
	Ensure that commercial development occurs in areas best suited for such land uses and is designed in a way to harmoniously blend with the Town's rural character.	Plan Commission	Continuous	Economic Development; Land Use
	Discourage strip commercial and other linear development patterns along roads and highways.	Plan Commission Town Board	Continuous	Economic Development; Transportation; Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
Zoning [County]	periodically review variance request procedures and forms for compliance with housing goals	Plan Commission Town Board Columbia County	2007 and biannually	Housing
	work with Columbia County to develop zoning options for accessory living units as part of a primary residence in the rural areas of the Town which will permit elderly independent or interdependent living arrangements.	Plan Commission Town Board Columbia County	2008	Housing
	Discourage the rezoning of agricultural land to commercial and residential uses.	Plan Commission Town Board Columbia County	2007 and ongoing	Agricultural, Natural and Cultural Resources; Economic Development, Land Use
	Discourage isolated commercial and industrial uses and conditional use permits in agricultural areas.	Plan Commission Town Board Columbia County	2007 and ongoing	Agricultural, Natural and Cultural Resources; Economic Development, Land Use
	Petition the county to create agri-tourism zoning in the county.	Plan Commission Town Board Columbia County	2010	Agricultural, Natural and Cultural Resources; Economic Development, Land Use
	Explore the feasibility of town zoning	Plan Commission Town Board Columbia County	2011	All Elements

9.3 INTEGRATION AND CONSISTENCY OF PLAN ELEMENTS

The State of Wisconsin's comprehensive planning statutes require that the implementation element describe how each of the nine elements of the comprehensive plan will be integrated and made consistent with the other elements of the plan. The planning approach used to produce the Town of West Point Comprehensive Plan was conducted in such a manner that all nine of the plan element were developed through the same planning process. Each element was developed with the other elements in mind, thereby eliminating the threat of inconsistencies among the elements. In addition, the plan development process was overseen by the Town of West Point Comprehensive Planning Committee who further scrutinized the plan for inconsistencies. As a result of this plan development process, there are no known inconsistencies among the plan elements.

Over time, as plan amendments occur the threat of inconsistencies will increase. It is important that the Town of West Point Plan Commission conduct consistency reviews to ensure that the plan is up to date and consistent among the nine elements of the Town of West Point Comprehensive Plan. It is also important to attempt to maintain consistency between Town of West Point Comprehensive Plan and the Columbia County Comprehensive Plan. Amendments to either a town plan or the county plan can introduce inconsistencies and should be reviewed carefully.

9.4 MEASUREMENT OF PLAN PROGRESS

The State of Wisconsin's comprehensive planning statutes require that the implementation element provide a mechanism to measure the progress toward achieving all aspects of the comprehensive plan. Measurement of comprehensive plan progress can be achieved in two ways:

- Review of the goals and objectives of this plan.
- Review of the Implementation Programs and Specific Actions section of this element.

Goals and objectives are included in each element of the comprehensive plan and provide direction for the implementation of the plan. The measurement of plan progress can be accomplished through a review of these goals and objectives over time. Goals should be evaluated and measured to determine if they are still valid and that the intended purpose of the goal is being achieved. Likewise, objectives should be measured to determine if progress has been made toward achieving the objective and whether the objective is still relevant to achieving the goal. Measuring the progress of an objective can be as simple as determining whether the objective has been implemented or not. Each goal and objective in the plan should be periodically reviewed to determine the amount of progress that has been made and the effectiveness of the goal or objective in achieving the intended results.

The Implementation Programs, Tools, and Specific Actions section of this element spells out the recommended changes to existing ordinances and programs as well as other planning related activities that should be carried out to implement the plan. This section also provides a recommended timeline for accomplishing the recommended actions. The measurement of plan progress can be determined by a review of this section to determine if the recommended activities have been implemented.

In an effort to insure the plan is achieving the intended and desired results, a review of the comprehensive plan's progress should be conducted by the Town of West Point Plan Commission once every two years and reported to the Town of West Point Town Board.

9.5 AMENDING OF THE PLAN

The Town of West Point Comprehensive Plan should be evaluated on a regular basis to gauge the progress made towards achieving the goals and objectives of the plan. Unforeseen circumstances or opportunities in the future may warrant that amendments to the plan are needed to maintain the effectiveness and consistency of the plan. Amendments should be minor changes to the overall plan and should be done after careful evaluation in a non-accommodating manner to maintain the plan as a planning tool upon which decisions are based.

The following schedule for plan amendments has been established:

- Between the date of plan adoption and December 31, 2009 amendments to the plan will be reviewed and acted upon a quarterly basis.
- Starting on January 1, 2010 amendments to the plan shall be reviewed and acted upon on an annual basis.

Changes and amendments to the plan shall follow a process that requires a petition to the Town of West Point Plan Commission. The petition shall specify the change requested and the reasons for the change. The same process used to initially adopt the plan under the State of Wisconsin's comprehensive planning statutes shall also be used when adopting amendments to the plan. Furthermore, state statutes should be monitored to determine if any changes have been made that would affect the amendment process.

9.6 UPDATING OF THE PLAN

The State of Wisconsin's comprehensive planning statutes require that a comprehensive plan be updated at least once every ten years. An update of the plan requires a revisiting of the entire planning document. Unlike an amendment, an update is often a substantial re-write of the text, updating of the inventory and tables, and substantial changes to the maps. The plan update process should follow a similar process as the one used in the initial creation of this plan including similar time and funding allotments. State statutes should be monitored to determine if any changes have been made that would affect the updating process.