

## **8.0 LAND USE**

The land use element examines existing and future land uses within the Town of West Point. The examination and analysis of existing land use trends within the Town provides a means to forecast how land will likely be used in the future. The main function of the land use element is to guide future land uses in a manner that is compatible with the goals and objectives expressed within this plan.

### **8.1 LAND USE VISION**

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

### **8.2 LAND USE GOALS, OBJECTIVES, AND POLICIES**

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

*Objective 1:* Make land use decisions based on the Comprehensive Plan and Future Land Use Map.

*Objective 2:* Consider long-term implications of land use decisions.

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

*Objective 1:* 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<br>[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***

- k) Limit the rezoning of agriculturally zoned land as detailed later in this chapter.
- l) 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.
- m) 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.
- n) The town should establish a local committee that will develop standards and solicit applications voluntarily from eligible farmland owners.
- o) 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.
- p) 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.
- q) 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.
- r) The town should work closely with Columbia County in developing a PDR program utilizing bonds.
- s) 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.
- t) 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***

- f) 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.
- g) All major [four homes or more] land divisions require the lots to be clustered utilizing conservation subdivision principles.
- h) All major [four homes or more] land divisions require the use of communal sanitary systems.
- i) Residential area development will be allowed only in designated areas.

- j) 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***

- h) Support commercial activities that have little or no environmental impact.
- i) Support commercial activities that provide a service to local residents.
- j) Prohibit 'strip' commercial development along roadways. By definition, strip commercial activities are usually along an artery with minimal standards for landscaping and design.
- k) 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.
- l) Develop a signage ordinance for the Town that emulates the rural character of the Town.
- m) Support the long-range relocation of commercial activities not in designated future commercial areas.
- n) Keep industrial uses out of commercial areas.

#### ***Parks and Recreation Areas***

- e) Develop an Outdoor Recreation Plan for the town to utilize Stewardship match funds for land purchases.
- f) Work with state and county partners to develop park and recreation land.
- g) 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
- h) 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***

- f) Prohibit development in environmental corridors which have one of the following characteristics:
  - o Within a 100 year floodplain.
  - o Within a 75 foot shoreland buffer, measured from the OHWM.
  - o Within a mapped wetland.
- g) Establish a local committee to prioritize lands to be protected and create a program to protect these lands.
- h) Develop a local land trust to purchase conservation easements [development rights] of the most critical environmental corridors.
- i) 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.
- j) Permit cropping and grazing within Environmental Corridor Areas, where in accordance with county, state, and federal law.

## 8.3 EXISTING LAND USE PROGRAMS

### 8.3.1 Town of West Point Code of Ordinances

The Town of West Point has adopted the ‘Code of Ordinances of the Town of West Point’ to regulate various activities within the Town. Five sections in the Code of Ordinances regulate land use within the Town including Section 6.00 - Land Division and Subdivision Regulations, Section 7.00 - Erosion Control and Storm Water Runoff, Section 8.00 - Uniform Dwelling Code, Section 9.00 - Mobile Homes and Section 12.00 – Roads and Driveways. These five sections of the ‘Code of Ordinances of the Town of West Point’ are discussed in more detail below.

### 8.3.2 Land Division and Subdivision Regulations

The Town of West Point’s Land Division and Subdivision Ordinance regulates the division of land within the Town of West Point. The intent of the ordinance is to lessen congestion on highways and streets; foster the orderly layout and use of land; provide public safety; prevent overcrowding of the land; protect the community’s agricultural base; provide for adequate public services; and to provide oversight into the further division of large tracts of land into smaller pieces. The ordinance is administered by the Town of West Point Planning Commission and Town Board. The Land Division and Subdivision Ordinance requires an approved Certified Survey Map (CSM) be recorded in the Columbia County Register of Deeds Office for any minor land division that is less than 80 acres in size and is comprised of fewer than five lots. Major subdivisions comprised of five or more lots are subject to state platting requirements in addition to requirements in the Town of West Point’s Land Division and Subdivision Ordinance.

### 8.3.3 Erosion Control and Storm Water Runoff

The Town of West Point’s Erosion Control and Storm Water Runoff Ordinance regulates activities within the Town that can result in the erosion of soil by water runoff. The intent of the ordinance is to promote the health, safety, prosperity, and general welfare of the citizens of the Town of West Point; conserve the soil, water, and related resources; to prevent and control erosion and sedimentation; to prevent and control water pollution; to protect spawning grounds, fish, and aquatic life; to control building sites, placement of structures, and land use; to ensure adequate capacity of existing drainage facilities and receiving water bodies; to prevent undue channel erosion; control scouring and transportation of particles; and to prevent conditions that endanger downstream property. The ordinance is administered by the Town of West Point Planning Commission and Town Board. The Erosion Control and Storm Water Runoff Ordinance requires a permit when conducting certain land disturbing activities on public or private land within the Town. These land disturbing activities include: the disturbance of an area of 5,000 square feet or greater, an excavation or fill project that exceeds 1,000 cubic yards of material, any public road project, any trenching of over 300 linear feet, any land division that requires plat approval or CSM, any land disturbances on slopes greater than 15 percent slopes, and any other activity that the Town Engineer determines will likely cause erosion.

### 8.3.4 Uniform Development Code

The Town of West Point’s Uniform Development Code regulates the building of one and two-family homes within the Town. The intent of the Code is to exercise the Town’s jurisdiction over the construction and inspection of new one-family and two-family dwellings, provide plan review and on-site inspections, establish standard building permit forms, establish and collect fees, and to provide remedies and penalties for violations of the Ordinance. The ordinance is administered by the Town of West Point Planning Commission and Town Board. The ordinance requires a building permit from the Town building inspector for all new one-family and two-family structures as well as all additions or alterations to all existing one and two-family

residential buildings and structures, and to all accessory buildings. The building permit covers excavations, soil erosion, construction, heating, ventilating, electrical and plumbing.

### 8.3.5 Mobile Homes

The Town of West Point's Mobile Home Ordinance regulates the placement and occupancy of mobile homes within the Town. The intent of the ordinance is to locate mobile homes in appropriate and desired locations within the Town of West Point. The ordinance is administered by the Town of West Point Planning Commission and Town Board. The Mobile Home Ordinance requires all mobile homes and mobile home parks within the Town of West Point to obtain a license from the Town Board. New mobile homes are allowed only in licensed mobile home parks. Mobile homes located outside of licensed mobile home parks are allowed only if they existed prior to December 8, 1988 or if the mobile home is located on an operating farm and the occupant is employed at the farm.

### 8.3.6 Roads and Driveways

The Town of West Point's Town Roads and Driveways Ordinance contains two sections that regulate private access to Town roads and provide standards for the development of private residential driveways. The ordinance is administered by the Town of West Point's Planning Commission and Town Board. The intent of Section 12.00 - Private Access to Town Road Ordinance is to restrict and regulate private access to Town roads in order to promote the public safety by providing for safe and efficient private ingress and egress to Town of West Point roads, ensure proper drainage, and minimize disruption to existing agricultural lands. The Private Access to Town Roads Ordinance requires an access permit from the Town prior to the construction of any new access on a Town road. The intent of Section 12.10 - Private Driveways Ordinance is to regulate the siting, construction, and maintenance of residential driveways that change the existing topography of the land to assure that the siting will promote the public health, safety, and general welfare of the community, preserve agricultural land, protect environmentally sensitive areas, and enforce the goals and policies set forth in the Town of West Point Plan. The Private Driveways Ordinance requires a Driveway Siting Permit from the Town prior to the construction of any new residential driveway. The ordinance does not regulate commercial driveways.

### 8.3.7 Columbia County Code of Ordinances

Most land development and building activity in the unincorporated areas of Columbia County, including the Town of West Point, is subject to Columbia County regulations. Land use within the County is regulated by the Columbia County Code of Ordinances. The primary section of the Code of Ordinance that regulates land use within the County is Title 16. Title 16 includes seven chapters providing regulation regarding Zoning, Land Division and Subdivision, Private Sewage Systems, Floodplain Zoning, Shoreland Wetland Protection, Wireless Communication Facilities, and Nonmetallic Mining Reclamation. Other sections of the Columbia County Code of Ordinances that regulate land use include Title 12, Chapter 4 - Highway Access Control, that regulates property access from County highways and Title 15, Animal Waste Management, that regulates the placement and use of animal waste and manure storage facilities. The County's land use regulations are discussed in more detail in the sections below.

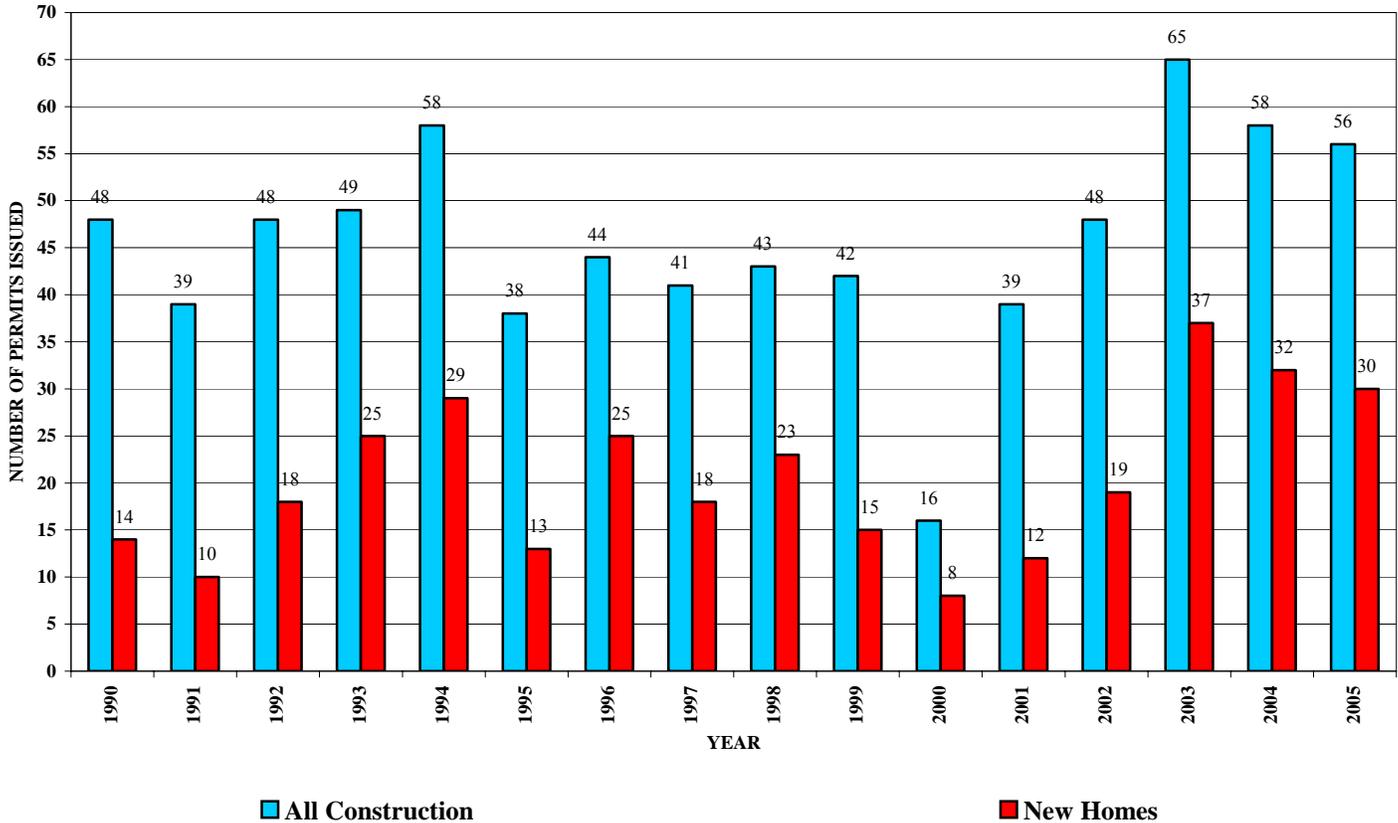
### 8.3.7.1 *Zoning Ordinance*

The Columbia County Zoning Ordinance, originally adopted in 1961, regulates the use of land and is in effect within 19 of the 21 unincorporated Towns including the Town of West Point. The intent of the ordinance is to promote public health, safety, and general welfare through regulating the location of land uses and structures within the County. The ordinance is administered by the Columbia County Planning and Zoning Department and establishes 10 primary use districts and two overlay districts. In 2006, the primary use zoning district that encompassed the largest amount of area in the Town of West Point was the Agricultural Zoning District (89.68%) followed by the Single Family (9.06%), Recreational (0.35%), and Agricultural II (0.32%) Zoning Districts. Five other primary use zoning districts Commercial (0.20%), Multiple Family (0.16%), Rural Residential (0.13%), Marina (0.10%), and Industrial (0.01%) are also mapped and in use within the Town of West Point but encompass smaller amounts of the zoned area of the Town. The Highway Interchange primary use zoning district has not been utilized within the Town of West Point. The Columbia County Zoning Ordinance also added in 2006 two overlay zoning districts the Agricultural Overlay District and the Planned Residential Development Overlay District. The intent of the overlay districts is to add an additional layer of regulation to the land or to provide flexibility within the primary zoning district while providing additional protections to certain land features. These overlay districts have not been utilized within the Town of West Point.

Under the Columbia County Zoning Ordinance, all land development and building activity in the Town of West Point requires the issuance of a Zoning Permit. The issuing of a Zoning Permits indicates that the proposed development is an approved use under the current zoning of the subject property. Applications for a Zoning Permit are filed with the Zoning Administrator in the Planning and Zoning Department. Figure 8-1 illustrates the Zoning Permit activity for the Town of West Point from 1990 to 2005. Over the 16 year period, an average of 45.8 Zoning Permits were issued per year for all types of construction, with an average of 20.5 Zoning Permits issued per year for new home construction. Over the most recent five year period from 2001-2005, Zoning Permits for all construction averaged 53.2, a 16.1 percent increase over the 16 year average. Likewise, over the same five year period, permits for new homes in the Town of West Point averaged 26.0 per year, a 26.8 percent increase from the 16 year average.

The Town of West Point has not activated zoning powers under its village powers and thus defers to Columbia County on zoning issues. The town's legal powers entitle it to veto any zoning change issued by Columbia County if it believes the change to be not in the town's interest or comprehensive plan.

FIGURE 8-1  
**Zoning Permit Trends, All Construction and New Homes**  
**Town of West Point, 1990-2005**



Source: Columbia County Planning and Zoning Department

### 8.3.7.2 Land Division and Subdivision Ordinance

The Columbia County Land Division and Subdivision Ordinance, originally adopted in 1966, regulates the division of land within the County and is in effect in all 21 of the unincorporated Towns including the Town of West Point. The intent of the ordinance is to regulate and control the division of land in the unincorporated areas of the County in order to promote orderly layout and use of land; protect the health and safety of county residents; ensure the adequate provision of public infrastructure; and to provide adequate legal descriptions and monumentation of subdivided land. The ordinance is administered by the Columbia County Planning and Zoning Department. The Land Division and Subdivision Ordinance requires an approved certified survey map (CSM) be recorded in the Register of Deeds Office for any minor land division that is less than 35 acres in size and is comprised of fewer than five lots. Major subdivisions comprised of five or more lots are subject to state platting requirements in addition to requirements in the Columbia County Land Division and Subdivision Ordinance. Lands in Columbia County are also divided through several other legal means outside the review of the Land Division and Subdivision Ordinance, however these divisions are required to meet the requirements of the ordinance prior to the issuance of any permits for construction. Table 8-1 illustrates the number of approved certified survey maps and major subdivision plats along with the total number of lots created by these divisions within Town of West Point during the 10 year period between 1996-2005. Since 1996, a total of 58 approved CSMs with a total of 114 lots were recorded, an annual average of 5.8 CSMs with an

annual average of 11.4 lots. During the same ten-year period, a total of seven approved subdivision plats with a total of 136 lots were recorded, an annual average of 0.7 subdivision plats with an annual average of 13.6 lots. Over the ten year period, 45.6 percent of all new lots were created through CSM while 54.4 percent of all new lots were created through subdivision plat.

TABLE 8-1  
**Land Divisions, Town of West Point, 1996-2005**

| <b>Year</b>    | <b>Number of CSMs</b> | <b>Total Number of Lots</b> | <b>Year</b>    | <b>Number of Subdivision Plats</b> | <b>Total Number of Lots</b> |
|----------------|-----------------------|-----------------------------|----------------|------------------------------------|-----------------------------|
| <b>1996</b>    | 3                     | 4                           | <b>1996</b>    | 3*                                 | 82                          |
| <b>1997</b>    | 5                     | 10                          | <b>1997</b>    | 0                                  | 0                           |
| <b>1998</b>    | 9                     | 18                          | <b>1998</b>    | 1                                  | 8                           |
| <b>1999</b>    | 6                     | 11                          | <b>1999</b>    | 0                                  | 0                           |
| <b>2000</b>    | 8                     | 15                          | <b>2000</b>    | 0                                  | 0                           |
| <b>2001</b>    | 4                     | 9                           | <b>2001</b>    | 0                                  | 0                           |
| <b>2002</b>    | 9                     | 17                          | <b>2002</b>    | 1                                  | 32                          |
| <b>2003</b>    | 6                     | 16                          | <b>2003</b>    | 1                                  | 8                           |
| <b>2004</b>    | 4                     | 9                           | <b>2004</b>    | 1                                  | 6                           |
| <b>2005</b>    | 4                     | 5                           | <b>2005</b>    | 0                                  | 0                           |
| <b>Totals:</b> | <b>58</b>             | <b>114</b>                  | <b>Totals:</b> | <b>7</b>                           | <b>136</b>                  |

Source: Columbia County Planning and Zoning Department

\*Subdivision plats in 1996 were Blackhawk, Selwood addition, and Woodland Hills

### 8.3.7.3 Private Sewage Systems Ordinance

The Columbia County Private Sewage Systems Ordinance, originally adopted in 1967, regulates the construction of private sewage systems within the county and is in effect within all the incorporated and unincorporated municipalities of the County including the Town of West Point. The intent of the ordinance is to promote and protect public health and safety by assuring the proper siting, design, installation, inspection, and management of private sewage systems and non-plumbing sanitation systems (e.g. a privy). The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department. Table 8-2 illustrates the number of sanitary permits issued for new and replacement systems within the Town of West Point during the ten-year period between 1996 and 2005. During the ten year period between 1996 and 2005, conventional septic systems accounted for 166, or 65.1 percent, of the permits for new or replacement systems within the Town. Of this conventional total, 70 were hook-ups to a community recirculating sand filter system, not individual systems. Mound type sanitary systems that accounted for 71, or 27.8 percent, of the permits for new or replacement systems. A total of 15 holding tanks were permitted during the 10 year period accounting for 5.9 percent of all new or replacement systems. Other sanitary permits issued for items such as reconnection to an existing sanitary system or for the use of a privy accounted for three permits or 1.2 percent of the total permits issued.

TABLE 8-2  
Sanitary Permits, Town of West Point, 1996-2005

| Year           | Holding Tanks | Mound     | Conventional* | Other    | Total of All System Types |
|----------------|---------------|-----------|---------------|----------|---------------------------|
| 1996           | 1             | 7         | 22            | 0        | 30                        |
| 1997           | 3             | 5         | 14            | 0        | 22                        |
| 1998           | 1             | 10        | 17            | 0        | 28                        |
| 1999           | 0             | 9         | 14            | 0        | 23                        |
| 2000           | 2             | 6         | 13            | 0        | 21                        |
| 2001           | 0             | 5         | 10            | 0        | 15                        |
| 2002           | 3             | 4         | 18            | 0        | 25                        |
| 2003           | 0             | 5         | 22            | 0        | 27                        |
| 2004           | 2             | 6         | 21            | 2        | 31                        |
| 2005           | 3             | 14        | 15            | 1        | 33                        |
| <b>Totals:</b> | <b>15</b>     | <b>71</b> | <b>166</b>    | <b>3</b> | <b>255</b>                |

Source: Columbia County Planning and Zoning Department  
 \* includes 70 Community Recirculating Sand Filter Systems

#### 8.3.7.4 *Floodplain Zoning Ordinance*

The Columbia County Floodplain Zoning Ordinance, originally adopted in 1983, regulates development and uses within the 100 year floodplain areas of the county as identified on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The ordinance is in effect in all FEMA designated 100 year floodplain areas in the unincorporated portions of the County including the Town of West Point. The intent of the ordinance is to protect life, health, and property; minimize public expenses related to flood control projects, rescue and relief efforts, and the damage of public infrastructure; prevent future blight areas; and protect business and homeowners. The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department.

#### 8.3.7.5 *Shoreland Wetland Protection Ordinance*

The Columbia County Shoreland Wetland Protection Ordinance, originally adopted in 1985, regulates the use and development of shoreland areas within the county and is in effect in all areas of the County including the Town of West Point. The ordinance is in effect within 1,000 feet of a navigable lake, pond, or flowage; within 300 feet of a navigable river or stream; or within floodplain areas. The intent of the ordinance is to maintain safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, place of structures, and land uses; and to preserve shore cover and natural beauty. The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department.

#### 8.3.7.6 *Wireless Communication Facilities Ordinance*

The Columbia County Wireless Communication Facilities Protection Ordinance, originally adopted in 1998, regulates the placement and height of towers and antennas within the county and is in effect in the 13 Towns that have adopted the ordinance including the Town of West Point. The intent of the ordinance is to protect the public health, safety, and general welfare; facilitate the provision of wireless communication facilities through careful siting and design standards; minimize adverse visual effects of wireless communication facilities; avoid potential damage to adjacent properties from the construction and operation of wireless communication facilities; and maximize the use of existing and approved

towers, buildings, or structures to accommodate new wireless communication antennas. The ordinance administered by the Columbia County Planning and Zoning Department.

#### *8.3.7.7 Nonmetallic Mining Reclamation Ordinance*

The Columbia County Nonmetallic Mining Reclamation Ordinance, originally adopted in 2001, regulates the reclamation of nonmetallic mining sites within the County and is in effect in all areas of the County not covered by a local nonmetallic mining ordinance including the Town of West Point. The intent of the ordinance is to ensure that nonmetallic mining sites are effectively reclaimed after the nonmetallic mining of the site ends. The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department.

#### *8.3.7.8 Highway Access Control Ordinance*

The Columbia County Highway Access Control Ordinance, originally adopted in 1995, regulates access onto county highways within the County and is in effect in all areas of the County including the Town of West Point. The intent of the ordinance is to restrict and regulate access onto county highways in order to promote public safety, convenience, general welfare, economic viability, and to protect the public investment in existing and proposed highways by preventing costly road improvements, premature obsolescence, and to provide for safe and efficient ingress and egress to Columbia County Highways. The ordinance is administered by the Columbia County Highway Department.

#### *8.3.7.9 Animal Waste Management Ordinance*

The Columbia Animal Waste Management Ordinance, originally adopted in 1998, regulates the placement and construction of animal waste and manure storage facilities within the County and is in effect in all areas of the County including the Town of West Point. The intent of the ordinance is to regulate the location, design, construction, installation, alteration, operation, maintenance, abandonment, and use of animal waste and manure storage facilities and the application of waste and manure from these facilities. The ordinance aims to prevent water pollution, protect public health, prevent the spread of disease, ensure the appropriate use and conservation of land and water resources, and promote prosperity, aesthetics, and the general welfare of County citizens. The ordinance is administered by the Columbia County Land and Water Conservation Department.

## 8.4 EXISTING LAND USE

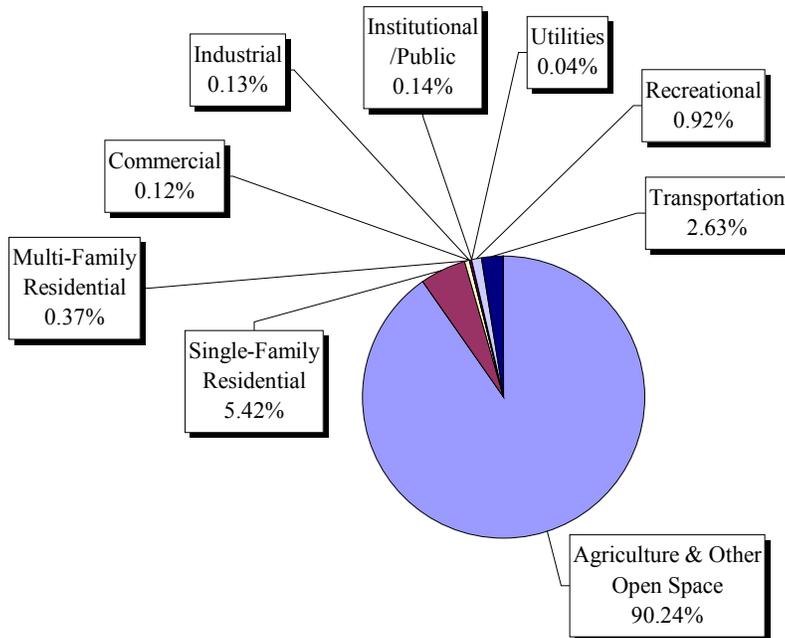
The Existing Land Use section of this plan examines how land is currently being used within the Town. Land uses within the Town of West Point were inventoried and recorded in 2005 with verifications of the land uses made by members of the Town Board and Planning Commission. Land uses were assigned to one of nine primary categories: Agricultural or Other Open Space, Single-Family Residential, Multi-Family Residential, Commercial, Industrial and Permitted Surface Non-Metallic Mining Extraction, Institutional/Public, Utilities, Recreational, and Transportation. Table 8-3 shows the acreage and the percentage of area used by each land use category in The Town of West Point in 2005. Figure 8-2 graphically illustrates the percentage of area used by each land use category. The locations of the different land uses within the Town of West Point are illustrated on Map 8-1 in Appendix I. The following sections describe in more detail the characteristics of the existing land uses within the Town of West Point.

TABLE 8-3  
**Existing Land Use, Town of West Point, 2005**

| Land Use  | Acreage         | Percent of Total |
|---|-----------------|------------------|
| Agricultural or Other Open Space                                | 18,795.8        | 90.24%           |
| Single-Family Residential                                       | 1,128.3         | 5.42%            |
| Multi-Family Residential  | 76.3            | 0.37%            |
| Commercial  | 25.9            | 0.12%            |
| Industrial and Permitted Surface Non-Metallic Mining Extraction | 26.7            | 0.13%            |
| Institutional/Public  | 30.0            | 0.14%            |
| Utilities   | 8.1             | 0.04%            |
| Recreational  | 190.9           | 0.92%            |
| Transportation  | 547.0           | 2.63%            |
| <b>Total Town Area:</b>   | <b>20,829.0</b> | <b>100.00%</b>   |

Source: Columbia County Planning and Zoning

**FIGURE 8-2**  
**Existing Land Use, Town of West Point, 2005**



Source: Columbia County Planning and Zoning

#### 8.4.1 Agriculture or Other Open Space

The Agriculture or Other Open Space land use category occupies the majority of land area in the Town of West Point encompassing approximately 18,795.8 acres or 90.24 percent of the total land area of the Town. The majority of the lands in the Agriculture or Other Open Space land use category are productive farmlands, pastures, and woodlands that provide the Town of West Point with its rural character and agricultural heritage. West Point with its deep valleys contains some excellent soils for agricultural production. As Map 5.1 indicates, a substantial proportion of the Town has been enrolled in the Farmland Preservation Program at some point in time. Many of these lands also contain physical features such as floodplains, wetlands, and water bodies that place limits on the agricultural productivity. The amount of land in the Agriculture or Other Open Space land use category being converted for development purposes and the locations where this conversion is taking place are the key planning issues within this land use category. Overall, the amount of land devoted to agriculture or other open space use is high within the Town of West Point. The ratio of Agriculture or Other Open Space land use in the Town of West Point amounts to one acre out of every 1.1 total acres being devoted to agriculture or other open space use.

During the land use inventory conducted as part of this planning process, lands assigned to the Agriculture or Other Lands category were identified as having the following characteristics:

- The Agricultural or Other Open Space land use category includes lands used predominantly for agricultural purposes or other undeveloped open space purposes such as pastures or the raising and storage of crops and livestock. All lands not designated under the definitions of the other land uses categories were classified as Agricultural or Other Open Space.

#### 8.4.2 Rural Single-Family Residential

Rural single-Family Residential land uses in the Town of West Point account for approximately 1,128.3 acres or 5.42 percent of the total land area of the Town. Only the Agriculture or Other Open Space land use category contains more area than the Single-Family Residential land use category. Overall, the amount of residential land use is relatively high within the Town of West Point. The ratio of Single-Family Residential land use in the Town of West Point amounts to one acre out of every 18.5 total acres being devoted to single-family residential use.

#### 8.4.3 Multi-Family Residential

Multi-Family Residential land uses in The Town of West Point account for approximately 76.3 acres or 0.37 percent of the total land area of the Town. The multi-family residential land uses that exist in the Town of West Point consist mainly of mobile home parks. None of the multi-family residential land uses in the Town of West Point is located within areas where public sewer service is available. Overall, the amount of multi-family residential land use in the Town of West Point is relatively low. The ratio of Multi-Family Residential land use in the Town of West Point amounts to one acre out of every 273 total acres being devoted to multi-family residential use.

During the land use inventory conducted as part of this planning process, lands assigned to the Multi-Family Residential land use category were identified as having the following characteristics:

- The Multi-Family Residential land use category includes lands that contain two or more residences. This category includes duplexes, condominiums, mobile home parks, group homes, assisted living facilities and apartment complexes. In most cases the entire parcel that contained the multi-family land use was included in Multi-Family land use category for area determination purposes.

#### 8.4.4 Commercial

Commercial land uses in The Town of West Point account for approximately 25.9 acres or 0.12 percent of the total land area of the Town. The commercial uses that exist in the Town of West Point generally consist of service based retail trade establishments such as restaurants, taverns, and automobile repair. Most commercial development in the Town of West Point is located along major highways or near Lake Wisconsin and Crystal Lake. Overall, the amount of commercial land use in the Town of West Point is relatively low. The ratio of Commercial land use in the Town of West Point amounts one acre out of every 804 total acres being devoted to commercial use.

During the land use inventory conducted as part of this planning process, lands assigned to the Commercial land use category were identified as having the following characteristics:

- The Commercial land use category includes lands used primarily for retail/wholesale trade or service activities that sell goods and services directly to the public. In most cases, the portion of the lot or parcel that contains the commercial building and the associated parking lots and storage areas were included in the commercial land use classification for area determination purposes.

#### 8.4.5 Industrial and Permitted Surface Non-metallic Mining Extraction

Industrial and Permitted Surface Non-Metallic Mining Extraction land uses in The Town of West Point account for approximately 26.7 acres or 0.13 percent of the total land area of the Town. Permitted Surface Non-Metallic Mining Extraction (e.g. gravel pits) is the majority of this category with some limited manufacturing use. The ratio of Industrial land use in the Town of West Point amounts to one acre out of every 780 total acres being devoted to industrial use.

During the land use inventory conducted as part of this planning process, lands assigned to the Industrial land use category were identified as having the following characteristics:

- The Industrial land use category includes lands used for producing an industrial or manufacturing product or for providing an industrial or manufacturing service. In most cases, the portion of the lot or parcel that contains the industrial building and any associated parking lots, storage areas, or raw material extraction sites was included in the industrial land use classification for area determination purposes. Many of the industrial land uses consist of sand and gravel extraction sites. In these cases, the current boundary of the extraction site was used in defining the extent of the industrial use.

#### 8.4.6 Institutional/Public

Institutional/Public land uses in The Town of West Point account for approximately 30.0 acres or 0.14 percent of the total land area of the Town. Institutional/Public land uses in the Town generally consist of government facilities and other institutions that are open to the general public in some capacity. Overall, the amount of Institutional/Public land use in the Town of West Point is relatively low. The ratio of Institutional/Public land use in the Town of West point amounts to one acre out of every 694 total acres being devoted to Institutional/Public use.

During the land use inventory conducted as part of this planning process, lands assigned to the Institutional/Public land use category were identified as having the following characteristics:

- The Institutional/Public land use category includes lands that have facilities or institutions that are open to the public in some capacity and provide a public or semi-public service. These include churches, fire stations, libraries, town halls, hospitals, cemeteries and schools. In most cases, the portion of the parcel that contains the public or semi-public facility and the associated parking lots and storage areas were included in the Institutional/Public land use classification for area determination purposes.

#### 8.4.7 Utilities

Utility land uses in The Town of West Point account for approximately 8.1 acres or 0.04 percent of the total land area of the Town. Utility land uses in the Town generally consist of lands and facilities used to provide public utilities. Overall, the amount of Utility land use in the Town of West Point is relatively low. The ratio of Utility land use in the Town of West Point amounts to one acre out of every 2,572 total acres being devoted to Utility use.

During the land use inventory conducted as part of this planning process, lands assigned to the Utilities land use category were identified as having the following characteristics:

- The Utilities land use category includes lands that contain a public utility facility or are used to provide service from a public utility. These includes water towers, wastewater treatment facilities, electric substations, gas and electric generating or processing plants, and radio or cellular towers. In

most cases, only the portion of the parcel being actively used for utility purposes was included in the Utilities land use classification for area determination purposes.

#### 8.4.8 Recreational Areas

Recreational Area land uses in The Town of West Point account for approximately 190.9 acres or 0.92 percent of the total land area of the Town. Recreational Area land uses in the Town generally consist of parks, a golf course, and other public recreation areas. Overall, the amount of Recreational Area land use in the Town of West Point is relatively low. The ratio of Recreational Area land use in the Town of West Point amounts to one acre out of every 109 total acres being devoted to Recreational Area use.

During the land use inventory conducted as part of this planning process, lands assigned to the Recreational Area land use category were identified as having the following characteristics:

- The Recreational Areas lands use category contains lands open to the public in some capacity for use in recreational activities. These areas include parks, boat landings, public hunting grounds, campgrounds, animal refuges, sportsman clubs, golf courses. In most cases, the entire parcel containing the recreational land use was included in the Recreational Areas land use classification for area determination purposes.

#### 8.4.9 Transportation

Transportation land uses in The Town of West Point account for approximately 547.0 acres or 2.63 percent of the total land area of the Town. Transportation land uses in the Town generally consist of road and railroad right-of-ways. Transportation land uses are the one of the more common land uses in the Town. Only the Agriculture or Other Open Space and the Single-Family Residential land use categories contain more area than the Transportation land use category. As a result of being a common land use type, the amount of Transportation land use is fairly high. The ratio of Transportation land use in the Town of West Point amounts to one acre out of every 38 total acres being devoted to Transportation use.

During the land use inventory conducted as part of this planning process, lands assigned to the Recreational Area land use category were identified as having the following characteristics:

- The Transportation land use category contains lands used for right-of-ways purposes for roads and railroads as well as lands used in commercial airports and private landing strips. Where a public right-of-way exists and is mapped, the area of the right-of-way was used for area determination purposes. In other areas where the right-of-way does not exist or is not mapped, a width of 66 feet was assigned to the right-of-way for area determination purposes. For commercial airports, the entire airport parcel was classified as a Transportation use for area determination purposes. For private landing strips, only the portion of the parcel used for private landing strip purposes was classified as a Transportation use for area determination purposes.

## 8.5 TRENDS

The Trends section of this plan element examines the characteristics and changes that are taking place in regards to the supply, demand, and price of land in the Town of West Point. This section also examines the opportunities for the redevelopment of underutilized land, discusses existing and potential land use conflicts, and examines land use trends and projected acreage needed.

### 8.5.1 Supply, Demand, and Price of Land

An examination of the supply, demand, and price of land in Columbia County including the Town of West Point can provide insight into the trends in land use that are taking place within the County and the Town. A number of sources of information are available that help to measure the trends supply, demand, and price of land within the County. Town level data is not available for many of these data sources, therefore County level data has been substituted for trend analysis purposes. The following section uses this information to provide more detail about the supply, demand, and price of land within the County and the Town.

#### 8.5.1.1 *Agricultural Land Sales*

Table 8-4 illustrates information on agricultural land sales in Columbia County from the Wisconsin Agricultural Statistics Service over the five year period between 2000 and 2004. During this period, the total acres of agricultural land sold annually has decreased over 19 percent, while the value of the agricultural land sold has increased over 64 percent. The amount of land sold for continued agricultural use has declined over the five year period by more than 35 percent, while the amount of agricultural land sold for other uses has increased by over 70 percent. During three years out of the five year period, the price received for agricultural land being diverted to other uses was higher than the price received for agricultural land continuing in agricultural use.

TABLE 8-4  
**Agricultural Land Sales, Columbia County, 2000-2004**

|   | 2000    | 2001    | 2002    | 2003    | 2004    | #<br>Change<br>2000-2004 | % Change<br>2000-2004 |
|---|---------|---------|---------|---------|---------|--------------------------|-----------------------|
| <b>Ag Land Continuing in AG Use</b>         |         |         |         |         |         |                          |                       |
| Number of Transactions                      | 26      | 36      | 33      | 38      | 22      | (4)                      | (15.4)%               |
| Acres Sold                                  | 2,121   | 2,249   | 1,872   | 2,830   | 1,374   | (747)                    | (35.2)%               |
| Dollars per Acre                            | \$2,083 | \$2,328 | \$2,730 | \$3,149 | \$3,755 | \$1,672                  | 80.3%                 |
| <b>Ag Land Being Diverted to Other Uses</b> |         |         |         |         |         |                          |                       |
| Number of Transactions                      | 9       | 10      | 28      | 26      | 20      | 11                       | 122.2%                |
| Acres Sold                                  | 381     | 521     | 1,256   | 980     | 649     | 268                      | 70.3%                 |
| Dollars per Acre                            | \$2,832 | \$1,874 | \$3,560 | \$4,310 | \$3,330 | \$498                    | 17.6%                 |
| <b>Total of All AG Land</b>                 |         |         |         |         |         |                          |                       |
| Number of Transactions                      | 35      | 46      | 61      | 64      | 42      | 7                        | 20%                   |
| Acres Sold                                  | 2,502   | 2,770   | 3,128   | 3,810   | 2,023   | (479)                    | (19.2)%               |
| Dollars per Acre                            | \$2,197 | \$2,242 | \$3,063 | \$3,447 | \$3,619 | \$1,422                  | 64.7%                 |

Source: Wisconsin Agricultural Statistics Service, Agricultural Land Sales, 2000-2004.

#### 8.5.1.2 *Forest Land Sales*

Table 8-5 illustrates information on forest land sales in Columbia County from the Wisconsin Agricultural Statistics Service over the four year period between 1998 and 2001. (This information is the most current available.) During this period, the total acres of forest land sold annually has decreased over 49 percent, while the value of the forest land sold has increased over 80 percent. The amount of land sold for continued forest use has declined slightly over the four year period, just over nine percent, while the amount of forest land sold for other uses has decreased significantly, over 85 percent, during the same period. Both the price paid for forest land continuing in forest use and for forest land being diverted to other uses increased during the four year period. However the price paid for forest land continuing in forest use increased considerably more than the price paid for forest land being diverted to other uses, 192.2 percent and 1.4 percent respectively.

TABLE 8-5  
Forest Land Sales, Columbia County, 1998-2001

|   | 1998    | 1999    | 2000    | 2001    | # Change<br>1998-2001 | % Change<br>1998-2001 |
|---|---------|---------|---------|---------|-----------------------|-----------------------|
| <b>Forest Land Continuing in Forest Use</b>     |         |         |         |         |                       |                       |
| Number of Transactions                          | 19      | 28      | 17      | 24      | 5                     | 26.3%                 |
| Acres Sold                                      | 316     | 560     | 389     | 312     | (4)                   | (9.6)%                |
| Dollars per Acre                                | \$802   | \$1,409 | \$1,470 | \$2,343 | \$1,541               | 192.2%                |
| <b>Forest Land Being Diverted to Other Uses</b> |         |         |         |         |                       |                       |
| Number of Transactions                          | 23      | 16      | 6       | 5       | (18)                  | (78.3)%               |
| Acres Sold                                      | 420     | 285     | 89      | 61      | (359)                 | (85.5)%               |
| Dollars per Acre                                | \$1,551 | \$2,323 | \$2,232 | \$1,572 | \$21                  | 1.4%                  |
| <b>Total of All Forest Land</b>                 |         |         |         |         |                       |                       |
| Number of Transactions                          | 42      | 44      | 23      | 29      | (13)                  | (31.0)%               |
| Acres Sold                                      | 736     | 845     | 478     | 373     | (363)                 | (49.3)%               |
| Dollars per Acre                                | \$1,229 | \$1,717 | \$1,612 | \$2,217 | \$988                 | 80.4%                 |

Source: Wisconsin Agricultural Statistics Service, Forest Land Sales, 1998-2001.

### 8.5.1.3 Average Selling Price of Vacant Land

Table 8-6 illustrates information on the average price per acre and the average selling price for residential and agricultural land in Columbia County based upon information from the South-Central Wisconsin Multiple Listing Service. During the 16 year period from 1990 thru 2005, the average selling price for vacant residential land, 10 acres or less in size, increased \$31,791 or 109.1 percent, while the average price per acre for vacant residential land increased \$14,135 or 130.1 percent. Likewise, the average selling price for vacant agricultural land, 35 acres or larger in size, increased \$203,592 or 506.6 percent during the 16 year period while the average price per acre for a vacant agricultural land increased \$2,966 or 348.5 percent.

**TABLE 8-6**  
**Average Selling Price and Price Per Acre**  
**Vacant Residential and Agricultural Land**  
**Columbia County, 1990-2005**

| Year                          | Average Selling Price                       |  | Average Price per Acre                      |  |
|-------------------------------|---|--|---|--|
|                               | Vacant Residential Land<br>10 Acres or Less | Vacant Agricultural Land<br>35 Acres or More | Vacant Residential Land<br>10 Acres or Less | Vacant Agricultural Land<br>35 Acres or More |
| 1990                          | \$29,148                                    | \$40,187                                     | \$10,865                                    | \$851  |
| 1995                          | \$32,684                                    | \$78,435                                     | \$17,883                                    | \$1,399                                      |
| 2000                          | \$45,055                                    | \$88,696                                     | \$25,946                                    | \$2,154                                      |
| 2001                          | \$45,418                                    | \$117,791                                    | \$21,492                                    | \$2,311                                      |
| 2002                          | \$53,679                                    | \$131,650                                    | \$29,702                                    | \$3,041                                      |
| 2003                          | \$52,608                                    | \$125,285                                    | \$21,825                                    | \$2,746                                      |
| 2004                          | \$54,705                                    | \$175,637                                    | \$19,724                                    | \$4,066                                      |
| 2005                          | \$60,939                                    | \$243,779                                    | \$24,999                                    | \$3,817                                      |
| <b># Change<br/>1990-2005</b> | \$31,791                                    | \$203,592                                    | \$14,135                                    | \$2,966                                      |
| <b>% Change<br/>1990-2005</b> | 109.1%                                      | 506.6%                                       | 130.1%                                      | 348.5%                                       |

Source: South Central Wisconsin Multiple Listing Service

### 8.5.1.4 Equalized Values

Table 8-7 illustrates the equalized values of different property types in Columbia County based upon information from the Wisconsin Department of Revenue over the five year period from 2001 thru 2005. Equalized values are based upon the full market value of all taxable property, with the exception of agricultural land. Agricultural land values are based upon the State's policy of use value assessment that values agricultural land based upon its agricultural productivity rather than development potential. The concept behind this policy is to protect the farm economy and discourage the conversion of agricultural land to other uses.

The total equalized value of real estate in the County increased by \$1,162,118,200 or approximately 34 percent between 2001 and 2005. In 2005, residential development represented the largest portion of the County's total equalized value at 73 percent, up from 70 percent in 2001. Equalized values on agricultural land decreased by 61 percent over the five year period due mainly to the implementation of the State's policy of use value assessment. In 2001, equalized values for agricultural lands in Columbia County were \$153,022,900 or 4.9 percent of the total equalized value. In 2005, the equalized value of

agricultural lands in Columbia County had dropped to \$59,747,800 or 1.4 percent of the total equalized value.

**TABLE 8-7**  
**Equalized Values in Dollars, Columbia County, 2001-2005**

| <b>2001</b>                   | <b>Residential</b> | <b>Commercial</b> | <b>Manufacturing</b> | <b>Agricultural</b> | <b>Forest</b> | <b>Other</b> | <b>Total</b>  |
|-------------------------------|--------------------|-------------------|----------------------|---------------------|---------------|--------------|---------------|
| Total in Towns                | 1,279,157,800      | 64,145,100        | 11,158,100           | 150,510,500         | 71,388,300    | 229,245,100  | 1,805,604,900 |
| Total in Villages             | 328,194,700        | 61,201,800        | 35,183,000           | 1,542,300           | 294,000       | 3,546,100    | 429,961,900   |
| Total in Cities               | 594,827,600        | 250,178,500       | 58,735,700           | 970,100             | 0             | 808,000      | 905,519,900   |
| Columbia County               | 2,202,180,100      | 375,525,400       | 105,076,800          | 153,022,900         | 71,682,300    | 233,599,200  | 3,141,086,700 |
| <b>2002</b>                   | <b>Residential</b> | <b>Commercial</b> | <b>Manufacturing</b> | <b>Agricultural</b> | <b>Forest</b> | <b>Other</b> | <b>Total</b>  |
| Total in Towns                | 1,387,434,300      | 66,977,100        | 10,603,100           | 78,739,700          | 93,869,200    | 270,694,200  | 1,908,317,600 |
| Total in Villages             | 340,805,800        | 64,283,800        | 35,147,700           | 914,800             | 345,200       | 3,811,300    | 445,308,600   |
| Total in Cities               | 643,813,900        | 273,636,600       | 60,318,700           | 467,000             | 0             | 950,400      | 979,186,600   |
| Columbia County               | 2,372,054,000      | 404,897,500       | 106,069,500          | 80,121,500          | 94,214,400    | 275,455,900  | 3,332,812,800 |
| <b>2003</b>                   | <b>Residential</b> | <b>Commercial</b> | <b>Manufacturing</b> | <b>Agricultural</b> | <b>Forest</b> | <b>Other</b> | <b>Total</b>  |
| Total in Towns                | 1,470,001,100      | 69,725,900        | 11,279,100           | 59,951,700          | 102,472,300   | 292,687,000  | 2,006,117,100 |
| Total in Villages             | 364,538,900        | 69,607,700        | 36,881,900           | 687,500             | 449,000       | 3,815,300    | 475,980,300   |
| Total in Cities               | 686,117,600        | 295,160,900       | 63,095,900           | 384,800             | 0             | 942,900      | 1,045,702,100 |
| Columbia County               | 2,520,657,600      | 434,494,500       | 111,256,900          | 61,024,000          | 102,921,300   | 297,445,200  | 3,527,799,500 |
| <b>2004</b>                   | <b>Residential</b> | <b>Commercial</b> | <b>Manufacturing</b> | <b>Agricultural</b> | <b>Forest</b> | <b>Other</b> | <b>Total</b>  |
| Total in Towns                | 1,652,831,100      | 82,042,700        | 11,215,100           | 57,110,400          | 133,004,300   | 294,104,200  | 2,230,307,800 |
| Total in Villages             | 406,225,000        | 78,266,700        | 38,468,300           | 811,100             | 510,400       | 4,049,100    | 528,330,600   |
| Total in Cities               | 750,211,300        | 305,602,700       | 64,299,800           | 356,600             | 179,200       | 1,025,700    | 1,121,675,300 |
| Columbia County               | 2,809,267,400      | 465,912,100       | 113,983,200          | 58,278,100          | 133,693,900   | 299,179,000  | 3,880,313,700 |
| <b>2005</b>                   | <b>Residential</b> | <b>Commercial</b> | <b>Manufacturing</b> | <b>Agricultural</b> | <b>Forest</b> | <b>Other</b> | <b>Total</b>  |
| Total in Towns                | 1,877,527,100      | 89,364,100        | 25,415,000           | 58,573,000          | 84,060,400    | 364,280,900  | 2,499,220,500 |
| Total in Villages             | 454,345,400        | 86,325,600        | 42,290,000           | 746,200             | 374,600       | 4,106,600    | 588,188,400   |
| Total in Cities               | 814,699,000        | 331,421,700       | 67,809,500           | 428,600             | 343,000       | 1,094,200    | 1,215,796,000 |
| Columbia County               | 3,146,571,500      | 507,111,400       | 135,514,500          | 59,747,800          | 84,778,000    | 369,481,700  | 4,303,204,900 |
| <b># Change<br/>2001-2005</b> | <b>Residential</b> | <b>Commercial</b> | <b>Manufacturing</b> | <b>Agricultural</b> | <b>Forest</b> | <b>Other</b> | <b>Total</b>  |
| Towns                         | 598,369,300        | 25,219,000        | 14,256,900           | (91,937,500)        | 12,672,100    | 135,035,800  | 693,615,600   |
| Villages                      | 126,150,700        | 25,123,800        | 7,107,000            | (796,100)           | 80,600        | 560,500      | 158,226,500   |
| Cities                        | 219,871,400        | 81,243,200        | 9,073,800            | (541,500)           | 343,000       | 286,200      | 310,276,100   |
| Columbia County               | 944,391,400        | 131,586,000       | 30,437,700           | (93,275,100)        | 13,095,700    | 135,882,500  | 1,162,118,200 |
| <b>% Change<br/>2001-2005</b> | <b>Residential</b> | <b>Commercial</b> | <b>Manufacturing</b> | <b>Agricultural</b> | <b>Forest</b> | <b>Other</b> | <b>Total</b>  |
| Towns                         | 46.8%              | 39.3%             | 127.8%               | (61.1)%             | 17.8%         | 58.9%        | 38.4%         |
| Villages                      | 38.4%              | 41.1%             | 20.2%                | (51.6)%             | 27.4%         | 15.8%        | 36.8%         |
| Cities                        | 37.0%              | 32.5%             | 15.4%                | (55.8)%             | 100.0%        | 35.4%        | 34.3%         |
| Columbia County               | 42.9%              | 35.0%             | 29.0%                | (61.0)%             | 18.3%         | 58.2%        | 37.0%         |

Source: Wisconsin Department of Revenue, Statement of Equalized Values 2001- 2005.  
"Other" includes swamp, waste, and undeveloped lands.

## 8.5.2 Opportunities for Redevelopment

Nearly all of the land in the Town of West Point is undeveloped and not in need of redevelopment. There are some areas where conditional use permits have been granted for commercial usage which has exceeded the limitations of those permits and is not consistent with current and future land usages. The town would like to see many of these conditional uses converted back to agricultural usage. There are some commercially zoned areas which are not within future planned commercial node areas and have traffic and/or conflict with other uses. The town would like these uses realigned in the new commercial node areas or to surrounding municipalities as appropriate.

There are some areas of the town where non-metallic mining is occurring. It is the intent of the town that these areas also be restored to some usage after the mining is completed.

## 8.5.3 Existing and Potential Land Use Conflicts

A number existing or potential land use conflicts will need to be considered by The Town of West Point when planning future uses of land. The following list contains many of the existing or potential land use conflicts that will need to be considered:

- Increasing pressure to convert agricultural land to other uses, mainly residential. The increasing number of residential uses within agricultural areas may lead to conflicts between farmers and non-farm residents. New non-farm residents may complain about farm odors, slow machinery on roads, and late hours of operation in fields. Such conflicts can lead to the end of farming in that area.
- Increased pressure to allow alternative energy systems (wind, solar, ethanol production, manure digesters, etc.) to be located within the Town. These facilities will have an impact on existing and future residential developments.
- Increased pressure to locate or expand large animal confinement facilities within the Town. These facilities may result in conflicts with nearby residential areas.
- Incompatible land uses along the border of other Towns. Development in one town can spill over into an adjacent Town and create undesirable land uses.
- Conditional use permits that allow commercial or industrial uses in agricultural or residential areas. These permits should only be utilized for finite periods of time. The use permit should be very specific as to what uses are allowed and disallowed. If a business would cease to exist then it should revert back to the original use.

## 8.5.4 Development Potential and Trends

From 1996 to 2005 there were a total of 250 new parcels created in the Town of West Point. About half of these new parcels are attributable to four subdivision plats that totaled 114 lots. The number of new lots created annually was previously illustrated in Table 8-1. The number of new homes built between 1990 and 2005 ranged, with wide fluctuations, from a low of eight homes in 2000 to a high of 37 homes in 2003, for an average of 20 homes a year over the 16 year period (See the previous discussed Figure 8-1). Furthermore, the town allowed one large subdivision in more than one plat during this period, Selwood. With close to 100 homes total, such a large development in the future would be inconsistent with this comprehensive plan and its desire to maintain rural character. The Wisconsin Department of Administration, Demographic Services Center projects an increase of 217 households, or about 9 households a year in West Point, as indicated in

Table 8-8. Table 8-8 illustrates the historical trends in the number of tax and ownership parcels for the Town of West Point between 1953 and 2005.

**TABLE 8-8**  
**Historical Trends in Number of Tax and Ownership Parcels**  
**Town of West Point, 1953-2005**

| <b>Calendar Year</b> | <b># of Ownership Parcels</b> | <b># of Tax Parcels</b> | <b>Annual % Change in Ownership Parcels</b> | <b>Annual % Change in Tax Parcels</b> |
|----------------------|-------------------------------|-------------------------|---|---------------------------------------|
| <b>1953</b>          | 376                           | 839                     | N/A   | N/A                                   |
| <b>1953-1961</b>     | 453                           | 989                     | 20.48%                                      | 17.88%                                |
| <b>1962-1967</b>     | 455                           | 1035                    | 0.44%                                       | 4.65%                                 |
| <b>1968-1972</b>     | 515                           | 1,120                   | 13.19%                                      | 8.21%                                 |
| <b>1973-1983</b>     | 659                           | 1,190                   | 27.96%                                      | 6.25%                                 |
| <b>1984-1991</b>     | 903                           | 1,247                   | 37.03%                                      | 4.79%                                 |
| <b>1992-2000</b>     | 1,010                         | 1,446                   | 11.85%                                      | 15.96%                                |
| <b>2001-2005</b>     | 1,082                         | 1,606                   | 7.13%                                       | 11.07%                                |

Source: Anna Haines, Eric Olson, Dan McFarlane, UWSP-UWEX, Center for Land Use Education, Parsing Parcels: Using GIS to Analyze Options for Farmland Preservation, Growing Wisconsin Conference, Spring 2007.

New households in West Point have been consuming agricultural land at a fast pace. Map 8-2 in Appendix I illustrates the location of tax parcels that contain a residence built before 1980 and the location of tax parcels with residences built between 1980 and 2005. The locations of existing tax parcels that do not contain a residence are also illustrated.

Agriculture in West Point also has demands on the land. Many of the dairy operations in the town have been expanding in recent years. These dairy operations need to expand to remain economically viable. Many of the dairy operations are around 100 head and plan on increasing. The key constraint for the farmer is the amount of land available for manure spreading, as has been researched in the town by UW Madison professors. Farmers will need to continue to have land available for manure spreading to remain economically viable. Table 8-9 indicates the number of parcels in the town that are greater than 240 acres in size has increased since 1953, as farmers, to remain viable, have increased their farm size. The largest decrease in ownership size has been in parcels 80.1 to 160 acres, as this size is probably not as economically viable. Table 8-9 also shows a strong increase in parcels which are 30.1-40 acres and parcels that are 10.1 to 20 acres for the 1953 to 2006 period. This trend in parcelization at this size indicates the competing interests in land use between agriculture and rural housing.

TABLE 8-9  
**Historical Trends in Acres Per Size Classification**  
**Town of West Point, 1953-2006**

| Acres Per Size Classification (Ownership) |       |         |          |           |           |           |           |            |             |         |
|---|-------|---------|----------|-----------|-----------|-----------|-----------|------------|-------------|---------|
| Year                                      | 0 - 2 | 2.1 - 5 | 5.1 - 10 | 10.1 - 20 | 20.1 - 30 | 30.1 - 40 | 40.1 - 80 | 80.1 - 160 | 160.1 - 240 | > 240.1 |
| <b>1953</b>                               | 58.5  | 47.3    | 88.9     | 265.3     | 169.2     | 523.9     | 2,126.3   | 7,775.2    | 5,295.3     | 2,100.2 |
| <b>1961</b>                               | 103.1 | 62.3    | 101.6    | 267.6     | 155.6     | 495.5     | 2,594.7   | 6,727.9    | 4,998.2     | 2,973.3 |
| <b>1967</b>                               | 105.4 | 56.1    | 92.9     | 285.2     | 211.1     | 768.5     | 2,333.0   | 6,218.2    | 5,535.3     | 2,874.0 |
| <b>1972</b>                               | 134.3 | 51.6    | 124.2    | 294.3     | 222.5     | 439.8     | 2,309.4   | 5,844.3    | 5,879.6     | 3,044.2 |
| <b>1983</b>                               | 206.4 | 142.1   | 296.8    | 363.7     | 432.1     | 714.2     | 2,063.6   | 5,031.2    | 6,424.2     | 2,644.8 |
| <b>1992</b>                               | 337.5 | 212.3   | 374.8    | 551.6     | 393.2     | 1,039.0   | 2,205.0   | 4,076.1    | 4,652.9     | 4,476.9 |
| <b>2000</b>                               | 435.9 | 250.1   | 464.7    | 701.8     | 394.2     | 1,406.0   | 2,661.1   | 4,298.5    | 3,709.8     | 3,872.6 |
| <b>2006</b>                               | 486.5 | 315.2   | 518.5    | 608.4     | 332.7     | 1,429.4   | 2,606.1   | 4,404.3    | 3,538.1     | 4,008.4 |

Source: Anna Haines, Eric Olson, Dan McFarlane, UWSP-UWEX, Center for Land Use Education, Parsing Parcels: Using GIS to Analyze Options for Farmland Preservation, Growing Wisconsin Conference, Spring 2007.

#### 8.5.5 Projected Future Acreage Needs

In developing Table 8-11 on land use projections, data from Tables 8-1 and 8-10 are utilized. Wisconsin Statute 66.1001 requires the comprehensive plan to contain land use projections for the 20 year planning period. Without a new comprehensive plan, residential development could use 667 acres of agricultural land according to Columbia County Planning and Zoning, at the current level of 1.3 acres per rural residence.

TABLE 8-10  
**Estimated Household and Population Projections for the Town of West Point**

| Projected          |             |       |       |       |       |       |          |
|--------------------|-------------|-------|-------|-------|-------|-------|----------|
| Town of West Point | 2000 Actual | 2005  | 2010  | 2015  | 2020  | 2025  | Increase |
| <b>Households</b>  | 660         | 714   | 773   | 828   | 877   | 931   | 217      |
| <b>Population</b>  | 1,634       | 1,740 | 1,844 | 1,941 | 2,032 | 2,132 | 498      |

Source: Demographic Services Center, WI Dept of Administration, Jan 2004

The new comprehensive plan calls for a change in the number of parcels for a certified zoning map from four to three. The new plan also requires conservation design and clustering for all major subdivisions of four or more homes. The new plan calls for an increase in the minimum acreage for a home in agriculturally zoned land from 35 acres to 50 acres, with a graduated number of development rights associated with parcels. The cumulative impact of all of these new policies should assist in lowering the acreage of agricultural land needed for residential development.

Commercial land acreage is not expected to change, however the location may. Industrial and Permitted Surface Non-Metallic Mining Extraction should be reduced. Agricultural land acreage is not expected to change significantly, with most development occurring either in existing residentially zoned land or in designated areas which are marginally productive agricultural lands and at the edges of environmental corridors.

TABLE 8-11  
**Projected Future Residential Land Use Demand**  
**Town of West Point, 2010-2030**

|  | 2010 |      | 2015 |      | 2020 |      | 2025 |      | 2030 |      |
|--|------|------|------|------|------|------|------|------|------|------|
|  | Low  | High |
| <b>Number of Additional Dwellings Units Needed</b> | 45   | 100  | 45   | 100  | 45   | 100  | 45   | 100  | 45   | 100  |
| <b>Number of Additional Acres Needed</b>           | 22   | 50   | 22   | 50   | 22   | 50   | 22   | 50   | 22   | 50   |

Source: Town of West Point Comprehensive Plan Committee  
 [Utilizing the DOA projection of 9/yr for Low, and the historical average of 20/yr based on large subdivisions as a High]

## 8.6 FUTURE LAND USE

The Future Land Use section of this plan attempts to describe how future development is intended to take place once the provisions of this plan are fully implemented. Map 8-3 in Appendix I illustrates the planned future land uses throughout the Town of West Point. The sections below correspond to the future land use categories on the future land use map. Each section provides a description of the future land use category.

### 8.6.1 Agricultural Preservation Areas

*Description:* The Agricultural Preservation Area is established and mapped on the future land use map to preserve productive agricultural lands in the long-term, protect existing farm operations from encroachment by incompatible uses, promote further investments in farming, and maintain farmer eligibility for incentive programs, such as market driven purchase of development or conservation easement programs. Any programs directed to these lands will be completely voluntary on the part of the landowner.

The preferred criteria to designate this area are to utilize the USDA LESA [Land Evaluation and Site Assessment Area] methodology. The town will establish a LESA Committee and select criteria based on landscape patterns and trends as part of the implementation process in the next few years. Prior to that assessment the town will map the Agricultural Preservation Areas using the following criteria:

- **Productive Agricultural Soils** (Map 5-4) this land is also called Prime Farmland as defined by the USDA as land that has the best combination of physical and chemical characteristics for producing food and fiber for the nation. Prime Farmland primarily contains Class I, II and III soils.
- **Farmland Preservation Program Participation** (Map 5-1) these properties indicate owners who at one time had been enrolled in the Farmland Preservation Program from its inception in 1977 to October 8, 2001.

The Land Evaluation and Site Assessment (LESA) to be developed by the Town is a GIS driven model that will use the following evaluation and assessment criteria:

- **Land Evaluation** of soil productivity and capability is measured by:
  - Soil productivity [indicator crops]
  - Soil capability [erosion, drainage]
  - Important soil designations
- **Site Assessment** is an Evaluation based on other site characteristics. Usually included are data on:
  - Development potential
  - Farm size/productivity
  - Historical/environmental values
  - Proximity to protected lands

### 8.6.2 General Agricultural or Open Space

*Description:* General Agricultural or Open Space is mapped to show areas which are zoned agricultural in 2005 but which are not designated as Environmental Corridor Areas or Agricultural Preservation Areas.

### 8.6.3 Conservation Residential Area

*Description:* The Conservation Residential Area is established and mapped to identify certain lands for single-family residential development served by on-site waste disposal systems. Conservation Residential Areas were mapped to include most of the land that was zoned residential as of 2005. It is the belief of the town that sufficient land for residential development exists in this area along the lakeshore of Lake Wisconsin. Conservation design principles will be applicable to all new housing developments in this area that create four or more lots. Development of three lots or less will not be required to utilize conservation design principles.

### 8.6.4 Multi-family Residential

*Description:* The Multi-Family Residential Area is mapped to identify areas of the town with existing multifamily dwellings in 2005. This area is the area near the golf course in the southwestern section of the Town. No new areas were map in this category.

### 8.6.5 Commercial Area

*Description:* Commercial areas consist of locations within the town where light commercial usage may be permitted. These areas consist of commercial nodes where the Town would like to concentrate commercial land uses. These nodes are the golf course area, the Crystal Lake area, the Sunset Bay area, and to a lesser extent, the Merrimac Ferry area. Types of commerce that would fit with the rural character of the town include: restaurants, low impact service sector, and recreation-oriented establishments.

### 8.6.6 Institutional/Public

*Description:* The Institutional/Public Area is mapped to identify areas of the town with institutional and public uses. These mapped areas include existing uses as of 2005 including: the town hall, the town recycling center in Section 24, and the cemetery on County Highway J. No new areas were mapped.

### 8.6.7 Utilities

*Description:* The Utility Area is mapped to identify utility areas of the town as of 2005. One Utility Area located is along Crystal Lake and is the only the private sewage utility within the Town. No new areas were mapped in this category.

### 8.6.8 Recreational

*Description:* Recreational Areas of the Town are mapped to show public and private recreational lands. Private recreational areas are located on Crystal Lake and include camping. Public recreational areas are located around the Gibraltar Rock area and do not include camping.

### 8.6.9 Potential Park Areas

*Description:* These are areas in which the Town would like to pursue the development of public park or recreation areas with cooperative landowners. Currently public access to Lake Wisconsin is limited to the Merrimac Ferry area and public boat landings. Public access to Crystal Lake is limited to a public boat landing in the Town of Roxbury. The Town has many acres of undeveloped shoreline where a park or recreation areas could be established with willing landowners. The Town supports expansion of the Gibraltar Rock area to the south with the consent of willing landowners.

#### 8.6.10 Existing Development

*Description:* The Existing Development areas consist of all locations with existing development as of 2005.

#### 8.6.11 Environmental Corridors Area

*Description:* These areas are mapped in Map 5-5 to include environmentally sensitive areas. The criteria used are:

- Floodplains – 100 year extracted from FEMA Flood Insurance Rating Maps.
- Wetlands – extracted from WDNR's Wisconsin Wetland Inventory, which includes mapped wetlands at least 5 acres in size derived mainly from air photo interpretation.
- Shoreland buffers – of 35 feet – Wisconsin shoreline ordinances require a 75 foot building setback and a 35 foot vegetative buffer.
- Slopes 12% and greater – using the USGS 7.5' digital elevation models
- Shallow soils – using USDA NRCS data – shallow soils are approximately 4 feet or less from the surface to a restriction, such as bedrock, cemented pan or abrupt textural change, which is nearly continuous layer that has one or more physical, chemical or thermal properties that significantly reduce the movement of water.
- Woodlots 20 acres or greater – extracted from the WDNR's landcover dataset.

#### 8.6.12 Critical Eagle Habitat

*Description:* Critical Eagle Habitat is mapped to show areas of the Town where bald eagles roost. This area should have little to no development.

#### 8.6.13 Ice Age Corridor

*Description:* The Ice Age Trail Corridor is mapped to illustrate two points. First, the corridor boundary shows the existing trail segment completed in 2005 near the Merrimac Ferry. Second, the corridor boundary shows the general corridor area, where, in the future, the development of an extension to the Ice Age Trail is desired. This corridor area extends from the Lake Wisconsin shoreline along Hwy 113 to the northeast and from Lovering Road following County Highways J and V to the southwest. The Ice Age Trail is envisioned to one day be located somewhere within this corridor area.