

**APPENDIX III**  
**Town of West Point Comprehensive Plan 2030**

**Public Participation**

- Town of West Point Comprehensive Plan Public Participation Summary
- Town of West Point Comprehensive Planning Committee Open House Summary
- Town of West Point Agriculture Focus Group Summary
- Town of West Point Cultural Resources Focus Group Summary
- Town of West Point Natural Resources Focus Group Summary
- Town of West Point Omni Future Land Use Vision Meeting Summary
- Town of West Point Lake Wisconsin Survey Results

**Town of West Point Comprehensive Plan  
Public Participation Summary**

<i>Speaker Function</i>	<i>Date</i>	<i>Topic</i>	<i>Attendance</i>	<i>Comments</i>
Columbia County Survey of Residents	2003	Opinions on Land Use County wide	1,000 surveys mailed 486 returned 44.4 %	Strongest responses favored protection of farm land and open space and controlling development
Ed Minihan Town of Dunn Dane Co.	5/13/2004	Dunn PDR program	Approx. 35+	This presentation was part of the monthly Town Board meeting
Barb Feeney DOT Planner	7/12/2004	Transportation Planning within the Town	8 –10	
Bike Federation of WI	8/2/2004	Bike routes and bike transportation	10	This was a joint meeting with the Town of Lodi
George Osipoff DNR Wastewater Engineer	12/16/2004	Sewer Service for rural areas	Approx. 50	
Baraboo Hills Preservation Assoc	1/20/2005	Land trusts and Baraboo Hills protection	Approx 12	
Ferry Bluff Eagle Council Juliana Clausen	2/17/2005	Eagles and eagle habitat protection Sauk Prairie Area	Approx. 15	
Aldo Leopold Foundation Curt Meine	3/17/05	Legacy of Aldo Leopold in West Point	25	
Open House	9/27/05	Summarize progress on Comprehensive Plan	77	See Summary dated 11/05

Focus Group Natural Resources	01/30/06	Input for natural resources element	20+ invited guests and committee members	Facilitated by UW Extension staff
Focus Group Cultural Resources	01/31/06	Input for cultural resources element	15+ invited guests and committee members	Facilitated by UW Extension staff
Focus Group Agricultural Resources	2/01/06	Input for agricultural resources element	12+ invited guests and committee members	Facilitated by UW Extension staff
Survey of Lake Shore Residents	2006	Survey on water issues as part of Lake Planning Grant	675 surveys mailed 288 returned 45%	Top five concerns Water Quality, development, farm and storm water runoff and boat speeds
Community Visioning	1/31/07	Input on land use	81 attended	Community visioning and cognitive mapping exercise

**Town of West Point  
Comprehensive Planning Committee  
Open House Summary  
September 27, 2005**

The West Point Comprehensive Planning hosted an open house on Tuesday, September 27, 2005 from 6:00 to 8:00 p.m. at the Town Hall. The purpose of the activity:

- ◆ To introduce the committee members to town residents and the public.
- ◆ To explain the contract that the town has with Columbia County to provide planning assistance.
- ◆ To provide a summary of progress on developing the Comprehensive Plan.
- ◆ To seek input and comments from the public.

Randy Thompson and Brian Zirbes of the Columbia County Planning and Zoning Department provided an overview (via a power point) of the comprehensive planning law, integration of the Town and Countywide plans, and progress on comprehensive planning to date.

The public was directed to four stations staffed by members of the committee. Each station was devoted to one of the four elements that are under development. Copies of draft goals and objectives for the elements and the overall vision for the plan were available for review and comment sheets were provided.

The committee was in agreement that the open house was well attended with 77 people on the sign in list. A mailing list or email distribution list is one obvious use for the roster. A total of 11 written comments were received including detailed written comments from a member of the Town Planning Commission.

**Brief Summary of Comments**

Objectives for the elements are too general and are of no utility as a planning document

The elements need policy recommendations

There needs to be more citizen input as future elements are developed especially the land use element

Begin work immediately on the land use element

Concern that the committee and Columbia County lack the resources and expertise to develop the land use element

When will there be an opportunity to discuss, redefine the vision?

Support vision but place more emphasis on water quality and nutrient management on agricultural lands.

**2% annual growth is too high; it should be 1.6%**

**Utilities and Facilities Goal 1 objective 4 – what does this mean? Goal 2 – improve services -should not be necessary with only 35 additional people added per year Support Goal 4 – provide adequate parks and recreation facilities**

**Protect Lake WI and all other waterways above all else.**

**Transportation – if the consensus is to limit additional housing, why reinvest in roads at all? Poor roads will limit growth.**

**Transportation – Look into enrolling VanNess Road into the Rustic Roads Program  
Add Bike lane to Golf Road.  
Improve O'Connor Road/CTH J intersection to eliminate hazardous conditions.**

**Housing – need to define appropriate in vision, need a discussion on lot size, Objective 10 - landowners should decide on whether to protect agricultural lands, 1.2 percent annual growth is too low.**

**Housing – will affordable housing be required in all new subdivisions?  
Development around the lake should have strict guidelines and variances should be looked at carefully**

**Revisit and review the entire plan every five years or some increment of time and require re-approval of all elements.**

### **Questions for discussion**

**What was learned from these and other comments?**

**What changes in how committee conducts business are necessary as the planning process moves forward?**



# TOWN OF WEST POINT



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**Lodi, WI. 53555-9364**

## Agenda

Town of West Point Comprehensive Planning

### **Agriculture Sub- Element Focus Group**

Wednesday, February 1, 2006  
West Point Town Hall

- 7:00 pm Participants arrive, get nametag and dinner, sit down
- 7:10 pm **Welcome** by Dean Schwarz, Town Board Chair, and  
Ron Grasshoff, Comprehensive Planning Committee Chair
- 7:15 pm **Presentation**  
“Agricultural Resources in West Point and the Region”  
– Laura Paine, Agriculture Agent, UW Extension, Columbia County
- 8:00 pm **Focus Group Facilitated Discussion on Agriculture in West Point**  
– Kathleen Haas, Facilitator  
Community Resources Development Agent, UW Extension, Columbia County
- 10:15 pm **Adjourn**

Participants:

Robert Davis  
Jon Ballweg  
Craig Carncross  
Alan Treinen  
Professor Joshua Posner  
Kurt Calkins  
Barbara Birkinbine  
Neal Schoepp  
Delorman Enge

**Which agricultural resources are most important to the Town of West Point?**

- Agricultural land in the township. Dairy farms in the township now, existing farms here. Timber, forest resources –
- soil, water and trees
- Dairy farms, acres for canning factory. Cash crop farms in town
- 23 acres put back into woodlands – some are putting back into forest and prairie
- diversity of soil – town has some of the best soils and some rocks – most rolling landscape – one of last independent canning factories , farmers are a resource themselves – innovation and resource
- Profitability of soil, ag value in the livestock numbers themselves, strategy for manure management – livestock producers are more married to their land than cash crop scenario. Numbers are a resource. Forgotten that exclusive ag zoning – open space is a resource – it is the agric that provides the open space
- well drained, well suited for dairy farming
- Ingenuity, creativity of people here – if they can make it work they do it. The farms, really impressed. Also close to markets is a major resource. Infrastructure
- because of the agriculture – has been a detriment – influx of people with more dollars to spend and fancy house, people with a lot of money don't have to be ingenious, tourists don't come to artsy fartzy shops since the houses not recreational cabins.
- Biggest resource is Madison. For my agri-toursim is the people that come from Madison and they bring their money. I can get to Madison faster than get from one side of Madison to the other.

**Are there any agricultural resources that may not be in West Point but add to our town's overall agricultural resource heritage and should be considered a priority?**

- Proximity to a large # of people is double edged sword. The other thing is the ferry. I am building in Lodi, the demographic survey doesn't do it justice. Things that draw people here. The ice age trail
- beauty – bluffs, Baraboo hills, the lakes
- Less scenic places could be in agriculture. What a beautiful place to combine corn...

- Wisconsin as a whole has abundant fresh water groundwater resources. Lot of interest to reinvigorate dairy value added modernization also lot interest in region rebuilding infrastructure local processing dairy products and direct market type farms. All in between lost like cheese factory and local processing plant – infrastructure
- UW so close – research farms so close – they have disconnected from agric. Farmers marketing Madison 20 thousand people every Saturday. Need more opportunities for people to connect with agriculture.
- Madison farmers market – scenery, the co-ops the feed mills, McFarlane’s, the UW – appreciate my scenery more that I have my wife to make me
- Canning company. Infrastructure in Lodi and Sauk - the ethanol plant in the county. WP has the land and farm infrastructure but we look to the towns for all the rest – land grant university.

### **What strategies should the town of West Point take to protect and promote its agricultural resources?**

- promote – farmers mkt is good promotion. Need to get people here agri tourism, ice age trail. Does this promote agric or tourism? Not sure. Hogging industry. Legislature 1998 hog crisis – do we want it is as a viable industry? What have we done to follow thru? Only 3 producers in Columbia county. Mkts – Austin, Minn – then Waterloo, Iowa for processing. Lots for dairy. Price supports grain and dairy, beef, not in hogging. In 98 offered program under 2500 head – 1000 dollars – losing 30 thousand. How to promote? Beauty and close proximity to Madison – uphill battle.
- ag sector needs to be proactive. Let other people make the rules or we can be proactive and try to think of what want future to look like. Our study of manure and nutrient mngt restrictions, how can they survive? Solution we thought is dairy farm on landscape basis, or hog farm – integration with the neighbors. Where are the agricultural corridors? Besides environmental corridors. .... you know each other – being proactive – envision future and make it happen.
- Protection and promotion - solid foundation from a land use perspective – we all say it is important, just how to do it and then to follow thru. Until we realize it is all interconnected – pressures are there for development, but they want to farm – village had a very strong land use plan. We cant fight development. But can plan and enforcement. Related issue – WP is diverse landscape, new neighbors, expectations, realizing that expectations of farming from new neighbors. Ag sector needs to think about envir policy – nutrient management – more than wink and handshake. Bigger issue – 10 yrs ago – if you didn’t grow up on farm, have grandparents. Now many have lost relationship to farm. Have to take foreign language in school but not an ag class.
- farmers to work together - 2 % or less, have more in common with each other. Tools – like PDR like Dunn. Farmers work on being as profitable as possible and estate planning so you don’t have to be in position to sell farm for retirement.
- nutrient management plan - spread buds sewer water on my land – have to test it every other year. 15 acres 3 dif areas. Or more if have to . Then 25 soil samples send them in and they test for all sorts of stuff. Then it always passes.
- – we could promote how we feel –talk to local newspaper – ways to protect ag in town. Do a survey and see what is marginal and could have houses and we could designate those spots and those



- Protecting the growth factor – great – draft horses. Rides at the campground. Like the rural ness but not the smell. Make rules. California very heavy regulated. Cant have truck uncovered. Silage. To protect our agric rights great but don't want a lot laws. Don't want it to protect my rights on my property. My price of my property. Prmoting ag resoucrs do all the time with school groups. Are those cows or horses at campground a child asked. Years ago not as many kids with farm in family. Hay rides sleigh rides, barn dances. Farmers can do other things. Leasing hunting rights. Dancing requires commercial zoning. Iowa food and veg growers association. Tornado came thru and helped them – insurance money – didn't need permits. Bureacracy. Education.
- this is my chance – what WP to look like in 20 yrs. Like to see town value farms and to prove it. Efforts to keep farms as active farms. Transfer to next generation rather than cashing in and moving to non ag. Town needs to say we value farmers and limited resource and need to have continued by new farmer. Optimistic scenario, not going to happen with evry acre – but big challenge is what programs. Working to create scenarios that promote that. Housing dev around farms don't do it. Completely the opposite. Working agst the farmer. All the surveys say they want the landscape open, good infrastructure, not as many hogs, lot acres, opportunity for nutrient management, keeping acres as active farming operations. Losing oppty wp as strong ag community. Need to make sure Madison doesn't happen here. Farms are valuable resource, agritourism in town is great. Me on my soapbox. What will be successful for WP agric. How do we make it in WP? sell it to a new farmer rather than a developer. Don't have all the great answers need to try something. Value ag in WP.
- Housing in WP – people don't want to see subdivisions. Houses in woodland not always the best place either. Wildlife maintains the ecosystem. Now we have rabbits, coons possums getting into everything, cougars and predators gone. Don't like to see woodland with houses on either. Hillsides not the best place for houses. Where are they going to live? Somebody will sell. My wife worried about our farm. Farm land sold for over \$6k an acre. Worth a million 5 our farm. 35 acre is not working either.
- Value added agric. Is there any chance that 20 yrs from now what – lot more per acre in a lot more benign manner. Farmers mkt – different muscles. Need to be ready for it. This place is so beautiful and so easy to get to . They may be good people – may want to save it as much as you and you need to undercut Brazil on soybeans – need new strategy. People here because know what to do. Don't need to be an organic dairy, but how do you market milk as saying it is locally grown?
- all economically driven. Has to be demand.
- Someone mentioned subdivisions on unproductive land. TDR. Mechanism to do it. People – partners for a rural Wisconsin. Ag 101 for urban people. Etiquete.
- if you do go organic, costs more. Do you gain or not? Tough gain in that area.
- Not enough commodities to supply the organic farmer that are organic.
- Sun prairie, dads farm, next man put in his will has to be 100 years remain agric.
- Resource Conservation and Development – our county and others build a council and strategy and they work on these issues – USDA -
- NGOs non govt groups – potato grower's world wildlife fund get panda on the bag. Promote stewardship. River alliance. Farmers are there friends. Trout unlimited. These people benefit. Good stewardship farming is a good use of land. Experts at changing policy, etc. and you guys aren't. Look beyond UW and Extension and reach beyond to environmental community. Some common we could agree on – bring advocacy groups to work with us – planning process – we would have more clout in next 20 yrs.

- Environmental groups hit hard on hog farms the really big ones and this would help the small hog farms. But then they put in a whole lot just under the max. Do believe in the clout. Most have good motives. But when good motive people gone then it becomes detrimental to people who supposed to benefit the most. Ducks unlimited is a good resource and has money and can do things, but don't agree always with how they do things.
- value added ag – how to get there and pressure of dev – oconnor farm going to be organic farm – 6k an acre. That pressure jumps past
- I think we are in situation have to think 20 yrs – has to be value added. Surround ourselves neighbors that we share and support. GMOs started out on wrong road. No advantage to consumer – only danger – don't understand benefits to farmers in the field. Near a very educated market but not educated about agric. Perfect time in history to create a path for WP that is really profitable in the future.
- 3 houses built across my farm this summer. More congestion on roads driving machinery.
- spent 8 yrs in fox river valley – that county thought it was rural, long time since Appleton was rural. 200 lot subdivisions. Not many answers. Have to be conscious. Livestock and mixing land uses – josh's study. I am a realist – things are going to happen – take the time thru this process. Intergovt cooperation – municipalities. All the towns in Columbia sit down and get on same page. Not unrealistic goal. WP could do a lot – education – the stories are hilarious the mis-education – not really funny – we are people s last resort and we play clearinghouse. Winnebago county 96 couple large dairies moving on landscape – changed language on rural – this is exclusive ag – there are going to be odors, etc.
- planning is impt. Communication. Indiv farms need to do certain things. Estate planning. Collective effort.
- smell – mud on hwy. People realize this. Which way the wind blows. Price of land, its going to be tough. 60 in good shape, 12 done. Now 30 loads manure, too much more traffic on 60. Much more than ever. Beauty, rock of gibraltor, crystal lake want to build bigger boat landing. Trying to buy land dnr.
- bring people to our town to buy our ag goods
- we are small share of ag in community. Pressure from Madison is going to keep them coming. It's the beauty. Lake brings the eagles. Beautiful place, people going to want to use it. Value added, organics, don't know what the answer is.
- my thoughts already mentioned. Srtategy to collaborate with other people and promote our agri in a different way. Prioritize resources – look at it a different way – not where we put the houses - look at where we are going to keep the farms.
- I deed restricted 125 acres and put on 3 houses on small area. Strategies to protect and promote. That is a way to do it. We need to map the farms. When I was on town board, someone wants to build a house, need to deed restrict. That's way to protect land.



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## Tentative Agenda

Town of West Point Comprehensive Planning

### **Culture Sub- Element Focus Group**

Tuesday, January 31, 2006  
West Point Town Hall

- 6:00 pm Participants arrive, get nametag and dinner, sit down
- 6:10 pm **Welcome** by Dean Schwarz, Town Board Chair, and  
Ron Grasshoff, Comprehensive Planning Committee Chair
- 6:15 pm **Presentation**  
“Cultural Resources in West Point and the Region”  
– Jack Holzhueter, retired State Historian for the WI Historical Society
- 7:00 pm **Focus Group Facilitated Discussion on Agriculture in West Point**  
– Kathleen Haas, Facilitator  
Community Resources Development Agent, UW Extension, Columbia County
- 9:15 pm **Adjourn**

Participants:

Joan Ryan  
Ed Jacobson  
Keith Rumisek  
Donna Stehling  
Jack Holzhueter  
Wendy Soucie  
Joyce Brereton  
Karon Hamilton  
Mary Ann Johnson

**Tell me about three to four cultural resources in West Point that you think are most important and why?**

- barns, kept up and not – gibraltar rock,
- shoreline, lakes and the river. Gibraltar river. The ferry. The agric resources. More than soil, the working of it.
- barns and the agric.
- Gibraltar and the ferry –
- schools – 7 at one time. Cemeteries- one active – native amer sites
- cemeteries – land – the land portion
- work or jobs or careers that in WP that are productive in WP that can be named and preserved.
- identity. River town of sorts. You are on the river. What is your identity? What is the identity? If you lose it is like losing valuables. Define your identity. What are assets of owning it. Indian trails go thru this area? Tremedous architecture – do an inventory. Schools – in SP they got records of all the schools – did 20 yrs indian mound research
- weddings here are different – spread out over an entire day.
- Lake cottages –
- Wake the other night – – food and pictures – it was a celbration.
- my wife passed away 3 yrs go. Pines. Had a celebration of her life – over 100 people there.
- sociological stuff – in ethnicity – hard to trace the roots – major life celebrations – talismans for studying culture – 4<sup>th</sup> of july- christmas, varies to cculture

**Are there any cultural resources that may not be in West Point but add to our town's overall cultural resource heritage and should be considered a priority?**

- wrights had something on this side and went over – clifton and prairie du sac that little ferry. Homes shuttled on ice. Logs drifted down when dells broke up ice. Old barns have lock holes in them. Sauk county – old barn all logs. People whom did things – started govt, started schools, started organizational things. That is a priority too.
- ice age trail – don't know if it is thru, but it is at the edge.
- civil war participants from WP, need to figure out where they went.
- churches – may have been some – where they were – who went. Stores – bars – stage coach stoops. Dance halls.
- Civil war.

- Mills ? where was the work done? Where did the money come from? Leading fin institutions? Leading carpenters, stone masons, specialist. The hwy network, the road system, how did it develop. East of you the military trail. Did it go over the ferry?
- ag fair, history, were there any battles, native Americans?
- stage route followed 113 to ferry landing, changed horses on other side, had to go up bluffs. Barry Haney squatted land that became Sauk city. Drove stage coach to fort Winnebago from ??
- Cross plains tavern. S to p to up to Dane – dm to east of the river- – military road could have gone thru Lodi.
- Father Amman above Madison creek chapel, walk a day establish mission, St. Al's, then Lyndon station. Itinerant ministers regularly in peoples homes.
- brick manuf place. There was a post office.
- land that was flooded to create the dam-
- J railroads, transportation – getting crops out.

**What strategies do you think will protect and promote West Point's cultural resources?**

- park space, aka Gibraltar, encourage ice age trail. Woodland development /protection. Greater value placed on ag and other space.
- J education and promotion thru the children. History day. Sauk and Lodi. Work with history day projects with teachers. Surveys. Systematic. Built and archeological. Don't know where the are – down to 40 acre lots. Study census records – manufacturing and agric census and pin down where things were.
- Encouraging more trails. Adults need to be educated too, not just future [children]
- collecting the history of this town, industry, genealogy, all ties together. We need to collect it – do more oral histories. Of old people. Historical society needs help, more people to help. . history of this area. Need more work like others have done in past in town.
- promote trust landowners and govt and architectural inventories.
- – cultural landscape – lower wis river way. Artifact day. Invite people. Other thing in may in texas do history fair. Get family involved.

**Tell me about any organizations, groups and/or people that the town could collaborate with to protect and promote West Point cultural resources.**

- historic preservation
- talk to farmers that have been here worked the land all their lives. Those people seem to be – not able to voice opinions – ones away from land give more opinions
- - websites/computers – great way to get ideas.
- only 6/7 people active – april 8<sup>th</sup> mtg –going to attend, not going to find it in the community.
- – genealogists in area
- Patty - Benish family members.
- J incorporation – landowners, cottage owners, non resident owners have lobbying organization. Farmers need to have organization also. Dif approaches to land use and cultural issues. Historical society – SP/WP/Col C. Lodi – go to the conventions, participate in intra-organization work. Tale of 6-7 people is same – then you burn out and drop out – that is so normal. Need 40-50 year olds to get involved. Dangle right photo in front of them. Churches – where do people go to church here? Very impt places.

- parklands – rivers and trails group – national group – historical groups – 40/50 age group friends group in Lodi – ongoing projects – bits and pieces of projects that people can help – jump in and jump out. Hard to commit to long term. I can't commit time, I will just step away. Break down the task – dangle carrot for people with smaller blocks of time.
- there are grants available for surveys. For this type of architectural and historical surveys. – The trust orgs.

**Tell me how you would prioritize West Point using information you gained from this discussion.**

- – things that made development of community – transportation – ferry, stagecoach
- – zoning building permits – needs to be cooperation between resource panel – major resource is recreation – little lakes and the river and then there is Gibraltar rock belongs to the people – . Cooperation is the big deal.
- – w/o town, churches – agric – what protects it
- – water, the shoreline is important – quality of the lake is important, keep farmers from draining into lake
- – genealogy, protect farmland and lakeside area. Wanted to be near culture. Thought it was madison.
- – natural resources most impt. Same things now impt to ancestors. Water, could farm, lows – cant come up with something.
- – inventories – architectural, cemeteries, rapidly disappearing.
- – 18 yrs ago moved here. Wasn't successful being a farmer, if we lose ag community then we lose.
- retirement – they disconnect. Beautiful soil paved or taken to the dump. Clingman property. Farmers. Merrimac. Made it a park. Possible to do it.
- – 17 miles of coastline.  $\frac{3}{4}$  is protected – new hampshire. WP has almost 7 miles of river frontage. We should capitalize on what is available and save it.
- – low – too much with individuals is the low. It is what gets people to participate. Kunundrum.
- savannah oaks out the window – should be preserved. They are significant.
- System approach.



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## Tentative Agenda

Town of West Point Comprehensive Planning

### Natural Resources Sub- Element Focus Group

Monday, January 30, 2006

West Point Town Hall

- 6:00 pm Participants arrive, get nametag and dinner, sit down
- 6:10 pm **Welcome**  
by Dean Schwarz, Town Board Chair, and  
Ron Grasshoff, Comprehensive Planning Committee Chair
- 6:15 pm **Presentation**  
“Natural Resources in West Point and the region”  
– Curt Meine, author and conservationist
- 7:00 pm **Focus Group Facilitated Discussion on Natural Resources in West Point**  
– Kathleen Haas, Facilitator  
Community Resources Development Agent, UW Extension,  
Columbia County
- 9:15 pm **Adjourn**

Participants:

Kay Roherty  
Curt Meine  
Fred Madison  
Dana Kolb  
Tim Malzhan  
Pat Kaiser  
Charlie Luthin  
John Exo  
Tom Fisher  
Don Thistle

**Tell me about three to four natural resources in West Point that you think are most important and why?**

- Spring Creek
- Richmond Memorial Park, between Gibraltar and the Merrimac ferry
- Gibraltar Rock, need for restoration and stewardship
- Working with private landowners on prairie remnants, creative ways of encouraging private landowners to keep and protect those areas
- Erosion along the Wisconsin river waterway, wave action
- Non-point pollution
- Wetlands within township, shallow pond wetland type systems important water fowl use, amphibians, runoff sinks for pollutants, cleansing pollutants, controlling some aspects of flooding, id types of specific wetlands and categorize and protect them from filling in or potential development
- Woodlands important corridors for animal species, upland bird species, losing upland woodlots from development
- Soils for families who are farming
- Eagle roosting lands
- Ponds, wetlands
- Eagle roosting known as Blackhawk
- Wetlands along the river for perching trees, buffer zone for some space from humans
- Mosaic of landscapes, from a conservation perspective it's the integrated landscapes that make for the best wildlife habitat, interesting scenery and quality of life
- Open space
- Soils, air, surface water, ground water
- Diversity of natural resources, keep them all in mind while working

**Are there any natural resources that may not be in West Point but add to our town's overall natural resource heritage and should be considered a priority?**

- Grasslands and grassland birds (bobwhite quail) are not here, blufflands could be managed to restore some dry prairie sites
- Reduce deer herd as much as we could increase our bobwhite quail
- Aesthetic view of Baraboo hills
- Re-establishment of tall grass prairies, landscape management



- Adaptability of species that were here before, osprey associated with the Wisconsin River, a site could be established
- Good fishery, keep promoting, recreational, economic resource
- Buffer areas for habitat for wildlife
- Restoration of open lands, prairie grasses
- Baraboo hills, grassland birds, prairie
- Badger plant
- Development along riverfront, protect undeveloped lake/riverfront properties
- Partnering with groups to protect resources, specifically Baraboo range, badger plant, Lodi marsh state wildlife area

**What strategies do you think will protect and promote West Point natural resources?**

- Proper zoning, long-term zoning, strict for ag lands, wetlands, woodlands
- Purchasing of development rights vs. purchasing land outright
- Purchasing development rights thru government or
- Conservation rewards for private landowners who choose to participate in conservation protection strategies
- Continuing along smart growth, zoning
- Working with schools, getting children involved
- Partnership, identify organizations that are here and nearby
- Ground water issue, long term water planning, monitoring strategies
- Teamwork with other organizations
- Increase public awareness of vulnerability of the environment, like the river, runoff, use of rain gardens, erosion
- Promote action to save and rehab the resources that we have
- Intelligent and strong land use planning
- Changes in the tax structure, woodlands, non farmland, taxed higher than ag land, too expensive to own recreational land, need tax incentives, managed forest law is a very good incentive
- Large blocks of woodlands owned by numerous people, a developer bought a parcel of private land within the block with the intent to create a development or sub-division, could landowners create partnerships to maintain the woodlands for natural resources
- Support and sponsor dialog after the plan has been adopted protecting and promoting natural resources
- Development rights or easements, not enough \$\$ in town coffers to purchase their own rights, provide further funding through taxation or creative fees to purchase public land
- Seek out existing or new nonprofit land trusts to purchase development rights
- Transfer of development rights to another not willing to develop
- Education and communication
- Children are suffering nature deficient disorder
- Water quality monitoring for the lakes and the river
- Low density development
- Lighting, dark skies
- Public duty- no public lands, purchase farmland to produce a prairie
- Need to protect the shoreline

- Private duty- farmland preservation, environmental corridors are not just woodlands but open space, private landowners trained in management and restoration
- We know how to protect our resources, particularly in agriculture, our dominant land use in West Point is agriculture
- Groundwater, quantity and quality
- Non-metallic resources, sand, gravel
- Promote what we have, recreation area, landscape, wildlife, also preserve what we have, they go hand in hand
- Develop some more information on township, town hall, historical notes for newcomers, residents or schools
- Water quality studies
- Address economic pressures
- Strong and consistent planning
- Location of development
- Water and waste management
- Protecting and promoting resources, wise use of renewable resources
- Long-term strategy is local farm markets, keeping farmers economically viable

**Tell me about any organizations, groups and/or people that the town could collaborate with to protect and promote West Point natural resources.**

- Snowmobile clubs
- Native American interests
- FFA
- Smart Growth Planning Committee
- Baraboo Hills Preservation
- Ice Age Trail
- Aldo Leopold Foundation
- Lake Associations
- Church groups
- Fairbluff Eagle Council
- River Pal
- Dark Skies Assoc.
- Friends of Lower Wisconsin River (FLOW) watercraft, noise
- Continuing education at schools, environmental education
- County Extension offices
- Planning groups
- Education of teachers and students
- DNR
- Safari Club International hunting organization
- Audubon Society
- Gathering Waters
- River Alliance of Wisconsin
- Wisconsin Wetland Assoc.
- Sauk Prairie Conservation Alliance
- UW Madison
- Prairie enthusiasts

- Sportsman groups
- Arts organizations
- Farmers and Conservation Together
- Ice Age Trail
- Friends of Scenic Lodi Valley
- Town of Dunn

**Tell me how you would prioritize West Point using information you gained from this discussion.**

- Wisconsin River, usage, shoreline
- Working to maintain open spaces
- Development of Hwy. 12 as it proceeds north and south, minimize road construction
- Water issues – bring in State Natural History Survey, ground water resources
- Gathering information/numbers, population, percentage under farm land preservation
- Public involved
- Transportation, Hwy. 12 development
- Communicate with neighboring townships
- Economics
- Quality of life, soil, water
- River is greatest recreational resource, prioritize an Educational component on how vulnerable that waterway is
- Ground water
- Protect land from development
- How to protect resources
- When prioritizing, identify policies that have multiple goals
- River and it's inter-connectiveness, fisheries, shoreland, buffer zone, forest, wetlands, eagles, osprey, recreational use
- Shoreline
- Open space
- Transportation, bridge in place of ferry
- Wetland resources, need protection
- Hwy. 12
- Need to develop a land use plan to create mosaic to weave together meadow corridors and wildlife
- Develop sustainable ag that is economically and environmentally sound
- Think ahead on things we don't want and determine what we do want
- Gravel roads
- Plan in written format, encourage people to serve on the planning commission, town board, get people politically involved
- How to make development work, want some development in the right place, talk with neighboring municipalities
- Planning process-look at what you don't want-

## Vision Meeting Summary

The Town of West Point held a Visioning Meeting and Cognitive Mapping Exercise on January 31, 2007 at the Town Hall. The objective of the meeting was to generate input from residents to be used in the drafting of the *Future Land Use* chapter of the Town of West Point Comprehensive Plan.

Eighty-one people attended the meeting and participated in the Visioning exercise. Imagining it was the year 2026, they were asked to finish a series of incomplete sentences related to various land uses and, in so doing, offer their ideal vision of the future of West Point. Their responses were recorded on a large wall graphic. The graphic will serve as a visual record of the meeting and guide the development of the future land use chapter. At the end of the exercise, participants were provided with three adhesive yellow dots and asked to place them on the wall graphic adjacent to those issues they deemed most important.

The complete list of responses offered during the Visioning Exercise appears below. The numbers appearing in parentheses to the right of each vision reflects the number of yellow dots placed adjacent to that vision by exercise participants.

### HOUSING

In 2026, Housing in West Point includes...

- ❑ Farmers decide land use (19)
- ❑ Housing with quality water and wastewater (12)
- ❑ More *Sellwood* (11)
- ❑ Large Lots (with greenspace) (11)
- ❑ Not built on (tillable) farm land (7)
- ❑ Conservation subdivisions (clustered, with smaller lots) (5)
- ❑ High density areas to preserve open space (5)
- ❑ Low property taxes (3)
- ❑ No *Sellwood* (3)
- ❑ Buffered area between agriculture and housing (3)
- ❑ Subdivisions with fewer lots (2)
- ❑ (Affordable) Housing for Elderly (2)
- ❑ Energy efficient/Energy efficient housing (2)
- ❑ Range of housing (young families, affordable) (2)
- ❑ Transfer and purchase of development rights (PDRs and TDRs) (1)
- ❑ Blended with natural environment (1)
- ❑ Affordable (not taxed out of) (1)
- ❑ Housing stock controlled by private individuals (1)
- ❑ Preserved historical homes
- ❑ Diversity (in housing)

## TRANSPORTATION

In 2026, the Transportation network in West Point includes...

- ❑ Merrimac Ferry (4)
- ❑ Bicycle trails (for transportation and recreation) (4)
- ❑ Town maintenance of highways and roads (4)
- ❑ Quality (safe) roads (3)
- ❑ At least two ingress/egress points in subdivisions (more entrances) (2)
- ❑ Senior transportation options (2)
- ❑ Snowmobiles routes (2)
- ❑ Rustic, scenic roads (1)
- ❑ Better lighting of roads (1)
- ❑ Ice Age Trail (1)
- ❑ Pedestrians
- ❑ Cul-de-sacs where appropriate
- ❑ Commuter rail (privately funded)
- ❑ Defined traffic corridors
- ❑ Bus service
- ❑ Bridge from Merrimac to West Point
- ❑ Access for farm equipment

## FARMING

In 2026, Farming in West Point...

- ❑ Farming still viable part of township (value added) (19)
- ❑ Farmers occupy (i.e. live on) their land (7)
- ❑ Continue as 401K (i.e. farmland) (4)
- ❑ Land treated as community (public) resource (not commodity) (2)
- ❑ More tree planting (2)
- ❑ Maintained air quality and ground water quality (1)
- ❑ Affordable (1)
- ❑ More direct relationship (between farmers and consumers)
- ❑ More large animal unit farms
- ❑ Reforestation of open areas
- ❑ Not subsidized
- ❑ Energy efficient/self sufficient

## NATURE

In 2026, the Natural Environment of West Point...

- ❑ Environmental corridors (de-fragmented habitat) (10)
- ❑ Improved water quality in lakes (fishing) (8)
- ❑ Preserve existing natural beauty (4)
- ❑ Elimination of invasive species (trees, shrubs, etc.) (4)
- ❑ Protected bald eagle habitat (3)
- ❑ Rock of Gibraltar remains public park (3)
- ❑ PDRs, conservation easements, and managed forest law (2)
- ❑ Preserved beauty of shorelines (2)
- ❑ Reduced noise pollution (along lakes) (1)
- ❑ Preserved wetlands, upland buffers (1)
- ❑ Best use of non-metallic resources
- ❑ Remove necessity for burning permits

## **PRESERVE**

In 2026, West Point has successfully preserved...

- ❑ Substantial local library (1)
- ❑ Golf course
- ❑ Cemeteries
- ❑ Archaeological (and historical) sites (3)
- ❑ Blue skies, clear night skies
- ❑ Agricultural character
- ❑ Equal or improved public school system (2)
- ❑ Remaining savannah oaks (2)
- ❑ Ferry crossing (2)
- ❑ Great bars and restaurants
- ❑ Prairie du Sac dam (3)
- ❑ Railroad bridge at Merrimac (1)
- ❑ Ridgeline, bluffs east of Wisconsin River (1)
- ❑ Rustic Roads (Highway V between Hwy J and Hay 113, VA) (1)
- ❑ Tax deductions for historic properties
- ❑ Recycling transfer station (available once per month)

## **ECONOMY**

In 2026, Economic development in the Town includes...and is located...

- ❑ Industrial, commercial (4)
- ❑ Agri-tourism
- ❑ Large dairy operations (with visitor centers)
- ❑ Recreation areas (campground) (2)
- ❑ Farmers' market
- ❑ Restaurants (1)
- ❑ Golf courses (1)
- ❑ Special visitor events
- ❑ High-tech communications (including home-based businesses allowed under zoning) (1)
- ❑ Wineries (1)
- ❑ Locally-owned business (1)
- ❑ Whole foods store (1)

**West Point survey of Homeowners within 1 mile of shoreline/Lake Wisconsin/Wisconsin River  
Summary of Responses – Survey sent out Spring 2006**

**I. About your Home/Property in the West Point Lake Wisconsin area:**

Total No. of Responses = 288; Surveys sent out = 675; 45%

1. How did you acquire your property?  
 255 purchased from non-family party  
 23 purchased from family member [how long has this property been in the family? \_\_\_\_  
 Years]  
 10 inherited [how long has this property been in the family? \_\_\_\_ Years]
2. How long has the title for this property been in your name? Avg = 13.25; Median = 10.5 Years.
3. Does this property have a permanent living structure on it? 272 yes 15 no
4. If yes, what is the approximate square footage of this home?  
 71 under 1,500 sq ft      38 2,501 to 3,000 sq ft  
 74 1,501 to 2,000 sq ft    20 3,001 to 3,500 sq ft  
 45 2,001 to 2,500 sq ft    18 over 3,500 sq ft
5. How would you characterize this property when you first purchased it?  
 48 three season home 144 four season home 2 mobile home/trailer 93 no structure present
6. How would you characterize this property now?  
 30 three season home 241 four season home 1 mobile home/trailer 14 no structure present
7. Approximately how much lake frontage do you currently own? n = 150  
 Avg = 180; Median = 100 Feet 102 don't own lake frontage, nor access 31 don't own lake frontage,  
 have deeded access
8. How do you use this property?  
 180 Year-round resident 91 seasonal or weekend resident 14 investment/undeveloped property/farm

If you are a permanent, year-round resident at this location, answer the questions in Section II. If you are a seasonal or recreational owner of the property, answer section III. If the property does not have a home at present, or is investment or farm property, answer the questions in section IV. EVERYONE SHOULD ANSWER ALL QUESTIONS BEGINNING WITH SECTION V.

**II. Questions for year –round permanent residents only :**

9. How many people are in your household?  
 177 adults [aged 18 and older]  
 60 Children – list ages: Various
10. Of the adults whom are not full time students, how many work full-time? 100 Part-time? \_\_\_\_\_
11. Are any members of the adult household retired? 100 no 77 yes – if yes, how many? 77
12. List the occupation of each adult in the household that is working at least part time:  
 Adult 1: \_\_\_\_\_  
 Adult 2: \_\_\_\_\_  
 Adult 3: \_\_\_\_\_

13. Please place an 'X' where those who are working at least part time commute to work:

	Sauk Prairie area	Lodi area	Madison /Middleton area	Portage area	Work in West Point	Work out of home in West Point	Other – please list
ult 1							
ult 2							
ult 3							
tal	75	34	104	4	8	12	35

14. How long have you – or the longest resident adult in your household, lived in West Point?  
 7 (4%) entire life 42 (24%) under 5 years 43 (25%) 5-10 years 36 (21%) 11-15 years 11 (6%) 16-20 years 26 (15%) over 21 yrs 8 (5%) off and on entire life

**III. Questions for seasonal and recreational homeowners only:**

*n = 81 (89% of seasonal respondents)*

15. If you are a seasonal resident, do you see yourself living here permanently some time in the future?

28 yes 28 no 25 not sure

16. If you answered yes above, in how many years do you think you would move here permanently?  
 6 Within 2 years 7 within 5 years 10 within 10 years 7 more than 10 years 3 never/not applicable

**IV. Questions for owners of undeveloped land without a home – farmland or investment property only:**

- 17. Is your undeveloped land more than one acre? 30 yes - - no
- 18. If yes, how many acres do you have total undeveloped in this area? *Avg = 3; Median = 3*
- 19. Is the undeveloped land currently being farmed? 6 yes 22 no
- 20. Is any of the undeveloped land wooded? 20 yes 10 no
- 21. Does your property participate in any of the following programs [check all applicable]  
 1 Managed Forest 0 Conservation Reserve Program 1 other –List: *Farmland Preservation*
- 22. Does your undeveloped land include lakefront property? 14 yes 14 no
- 23. Does your undeveloped land include steep slope areas? 20 yes 11 no

**V. Your attitudes about Land Use and Zoning Issues:**

24. Land use planning implemented at the local level increases local control of local development issues.

*V = Average Response; v = Median Response*

$$\begin{matrix} V & & v \\ \text{Strongly agree} & & \text{agree} & & \text{disagree} & & \text{strongly disagree} \\ |-----|-----|-----|-----|-----| \end{matrix}$$

25. There needs to be land-use planning in the town of West Point.

$$\begin{matrix} v & & V \\ \text{Strongly agree} & & \text{agree} & & \text{disagree} & & \text{strongly disagree} \\ |-----|-----|-----|-----| \end{matrix}$$

26. There needs to be more cooperation among communities in planning for growth.

$$\begin{matrix} V & & v \\ \text{Strongly agree} & & \text{agree} & & \text{disagree} & & \text{strongly disagree} \\ |-----|-----|-----|-----| \end{matrix}$$





**47. Recreation**

Relative Importance to you [1-5] 1= least imp; 5 = most imp	Activity	Your Participation – check the column that applies to how often you participate in this activity on or near Lake Wisconsin.			
		Often	Sometimes	Seldom	Never
Median = 4	Power Boating	88	68	26	36
Median = 1	Jet Skiing	21	30	26	102
Median = 1	Sailing/boardsailing	1	14	28	130
Median = 3	Canoeing/Kayaking	17	58	36	73
Median = 3	Waterskiing/Tubing	52	68	41	43
Median = 5	Swimming	102	67	30	13
Median = 1	Snowmobiling	11	22	17	125
Median = 1	Snowshoeing	0	15	22	131
Median = 3	Bird watching	70	70	18	37
Median = 3	Picnicking/BBQ	50	83	32	26
Median = 4	Hiking/Jogging	55	72	26	41
Median = 1	Hunting/Birding	27	26	12	107

**48. Boating – complete for boats you own**

Type of Boat you own	Ski /tubing boat	Pontoon boat	Fishing boat or other motor boat	Personal watercraft[jetski]	Non-motor – canoe/kayak/sail
horsepower	Range <50 to 350	<50 to 150	<9.9 to 350	<50 to 200	NA
2 cyc or 4 cycle	2(24); 4(41)	2(32); 4(27)	2(52); 4(18)	2(29); 3(4)	NA
# owned	90	79	101	60	101

49. On WEEKDAYS do you consider Lake Wisconsin to be:  
 116(48%) a. lightly used 114(48%) b. moderately used 10(4%) c. heavily used 0 d. over used  
 50. On WEEKENDS do you consider Lake Wisconsin to be:  
 1(1%) a. lightly used 35(15%) b. moderately used 143(60%) c. heavily used 59(24%) d. over used

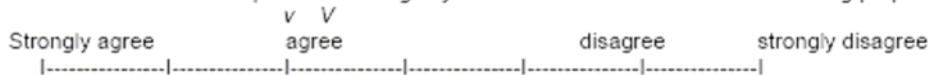
**VII. Water Quality**

V = Average Responses; v = Median Responses

51. I am satisfied with the sanitation regulations [waste disposal, sewerage] in the areas that drain to the lake.



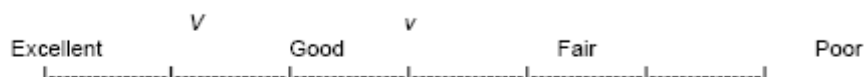
52. I believe most of the private sewerage systems in the lake watershed are working properly.



39. Which of the following fish did you think increased in Number of fish caught [write I] decreased in NUMBER of fish caught, [write D] or remained the same [write S] in the last ten years? If you don't know, write DK.

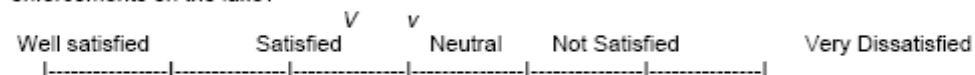
- \_\_\_a. northern pike I = 2; D = 23; S = 18; DK = 31
- \_\_\_b. panfish I = 21; D = 27; S = 33; DK = 22
- \_\_\_c. walleyed pike I = 15; D = 40; S = 18; DK = 24
- \_\_\_d. muskellunge I = 1; D = 23; S = 10; DK = 38
- \_\_\_e. largemouth bass I = 9; D = 18; S = 28; DK = 32
- \_\_\_f. smallmouth bass I = 19; D = 11; S = 28; DK = 28
- \_\_\_g. other: I = 9, D = 4; S = 4; DK = 15

40. How do you rate the fishing quality?  
*V = Average Responses; v = Median Responses*

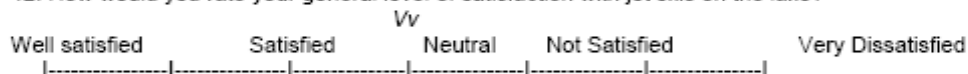


**User Conflicts**

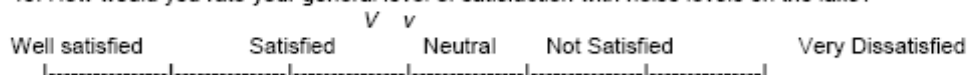
41. How would you rate your general level of satisfaction with speed limits/no wake zone enforcements on the lake?



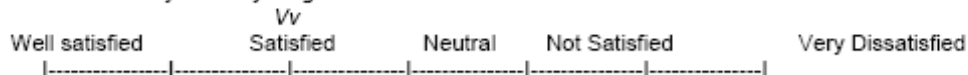
42. How would you rate your general level of satisfaction with jet skis on the lake?



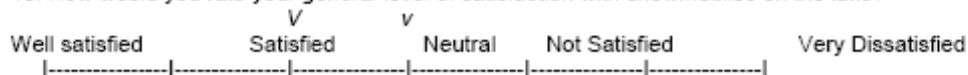
43. How would you rate your general level of satisfaction with noise levels on the lake?



44. How would you rate your general level of satisfaction with fireworks on the lake?



45. How would you rate your general level of satisfaction with snowmobiles on the lake?



46. How would you rate your general level of satisfaction with law enforcement on Lake Wisconsin [eg., boating, fish and game regulations?]

