

9.0 IMPLEMENTATION

The Implementation Element of this plan outlines the programs, tools, and specific actions that will be used to guide the implementation of the comprehensive plan and achieve the desired outcomes. The Implementation Element does not work independently of the other plan elements, rather the Implementation Element is intended to integrate the other plan elements and achieve the goals and objectives of the plan. Any action taken to implement the plan can have direct and indirect effects on the other elements in the plan. The manner in which the implementation of this plan is conducted will directly impact the effectiveness of this plan and the ability of this plan to produce the desired results.

9.1 IMPLEMENTATION VISION

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

9.2 IMPLEMENTATION PROGRAMS, TOOLS, AND SPECIFIC ACTIONS

It is anticipated that existing town ordinances will be updated to coincide with this plan. In addition to the existing town ordinances, this section delineates some additional tools the town will utilize in fulfilling the plan.

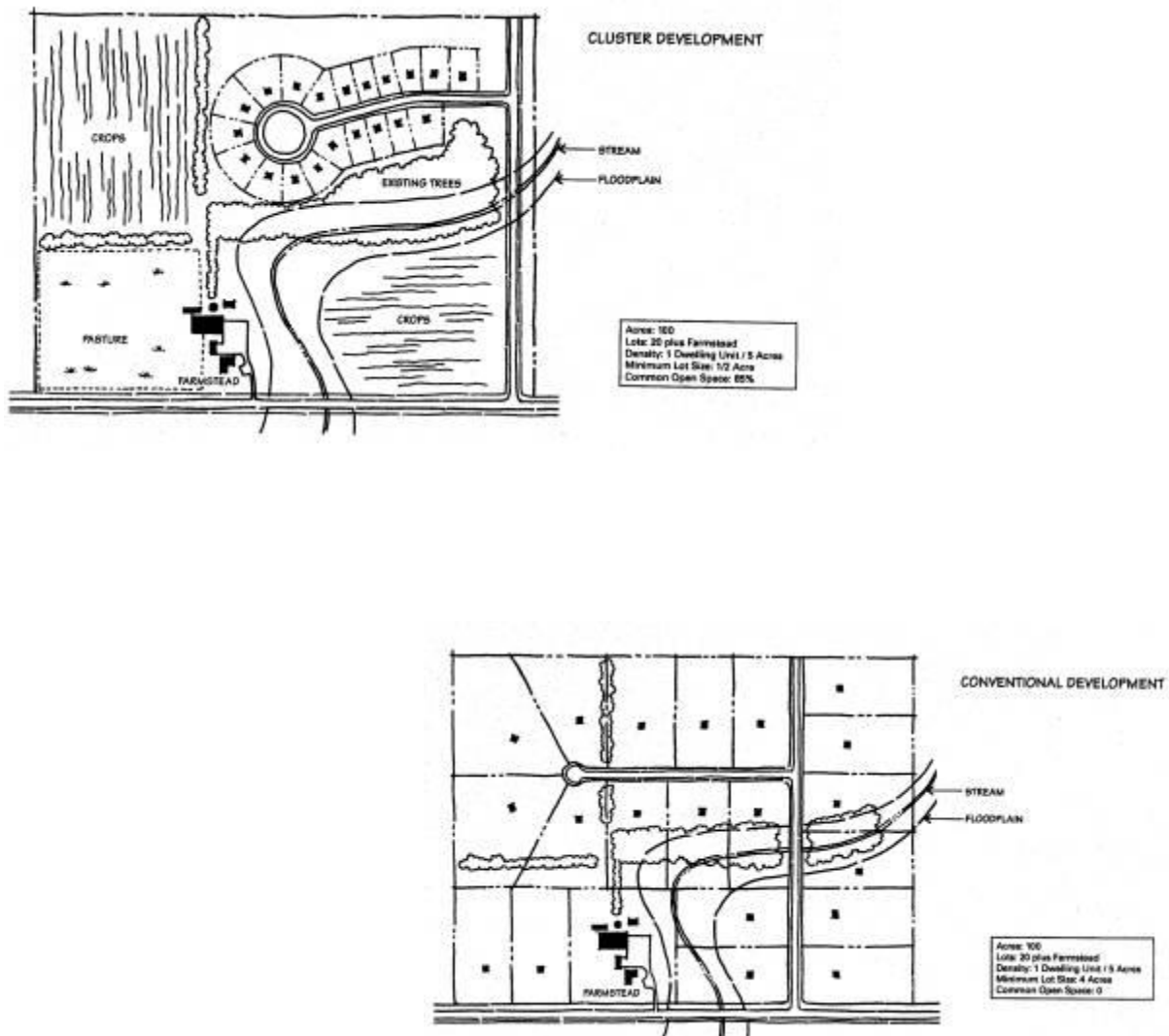
9.2.1 Conservation Subdivisions

Conservation subdivisions are characterized by common open space and clustered compact lots. The purpose of a conservation subdivision is to protect farmland and/or natural resources while allowing for the maximum number of residences under current community zoning and subdivision regulations. In some cases a greater density (density bonus) may be offered in the local ordinance to encourage this approach to residential development planning. (UW Stevens Point Land Use Tracker, 2002)

9.2.1.1 Development Density

One interesting feature of conservation subdivisions is that they are density neutral (except where a density bonus is offered). What does density neutral mean? Many people assume that a conservation subdivision automatically implies a reduction in the number of lots allowed on a parcel of land. Actually, the same numbers of lots are built in a conservation subdivision as would be built in a conventional subdivision. Thus, a conservation subdivision maintains the same level of density as a conventional subdivision. Conventional lot-by-lot subdivisions spread development evenly throughout a parcel without consideration to environmental or cultural features (Ohm 2000). The primary difference between conservation subdivisions and conventional ones involves the location of the homes on one part of the parcel, i.e., the homes are clustered. Other changes involve management and ownership of the land that has been left for preservation.

FIGURE 9-1
Conservation Subdivision Design



Source: SEWRPC. 2002. "Model Zoning Ordinance For Rural Cluster Development" www.sewrpc.org/modelordinances/default.htm

9.2.1.2 *Open Space Design, Use and Ownership Options*

Conservation subdivision ordinances generally require permanent dedication of 40 percent or more of the total development parcel as open space. Open space design requirements often include contiguity and connection to other open space or conservation areas. Open space uses may include agriculture, forestry or outdoor recreation and in some cases has included use for waste water disposal or sports facilities in urbanizing areas. There are a variety of ownership choices for the open space (individual residential lots are owned as in conventional subdivisions): The original landowner can retain ownership of the land and continue to use it as a farm, for example (usually agricultural use is limited; a confined animal feed lot is an inappropriate use, while a vegetable farm is appropriate); a homeowner's association could manage it, it can be held as individual outlots for each of the building

lots, or a local government or a land trust can manage the property for conservation purposes or outdoor recreation.

9.2.1.3 *Consolidated Infrastructure and Reduced Development Costs*

Clustering homes reduces the amount of infrastructure. For example, the linear miles of road are reduced; thus, the associated costs of construction, operations and maintenance are also reduced. As well it is possible to share wells and septic systems in these clustered developments. However, placement of wells and septic systems must be carefully designed to prevent unwanted uptake of wastewater into private wells.

9.2.1.4 *Marketing Amenities*

Conservation subdivisions are desirable from a developer/realtor perspective. They appeal to potential homeowners who want easy access to open space for the views and/or for a range of outdoor activities, i.e., a “golf course” development without the golf course.

9.2.1.5 *How it works*

One of the more popular methods is advocated by Randall Arendt who has outlined a four step process. The process begins with the community identifying the cultural and natural resources that are valued on a specific parcel earmarked for development. This communication results in (i) identifying primary and secondary conservation areas, (ii) designing open space to protect them, (iii) arranging houses outside of those protected areas, and (iv) finally laying out streets, lots and infrastructure. Often between 40% to 80% of the site is permanently set aside for open space (Arndt 1992, Minnesota Land Trust 2000, Natural Lands Trust).

9.2.1.6 *Potential Benefits – Conservation Development*

Conservation development or subdivisions potentially can benefit a community in a variety of ways:

- Achieves a community goal of preserving open space at the same density standard as is outlined in current ordinances.
- Establishes an open space network, if done within the context of a comprehensive plan and these types of developments/subdivisions are purposefully linked together. Continuous open space (farmland, forest or other natural resources) allows for greater benefits for the environment, i.e., habitat preservation for wildlife, and for a local economy if dependent on agriculture and/or tourism. This open space network also can extend and join recreational trails.
- None of the land is taken for public use unless the developer/owners want it to be.
- Does not require public expenditure of funds.
- Does not depend on landowner charity.
- Does not involve complicated regulations for shifting rights to other parcels.
- Does not depend upon the cooperation of two or more adjoining landowners to make it work.
- Provides a quality residential and recreational environment.

Source: Better Designs for Development in Michigan and Minnesota Land Trust and University of Minnesota 2001.

9.2.1.7 *Walkable Communities*

One goal of the Conservation Residential Areas will be to enhance connectivity and create a walkable community. The following recommendations are aimed at improving walkability within the Town:

- Provide linkages (including walkways, trails, and roadways) between neighborhoods and to destination nodes. People need to have choices for traveling. Offering well-maintained roads, walkways, and trails provides improved access for residents.
- Enforce low speed streets in residential areas. To promote a walkable community, motorists must respect speed limits in all areas, but particularly near places where people may congregate.
- Provide inspiring and well-maintained public streets and roads within future commercial and residential development projects. Streets and roadways in a walkable community are attractive and colorful and may include sidewalks or walkways, benches, tables, planter strips, and other amenities providing an attractive, inviting place for walking and bicycling.
- Integrate land use and transportation. In walkable communities, residents understand and support compact development, residential infill, integral placement of mixed-use buildings, and mixed income neighborhoods. Residents feel they have choice of travel modes to most destinations.
- Create connected walkways in residential developments along the lake areas of the town. A system of walkways can be created near the lakeshore by encouraging connectivity between the residential areas.

9.2.2 Future Commercial Areas

As indicated in Element 6: Economic Development, the Town does not intend to encourage significant amounts of new commercial development in the community. There are large commercial areas in nearby Prairie du Sac, Sauk City, the City of Lodi and the Okee area in the Town of Lodi. The current business inventory includes farming and value added agriculture-based operations, lake-based recreation, campgrounds, and residential services, among others. The Town will continue to support existing businesses in the community. The overriding opinion in the community is that future development, whether residential or commercial, should be done in a way that harmoniously blends with the natural and agricultural landscape of the Town.

9.2.2.1 *Proposed Commercial Nodes*

In order to ensure that future economic development in West Point occurs in a manner consistent with the rural character of the community, it will be concentrated in a few commercial nodes and, to a lesser degree, within the mixed-use areas. The proposed commercial nodes include:

- Crystal Lake Area
- Sunset Bay Area
- Merrimac Ferry Area

9.2.2.2 *Proposed Commercial Policies*

West Point will establish policies and revise existing ordinances to ensure that future commercial uses in these areas occur in a manner consistent with the Town's goal of environmentally-harmonious development and do not jeopardize the rural quality of life. Therefore, future commercial development will:

- Be environmentally responsible and compatible with rural residential development;
- Generate minimal noise;
- Generate traffic that can easily be accommodated by the existing transportation network, utilities, and infrastructure; and
- Have generous landscaping to improve façade from the roadway and buffer the development from differing adjacent land uses (e.g. residential uses adjacent to commercial development).

9.2.2.3 *Proposed Commercial Use Types*

Given these guidelines, the Town will promote the following (and compatible) types of development:

- Local service businesses.
- Home-based businesses and home occupations of a professional nature utilizing the Internet and other technologies that allows people to telecommute or work from their homes.
- Farming operations and value added agricultural businesses.
- Agri-tourism, Eco-tourism, and recreation-based businesses.

9.2.3 Agricultural Conservation Easements

Land use restrictions on the use of farmland for nonfarm development are sometimes opposed by farmland owners, particularly if they are nearing the end of their farming career or need to sell some of their land to help finance their retirement. Recognizing the strong interests of property owners, a wide range of public and private groups have developed programs that compensate landowners for voluntarily giving up their rights to develop their farmland. (Source: *Planning for Agriculture in Wisconsin* by Jackson-Smith, 2002)

9.2.3.1 *Purchase of Agricultural Conservation Easements (PACE)*

The most common approach is to purchase agricultural conservation easements from individual landowners. A conservation easement is a legally binding document that transfers the right to develop a parcel of land to another entity; usually a local government agency or private land trust. Usually they are voluntarily sold by the landowner, although some landowners find it advantageous for tax purposes to donate their easements to a nonprofit organization. This is particularly true when the value of the donated easement can minimize estate tax burdens. The entity that purchases the easement (or receives it, if it is donated) is then responsible for enforcing the terms of the easement.

Since they are recorded with the deed, the easement usually remains in place in perpetuity, regardless of future ownership or the sale of the property. In some cases, however, the easements are only in effect for specified periods of time (20 or 30 years, for example) and must be renewed or renegotiated if they are to continue beyond that future date. To get tax benefits from the sale or donation of easements, the easement must be in perpetuity.

The basic idea of conservation easements is simple. Owners of property have the right to utilize their property in a variety of ways (subject to any local, state, or federal regulations). One of these ways is to develop their land for new housing. Other property rights might include the rights to extract minerals or water, to harvest timber, or to hunt and fish on their property. In each instance, a landowner has the ability to voluntarily lease, sell or transfer specific rights to their property to another person, organization, or government agency in return for compensation. Most landowners are familiar with the example of mineral rights, which can be sold or leased to mining companies.

Agricultural conservation easements function in a similar way. The landowner who sells the conservation easement retains all other rights to use their property for permitted purposes (including farming, residential use, and other traditional uses). They can still sell, lease, or transfer their land to other people, although the restrictions associated with the conservation easement remain in effect for future buyers of the property.

Strengths and Weaknesses of Purchase of Conservation Easement Programs

Strengths:

- Compensates farmland owners for restrictions on development.
- Provides capital for investing in farm operation or paying off debts.
- Aids intergenerational transfer of farms by reducing costs of land purchase.
- Signals to community and to farmers that farming in the area is a valued and permanent use.
- The selection criteria to identify parcels for purchase can be customized to local priorities.

Weaknesses:

- The voluntary nature of the program cannot assure preservation of large contiguous blocks of farmland.
- The high cost of the program limits the extent of farmland that can be preserved.
- Conservation easements do not assure that land will be farmed.

Carroll County in Maryland and Lancaster County in Pennsylvania are nationally touted by planners as a model program for preserving agricultural land. These programs were begun without funding locally as market driven options for farmers. A key aspect of the programs are the voluntary nature and the use of a local committee to determine criteria for participation and eligibility in the program. These programs have grown to include county and state funding, often through the use of general obligation bonds.

9.2.4 Proposed Market Driven Purchase of Development Rights Program to Protect Agricultural Areas

This comprehensive plan calls for the establishment of a West Point Agricultural Committee to work on programs and policies which will preserve agricultural land.

It is envisioned the Agricultural Committee will be lead by local farmers with the assistance of local and regional resource people. The plan envisions a voluntary, market-driven purchase of development rights program for the town.

The Wisconsin Department of Agriculture, Trade and Consumer Protection under the leadership of Secretary Rod Nilsestuen has been working hard in recent years with new program initiatives and ideas to preserve 'working agricultural lands' through the Working Lands Initiative and has hosted many state conferences on this concept. Much can be found by going to the state web page. As part of this initiative, the state has brought many speakers to Wisconsin to speak on program options. One of these speakers has been a farmer, Ralph Robertson from Carroll County, Maryland. Robertson speaks on the need to have 'Right to Farm' language in local ordinances. He also speaks on how they established a local Purchase of Development Rights program without government funding. This program is voluntary and is now in its 27th year of purchasing easements.

The program recognizes that private property rights include the right to develop. What the program allows is a landowner to sell the right to develop, as they might sell their mineral rights, in exchange for a percentage of the market value of the land, which the Carroll County program sets a 70% of market value.

What they have found is that there are usually more farmers interested in the program than funds available. The farmer retains ownership of the land in the process and in many instances it assists a farmer to have a retirement option while passing the farm on to children.

It needs to be emphasized that this is a voluntary program. Eligibility is established by setting up a local Agricultural Committee which has oversight to setting up the rules and policies of the program. Doug Miskowiak, a Land Use/GIS Specialist with the Center of Land Use Education at UW-Stevens Point has worked with many municipalities setting up Agricultural Committees for preserving agricultural land. The committees first work to explore landscape patterns and trends utilizing the United States Department of Agriculture (USDA) Land Evaluation and Site Assessment (LESA) model. The LESA model looks at first Land Evaluation data, such as the evaluation of the soil productivity (indicator crops) and soil capability (erosion, drainage) with important soil designations. The Site Assessment data includes evaluation of development potential; farm size/productivity; historical and environmental values and proximity to protected lands among other locally determined variables.

The nearby Town of Roxbury has successfully established a similar LESA committee and evaluation for their town.

Once the Agricultural Committee in West Point has established a Land Evaluation and Site Assessment model of the agricultural land in the town, the committee would look at rules and regulations for the establishment of the voluntary market driven Purchase of Development program.

How this is envisioned to work, based on the Carroll County example, is that the town Agricultural Committee, would, after establishing criteria and mapping lands, allow for farmers and agricultural land owners to apply to be on a 'waiting list' to have their development rights purchased.

Developers of subdivisions in West Point, would have the option to purchase additional lots or development rights from the waiting list. For example, a developer whom under the new ordinance would be able to develop 10 homes on a certain 20 acre parcel, would be able to purchase additional lots or development rights to exceed the 10 homes. In Carroll County, the program requires that for every 20 agricultural acres that the development rights are purchased by a developer yields one additional lot or development right to the developer. The West Point Agriculture Committee would establish for West Point what the acreage and yield would be in development rights.

The State of Wisconsin and United States Department of Agriculture has proposals before them to establish Purchase of Development Right (PDR) programs utilizing state and federal monies. All these proposed programs will require the use of the USDA Land Evaluation and Site Assessment (LESA) model to prioritize agricultural lands for Purchase of Development Right programs. Municipalities such as West Point that have already begun this process will be the first able to participate in such programs.

It is envisioned the Agriculture Committee in West Point will be established in September of 2007. It will take the committee 18 months to map agricultural land using the USDA Land Evaluation and Site Assessment model. In the interim, the Comprehensive Plan indicates Agricultural Preservation Areas on its future land use map utilizing only two criteria, productive agricultural soils and participation in the Farmland Preservation Program. When the LESA model is completed for West Point, the future land use map will be updated. The current criteria are the closest approximation we have currently of soil and use of the land data on West Point.

9.2.5 Right to Farm and “Notification” Provisions

Farmers who are experiencing rural residential development in their area often worry about potential conflicts with nonfarm people who may not appreciate the noise, smells, and dust associated with normal agricultural activities. While informal and formal legal confrontations between farmers and nonfarm neighbors have been relatively rare in Wisconsin, experiences in more heavily populated agricultural areas in other states suggest that these fears may be well founded.

To protect farmers from complaints, some states have adopted “right to farm” laws that attempt to provide farmers with legal protection from nuisance suits. Generally speaking, these laws say that farmers using “normal agricultural practices” cannot be sued in court for any nuisances created for neighboring landowners. In most cases, however, the legal protection is limited to nuisances that do not create documented health or safety risks.

Wisconsin’s nuisance statute (Ch. 823.08) was amended in the 1990s to clarify and expand the specific rights of farmers to be protected against unreasonable lawsuits. Specifically, the legislature determined that agricultural practices cannot be found to be a nuisance if the following conditions apply:

- The agricultural use or practice alleged to be a nuisance preexisted before the complainant moved to the area; and
- The agricultural use or agricultural practice does not present a substantial threat to public health or safety.

To date, this “right to farm” law has been successfully invoked in a few Wisconsin court cases to protect agricultural interests. However, there is conflicting experience in other states about the degree to which such laws can be used to provide blanket protection for farmers. Specifically, nuisance statutes must be carefully crafted to avoid infringing upon the property rights of adjacent landowners to enjoy the use of their property. Also, other state courts have ruled that noises, odors, nutrients, and diseases that leave a farm may be considered examples of trespass and hence cannot be protected by right to farm laws.

Since state rules govern nuisance lawsuits for agriculture, at the local level the most important policy tool appears to be notification ordinances that seek to prevent conflicts (and lawsuits) by notifying homebuyers who move to the country about what are considered normal aspects of living in an agricultural community.

Notification ordinances typically have five provisions:

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

The most important part of these local ordinances usually relates to the disclosure requirement. It is important to clarify what should be included in the disclosure notice. This can be a simple statement that requires the individual to acknowledge that they are living in an agricultural area. Alternatively, it can include the distribution of detailed manuals or “Codes of Rural Conduct” that discuss the formal and informal ways of life in traditionally agricultural communities.

Next, the community needs to decide who should receive the notification or disclosure information. Since the primary target of these ordinances are nonfarm households (especially new residents), some options include sending information in annual tax bills to area property owners, incorporating notification information as part of a building permit or subdivision plat approval process, and including disclosure forms in all real estate transactions located near agricultural areas. Finally, the community needs to decide if they want the developer/builder or purchaser of rural property to sign a disclosure notice (and perhaps to register this form with local authorities). (Source: *Planning for Agriculture in Wisconsin* by Jackson-Smith, 2002)

9.2.6 Environmental Corridor Areas

Environmental corridors include woodlands, wetlands, habitat areas, and other sensitive natural and cultural resources requiring protection from disturbance and development and necessary for open space and recreational use. They serve multiple functions. The preservation of environmental corridors contributes to enhanced water quality by reducing nonpoint source pollution and protecting natural drainage resources. Designated environmental corridors protect and preserve sensitive natural resources such as wetlands, floodplains, steep slopes, native grasslands, prairies, prairie savannas, groundwater recharge areas, and other areas within which incompatible development might impair habitat and surface or groundwater quality. Please refer to Element 5, Agricultural, Natural, and Cultural Resources (section 5.44), and the Future Land Use map in Appendix 1 for a detailed description of the environmental corridors in West Point.

A correlation exists between the presence and prevalence of open space and the positive feelings people have about their community. Woodlands, wetlands, grasslands, and surface waters provide important wildlife habitat and recreational opportunities for residents. They improve the appearance of the community and can function as development buffers, both within the Town and between municipal neighbors.

In many respects, the natural landscape determines where development can and can't happen. Diverse topography limits the type and density of development. Certain soils have limitations that preclude development upon them. Construction activities within wetlands and flood plains are strictly regulated by local, state, and federal agencies. Woodlands and grasslands, however, are afforded little state or federal protection. They, along with agricultural lands, tend to experience the greatest amount of development pressure and, therefore, require a greater level of local protection, at least for those communities intent upon preserving them. Preservation of natural resources is a priority in West Point. Local residents value the benefits provided by a healthy and diverse natural environment.

Land divisions and subdivision development has occurred within areas mapped as environmental corridors in this plan. Future residential development will be excluded or limited within environmental corridors through conservation design practices.

Habitat Fragmentation

The primary threat to wildlife is fragmentation -- *the breaking up of larger habitat areas into smaller sections.*

Habitat fragmentation is the alteration or fracturing of wildlife habitat into discrete or tenuously connected islands. This results from modification or conversion of the landscape due to development or agricultural operations.

Carefully planned environmental corridors provide opportunities to reconnect fragmented natural areas and improve habitat for important plant, animal and insect species.

Fragmentation decreases wildlife population sizes, isolates habitat areas and creates edges where two dissimilar habitats meet (i.e. grassland and residential subdivisions).

Isolated areas of habitat are known as habitat islands. Habitat islands can occur naturally (islands, mountain tops), but are most often human caused.

9.2.6.1 *Wildlife Habitat*

The primary threats to wildlife in West Point, as elsewhere, are habitat loss and habitat fragmentation (see box above at right). Habitat loss typically occurs through the destruction of natural and agricultural lands during the commercial or residential development process. Fragmentation occurs when large contiguous areas of wildlife habitat are broken apart during commercial and residential development and new road construction. When fragmentation occurs, habitat islands are created. Reconnecting fragmented habitat islands is the most effective way of increasing wildlife diversity.

Bald Eagle roosting and feeding areas are located within the town specifically along the Wisconsin River corridor downstream from the Prairie du Sac dam. These areas have been designated on the Future Land Use Map. Development within Bald Eagle roosting and feeding areas shall be consistent with the current U.S. Fish and Wildlife Service (FWS) National Bald Eagle Management Guidelines. (See Additional Maps in Appendix IV)

9.2.7 Park and Recreation Areas

Element #4 of this plan provides a detailed description of existing utilities and community facilities within West Point and neighboring communities. This section identifies the future utilities and community facilities necessary to fully implement the Comprehensive Plan.

The need for park and recreation facilities grows with the population of a community. The National Recreation and Parks Association (NRPA) has developed recreation, parks, and open space standards and guidelines for communities in the United States. These standards identify the recommended amount of parkland that should be available in a community based upon its population. NRPA has established three categories for local facilities: neighborhood parks, community parks, and metropolitan parks. Neighborhood parks are intended to serve communities (or neighborhoods, in larger communities) with populations of 1,000 to 5,000 residents. Community and Metropolitan Parks serve larger towns, villages, and cities. NRPA guidelines recommend a minimum of five acres of park and recreational space per 1,000 residents.

With an anticipated population of 2,330 persons by 2030, NRPA guidelines would set a standard of 12 acres of available parkland to meet future needs. With Gibraltar Park, Ryan Park, and Selwood Park, the Town of West Point already exceeds NRPA minimum standards. However, as development continues, the location of parks will be as important, or more important, as their total acreage. The town needs to create an Outdoor Recreation Plan to ensure its natural resources are available for public usage for years to come.

9.2.8 Rural Design Guidelines

The Town of West Point would like to utilize Rural Design Guidelines such as those in the Town of Springfield [2005] and Town of Roxbury [2002] Comprehensive Plans. Design guidelines which show in a drawing or picture format what is envisioned for development in various situations have been found to be the most effective with potential land developers.

9.2.9 Site Plan and Development Review

A site plan reviewed by the Plan Commission and approved by the Town Board is required for all proposed development. The following standards shall apply unless more restrictive standards are in place for a property's existing zoning or planning classification.

9.2.9.1 *Site Plan Submittal Requirements*

- a) All existing property boundaries, lot lines and easements must be shown.
- b) All existing uses, structures, roads and driveways must be shown.
- c) Areas of differing soil productivity shall be delineated.
- d) All natural features, such as woodlands, wetlands, floodplains and steep slopes (15 percent or greater over 30 feet) shall be delineated.
- e) All proposed uses.
- f) Other information requested by the Plan Commission.

9.2.9.2 *Review Criteria for Site Plans for Subdivisions*

- a) All land divisions that create a building site will require the approval of the Town regardless of the size of the parcels involved.
- b) Land cannot be added to a non-dividable lot in order to make it dividable.
- c) Where practical, non-agricultural development is to be located on the least productive portion of the farm parcel. Productivity will be measured by the soil classification of the Soil Survey of Columbia County, Wisconsin.
- d) The Town will not approve building lots on soils identified in the Columbia County Soil Survey as posing severe or very severe limitations on septic system absorption fields, unless the landowner provides proof of suitability for an on-site wastewater treatment system that complies with all provisions of applicable state administrative code and the Columbia County Sanitary Ordinance.
- e) The maximum permitted lot size shall be two (2) acres in order to minimize conversion of farmland to non-agricultural use. A two-acre maximum land division size shall be enforced for splits separating a farm dwelling from land. Applicants may request an exception to this rule if additional acreage is needed to include farm residences (existing as of Plan adoption) and usable outbuildings (existing as of Plan adoption).
- f) Each parcel must front on an accessible public road for at least 66 feet. A public road is considered accessible if driveway access is allowed.
- g) New or updated roads or utility transmission lines should be located and constructed in a manner that would minimize any impact on prime farmland and other natural resources.
- h) If at all possible, driveways shall not be permitted to cross productive agricultural lands and disrupt the agricultural use of the property. All driveways must permit safe access by fire trucks, ambulances and any other emergency vehicle. The Town Board and/or Plan Commission may require notification of the fire chief or other emergency service provider, as well as their approval of any driveway configuration.
- i) Discourage "flag lots" because long driveways are more difficult for fire and rescue vehicles to access, increase impervious surface, and homes placed significant distances from roadways fragment habitat. When possible, excessive lot depth in relation to lot width shall be avoided in new lots. A depth to width proportion of 2 to 1 (2:1) shall be considered as a desirable ratio under normal conditions.
- j) Require, when possible, the clustering of any lots created on a given site to minimize the amount of land devoted to residential use.

- k) The Plan Commission may require a “full build-out” plan when lots or new home sites are created.
- l) The site plan should indicate a minimal level of tree clearing necessary for a building site. Good site planning will preserve the natural view, protect erodible slopes, preserve woodlands and protect wildlife habitat. It is desirable that development sites be landscaped with native vegetation to blend with the surrounding area.
- m) The proposed site cannot disturb any known historic or archeological site. Prior to approval of any site plan, the State Historical Society may be contacted to see if any historical or archeological site is known to occur on the site proposed for development, and if it is, the applicant will be required to relocate his/her plans for site development to a new location.
- n) For all new residential developments, each dwelling unit will be required to have its own well, or present the Town with a carefully considered and detailed shared-well agreement.
- o) All necessary measures will be taken to ensure that endangered and threatened species occurring on a proposed site will be protected.
- p) The Town may require deed restrictions, covenants and/or similar notations to be included on certified survey maps and plats.
- q) The Town should develop a ranking system to determine what is most important to protect as building permits are requested.

9.2.9.3 *Review Criteria for Site Plans for Other New Residences*

- a) All land divisions that create a building site will require the approval of the Town regardless of the size of the parcels involved.
- b) Land cannot be added to a non-dividable lot in order to make it dividable.
- c) Where practical, non-agricultural development is to be located on the least productive portion of the farm parcel. Productivity will be measured by the soil classification of the Soil Survey of Columbia County, Wisconsin.
- d) The Town will not approve building lots on soils identified in the Columbia County Soil Survey as posing severe or very severe limitations on septic system absorption fields, unless the landowner provides proof of suitability for an on-site wastewater treatment system that complies with all provisions of applicable state administrative code and the Columbia County Sanitary Ordinance.
- e) The maximum permitted lot size shall be five (5) acres in order to minimize conversion of farmland to non-agricultural use. A two-acre maximum land division size shall be enforced for splits separating a farm dwelling from land. Applicants may request an exception to this rule if additional acreage is needed to include farm residences (existing as Plan adoption) and usable outbuildings (existing as of Plan adoption).
- f) New and updated roads or utility transmission lines should be located and constructed in a manner that would minimize any impact on prime farmland and other natural resources.
- g) If at all possible, driveways should not be permitted to cross productive agricultural lands and disrupt the agricultural use of the property. All driveways must permit safe access by fire trucks, ambulances and any other emergency vehicle. The Town Board and/or Plan Commission may require notification of the fire chief or other emergency service provider, as well as their approval of any driveway configuration.
- h) The site plan should indicate a minimal level of tree clearing necessary for a building site. Good site planning will preserve the natural view, protect erodible slopes, preserve

woodlands and protect wildlife habitat. It is desirable that development sites be landscaped with native vegetation to blend with the surrounding area.

- i) The proposed site cannot disturb any known historic or archeological site. Prior to approval of any site plan, the State Historical Society may be contacted to see if any historical or archeological site is known to occur on the site proposed for development, and if it is, the applicant will be required to relocate his/her plans for site development to a new location.
- j) For all new residential developments, each dwelling unit will be required to have its own well, or present the Town with a carefully considered and detailed shared-well agreement.
- k) All necessary measures will be taken to ensure that endangered and threatened species occurring on a proposed site will be protected.
- l) The Town may require deed restrictions, covenants and/or similar notations to be included on certified survey maps and plats.
- m) The Town should develop a ranking system to determine what is most important to protect as building permits are requested.

9.2.10 Review Requirements for Rezoning Requests

The Town requires that a minimal amount of farmland be rezoned when considering rezoning of agricultural land to nonagricultural uses. Areas to be considered for rezoning should be:

- a) Land which is inaccessible to the farm machinery needed to produce and harvest agricultural products.
- b) Land where development would not disturb or destroy any important natural features such as significant woodland areas, wetlands, steep slopes (15 percent or greater over 30 feet).
- c) Consistent with the adopted Future Land Use Map and related policies outlined in this Plan.
- d) Land with non prime agricultural soils or soils that are not well suited to agricultural production.
- e) Land located such that there would be no possible conflict with the surrounding agricultural uses.
- f) Land that would not cut up a field or place the house in the middle of a field.

9.2.11 Impact Fees

Cities, villages, towns, and counties may impose impact fees. Impact fees are financial contributions imposed on developers by a local government as a condition of development approval. Impact fees are one response to the growing funding gap in infrastructure dollars between revenues and needs. Impact fees help shift a portion of the capital cost burden of new development to developers in an effort to make new development responsible for serving itself rather than raising taxes on existing development. Local governments can use impact fees to finance highways and other transportation facilities, sewage treatment facilities, storm and surface water handling facilities, water facilities, parks and other recreational facilities, solid waste and recycling facilities, fire and police facilities, emergency medical facilities, and libraries. Impact fees cannot be used to fund school facilities. Furthermore, counties cannot use impact fees to fund highways and other transportation related facilities.

9.2.12 Additional Planning Efforts

The updating or development of other planning documents can aid in the implementation of a comprehensive plan. Other planning documents can help with access to available funding sources and provide additional support to achieving the goals and objectives of a comprehensive plan. In addition, keeping this comprehensive plan up to date ensures that the plan is a useful tool in creating and maintaining desired land use types.

Table 9-1, beginning on the following page, provides a list of the programs and tools described above along with recommended changes or specific actions to be taken regarding the implementation of the Town of West Point Comprehensive Plan. The table also recommends the groups that should be involved in making the change or taking the action and provides a recommended timeline for these activities to be completed in order to implement.

TABLE 9-1
Recommended Implementation Programs, Tools, and Specific Actions
Town of West Point, 2007-2030

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
General	Ensure that all decisions regarding land use in the Town of West Point are made in a manner consistent with the approved and adopted Comprehensive Plan.	Town Board Plan Commission	Continuous	All Elements.
	Present a report to the Plan Commission and Town Board on housing development in West Point starting with the year 1990.	Town Engineer Plan Commission Town Board	Every 2 years beginning in 2008	Housing; Land Use
	Conduct an internal review of Town codes and ordinances every five years to consider amendments to address concerns.	Plan Commission Town Board	2012, 2017	All Elements
	Review the Comprehensive Plan on a bi-annual basis and prepare a report to the Town Board.	Plan Commission	Every two years beginning in 2009	All Elements
	Update the Comprehensive Plan at least once every ten years.	Town Board Plan Commission	2017	All Elements
	At least once per year, meet with the County, adjoining municipalities, School Districts, Fire Departments, Columbia County Sheriff Department, and other relevant groups, organizations, and agencies to explore opportunities for shared services and discuss pending and proposed land use changes and development projects.	Town Board Plan Commission	Annually	All Elements
	Utilize the Town Web Site as an effective information, education, and marketing tool providing information regarding town meetings, community events, land use issues, and economic development opportunities, among others.	Town Board Plan Commission	Continuous	All Elements

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Institute Town ordinances that support the goals of the comprehensive plan and collect appropriate park fees or requires appropriate parkland dedication.	Plan Commission Town Board	Ongoing	Housing; Transportation; Utilities & Community Facilities; Ag/Nat/Cult Resources; Economic Development
Town Agricultural Committee	Identify and map working farm lands that are best suited for protection utilizing the USDA Land Evaluation and Site Assessment [LESA] model.	Town Agriculture Committee Plan Commission Town Board	2008	Ag/Nat/Cult Resources; Land Use
	Develop criteria for a Town Purchase of Conservation Easement/PACE or Purchase of Development Right/PDR program to preserve these lands utilizing the USDA-LESA model, as laid out later in this element.	Town Agriculture Committee Plan Commission Town Board	2008	Ag/Nat/Cult Resources; Land Use, Housing
	Establish a voluntary market driven PACE/PDR program in Town.	Town Agriculture Committee Plan Commission Town Board	2010-15	Ag/Nat/Cult Resources; Land Use, Housing
	Consider development of a Town of West Point Agricultural Preservation Plan. Coordinate with Columbia County Ag Preservation Plan	Plan Commission Columbia County Planning & Zoning Columbia County Land & Water Conservation Board	2010-11	Ag/Nat/Cult Resources; Land Use
Land Division and Subdivision Ordinance (LDO/ SDO)	Revise the Town of West Point Land Division / Subdivision Ordinance to be consistent with the Town of West Point Comprehensive Plan.	Plan Commission Town Board Attorney	2007	Housing; Ag/Nat/ Cult Resources; Economic Development; Land Use
	Include a design/site review process that provides basic standards for the design of buildings and building sites.	Plan Commission Town Board Attorney	Revisit in 2011	Housing; Economic Development
	Develop a process to review land divisions for consistency with the comprehensive plan prior to the approval of the CSM or Preliminary Plat.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources; Economic Development; Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Establish standards for all minor land divisions.	Plan Commission Town Board	completed	Housing; Ag/Nat/ Cult Resources; Land Use
	Include conservation design standards to be required within the Conservation Residential Area.	Plan Commission Town Board	completed	Housing; Ag/Nat/ Cult Resources; Land Use
	Encourage communal or clustered wastewater treatment systems for all residential development projects with four or more homes	Plan Commission Town Board	completed	Housing; Utilities & Community Facilities; Ag/Nat/ Cult Resources
	Change the minimum number of lots for a subdivision to be four or more [currently five or more]	Plan Commission Town Board	completed	Housing; Ag/Nat/ Cult Resources, Land Use
	Attempt to ‘hide’ housing development from main roads to the extent possible thru natural topography, vegetation, and setbacks. Minimize placement of lots in open fields	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use
	Arrange lots so that houses are not placed on exposed hilltops or ridgelines. Rooflines should not be higher than the treeline.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use
	Require siting standards that, to the greatest degree practicable, ensure lots and home sites are located on the site in a way that minimizes their visual affect on the landscape.	Plan Commission Town Board	completed	Housing; Ag/Nat/ Cult Resources
	Strengthen the environmental assessment tool to better protect the environment from housing development.	Plan Commission Town Board	completed	Housing; Ag/Nat/ Cult Resources, Land Use
	Maximize preservation of common open space in proposed land subdivisions through public dedication and/or conservation easements over open space, managed through a homeowner’s association or a non-profit land trust.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use
	Integrate Natural resources into subdivision design as aesthetic and conservation landscape elements.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use
	Require state of the art sanitary systems in housing development proposals to protect groundwater quality.	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use
	As part of the land division process, require land dividers to identify and map in the required survey map areas potentially worthy of preservation, as in plan policy	Plan Commission Town Board	2007 and ongoing	Housing; Ag/Nat/ Cult Resources, Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Restore the quality and continuity of degraded environmental areas within a subdivision, such as streams and wetlands	Plan Commission Town Board	2007 and ongoing	Housing
	Require the preservation of mature trees, fence lines, treelines and agricultural structures where appropriate.	Plan Commission Town Board	2007 and ongoing	Housing
	For new non-farm residential housing, maintain the greatest distance feasible between new homes and agricultural feedlot operations, manure pits and trench silos. Ensure these landowners are notified of potential residential building as part of LD/SDO and building permit process.	Plan Commission Town Board	2007 and ongoing	Housing
	Encourage the redevelopment of structurally sound agricultural buildings in new residential development projects.	Plan Commission Town Board	2007and ongoing	Housing; Ag/Nat/ Cult Resources
	Encourage trails as part of all new residential subdivisions [four lots or more.	Plan Commission Town Board	2007 and ongoing	Housing; Transportation; Ag/Nat/ Cult Resources
	Encourage the proper siting of residences so as to minimize the demand for infrastructure improvements and where practical require shared driveways.	Plan Commission Town Board	2007 and ongoing	Housing
	Require a minimum lot size of two acre for residential lot developments.	Plan Commission Town Board	ongoing	Land Use
	Require a maximum lot size of five acres for residential lot developments.	Plan Commission Town Board	ongoing	Land Use
	Require Land divisions of four lots or more to cluster and utilize conservation design standards with the two acre lot minimum being only a density standard.	Plan Commission Town Board	ongoing	Land Use
	Develope and ordinance to require that “right to farm” language be included on the deed for all new residential homes.	Plan Commission Town Board	2010 and ongoing	Housing; Ag/Nat/ Cult Resources
	Establish minimum road width and road design requirements for all new subdivisions.	Plan Commission Town Board	completed	Housing; Transportation; Ag/Nat/ Cult Resources
	Encourage home construction which utilizes “green” construction materials and energy efficiency.	Plan Commission Town Board	ongoing	Housing
	Require an interconnected road system in newly planned development areas that are linked to arterials and/or collectors	Plan Commission Town Board	ongoing	Transportation

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Consider buffers in new development that provides a natural transition to agricultural areas.	Plan Commission Town Board	ongoing	Housing; Ag/Nat/ Cult Resources
	Land divisions of agricultural land will allow only one development right per 35 – 80 acres of land; two development rights for 80-160 acres of land; 3 development rights for 160-240 acres; and 4 maximum development rights for 240 acres or more.	Plan Commission Town Board	ongoing	Land Use
	Assess developer’s fees to evaluate the impact of the development proposal.	Plan Commission Town Board	ongoing	Housing; Transportation; Utilities & Community Facilities; Ag/Nat/ Cult Resources; Land Use
	Notify local fire departments and school districts of pending residential development projects occurring in West Point.	Plan Commission	Continuous	Intergov Coop
Erosion Control and Stormwater Management Ordinance	Update the Town of West Point Erosion Control and Stormwater Management Ordinance according to policies in the plan.	Plan Commission Town Board Attorney	completed	Housing; Ag/Nat/ Cult Resources; Economic Development; Land Use
	Require 85% of stormwater and sediment held onsite for major and minor subdivisions to protect water quality	Plan Commission Town Board	completed	Housing; Land Use
Driveway and Culvert Ordinance	Update if necessary Town Driveway and Culvert Ordinance to ensure efficient and economical development in the community.	Plan Commission Town Board	2011	Housing; Transportation; Ag/Nat/ Cult Resources; Economic Development
	Design streets to blend with natural land contours	Plan Commission Town Board	2008	Housing, Transportation
	Minimize the number of driveways openings on existing public streets and promote shared driveways and streets.	Plan Commission Town Board	ongoing	Housing; Ag/Nat/ Cult Resources, Transportation, Land Use
	Support access control and rural character objectives by discouraging “side of the road” development on arterials, collectors and the state trunk highways.	Plan Commission Town Board	ongoing	Housing; Ag/Nat/ Cult Resources, Transportation, Land Use
	Establish minimum road width and road design requirements for all new subdivisions.	Plan Commission Town Board	Completed	Housing; Transportation; Ag/Nat/ Cult Resources

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
Purchase of Conservation Easement [PACE] /Purchase of Development Rights (PDR) Program	The town should establish a local committee that will develop standards and solicit applications voluntarily from eligible farmland owners.	Plan Commission Town Board Town Agricultural Committee	2007 - ongoing	Housing; Ag/Nat/ Cult Resources; Land Use
	The town should offer developers of single family homes in Conservation Residential Areas a market incentive to increase the density of any proposed land division by purchasing the development rights of eligible agricultural lands [a percentage of market value] and the conservation easement held by a land trust or governmental entity.	Plan Commission Town Board Town Agricultural Committee	2009	Housing; Ag/Nat/ Cult Resources; Land Use
	The town should work closely with Columbia County and the State of Wisconsin Department of Agriculture, Trade and Consumer Protection [DATCP] in developing PDR programs in Wisconsin utilizing bonds and creating Ag Enterprise Areas that have 20 year conservation easements.	Plan Commission Town Board Town Agricultural Committee	ongoing	Housing; Ag/Nat/ Cult Resources; Land Use
	The town should work closely with Columbia County in developing a PDR program utilizing bonds.	Plan Commission Town Board Town Agricultural Committee	2009-2012	Housing; Ag/Nat/ Cult Resources; Land Use
	The town by setting up a voluntary, market-driven PDR program will have all the tools in place should county, state, conservancy or federal money become available.	Plan Commission Town Board Town Agricultural Committee	2009-2015	Housing; Ag/Nat/ Cult Resources; Land Use
Right-To-Farm Ordinance	Work with Columbia County to evaluate the merits of developing a right to farm ordinance for Columbia County.	Plan Commission Columbia County Planning & Zoning Columbia County Land & Water Conservation Board	2010-11	Housing; Ag/Nat/ Cult Resources; Land Use; Intergov Coop
Historic and Cultural Resources Preservation Plan	Develop criteria to define historic and cultural resources in West Point.	Plan Commission Consultant	2012	Housing; Ag/Nat/ Cult Resources
	Conduct a comprehensive inventory of historic and cultural resources in the community, including Native American village sites, campsites, mounds, and cemeteries.	Plan Commission Consultant	2012	Housing; Ag/Nat/ Cult Resources

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Develop a Town of West Point Area Historic and Cultural Resources Preservation Plan.	Plan Commission Consultant	2012	Housing; Ag/Nat/ Cult Resources
	Develop a Historic and Cultural Resource Preservation Ordinance that provides minimal protections for historic buildings and places within the Town.	Plan Commission Consultant	2012	Housing; Ag/Nat/ Cult Resources
	Upon completion of Historic and Cultural resources Plan and Ordinance, seek <i>Certified Local Government</i> status from the Division of Historical Preservation at the Wisconsin Historical Society.	Plan Commission Consultant	2011	Housing; Ag/Nat/ Cult Resources
Sign Ordinance	Develop a Sign Ordinance to regulate the location, size, appearance, and lighting for signs in the community.	Plan Commission Attorney	Columbia County has now taken lead	Housing; Transportation; Ag/Nat/ Cult Resources; Economic Development; Intergov Coop
Comprehensive Outdoor Recreation Plan	Inventory existing parks, trails, wildlife areas, and other recreational assets.	Plan Commission Consultant	completed	Utilities & Community Facilities; Ag/Nat/ Cult Resources; Land Use
	Conduct natural resource assessment.	Plan Commission Consultant	completed	Utilities & Community Facilities; ; Ag/Nat/ Cult Resources; Land Use
	Develop and adopt Town Comprehensive Outdoor Recreation Plan.	Plan Commission Consultant WDNR	completed	Utilities & Community Facilities; Ag/Nat/ Cult Resources; Land Use
	Consider creating a nature-based park system in the Town of West Point.	Plan Commission Consultant WDNR	ongoing	Utilities & Community Facilities; Ag/Nat/ Cult Resources; Land Use
Nonmetallic Mining Operations Ordinance	Develop a Town of West Point Non-Metallic Mining Operations ordinance to establish operating standards for quarries, gravel pits, and other non-metallic mining operations in the community.	Plan Commission Town Board Attorney	2012	Ag/Nat/Cult Resources; Economic Development; Land Use
Night-sky Lighting Ordinance	Develop a Night-sky Lighting Ordinance including guidelines for commercial and residential exterior lighting.	Plan Commission Town Board Attorney	2012	Housing; Ag/Nat/ Cult Resources; Economic Development; Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
Land Trusts	Work to preserve agricultural lands and environmental corridors through dedicated trust or conservation easement and encourage the development of local land trusts.	Plan Commission Town Board Not for Profits	2008 and ongoing	Ag/Nat/Cult Resources; Land Use; Intergov Coop
	Maximize preservation of common open space in proposed land subdivisions through public dedication and/or conservation easements over open space, managed through a homeowner’s association or a non-profit land trust.	Plan Commission Town Board Not for Profits	2008 and ongoing	Ag/Nat/Cult Resources; Land Use
	Use land trusts to assist with the development of public park and recreation land to the extent feasible.	Plan Commission Town Board Not for Profits	2008 and ongoing	Ag/Nat/Cult Resources; Land Use
Impact Fees	Evaluate the feasibility of using impact fees to implement the goals and objectives of the comprehensive plan.	Plan Commission Town Board Consultant	Reconsider in 2012	All Elements
	Assess developer’s fees to evaluate the impact of the development proposal and periodically update the transportation study.	Plan Commission Town Board Consultant	Reconsider in 2012	Transportation
	Require a financial instrument from developers to ensure completion and repair of existing roads to meet standard design.	Plan Commission Town Board Consultant	Reconsider in 2012	Transportation
Intergovernmental Cooperation	Develop a Memorandum of Understanding (MOU) with surrounding communities that recognizes the importance of protecting eagle roosting and over wintering areas.	Town Board Surrounding municipalities FBEC	2012	Ag, Natural and Cultural Resources
	Consider working with Villages of Prairie du Sac, Sauk City, Merrimac and City of Lodi to locate agriculture-related industry in their industrial parks.	Town Board Surrounding municipalities	ongoing	Ag, Natural and Cultural Resources, Economic Development
	Support the completion of the Ice Age Trail through the town.	Town Board Surrounding municipalities Wi DNR Local groups	ongoing	Ag/Nat/Cult Resources; Land Use;

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Engage City of Lodi in discussion regarding long-term development plans, boundary agreements, extra-territorial zoning, and other related issues.	Town Board Plan Commission City of Lodi	ongoing	Housing; Transportation; Utilities & Community Facilities; Economic Development; Land Use; Intergov Coop
	Work with Columbia County, Wisconsin DNR and other groups as appropriate to preserve and enhance the character of the Gibraltar Rock area.	Town Board Columbia County Wi DNR Not for profit groups	ongoing	Ag/Nat/Cult Resources; Land Use; Intergovernmental Cooperation
	Develop Memorandum Of Understanding (MOU) with City of Lodi regarding long term development and annexation plans, extraterritorial zoning, and other issues of mutual interest.	Town Board City of Lodi	ongoing	Intergovernmental Cooperation
	Mutually share development plans periodically with contiguous Towns and Villages	Town Board Adjacent Municipalities	ongoing	Intergovernmental Cooperation
	Develop Memorandum Of Understanding (MOU) with Prairie du Sac and Merrimac regarding extraterritorial zoning.	Town Board Village of Prairie du Sac Village of Merrimac	2012	Intergovernmental Cooperation
	Partner with BAAP Oversight and Management Commission on areas of mutual concern.	Town Board BAAP OMC	completed	Ag/Nat/Cult Resources; Intergovernmental Cooperation
	Explore Memorandum of Understanding [MOU] regarding West Point participation in the Crystal Lake District with the Town of Roxbury	Town Board Crystal Lake District Town of Roxbury	2012	Ag/Nat/Cult Resources; Land Use; Intergovernmental Cooperation
	Maintain contact with Columbia County Land & Water Conservation Board to keep abreast of agricultural issues.	Plan Commission	Continuous	Ag/Nat/Cult Resources; Land Use; Intergovernmental Cooperation

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Work with Columbia County, Sauk County, USGS, WDNR, UWEX, adjacent municipalities, and other groups to protect and preserve Lake Wisconsin and other important natural resources.	Plan Commission Columbia County Sauk County USGS WDNR UWEX	Continuous	Ag/Nat/Cult; Land Use; Intergovernmental Cooperation
	Work with County and WisDOT to improve safety on Town Roads and County/State highways in West Point.	Town Board Columbia County Highway Department WisDOT	Continuous	Transportation; Intergovernmental Cooperation
Pedestrian and Bicycle Plan	Develop a Town of West Point Pedestrian and Bicycle Plan to enhance community health and multi-modal transportation and recreation opportunities.	Plan Commission Consultant Town Board	2012	Transportation; Utilities & Community Facilities; Land Use
	Pursue Federal, State, and Private grants to aid in the implementation of the Pedestrian and Bicycle Plan.	Town Board	Continuous	Transportation; Utilities & Community Facilities; Land Use
	Create linkages between residential neighborhoods and community, civic, and park and recreation nodes.	Plan Commission Town Board	Continuous	Transportation; Utilities & Community Facilities; Economic Development; Land Use
	Encourage the completion of the Ice Age Trail Corridor.	Town Board Plan Commission Ice Age Trail Fdtn WDNR	Continuous	Transportation; Utilities & Community Facilities; Ag/Nat/Cult Resources; Land Use; Intergovernmental Cooperation
	Consider the needs of bicyclists and pedestrians during road reconstruction and new road construction.	Town Board Plan Commission Columbia County Highway Department WisDOT	Continuous	Transportation; Utilities & Community Facilities

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Implement the recommended bicycle routes identified in the Transportation Element.	Town Board Plan Commission Columbia County Highway Department WisDOT	ongoing	Transportation; Utilities & Community Facilities
	Coordinate economic development activities with Columbia County and adjoining municipalities.	Plan Commission Columbia County Planning & Zoning Neighboring Communities	Continuous	Economic development; Land Use; Intergovernmental Cooperation
PASER	Continue to annually evaluate Town roads using the Pavement Surface Evaluation & Rating (PASER) program.	Town Board	Continuous	Transportation
	Participate in the Highway Safety Improvement Program.	Town Board	Continuous	Transportation
	After review of proper jurisdiction, discourage cut-through traffic on Town roads by using signage, speed zones, and weight limits.	Town Board	Continuous	Transportation
	Identify those Town Roads serving a limited number of residents to be vacated and turned over to private ownership.	Town Board	2009-2015	Transportation
	Ensure that commercial development occurs in areas best suited for such land uses and is designed in a way to harmoniously blend with the Town’s rural character.	Plan Commission	Continuous	Economic Development; Land Use
	Discourage strip commercial and other linear development patterns along roads and highways.	Plan Commission Town Board	Continuous	Economic Development; Transportation; Land Use
Zoning [County]	Periodically review town variance request procedures and forms.	Plan Commission Town Board Columbia County	2007 and every three years	Housing
	work with Columbia County to develop zoning options for accessory living units as part of a primary residence in the rural areas of the Town which will permit elderly independent or interdependent living arrangements.	Plan Commission Town Board Columbia County	ongoing	Housing
	Discourage the rezoning of agricultural land to commercial and residential uses.	Plan Commission Town Board Columbia County	ongoing	Agricultural, Natural and Cultural Resources; Economic Development, Land Use

Program or Tool	Recommended Changes or Specific Actions	Groups Involved	Timeline	Related Plan Elements
	Discourage isolated commercial and industrial uses and conditional use permits in agricultural areas.	Plan Commission Town Board Columbia County	ongoing	Agricultural, Natural and Cultural Resources; Economic Development, Land Use
	Explore the feasibility of town zoning	Plan Commission Town Board Columbia County	2015	All Elements

9.3 INTEGRATION AND CONSISTENCY OF PLAN ELEMENTS

The State of Wisconsin's comprehensive planning statutes require that the implementation element describe how each of the nine elements of the comprehensive plan will be integrated and made consistent with the other elements of the plan. The planning approach used to produce the Town of West Point Comprehensive Plan was conducted in such a manner that all nine of the plan element were developed through the same planning process. Each element was developed with the other elements in mind, thereby eliminating the threat of inconsistencies among the elements. In addition, the plan development process was overseen by the Town of West Point Comprehensive Planning Committee who further scrutinized the plan for inconsistencies. As a result of this plan development process, there are no known inconsistencies among the plan elements.

Over time, as plan amendments occur the threat of inconsistencies will increase. It is important that the Town of West Point Plan Commission conduct consistency reviews to ensure that the plan is up to date and consistent among the nine elements of the Town of West Point Comprehensive Plan. It is also important to attempt to maintain consistency between Town of West Point Comprehensive Plan and the Columbia County Comprehensive Plan. Amendments to either a town plan or the county plan can introduce inconsistencies and should be reviewed carefully.

9.4 MEASUREMENT OF PLAN PROGRESS

The State of Wisconsin's comprehensive planning statutes require that the implementation element provide a mechanism to measure the progress toward achieving all aspects of the comprehensive plan. Measurement of comprehensive plan progress can be achieved in two ways:

- Review of the goals and objectives of this plan.
- Review of the Implementation Programs and Specific Actions section of this element.

Goals and objectives are included in each element of the comprehensive plan and provide direction for the implementation of the plan. The measurement of plan progress can be accomplished through a review of these goals and objectives over time. Goals should be evaluated and measured to determine if they are still valid and that the intended purpose of the goal is being achieved. Likewise, objectives should be measured to determine if progress has been made toward achieving the objective and whether the objective is still relevant to achieving the goal. Measuring the progress of an objective can be as simple as determining whether the objective has been implemented or not. Each goal and objective in the plan should be periodically reviewed to determine the amount of progress that has been made and the effectiveness of the goal or objective in achieving the intended results.

The Implementation Programs, Tools, and Specific Actions section of this element spells out the recommended changes to existing ordinances and programs as well as other planning related activities that should be carried out to implement the plan. This section also provides a recommended timeline for accomplishing the recommended actions. The measurement of plan progress can be determined by a review of this section to determine if the recommended activities have been implemented.

In an effort to insure the plan is achieving the intended and desired results, a review of the comprehensive plan's progress should be conducted by the Town of West Point Plan Commission once every two years and reported to the Town of West Point Town Board.

9.5 AMENDING OF THE PLAN

The Town of West Point Comprehensive Plan should be evaluated on a regular basis to gauge the progress made towards achieving the goals and objectives of the plan. Unforeseen circumstances or opportunities in the future may warrant that amendments to the plan are needed to maintain the effectiveness and consistency of the plan. Amendments should be minor changes to the overall plan and should be done after careful evaluation in a non-accommodating manner to maintain the plan as a planning tool upon which decisions are based.

The following schedule for plan amendments has been established:

- Between the date of plan adoption and December 31, 2009 amendments to the plan will be reviewed and acted upon a quarterly basis.
- Starting on January 1, 2010 amendments to the plan shall be reviewed and acted upon on an annual basis.

Changes and amendments to the plan shall follow a process that requires a petition to the Town of West Point Plan Commission. The petition shall specify the change requested and the reasons for the change. The same process used to initially adopt the plan under the State of Wisconsin's comprehensive planning statutes shall also be used when adopting amendments to the plan. Furthermore, state statutes should be monitored to determine if any changes have been made that would affect the amendment process.

9.6 UPDATING OF THE PLAN

The State of Wisconsin's comprehensive planning statutes require that a comprehensive plan be updated at least once every ten years. An update of the plan requires a revisiting of the entire planning document. Unlike an amendment, an update is often a substantial re-write of the text, updating of the inventory and tables, and substantial changes to the maps. The plan update process should follow a similar process as the one used in the initial creation of this plan including similar time and funding allotments. State statutes should be monitored to determine if any changes have been made that would affect the updating process.