

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 Planning 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 Planning 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, AND OBJECTIVES

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.

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:

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.

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.
- 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 projects.
- Objective 2:* Encourage conservation design principles for new residential development.
- Objective 3:* Restrict the re-zoning of working agricultural lands.
- Objective 4:* Require 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:* Designate transitional areas for development over a period equal to the length of the comprehensive plan.
- Objective 2:* 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 3:* Prohibit development of working agricultural lands and environmentally sensitive areas.
- Objective 4:* 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 5:* Preserve the view line of undeveloped ridge tops and shorelines by requiring setbacks and vegetation.
- Objective 6:* 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 four lots to three 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 riparian 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 area least suitable for agriculture.
- s) Direct new home sites away from environmentally sensitive areas.
- t) Encourage home construction which 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 which 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.

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 counties.
- 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 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) Assess developer's fees to evaluate the impact of the development proposal and periodically update the transportation study.
- c) Require an interconnected road system in newly planned development areas that are linked to arterials and/or collectors.
- d) After review of proper jurisdiction, discourage cut-through traffic on Town roads by using signage, speed zones, and weight limits.
- e) Require a financial instrument from developers to ensure completion and repair of existing roads to meet standard design.

- f) 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 and would require additional access point to a highway.
- c) The Town Driveway Ordinance should accomplish the following:
- d) 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.
- e) Address drainage issues
- f) 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.
- g) Reinforce the objectives and policies of the Comprehensive Plan.
- h) Minimize the number of driveways openings on existing public streets and promote shared driveways and streets.
- i) 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 and 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.

Utilities and Community Facilities

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.

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 the 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 about implementing 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.
 - 1. 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.
2. Water supply system options to be considered include individual private wells, shared wells and other than municipal (OTM) public systems.
 3. 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.

Agricultural Resources

Agricultural Resources Vision

- ◆ The Town of West Point's agricultural lands provide food, fiber, open space and a scenic landscape and they contribute to the area's economy. 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 diverse array of agricultural and/or agricultural related activities including but not 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 agricultural in different ways.
- 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.

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, depression 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) Consider some form of 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 primary and secondary 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 West Point Historical Society to develop recommendations for maintaining historic areas and structures including barns and outbuildings.
- e) Encourage the West Point Historical Society to develop recommendations for converting historic structures to other uses.

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 there.

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 so long as the owner has no future interest in development (i.e. ownership by realtor groups).
- 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) Support initiatives to develop high-speed internet at low cost throughout the town.
- b) Support initiatives to provide cell phone service reception in all areas of the town.
- c) Designate an area near Crystal Lake as a desired commercial development area.
- d) Designate an area near Sunset Bay a desired commercial development area.
- e) Develop standards for new commercial development to promote building, signage and landscape design that compliments the rural character of the town.
- f) 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 land division ordinance which supports the goals of the comprehensive plan and collects appropriate park fees or park land and fiscal impact fees from new land divisions.
- Objective 4:* Assure property assessments reflect commercial and business use, whether through permitted zoning or conditional use permit.

Policies and Proposed Programs:

- a) Institute user impact fees for additional town municipal services required by new businesses, including road maintenance and utilities.
- b) Develop criteria to fund public improvements related to new or expanded businesses.
- c) Work with Columbia County Planning and Zoning Department to develop an enforcement program to ensure compliance with existing conditional use permits.
- d) Strengthen the conditional use permitting process including conditions of use, length of permit, transferability, tax classification status and penalties for non-compliance.

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.

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: Environmentally, culturally and archaeologically important areas shall be protected from development.

Objective 2: Any new development will be located such that it does not disturb scenic views or 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 this 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.

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 and Rezoning 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 2 acres,
 - 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.

Original Parcel of Record	Development Rights [new lots]
Less than 50 acres*	0
50 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
*Land parcels of 35 – 49.99 acres that exist prior to the adoption of this plan are grandfathered.	

Agricultural Preservation Areas

- a) Limit the rezoning of agriculturally zoned land as detailed later in this chapter.
- b) Prohibit the division of land except for farm residential development that is permitted per the standard of one land division per 50 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.
- j) 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; and

- A grievance procedure that outlines how complaints against agricultural operations will be resolved.

Conservation Residential Areas

- a) There is a minimum lot size for all new lots proposed as building sites in the Conservation Residential Area of 2 acres. Lots over five acres will be discouraged.
- b) All major [four homes or more] land divisions require the lots to be clustered utilizing conservation subdivision principles.
- c) All major [four homes or more] land divisions require the use of communal sanitary systems.
- 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.

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 OVERALL EXISTING PROGRAMS

The overall 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 municipally 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.

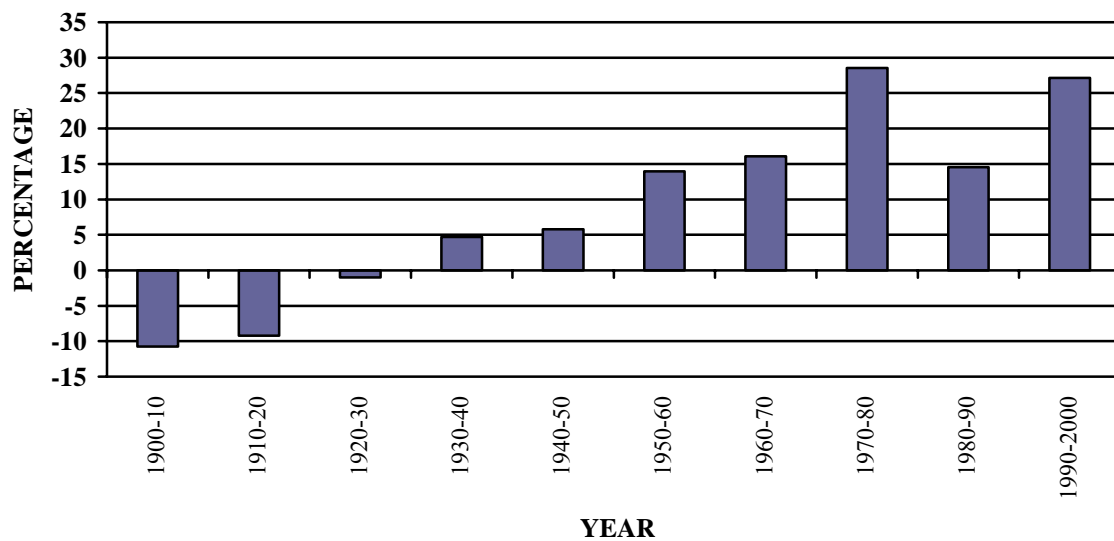
1.5.1.2 Population Trends

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.

FIGURE 1-1
Town of West Point, Long Term Population Trends, 2000-2030



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

Year	Town of West Point		Columbia County		Wisconsin	
	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.

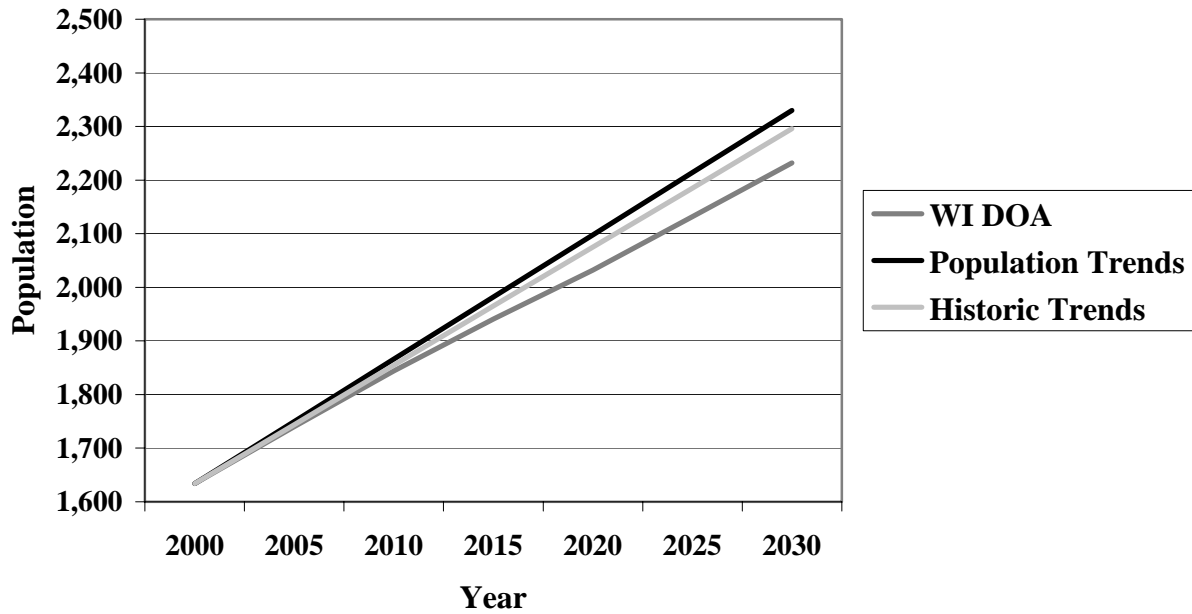
TABLE 1-18
Alternate Population Projection Based Upon Historic Population Trends
Town of West Point 2000-2030

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					% of Total
	Owner Occupied	% of Owner Occupied	Renter Occupied	% of Renter Occupied	Total Households	
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.

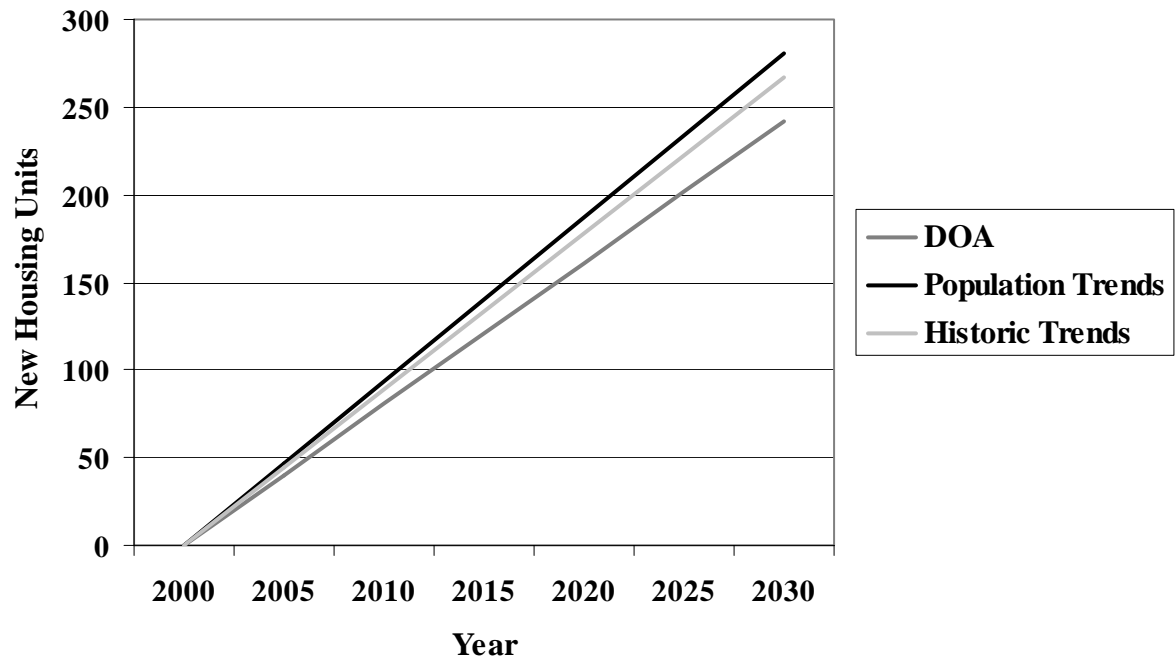
The population projection based upon historic population trends estimates a larger population increase than the DOA projection but a smaller increase than the projection based upon population trends. The historic population trends calls for 662 additional residents between 2000 and 2030. Housing this 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

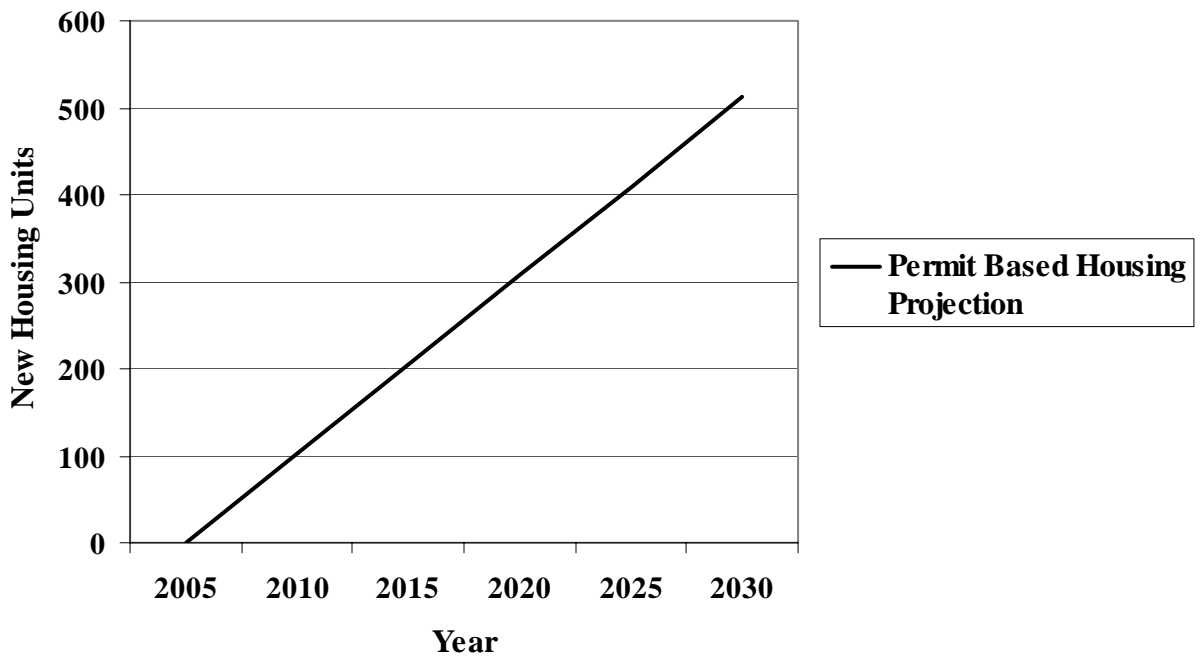


Source: Columbia County Planning and Zoning

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

