#### **TOWN OF WEST POINT**

#### **Planning Commission Meeting**

The Town of West Point Planning Commission convened their Nov. 16, 1995 special meeting at 8:11 PM at the Town Hall. The meeting was posted in three places.

Pursuant to Wisconsin State Statute 19.84, the meeting of the Town of West Point Planning Commission was called to order by Fred Madison. Planning Commission members present were Fred Madison, Dick O'Connor, Doug Richmond, Cliff Lawton, and Joyce Sinkule. Absent were Roger Ballweg and Dave Cole.

Town Board Fritz Thistle and Allan Treinen were present. Town Clerk Edie Eberle arrived later in the evening.

John Stockham of the Discovery Group presented two memoranda which included basic demographic information and some general goals and basic ideas for a land use plan. (See attached copies). Using Memorandum 3 as a guideline for discussion, the Planning Commission discussed those items in their rough draft which were important to the town, and updated Mr. Stockham regarding the general consensus of the Planning Commission and the Town Board. Discussed present zoning, its location, possible future residential development areas, the possibility of development rights being available, and the need to protect agricultural land and woodlands. Existing documents relating to development rights should be submitted to Attorney Jeff Clark for his opinion, interpretation, and application to the Town of West Point.

The sewer plan which Engineer Joe Costanza prepared should be delivered to Mr. Stockham for his perusal.

Discussed the control which the Town does and does not have regarding subdivisions and residences placed on 35-acre parcels. Subdivisions are relatively well controlled with the subdivision Ordinance and the Soil Erosion Ordinance. The 35-acre parcels are somewhat controlled by the granting of driveway permits.

Discussed the Town's plan for existing and planned park areas. "Park fees" have been obtained from developers in lieu of desigating park land in each development. Attorney Clark will be asked to examine all the potential uses for the Park Fee.

Discussed the mapping which may be desired, with groundwater recharge areas being located in addition to the other basic maps which are typically included. The general opinion is to keep the groundwater recharge area away from high-density development.

Motion to adjourn at 9:40 PM by Doug Richmond. Seconded by Cliff Lawton.

Respectfully submitted,

Joyce Sinkule



## MEMORANDUM 2 DEMOGRAPHIC ANALYSIS

# TOWN OF WEST POINT LAND USE PLAN PROJECT

The Table A shows historic population trends for the Town of West Point and the surrounding counties based on U.S. Census Data (1980 and 1990) and 1995 population estimates provided by the Wisconsin Department of Administration, Demographic Services Center.

Table A Regional Population Trends 1980 - 1995

Unit Government	1970	1980	1990	1995	% Change <u>1990 - 95</u>
Town of West Point	873	1,122	1,285	1,387	7.94
Columbia County	40,150	43,222	45,088	47,217	4.72
Sauk County	39,057	43,469	46,975	50,090	6.63
Dane County	287,071	320,105	367,085	393,857	7.29

The Table B shows the Wisconsin Department of Administration, Demographic Services Center population projections based on historic development trends.

Table B Population Projections 1995 - 2015

Unit Government	1995	2000	2005_	2010	2015
Town of West Point	1,387	1,451	1,505	1,546	1,588
Columbia County	47,217	48,175	48716	49,106	49,307
Sauk County	50,090	52,654	53,938	54,936	55,721
Dane County	393,857	416,088	436,646	454,699	471,823



## MEMORANDUM 3 DRAFT GOALS AND POLICIES

## TOWN OF WEST POINT LAND USE PLAN PROJECT

The following draft goals and policies are based on earlier drafts of the Land Use Plan. These statements are a "starting point" for developing more specific and detailed policies and implementation recommendations.

#### GENERAL GOALS

- 1. Preserve existing farm operations
- Protect prime agricultural land + wood (and 5
- Discourage the proliferation of subdivisions within predominantly farm areas
- 4. Encourage new residential development in the Town to locate within or adjacent to existing residentially-zoned areas
- 5. Prohibit development within floodplains or wetlands
- 6. Promote an orderly development plan that will enable the Town to provide services in an economic and efficient manner.
- 7. Protect unique historical, archaeological, and environmental areas
- 8. Maintain the rural character of the Town.
- 9. Maintain the attractiveness of the landscape as viewed from roads and highways in the Town.
- 10. Concentrate retail sales and service businesses in existing commercially-zoned 11. Protect water quality.
- 12. Encourage good soil conservation practices.
- 13. Maintain a fair and equitable balance between the rights of the individual citizens and the rights of the community.

### AGRICULTURAL DISTRICT POLICIES

- 1. Prohibit subdivisions in the Agricultural District.
- 2. Restrict non-farm development within the Agricultural District to those portions of the farm property with soils unsuitable for tillage.
- 3. Prohibit new roads from crossing tillable farmlands in order to reach nonfarm lands.
- 4. Allow farm residences for those who earn at least 51% or more of their livelihood from farm operations to provide for an additional farm residences for parents or children of the farm operator, provided all other County and Town policy criteria are met. These houses will count towards the one dwelling unit per 35 acres of overall density.
- 5. Limit residential development in the Agricultural District to one lot for every 35 acres of farmland; however, clustering nonfarm lots within a larger agricultural or open space holding is permitted provided the overall density ratio of one dwelling per 35 acres is not exceeded.
- If farm buildings are separated and sold as residences, the new parcels shall be treated as "lot-splits" and such separations must comply with one parcel per 35 acre policy.
- 7. Town nuisance ordinances that restrict nuisances, such as noise, application of pesticides and herbicides, odors, or maintenance of animals, shall not apply to active farm operations in the Agricultural District, unless necessary for health or safety.

Note: This policy does not exempt farms from complying with County, State or Federal regulations, nor does it exempt farms from compliance with local ordinances specifically addressing farm operations.

## NON-AGRICULTURAL DISTRICT DEVELOPMENT POLICIES

- 1. Clustered residential development is encouraged in order to preserve the rural character of the Town.
- 2. Multifamily is acceptable in Residential Districts, if such development results in clustered development that preserves open space.
- Manufactured homes are permitted in Residential Districts provided they meet HUD Codes. Mobile or manufactured homes that do not meet HUD Codes many only be located in existing mobile home parks that are legally permitted under the Columbia County Zoning Ordinance.

- 4. New commercial uses may be permitted in areas served by public sanitary sewer, providing the commercial use is compatible with surrounding noncommercial uses and the commercial use is in full compliance with the Columbia County Zoning Ordinance.
- 5. Industrial uses should be located on public sanitary sewers and public water supply. The Town supports the location of industries in industrial and business parks in Prairie du Sac, Sauk City, and Lodi, rather than in the rural areas of the Town.