

TOWN OF WESTPORT
REGULAR PLAN COMMISSION MEETING
Kennedy Administration Building
Community Meeting Room
5387 Mary Lake Road
Town of Westport, Wisconsin

AGENDA- July 11, 2022, 7:00 p.m.

This meeting is being noticed as a possible gathering of a quorum of the Westport Town Board due to the possible attendance of Supervisors not appointed to the Commission. Supervisors may discuss items on this agenda or gather information on these items, but no action will be taken on these items as the Town Board.

1. Call to Order
2. Consider the appointment of a Secretary to fill vacancy
3. Public Comment on Matters Not on the Agenda
4. Approve Minutes of the 6/13/22 Meeting
5. Initial Consultation, Remove Restrictions to Allow Single Family Home (Outlot by Town Well), Bunbury, Cobblestone Drive, Carriage Ridge (Waunakee ETZ)
6. Park Committee Report/Items for Action
7. Historic Preservation Commission Report/Items for Action
8. Waunakee/Westport Joint Planning Committee Report/Items for Action
9. Middleton/Westport Joint Zoning Committee Report/Items for Action
10. Miscellaneous Matters/Forthcoming Events
11. Adjourn

If you need reasonable accommodations to access this meeting, please contact the clerk's office at 849-4372 at least three business days in advance so arrangements can be made to accommodate the request.

TOWN OF WESTPORT

PLAN COMMISSION – June 13, 2022

The regular monthly meeting of the Plan Commission was called to order at 7:01 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Sipsma. Members present: Cuccia, Freidig, Kennedy, Moore, Ohm, Sipsma, and Tande.

Members absent: None. Also attending: Wade Wyse, Jeff Ruedebusch, Tom Kennedy, Nicholas Pine, Kevin Matthews, Bill Kennedy, Roberta Baumann, and Dean Grosskopf

After an explanation of the position of Secretary of the Plan Commission by Grosskopf, Chair Sipsma asked that any volunteers contact Grosskopf before the July meeting.

For Public Comment on Matters not on the agenda, none were brought forward.

The minutes of the May 9, 2022, regular meeting were approved as presented on a motion by, Cuccia, second Kennedy.

Following an introduction by Grosskopf to Rezone R1 to SFR, Pine, 4959 Easy Street (Town Zoning), and a brief explanation of the requested change by Mr. Pine, the Chair called a public hearing on the rezone to order at 7:14 p.m. and closed the hearing at 7:15 p.m. after calling for comments three times without reply. After a brief discussion, the rezone was recommended for approval as presented on a motion Kennedy, second Cuccia.

Grosskopf introduced and explained a proposed Town Code of Ordinances Amendment, Land Development Practices Related to Stormwater Protection [Sections 10-1-3(d)] and Create Section 10-2-26] The Chair then called a public hearing on the ordinance amendment to order at 7:21 p.m. and closed the hearing at 7:22 p.m. after calling for comments three times without reply. After a brief discussion and questions were answered, a recommendation that the Town Board adopt Ordinance Amendment 22-01 was approved on a motion by Cuccia, second Moore.

After a brief introduction by Grosskopf, a presentation for an Initial Consultation, Rezone and Land Division C2 to SFR (Single Family Residential) of a portion of the former Webcrafters property was made by Ruedebusch Development & Construction, on Kennedy Drive (Waunakee ETZ). The Commission recognized that the area was planned for residential development and the zoning required may be better for the existing neighborhood. The developers were also advised of the Commission's concerns. Density is an issue, as well as traffic, emergency access, the proximity to the adjoining wetlands, stormwater management and retention, and screening of the created lots from the Kennedy Road traffic. Additional neighborhood concerns regarding the Kennedy Road reconfiguration, trail connectivity, and other thoughts were also raised. Since this was a preliminary consultation, no action was required.

Freidig reported on the work of the Park Committee and Moore reported on the work of the Historic Preservation Commission.

Grosskopf reported on the work of the Waunakee/Westport Joint Planning Commission and Middleton/Westport Joint Zoning Commission.

No Miscellaneous Matters or Forthcoming Events were raised,

Motion to adjourn by Freidig, second Moore. The meeting adjourned at 8:34 PM.

Dean A. Grosskopf Acting Secretary

AGENDA ITEM #5:

Initial Consultation, Remove Restrictions to Allow Single Family
Home (Outlot by Town Well), Bunbury, Cobblestone Drive,
Carriage Ridge (Waunakee ETZ)



Town of Westport GIS



SCALE: 1 = 190'

DISCLAIMER: The Town of Westport does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Town of Westport
5387 Mary Lake Road
Waukegan, WI 53597
(608) 849-4372

Print Date: 2/9/2022

RECEIVED

FEB 08 2022

Carriage Ridge, LLC
2970 Chapel Valley Road, Suite 104
Madison, WI 53711

2/3/2022

Robert Anderson
Town of Westport
5387 Mary Lake Road
Waunakee, WI 53597

Robert,

We would like to request a zoning change for Lot 2 of Certified Map 8232 (see exhibit attached) to make this a residential lot.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "THOMAS F. Bunbury". The signature is written in dark ink and is positioned above the printed name and title.

Thomas F. Bunbury, Managing Member
Carriage Ridge, LLC



Tom Bunbury <tbunbury@bunburyrealtors.com>

Re: Outlot 1 site

1 message

Randy Kolinske <rkol@vierbicher.com>

Wed, Jan 26, 2022 at 5:56 PM

To: Tom Bunbury <tbunbury@bunburyrealtors.com>

Tom -

As requested, I took a look at the possibility of building on Lot 2 of CSM 8232. One major item to note is that on the CSM it states "No human habitation permitted on Lots 1 or 2, and no buildings allowed on Lot 2". It is pretty clear to me that Lot 2 is not able to be developed upon.

You indicate in your email that the Town of Westport is alright with it. In the event that this is true, we have prepared an exhibit depicting the lot and building setbacks per current zoning. Please read the notes regarding the potential development of this lot. (Please note that the building pad depicted is approximately 62' wide x 72' depth.)

Feel free to contact me if you have any questions or would like to discuss anything further.

Thanks,

Randall T. Kolinske, PE, LEED-AP



Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Call / Text / Fax - (608) 821-3950
Phone - (608) 826-0532
www.vierbicher.com



Dean Grosskopf

From: Dean Grosskopf
Sent: Thursday, May 26, 2022 6:45 AM
To: Kenneth Sipsma
Cc:
Subject:

Please see below and include this message in meeting packet for any related agenda item. Thanks, Ken

Message:

Hey Ken,

Reaching out to see if we can connect to discuss concerns over Lots 1 & 2 of phase 1 in the Carriage Ridge subdivision. Tom Bunburry is pursuing rezoning this lot, currently deed restricted as a non-habitable lot from what we can see, so he can sell as a buildable lot. Prior to purchasing our home we looked into the current zoning of the adjacent property. Being that the adjacent property was non inhabitable/non-buildable played a role in our decision to purchase. Additionally, we have concerns that if the property is rezoned to a buildable partial this could devalue our property, along with take away from the already limited greenspace in the Carriage Ridge subdivision. Furthermore, I question his wetland projections on the plat provided.

Could you please email or call us to discuss?

We did try to reach out to Tom directly with our concerns surrounding the potential effects of the rezoning and were told to "lift up our home and sell our property" and to "put our money on the table if we did not like it I am going to build a house there." When asked his reasoning for pursuing re-zoning now vs 20+ years ago his reply was "Money money, I want the money." The situation has become quite frustrating to say the least.

Thank you,

Clint & Kym Pharo

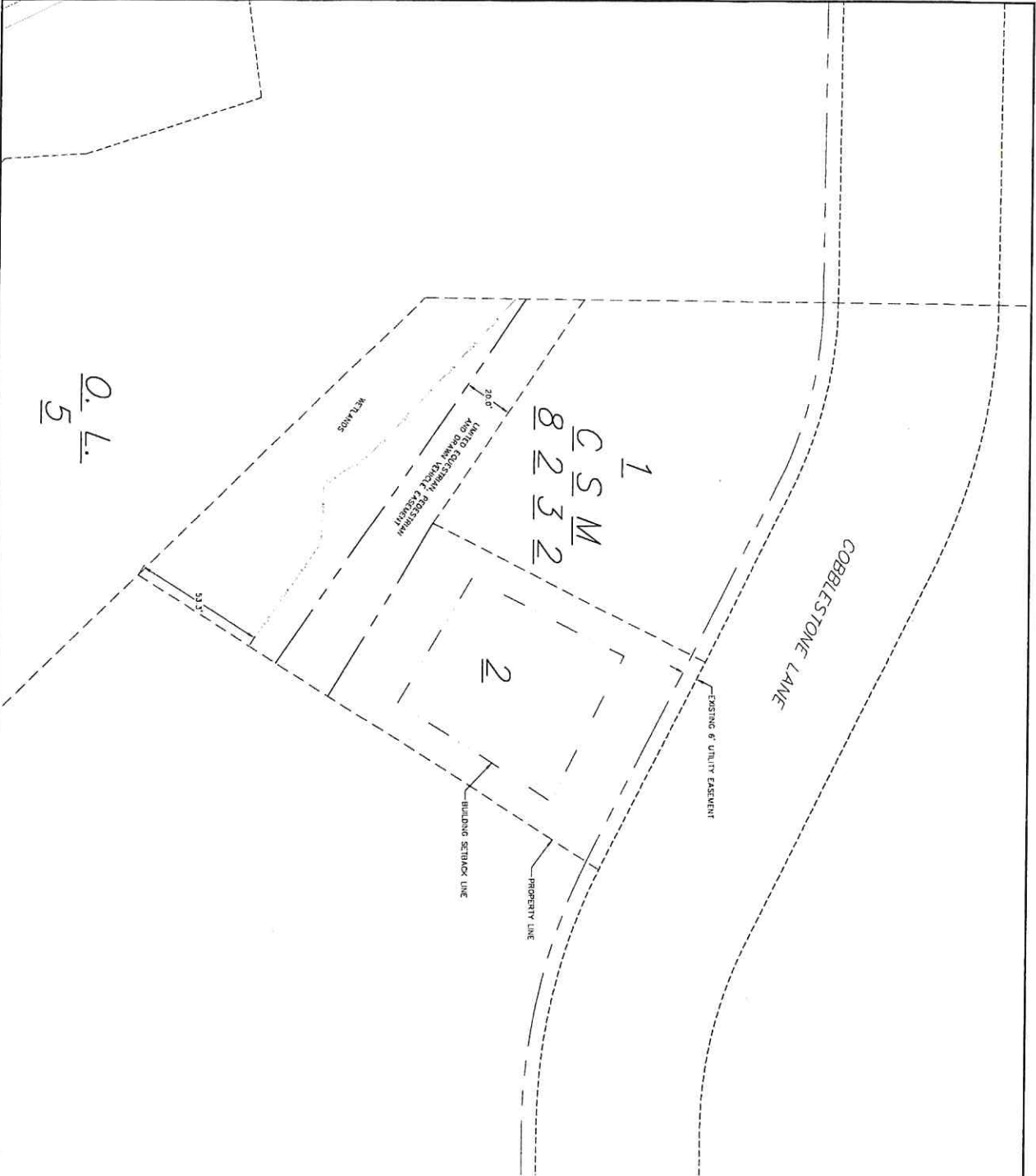
5555 Polo Ridge

Waunakee, WI 53597

CARRIAGE RIDGE OUTLOT 1
PORTION REQUESTED FOR
ZONE CHANGE TO RESIDENTIAL

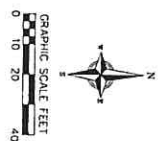
N/K/A
LOT 2, CSM 8232
23,098 SQ. FT.
0.53 ACRES

PARCEL NO. 0809-212-2524-3
ASSESSED AT \$8,000.00
2021 TAXES \$133.70
TO TOWN OF WESTPORT



0.5
L.

- LOT 2 AREA SUMMARY:**
TOTAL AREA= 23,098 SQ. FT.
BUILDABLE AREA= 4,450 SQ. FT.
- ZONED SINGLE FAMILY RESIDENTIAL R1**
- FRONT SETBACK= 30' FROM R.O.W. OR 63' FROM ROAD CENTERLINE, WHICHEVER GREATER
 - SIDE SETBACK= 10' EACH SIDE AND A TOTAL OF 25'
 - REAR SETBACK= 25'
- NOTES:**
1. REAR SETBACK WAS TAKEN FROM EDGE OF EQUESTRIAN EASEMENT.
 2. WETLAND WILL NEED TO BE DELINEATED TO VERIFY LIMITS AND ESTABLISH POTENTIAL ADDITIONAL SETBACK REQUIREMENTS.
 3. CSM 8232 STATES NO HUMAN HABITATION PERMITTED ON LOTS 1 OR 2, AND NO BUILDINGS ALLOWED ON LOT 2.
 4. THIS EXHIBIT IS BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LINEWORK SHOWN.



36

CARRI

Lot 2 Exhibit					
Lot 2 CSM 8232, Carriage Ridge					
Town of Westport					
Dane County, Wisconsin					
REVISIONS		REVISIONS			
NO.	DATE	REMARKS	NO.	DATE	REMARKS
PROJECT INFORMATION					
DATE: 01/27/2022					
DRAWN BY: [blank]					
CHECKED BY: [blank]					
PROJECT NO.: [blank]					
SHEET NO.: 1 of 1					

vierbicher
planners | engineers | advisors
Phone: (800) 261-3878

CERTIFIED SURVEY MAP

OUTLOT 1, CARRIAGE RIDGE AS RECORDED IN VOLUME 56-190A OF PLATS ON PAGES 592, 593 AND 594 AS DOCUMENT NUMBER 2608674, DANE COUNTY REGISTRY. ALSO BEING LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

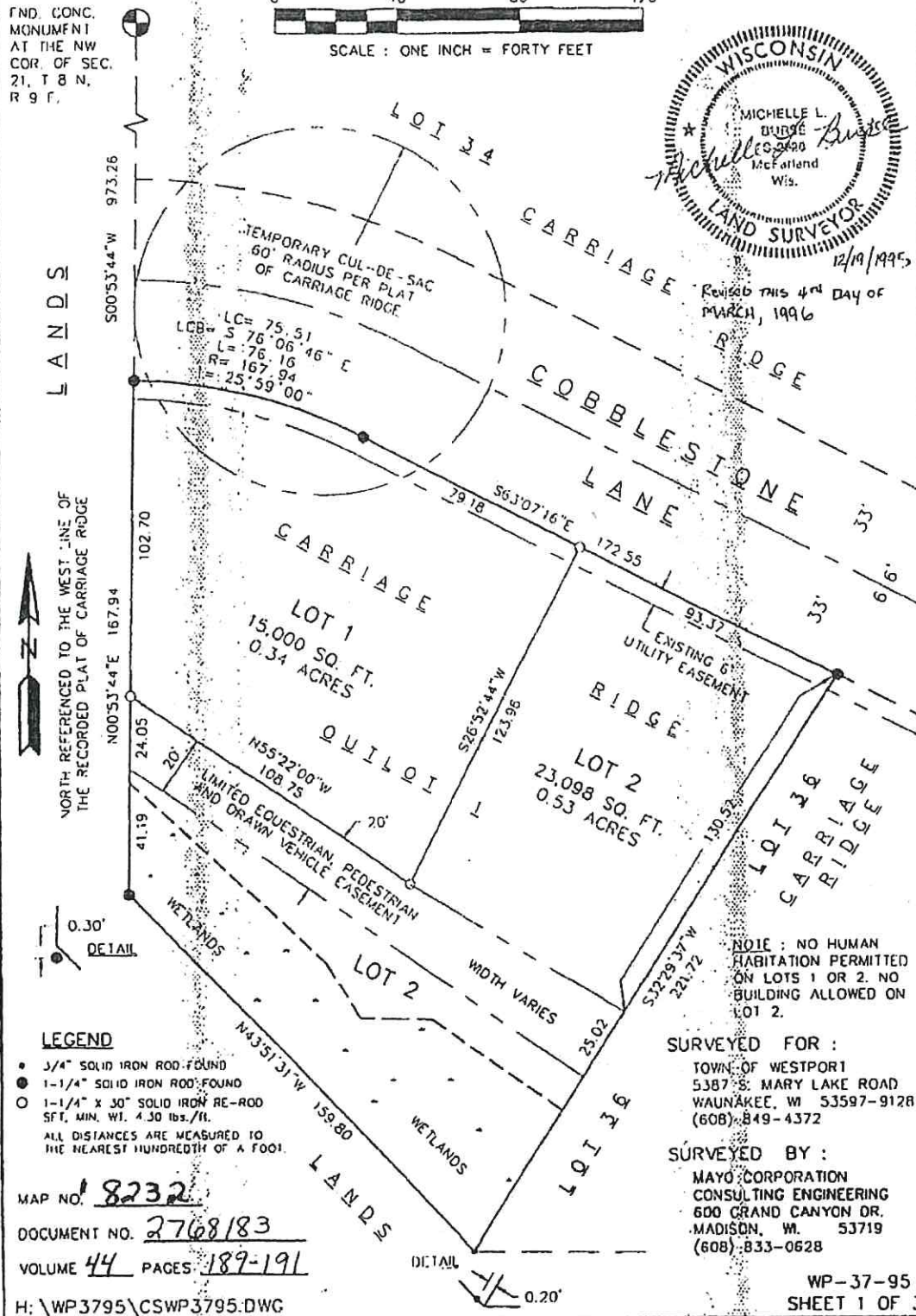
FND. CONC.
MONUMENT
AT THE NW
COR. OF SEC.
21, T 8 N,
R 9 E.

0 40 80 120

SCALE : ONE INCH = FORTY FEET



Revised THIS 4th DAY OF
MARCH, 1996



LEGEND

- 3/4" SOLID IRON ROD FOUND
 - 1-1/4" SOLID IRON ROD FOUND
 - 1-1/4" X 30" SOLID IRON RE-ROD SFT, MIN. WT. 4.30 LBS./FT.
- ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

MAP NO. 8232

DOCUMENT NO. 2768183

VOLUME 44 PAGES 189-191

H:\WP3795\CSWP3795.DWG

SURVEYED FOR :

TOWN OF WESTPORT
5387 S. MARY LAKE ROAD
WAUNAKEE, WI 53597-9128
(608) 849-4372

SURVEYED BY :

MAYO CORPORATION
CONSULTING ENGINEERING
600 GRAND CANYON DR.
MADISON, WI 53719
(608) 833-0628

WP-37-95

SHEET 1 OF 3

3/14

CERTIFIED SURVEY MAP

OUTLOT 1, CARRIAGE RIDGE AS RECORDED IN VOLUME 56-190A OF PLATS ON PAGES 592, 593 AND 594 AS DOCUMENT NUMBER 2608674, DANE COUNTY REGISTRY. ALSO BEING LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

DESCRIPTION

OUTLOT 1, CARRIAGE RIDGE AS RECORDED IN VOLUME 56-190A OF PLATS ON PAGES 592, 593 AND 594 AS DOCUMENT NUMBER 2608674, DANE COUNTY REGISTRY, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Michelle L. Burse, registered land surveyor, hereby certify that under the direction of CARRIAGE RIDGE, LLC, owners, I have surveyed, divided and mapped Outlot 1, CARRIAGE RIDGE as recorded in Volume 56-190A of Plats on pages 592, 593, and 594 as Document Number 2608674, Dane County Registry. Also being located in the NW 1/4 of the NW 1/4 of Section 21, Township 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Regulations of the Town of Westport in surveying, dividing and mapping the same.

Dated this 19th day of December, 1995.

Signed: Michelle L. Burse
Michelle L. Burse
Registered Land Surveyor No. 2020
State of Wisconsin

REVISED THIS 4th DAY OF MARCH, 1996.



VILLAGE OF WAUNAKEE APPROVAL CERTIFICATE

I, Kelly Frawley, do hereby certify that I am the duly appointed, qualified and acting Village Administrator of the Village of Waunakee, and that this map was approved by the Village Board of the Village of Waunakee, Dane County, Wisconsin action of the 4th day of March, 1996.

Kelly Frawley
Kelly Frawley, Village Administrator
Village of Waunakee

TOWN OF WESTPORT APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the Town of Westport is hereby acknowledged and approved this 30th day of May, 1996.

Sharon Anderson
Sharon Anderson, Town Clerk
Town of Westport

MAP NO. 8232

DOCUMENT NO. 2768183

VOLUME 44 PAGES 189-191

H: \WP3795\CSWP3795.DWG

WP-37-95
SHEET 2 OF 3

CERTIFIED SURVEY MAP

OUTLOT 1, CARRIAGE RIDGE AS RECORDED IN VOLUME 56-190A OF PLATS ON PAGES 592, 593 AND 594 AS DOCUMENT NUMBER 2608674, DANE COUNTY REGISTRY. ALSO BEING LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

CARRIAGE RIDGE, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on Sheet one (1), and does further certify that this map is required by ss. 236.34 of the State Statutes and S. 75.17(1)(a) Dane County Code of Ordinances to be submitted to the following for approval:

Dane County Zoning and Natural Resources Committee
Town Board of the Town of Westport
Village Board of the Village of Wausaukee

IN WITNESS WHEREOF, the said CARRIAGE RIDGE, LLC, has caused these presents to be signed by Thomas F. Bunbury, its President, and countersigned by, Ronald T. Restaino, its Secretary/Treasurer, of Madison, Wisconsin, on this 21st day of MAY, 1996.

In the presence of: [Signature]

CARRIAGE RIDGE, LLC

By: Thomas F. Bunbury
Thomas F. Bunbury, President

Countersigned: Ronald T. Restaino
Ronald T. Restaino, Secretary/Treasurer

State of Wisconsin }
County of Dane }

Personally came before me this 21st day of MAY, 1996, Thomas F. Bunbury, President, and Ronald T. Restaino, Secretary/Treasurer of the above named company, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary/Treasurer of said company, and acknowledged that they executed the foregoing instrument as such officers of the deed of said company, by its authority.

[Signature]
Notary Public, Dane County, Wisconsin

My Commission Expires: 8/2/98

DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE APPROVAL CERTIFICATE

Approved for recording per Dane County Zoning and Natural Resources Committee action of June 3, 1996

[Signature] #6101
Norbert Scribner, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording on this 5th day of June, 1996, at 8:08 o'clock a.m. and recorded in Volume 44 of Certified Surveys on pages 189-191.

[Signature]
Dane County Register of Deeds

MAP NO. 8232

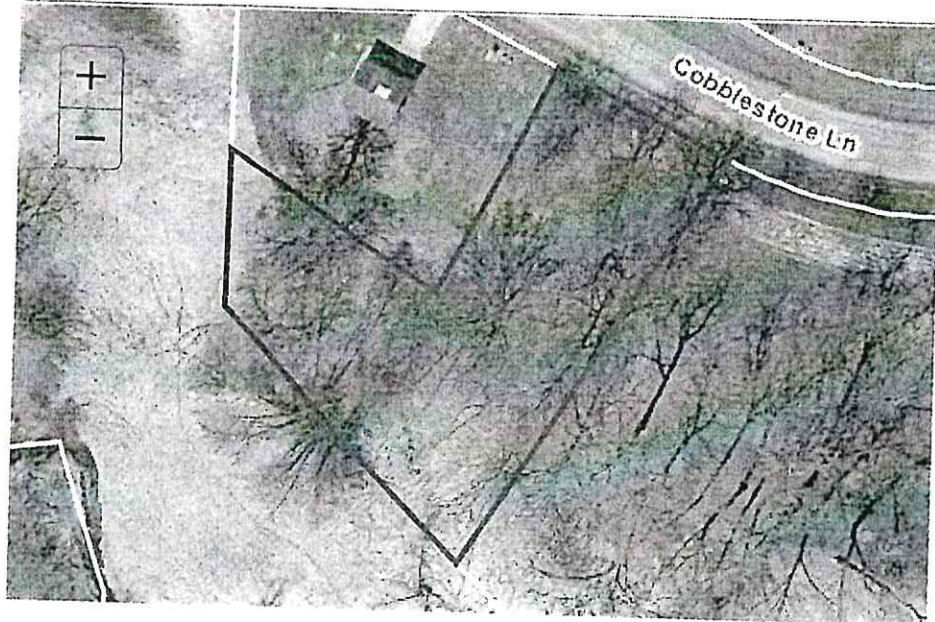
DOCUMENT NO. 2768183

VOLUME 44 PAGES 189-191

H: \WP3795\CSWP3795.DWG

WP-37-95
SHEET 3 OF 3

Parcel Maps



DCiMap

Tax Information

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

« < Newer Older > »

Tax Year 2021

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$8,000.00	\$0.00	\$8,000.00
Taxes:		\$133.70
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$133.70

[2021 Tax Info Details](#)

[Tax Payment History](#)

Parcel Detail			Less —
Municipality Name	TOWN OF WESTPORT		
State Municipality Code	066		
Township & Range	Section	Quarter/Quarter & Quarter	
T08NR09E	21	NW of the NW	
Plat Name	CSM 08232		
Block/Building			
Lot/Unit	2		
Parcel Description	LOT 2 CSM 8232 CS44/189-191 R33089/7&9-6/5/96 DESCR AS CARRI AGE RIDGE OUTLOT 1 LOC SEC 21-8-9 PRT NW1/4NW1/4 (.530 ACRES) SUBJ TO ACCESS ESMT This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	CARRIAGE RIDGE LLC		
Primary Address	No parcel address available.		
Billing Address	C/O TOM BUNBURY 2970 CHAPEL VALLEY RD STE 104 MADISON WI 53711		

<< < Newer Older > >>

Assessment Year ⓘ	2021	2020
Valuation Classification	G1	G1
Assessment Acres	0.530	0.530
Land Value	\$8,000.00	\$8,000.00
Improved Value	\$0.00	\$0.00
Total Value	\$8,000.00	\$8,000.00
Average Assessment Ratio ⓘ	0.9351	0.9815
Estimated Fair Market Value ⓘ	\$8,556	\$8,151
Valuation Date ⓘ	08/23/2019	08/23/2019

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

⚠ Proximity Notice

Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply.

Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

District Information

Type	State Code	Description
REGULAR SCHOOL	6181	WAUNAKEE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	33FP	FIRE PROTECTION DIST
OTHER DISTRICT	3303	WAUNAKEE EMS
OTHER DISTRICT	3301	WAUNAKEE FIRE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
OTHER DISTRICT	33SW	SEWER/WATER UTIL

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	06/20/1994	2610652	27739	65

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0809-212-2524-3. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



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E-MAIL SENT TO THE NEIGHBORS

WHO LIVE NEAR

THE TOWN WELL

BALDWIN/BUCHANAN

PHARO

BAKKE

FABICK



Tom Bunbury <tbunbury@bunburyrealtors.com>

Outlot by Town Well

1 message

Tom Bunbury <tbunbury@bunburyrealtors.com>

Tue, Apr 5, 2022 at 3:15 PM

To: Tom Bunbury <tbunbury@bunburyrealtors.com>

Bcc: James Baldwin <jbaldwin607@gmail.com>, Alexis Buchanan <abuchanan455@gmail.com>, Kym Pharo <Kym.Pharo@gmail.com>, clintpharo@gmail.com, Michael Fabick <michael.fabick@gmail.com>, phillip bakke <pabakke@mac.com>


We are nearly complete in selling all the lots in Carriage Ridge. We would like to complete the development by selling the outlot by the Town Well. We have asked the Town of Westport to remove the restrictions on this lot so that they will allow a single family home to be built on it. We are awaiting their approval for rezoning of this outlot.

This lot is shown as Lot 2 on Certified Survey Map No. 8232 and Lot 2 Exhibit drawn by Vierbicher Engineering - copies attached for your information.

If you have any questions or concerns about the rezoning of this lot, please contact me by May 6, 2022.

Thank you,

Tom Bunbury, Managing Member
Carriage Ridge, LLC
2970 Chapel Valley Rd., Suite 104
Madison, WI 53711
tbunbury@bunburyrealtors.com

 **2469_001.pdf**
328K

RESPONSES FROM NEIGHBORS

WHO LIVE NEAR

THE TOWN WELL

BALDWIN/BUCHANAN

PHARO

BAKKE

FABICK



Tom Bunbury <tbunbury@bunburyrealtors.com>

Re: Outlot by Town Well

1 message

Alexis Buchanan <abuchanan455@gmail.com>
To: Tom Bunbury <tbunbury@bunburyrealtors.com>

Fri, Apr 15, 2022 at 12:04 PM

Tom,

Thank you for notifying us that you have asked the Town of Westport to remove the restrictions on Lot 2. We feel that squeezing a house onto that tiny lot would violate the very sense of this neighborhood. It would, in fact, adversely affect the qualities that make it so unique.

There are many reasons that we, and our neighbors, want to live here and not in a Southbridge-style subdivision. We love this neighborhood, with its large, spacious lots and abundance of mature vegetation. The trees on Lot 2 are a treasure, and they provide a buffer from the well house, as well.

We have always admired your devotion to the Carriage Ridge concept, and remember how you encouraged us by saying that we were not buying a house so much as joining a special community. That makes it all the more astonishing that you would now propose an action that would do injury to that ideal, and undermine the ambiance of this remarkable neighborhood. It is disappointing, as well.

We hope you will reconsider this action and that the restrictions on Lot 2 will be left in place.

Alexis Buchanan and Jim Baldwin

On Tue, Apr 5, 2022 at 3:15 PM Tom Bunbury <tbunbury@bunburyrealtors.com> wrote:

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Carriage Ridge, LLC
2970 Chapel Valley Rd., Suite 104
Madison, WI 53711
tbunbury@bunburyrealtors.com



Tom Bunbury <tbunbury@bunburyrealtors.com>

Outlot by Town Well

1 message

Kym Pharo <kym.pharo@gmail.com>
To: Tom Bunbury <tbunbury@bunburyrealtors.com>

Wed, Apr 6, 2022 at 10:22 AM

Sent from my iPhone

Begin forwarded message:

From: Kym Pharo <kym.pharo@gmail.com>
Date: April 6, 2022 at 10:08:43 AM CDT
To: Kym Pharo <kym.pharo@gmail.com>
Subject: Re: Outlot by Town Well

Hi Tom,

Thanks for your time to talk yesterday. Please know I appreciate all you have done for the Carriage Ridge subdivision. If it was not for your efforts we would not have the beautiful community we live in. Per our conversation yesterday I do have reservations with the re-zoning of Lot 2 to be a potential building site. When we choose to invest in our property we were told that the land attempting to be re-zoned was a non buildable partial. That was a major reason we chose this home rather than building as it offered a country feel while being close to my husband's business in Westport. Although I have no doubt you would build a beautiful home, knowing that a home would potentially be in that location would have influenced our purchase decision. Again, I want you to know I have great respect and appreciation for all you have done for our community, we truly live in the most beautiful subdivision in the area because of your efforts!

Best,
Kym Pharo

Sent from my iPhone

On Apr 5, 2022, at 4:12 PM, Kym Pharo <kym.pharo@gmail.com> wrote:

Hi Tom,

If you have a moment please feel free to give me a call in regards to your wishes for the lot across the street.

Thank you,
Kym Pharo

6082097420

Sent from my iPhone

On Apr 5, 2022, at 3:15 PM, Tom Bunbury <tbunbury@bunburyrealtors.com>
wrote:

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Tom Bunbury, Managing Member
Carriage Ridge, LLC
2970 Chapel Valley Rd., Suite 104
Madison, WI 53711
tbunbury@bunburyrealtors.com



2469_001.pdf
328K



Tom Bunbury <tbunbury@bunburyrealtors.com>

Re: Outlot by Town Well

1 message

Phil Bakke <pabakke@me.com>

Thu, Apr 21, 2022 at 10:14 AM

To: Tom Bunbury <tbunbury@bunburyrealtors.com>

Good morning Tom, Anne and I hope all is well with you. After a lot of thought we want to personally let you you know that we are not in favor of the rezone of the lot 2 strip of land. We don't feel it is possible to place a house, that would be congruent in appearance with the rest of our neighborhood, in a building envelope of that size.

Phil and Anne

On Apr 5, 2022, at 3:15 PM, Tom Bunbury <tbunbury@bunburyrealtors.com> wrote:

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tbunbury@bunburyrealtors.com

<2469_001.pdf>



Tom Bunbury <tbunbury@bunburyrealtors.com>

Re: Outlot by Town Well

1 message

Michael Fabick <michael.fabick@gmail.com>
To: Tom Bunbury <tbunbury@bunburyrealtors.com>

Mon, May 2, 2022 at 2:48 PM

Tom,

Do you know what size house will fit on this lot due to the lot size and the setbacks? Also, with this lot in proximity to sensitive environment features (wetlands) will a house get approval from Dane County Zoning?

Thank you,

Michael Fabick
(Lot 51 and 52)

On Tue, Apr 5, 2022 at 3:15 PM Tom Bunbury <tbunbury@bunburyrealtors.com> wrote:

We are nearly complete in selling all the lots in Carriage Ridge. We would like to complete the development by selling the outlot by the Town Well. We have asked the Town of Westport to remove the restrictions on this lot so that they will allow a single family home to be built on it. We are awaiting their approval for rezoning of this outlot.

This lot is shown as Lot 2 on Certified Survey Map No. 8232 and Lot 2 Exhibit drawn by Vierbicher Engineering - copies attached for your information.

If you have any questions or concerns about the rezoning of this lot, please contact me by May 6, 2022.

Thank you,

Tom Bunbury, Managing Member
Carriage Ridge, LLC
2970 Chapel Valley Rd., Suite 104
Madison, WI 53711
tbunbury@bunburyrealtors.com

SAMPLE OF HOUSE PLAN
FROM
ACKER BUILDERS
THAT WOULD FIT ON THIS OUTLOT
2022 PARADE HOME

2022 PARADE PLAN

1128 REESE TRAIL
LOT 48 ARBORETUM VILLAGE
VILLAGE OF WAUNAKEE



PERSPECTIVE VIEWS ARE FOR CONCEPTUAL PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION
NO SCALE

INDEX

- TS TITLE SHEET
- 1-7 ELEVATIONS
- 2-7 ELEVATIONS
- 3-7 MAIN FLOOR PLAN
- 4-7 UPPER FLOOR PLAN
- 5-7 BASEMENT FLOOR PLAN
- 6-7 FOUNDATION PLAN
- 7-7 ROOF LAYOUT

DESIGN INFO

- 1,635 MAIN FLOOR SQ. FT.
- 1,580 UPPER FLOOR SQ. FT.
- 1,220 FIN. BASEMENT SQ. FT.
- 4,435 TOTAL FIN. SQ. FT.

NOTE

THESE PLANS ARE THE PROPERTY OF ACKER BUILDERS, INC. ANY
REPRODUCTION OR DISTRIBUTION WITHOUT PRIOR WRITTEN
CONSENT IS PROHIBITED.

ACKER BUILDERS, INC.
331 E. MAIN ST. SUITE 104
WAUNAKEE, WI 53597
(608) 850-6000

ACKER BUILDERS, INC.

2022 Parade of Homes
1128 Reese Trail
Lot 48 Arboretum Village
Village of Waunakee

CLIENT:

CONSTRUCTION
TITLE SHEET

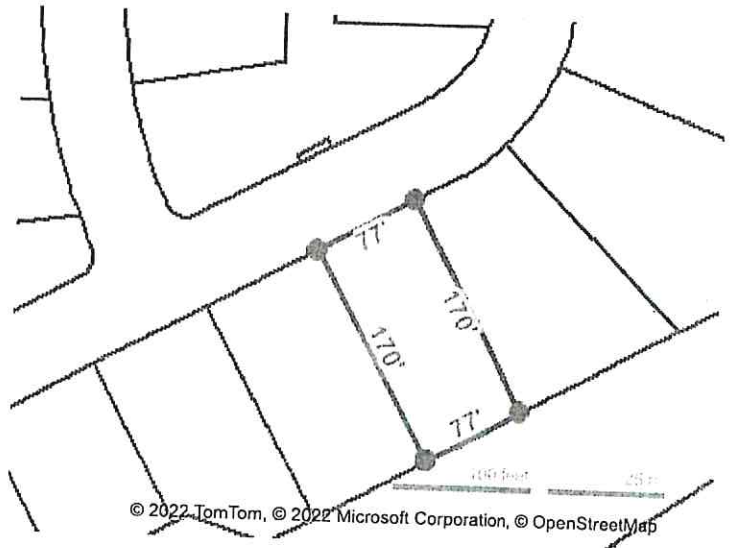
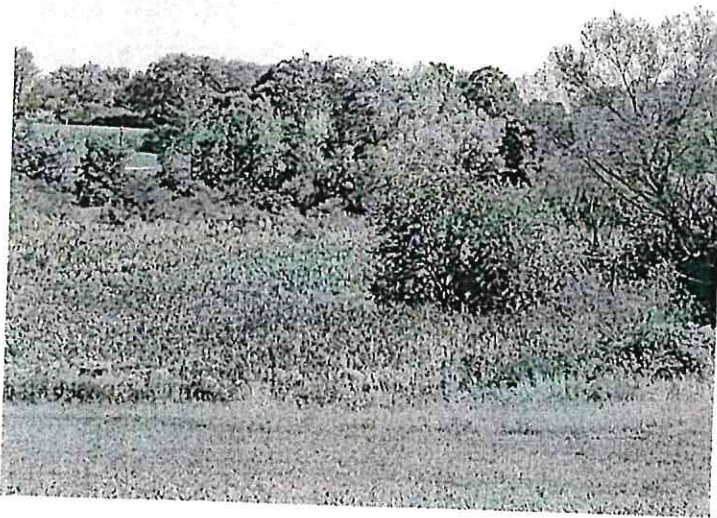
PLAN:
SHEET:

DATE:
3/17/2022

SHEET:
TS

OF:

Wednesday, May 18, 2022

**LOCATION**

Property Address 1128 Reese Tr
Waunakee, WI 53597

CTV Municipality Village Of Waunakee

Legal/Subdivision Arboretum Village Lot 48

County Dane County, WI

Latitude/Longitude 43.180601°/-89.423007°

CURRENT OWNER

Name Acker Builders Inc

Mailing Address 331 E Main St Ste104
Waunakee, WI 53597-2429

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 0809-094-0678-1

Township 08N

Range 09E

Section 09

School District Waunakee

2010 Census Trct/Blk 113.02/2

Total Acres 0.3

Lot Sq Feet 13,155

Total Assessment \$100

NET Taxes \$2.05

Data Received 02/28/2022

Zoning

TAXES

Tax Year	Total Specials	Other Taxes	Lottery Credit	Other Credits	NET Taxes
2021					\$2.05

TAX ASSESSMENT

Tax Assessment 2021

Assessed Land \$100.00

Assessed Improvements

Total Assessment \$100.00

Est Market Value

Land Percentage 100.00%

Assessment Ratio

Mill Rate 0.020428

Assessment Area**Land Use**

AGRICULTURAL

Size

0.302 Acres

Assessed Land

\$100

Assessed Improvements

SCHOOL INFORMATION

These are the closest schools to the property

Elementary	Distance	Middle	Distance	High	Distance
Arboretum Elementary School		Waunakee Intermediate School		Waunakee High School	
Pre K to 4	0.4	7 to 8	1.7	9 to 12	1.7
		Waunakee Community 4K School			
		K to 12	0.6		

SALES HISTORY THROUGH 02/28/2022

Date	Amount	Buyer	Seller	Conveyance	Transfer Type	Book/Page Or Document#
12/30/2021	\$199,000	Acker Builders Inc	Arboretum Village LLC	Warranty Deed	Original Sale	5803587

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Block/Lot	/48	Lot Dimensions
Lot Type		Curb & Gutter
Topography		Alley
Water Frontage (ft)		Sidewalk
Conditional Use		Wooded
Deed Restrictions		Gas
National Historic Dist		Water
Local Historic Dist		Sewer

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	55025C0241H	09/17/2014

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
1901264	Sold	01/05/2022	01/25/2021	\$209,000	01/03/2022	\$199,000	Kristin Lemke	Wisconsin Real Estate Prof, LLC	Kristin Lemke	Wisconsin Real Estate Prof, LLC

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Information Deemed Reliable But Not Guaranteed.

Parcel Maps

[DCiMap](#)[Google Map](#)[Bing Map](#)

Tax Information

[E-Statement](#)[E-Bill](#)[E-Receipt](#)[Pay Taxes Online](#)

« < Newer Older > »

Tax Year 2021

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$100.00	\$0.00	\$100.00
Taxes:		\$2.05
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$2.05

[2021 Tax Info Details](#)[Tax Payment History](#)

Parcel Detail			Less —
Municipality Name	VILLAGE OF WAUNAKEE		
State Municipality Code	191		
Township & Range	Section	Quarter/Quarter & Quarter	
T08NR09E	09	SE of the SE	
Plat Name	ARBORETUM VILLAGE		
Block/Building			
Lot/Unit	48		
Restrictive Covenants	Show Restrictions for this Plat, CSM, or Quarter		
Parcel Description	ARBORETUM VILLAGE LOT 48 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	ACKER BUILDERS INC		
Primary Address	1128 REESE TRL		
Billing Address	331 E MAIN ST UNIT 104 WAUNAKEE WI 53597		

Assessment Detail**Less —**

<< < Newer Older > >>

Assessment Year ?	2021
Valuation Classification	G4
Assessment Acres	0.302
Land Value	\$100.00
Improved Value	\$0.00
Total Value	\$100.00
Average Assessment Ratio ?	N/A
Estimated Fair Market Value ?	N/A
Valuation Date ?	05/18/2021

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information**Contact your local city, village or town office for municipal zoning information.****District Information**

Type	State Code	Description
REGULAR SCHOOL	6181	WAUNAKEE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
OTHER DISTRICT	57WA	WAUNAKEE FIRE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	01/07/2022	5803587		

Show More ▼

DocLink

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NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0809-094-0678-1. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

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Madison, WI 53703



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BUILDABLE, APPROVED LOT

F/K/A
CARRIAGE RIDGE LOT 36

N/K/A
LOT 1, CSM 15573

LOCATED NEXT TO
CARRIAGE RIDGE OUTLOT
THAT IS BEING CONSIDERED FOR
REZONING TO RESIDENTIAL

Zoning Information

⚠ Proximity Notice

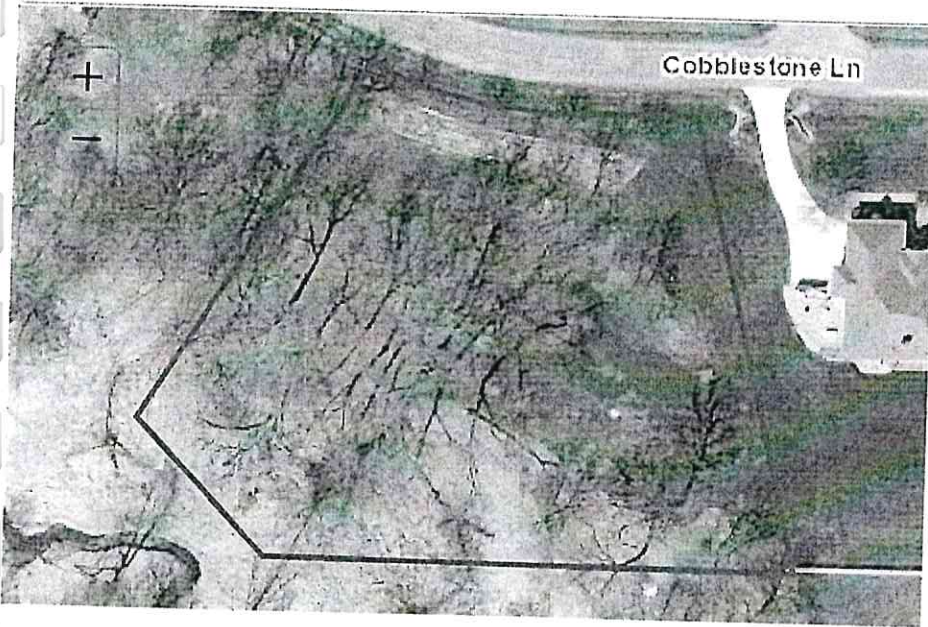
Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply.

Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

District Information

Type	State Code	Description
REGULAR SCHOOL	6181	WAUNAKEE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	33SW	SEWER/WATER UTIL
OTHER DISTRICT	3301	WAUNAKEE FIRE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
OTHER DISTRICT	3303	WAUNAKEE EMS
OTHER DISTRICT	33FP	FIRE PROTECTION DIST

Parcel Maps



DCiMap

Tax Information

⚠ No tax information available.

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

Parcel Number - 066/0809-212-2407-0

Current

< Parcel Parents

Summary Report

Parcel Detail

Less -

Municipality Name	TOWN OF WESTPORT	
State Municipality Code	066	
Township & Range	Section	Quarter/Quarter & Quarter
T08NR09E	21	NW of the NW
Plat Name	CSM 15573	
Block/Building		
Lot/Unit	1	
Parcel Description	LOT 1 CSM 15573 CS112/261&262-1/7/2021 F/K/A CARRIAGE RIDGE LOT 36 DESCR A SEC 21-8-9 PRT NW1/4NW1/4 (1.56 ACRES) SUBJ TO ACCESS ESMT This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	PHILLIP J BAKKE	
Current Co-Owner	ANNE MARIE BAKKE	
Primary Address	No parcel address available.	
Billing Address	5687 COBBLESTONE LN WAUNAKEE WI 53597	

Assessment Summary

More +

No current year assessment information available.

Show Valuation Breakout

Show Assessment Contact Information ▼

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	10/04/1994	2636209	28556	53

Show More ▼

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Madison, WI 53703



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F/K/A
CARRIAGE RIDGE LOT 36

N/K/A
LOT 2, CSM 15573

WHEN LOT 36 DIVIDED

LOT 2, CSM 15573

REDUCED TO 0.87 ACRES

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Information

⚠ No tax information available.

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
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Parcel Number - 066/0809-212-2421-0

Current

◀ Parcel Parents

Summary Report

Parcel Detail			Less —
Municipality Name	TOWN OF WESTPORT		
State Municipality Code	066		
Township & Range	Section	Quarter/Quarter & Quarter	
T08NR09E	21	NW of the NW	
Plat Name	CSM 15573		
Block/Building			
Lot/Unit	2		
Parcel Description	LOT 2 CSM 15573 CS112/261&262-1/7/2021 F/K/A CARRIAGE RIDGE LOT 36 DESCR A SEC 21-8-9 PRT NW1/4NW1/4 (0.87 ACRES) SUBJ TO ACCESS ESMT This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	PHILLIP J BAKKE		
Current Co-Owner	ANNE MARIE BAKKE		
Primary Address	5687 COBBLESTONE LN		
Billing Address	5687 COBBLESTONE LN WAUNAKEE WI 53597		

Assessment Detail

Less —

<< < Newer Older > >>

Assessment Year ?

Valuation Classification

Assessment Acres

Land Value

Improved Value

Total Value

Average Assessment Ratio ?

Estimated Fair Market Value ?

Valuation Date ?

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information**⚠ Proximity Notice**

Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply.

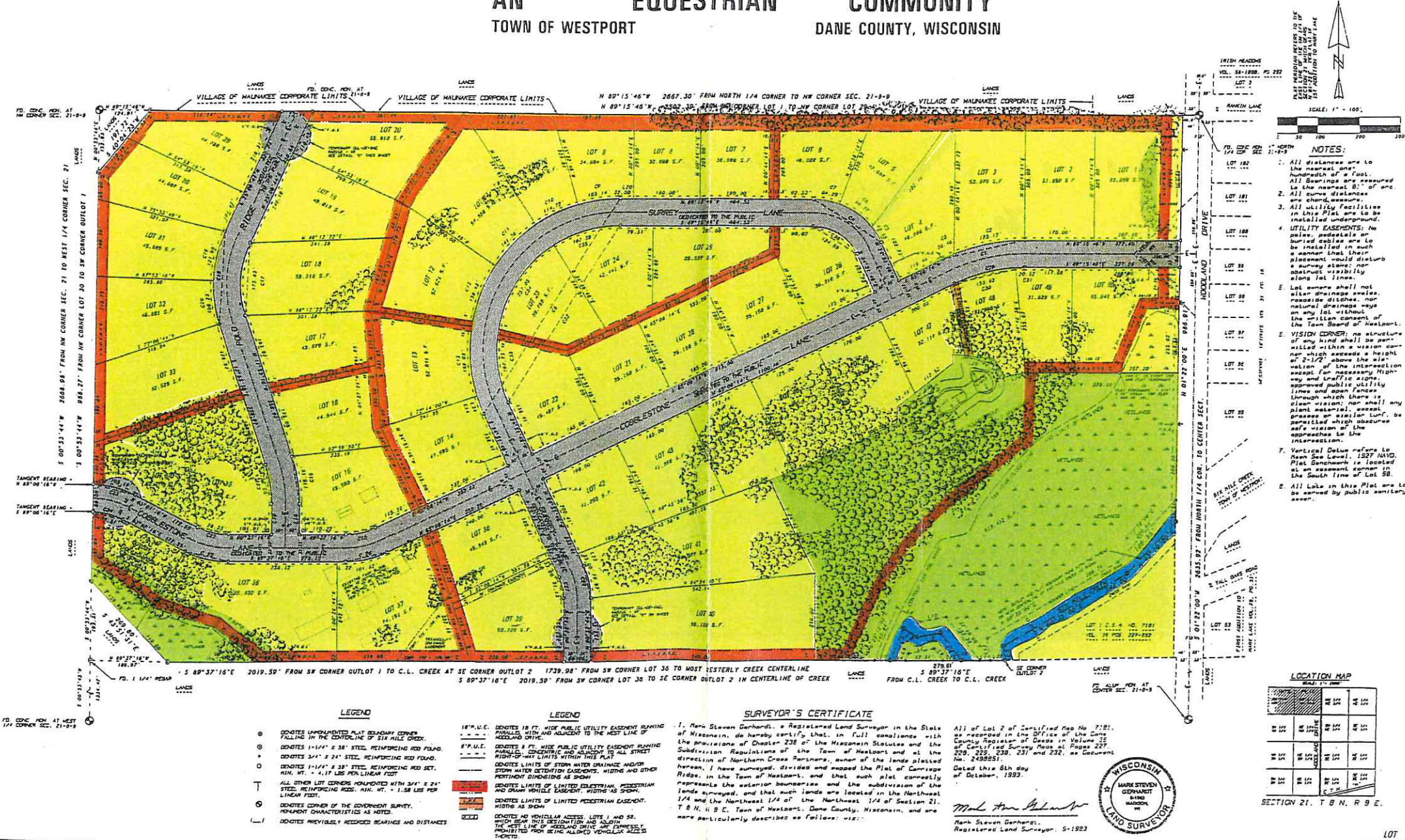
Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

District Information

Type	State Code	Description
REGULAR SCHOOL	6181	WAUNAKEE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	3303	WAUNAKEE EMS
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
OTHER DISTRICT	33SW	SEWER/WATER UTIL
OTHER DISTRICT	33FP	FIRE PROTECTION DIST
OTHER DISTRICT	3301	WAUNAKEE FIRE

ORIGINAL PLAT
CARRIAGE RIDGE

















AN EQUESTRIAN COMMUNITY
TOWN OF WESTPORT DANE COUNTY, WISCONSIN



NOTES:

1. **All distances are** to the nearest **acre** and the **width of a road**.
All **Bearings** are measured to the nearest **1/4°**.
All **distances** are **chord-measure**.
2. **All utility poles** are to be located in this **Plot** are to be **fully described** as follows:
UTILITY Poles: No poles, **casements** or **other** structures are to be installed in such a manner that their **width** will **interfere** with a survey; **other**: not **completely** visible along **lot** lines.
3. **All owners** shall not **interfere** with the **survey** by **removing** **any** **reasonable** **disposal**, nor **natural** **disposal**, **ways** or **other** **structures** **within** the **willen** **consent** of the **surveyor** and **the** **land** **owner**.
4. **VISION CORNER:** no structure of any kind shall be permitted to be placed on a corner which exceeds a height of **10' 0"** above the **intersection** except for necessary **Highway** **structures** or **other** **structures** **approved** **public** **utility** **structures** **through** **which** **there** **is** **placed** **vision**; nor shall **any** **other** **structure** **except** **process** **on** **similar** **land**, be **placed** **on** **any** **other** **structure** **without** **the** **written** **consent** **of** **the** **surveyor** **and** **the** **land** **owner** **at** **the** **intersection**.
5. **Vertical Curve** refers to **1927 AASHTO** **Plot** **Standard** is located **on** **an** **assessors** **map** **at** **the** **intersection** **of** **lot** **lines** **at** **lot** **50**.
6. **All** **lots** **in** **this** **Plot** **are** **to** **be** **served** **by** **public** **sanitary** **sewer**.

LOCATION MAP

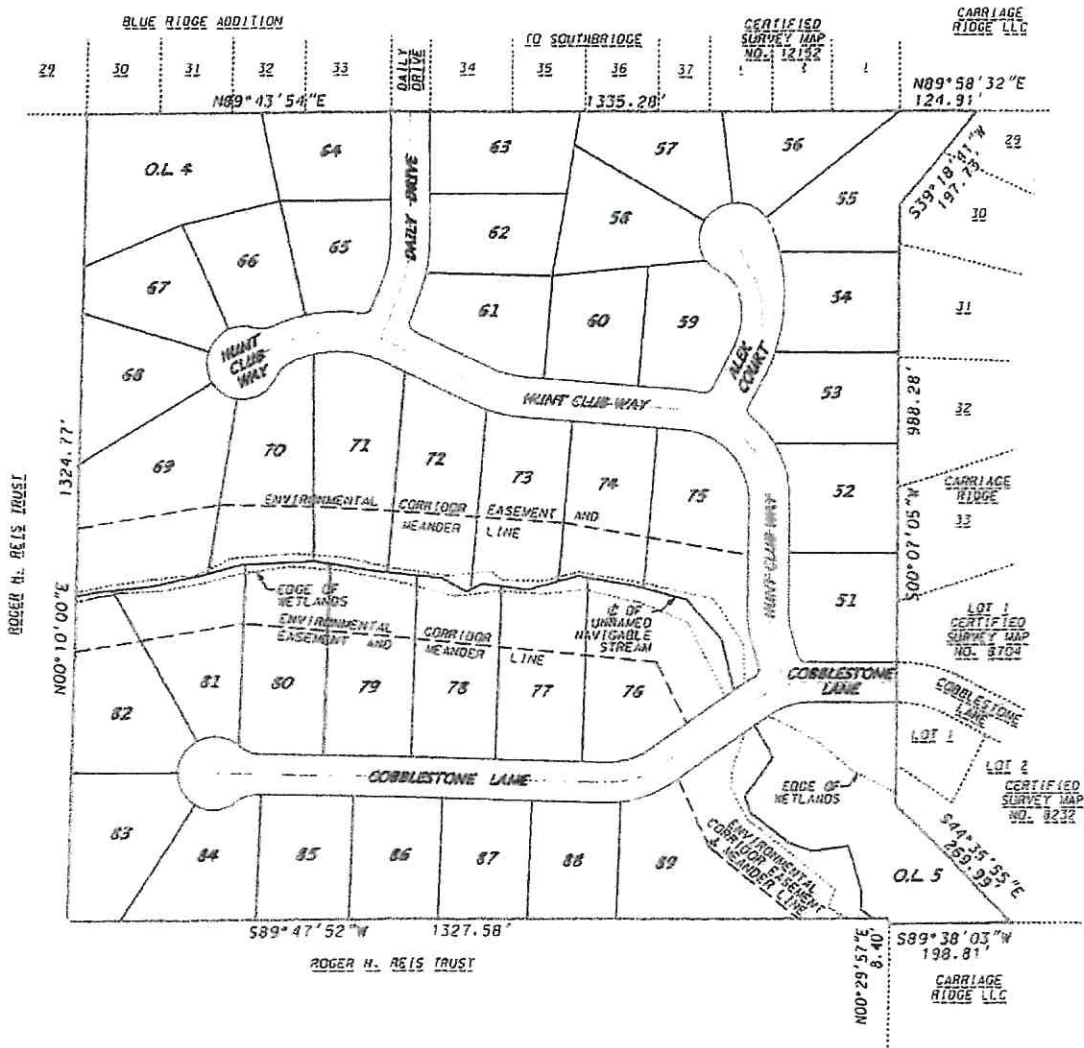
			
			
			
			

SECTION 21. T 8 N. R 9 E.

10

CARRIAGE RIDGE
FIRST ADDITION

SALES MAP
FIRST ADDITION TO CARRIAGE RIDGE



SCALE: 1" = 300'

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089

REV.: 11-11-08
REV.: 11-10-08
F.N.: 08-07-10.

F.N. : 08-07-104

Found 3/4" diameter solid round iron stick.
Picked 1-1/4" x 18" solid round iron stick.

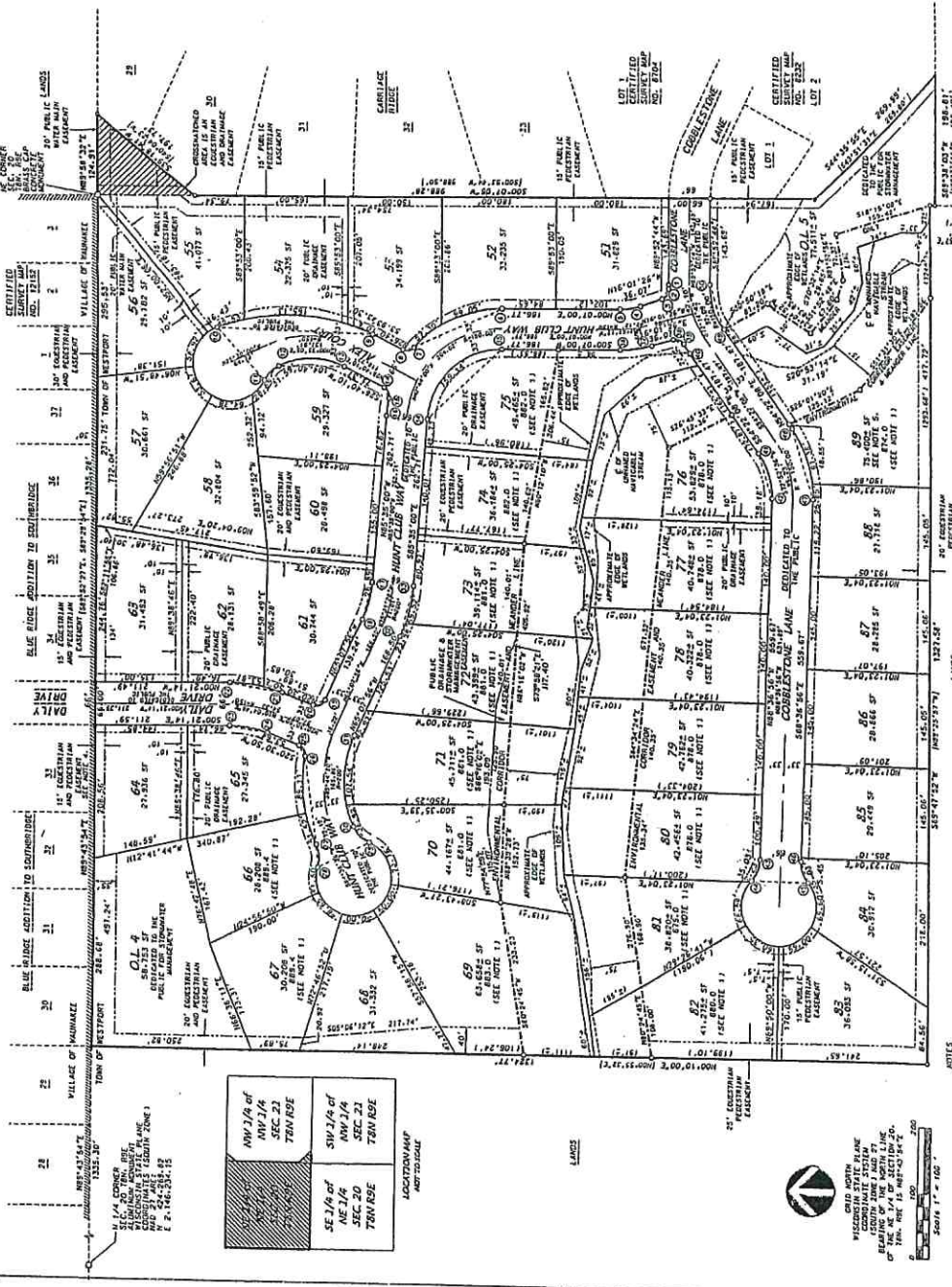
— 12" wide public utility easement (unless labeled otherwise).
'1' Distance to environmental corridor easement.
"Recorded as " Information.

LOT 3, CERTIFIED SURVEY MAP NO. 9089, LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 20, AND IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 23, 28N, R9E, TOWN OF WESTPORT, DADE COUNTY, WISCONSIN

There are no objections to this plot with respect to
 Same 776 18 776 18 776 20 and 776 21 and 776 22

—

7230 Watwood Way, Madison, WI 53712
Phone: 608.433.7350 • Fax: 608.433.1489



()

8

STONGRAID EOTTEK AND ASSOCIATES, INC.

7530 Wisconsin Way, Madison, WI 53717
Phone: 608.238.7498 • Fax: 608.238.1888

CONTACT: Carolyn Dool - 800-776-6666 ext. 100

CARRIAGE RIDGE
SECOND ADDITION



Welcome Home

Lot	Square Feet	Price	Acres	Exposure	Lot	Square Feet	Price	Acres	Exposure
90	19,018	SOLD	0.44	Yes	124	19,463	SOLD	0.45	Yes
91	18,096	SOLD	0.41±	Yes	125	19,434	SOLD	0.45	Yes
92	23,016	SOLD	0.53	Yes	126	19,335	\$164,900	0.44	Yes
93	16,050	SOLD	0.37	Yes	127	19,314	\$154,900	0.44	Yes
94	16,050	SOLD	0.37	Yes	128	15,170	\$135,000	0.35	Yes
95	16,715	SOLD	0.38	Yes	129	21,181	\$164,900	0.49	Yes
96	17,850	SOLD	0.41	Yes	130	14,765	SOLD	0.34	Yes
97	16,709	SOLD	0.38	Yes	131	21,016	\$155,000	0.48	Yes
98	19,737	SOLD	0.45	Yes	132	19,628	SOLD	0.45	Yes
99	19,403	\$170,000	0.44±	Yes	133	19,628	SOLD	0.45	Yes
100	21,672	SOLD	0.50	Yes	134	19,628	SOLD	0.45	Yes
101	23,960	SOLD	0.55	Yes	135	19,628	SOLD	0.45	Yes
102	20,826	SOLD	0.48	Yes	136	18,802	\$154,900	0.43	Yes
103	21,614	SOLD	0.50	Yes	137	18,270	SOLD	0.42	Yes
104	21,377	SOLD	0.49	Yes	138	18,802	\$150,000	0.43	Yes
105	21,316	SOLD	0.49	Yes	139	20,256	SOLD	0.46±	Yes
106	21,256	SOLD	0.49	Yes	140	20,256	SOLD	0.46±	Yes
107	23,619	SOLD	0.54	Yes	141	20,256	SOLD	0.46±	Yes
108	20,970	SOLD	0.48	Yes	142	20,256	SOLD	0.46±	Yes
109	20,886	SOLD	0.48	Yes	143	18,849	SOLD	0.43	Yes
110	17,962	SOLD	0.41	Yes	144	18,077	\$149,900	0.42	Yes
111	15,025	SOLD	0.34	Yes	145	18,125	\$149,000	0.42	Yes
112	15,040	SOLD	0.34±	Yes	146	18,077	\$155,000	0.42	Yes
113	15,055	SOLD	0.34±	Yes	147	18,814	\$149,000	0.43	Yes
114	15,227	SOLD	0.35	Yes	148	18,814	\$149,000	0.43	Yes
115	15,242	SOLD	0.35	Yes	149	18,813	\$149,000	0.43	Yes
116	15,257	SOLD	0.35	Yes	150	18,814	\$145,000	0.43	Yes
117	15,258	SOLD	0.35	Yes	151	18,077	\$145,000	0.42	Yes
118	15,253	SOLD	0.35	Yes	152	18,125	\$154,900	0.42	Yes
119	15,151	SOLD	0.35	Yes	153	18,077	\$154,900	0.42	Yes
120	21,084	SOLD	0.48	Yes	154	18,814	SOLD	0.43	Yes
121	19,551	\$164,900	0.45	Yes	155	18,813	SOLD	0.43	Yes
122	19,522	SOLD	0.45	Yes	156	18,814	SOLD	0.43	Yes
123	19,492	\$164,900	0.45	Yes	157	18,814	\$155,000	0.43	Yes

Contact:

Jenny Bunbury-Johnson 608.279.3777
 Nicole Bunbury Sjowall 608.354.2551
 CRDevelopment@BunburyRealtors.com

CarriageRidgeDevelopment.com

Developed by Tom Bunbury | 608.692.7777



Prices subject to change. Updated April 21, 2020

Lot	Square Feet	Price	Acres	Exposure
84	X	SOLD	X	X
85	X	SOLD	X	X
86	X	SOLD	X	X
87	X	SOLD	X	X
88	X	SOLD	X	X
89	X	SOLD	X	X

Second Addition Lots & Pricing

Lot	Square Feet	Price	Acres	Exposure
90	19,018	SOLD	0.44	Yes
91	18,096	SOLD	0.41±	Yes
92	23,016	SOLD	0.53	Yes
93	16,050	SOLD	0.37	Yes
94	16,050	SOLD	0.37	Yes
95	16,715	SOLD	0.38	Yes
96	17,850	SOLD	0.41	Yes
97	16,709	SOLD	0.38	Yes
98	19,737	SOLD	0.45	Yes
99	19,403 New Price	SOLD	0.44±	Yes
100	21,672	SOLD	0.50	Yes
101	23,960	SOLD	0.55	Yes
102	20,826	SOLD	0.48	Yes
103	21,614	SOLD	0.50	Yes

Lot	Square Feet	Price	Acres	Exposure
104	21,377	SOLD	0.49	Yes
105	21,316	SOLD	0.49	Yes
106	21,256	SOLD	0.49	Yes
107	23,619	SOLD	0.54	Yes
108	20,970	SOLD	0.48	Yes
109	20,886	SOLD	0.48	Yes
110	17,962	SOLD	0.41	Yes
111	15,025	SOLD	0.34	Yes
112	15,040	SOLD	0.34±	Yes
113	15,055	SOLD	0.34±	Yes
114	15,227	SOLD	0.35	Yes
115	15,242	SOLD	0.35	Yes
116	15,257	SOLD	0.35	Yes
117	15,258	SOLD	0.35	Yes
118	15,253	SOLD	0.35	Yes
119	15,151	SOLD	0.35	Yes
120	21,084	SOLD	0.48	Yes
121	19,551	SOLD	0.45	Yes
122	19,522	SOLD	0.45	Yes
123	19,492	SOLD	0.45	Yes

Lot	Square Feet	Price	Acres	Exposure
124	19,463	SOLD	0.45	Yes
125	19,434	SOLD	0.45	Yes
126	19,335 New Price	SOLD	0.44	Yes
127	19,314 New Price	SOLD	0.44	Yes
128	15,170	SOLD	0.35	Yes
129	21,181 New Price	SOLD	0.49	Yes
130	14,765	SOLD	0.34	Yes
131	21,016 New Price	SOLD	0.48	Yes
132	19,628	SOLD	0.45	Yes
133	19,628	SOLD	0.45	Yes
134	19,628	SOLD	0.45	Yes
135	19,628	SOLD	0.45	Yes
136	18,802 New Price	SOLD	0.43	Yes
137	18,270	SOLD	0.42	Yes
138	18,802	SOLD	0.43	Yes
139	20,256	SOLD	0.46±	Yes
140	20,256	SOLD	0.46±	Yes
141	20,256	SOLD	0.46±	Yes

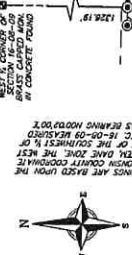
Lot	Square Feet	Price	Acres	Exposure
142	20,256	SOLD	0.46±	Yes
143	18,849	SOLD	0.43	Yes
144	18,077 New Price	SOLD	0.42	Yes
145	18,125 New Price	SOLD	0.42	Yes
146	18,077 New Price	SOLD	0.42	Yes
147	18,814 New Price	SOLD	0.43	Yes
148	18,814 New Price	SOLD	0.43	Yes
149	18,813 New Price	SOLD	0.43	Yes
150	18,814 New Price	SOLD	0.43	Yes
151	18,077 New Price	SOLD	0.42	Yes
152	18,125 New Price	SOLD	0.42	Yes
153	18,077 New Price	SOLD	0.42	Yes
154	18,814	SOLD	0.43	Yes
155	18,813	SOLD	0.43	Yes
156	18,814	SOLD	0.43	Yes

Lot	Square Feet	Price	Acres	Exposure
157	18,814 New Price	SOLD	0.43	Yes



Lot	Square Feet	Price	Acres	Exposure
90	19,018	SOLD	0.44	Yes
91	18,096	SOLD	0.41±	Yes
92	23,016	SOLD	0.53	Yes
93	16,050	SOLD	0.37	Yes
94	16,050	SOLD	0.37	Yes
95	16,715	SOLD	0.38	Yes
96	17,850	SOLD	0.41	Yes
97	16,709	SOLD	0.38	Yes
98	19,737	SOLD	0.45	Yes
99	19,403 New Price	SOLD	0.44±	Yes
100	21,672	SOLD	0.50	Yes
101	23,960	SOLD	0.55	Yes
102	20,826	SOLD	0.48	Yes
103	21,614	SOLD	0.50	Yes
104	21,377	SOLD	0.49	Yes
105	21,316	SOLD	0.49	Yes
106	21,256	SOLD	0.49	Yes
107	23,619	SOLD	0.54	Yes
108	20,970	SOLD	0.48	Yes
109	20,886	SOLD	0.48	Yes
110	17,962	SOLD	0.41	Yes
111	15,025	SOLD	0.34	Yes
112	15,040	SOLD	0.34±	Yes
113	15,055	SOLD	0.34±	Yes
114	15,227	SOLD	0.35	Yes
115	15,242	SOLD	0.35	Yes
116	15,257	SOLD	0.35	Yes
117	15,258	SOLD	0.35	Yes
118	15,253	SOLD	0.35	Yes
119	15,151	SOLD	0.35	Yes
120	21,084	SOLD	0.48	Yes
121	19,551	SOLD	0.45	Yes
122	19,522	SOLD	0.45	Yes
123	19,492	SOLD	0.45	Yes
124	19,463	SOLD	0.45	Yes
125	19,434	SOLD	0.45	Yes
126	19,335 New Price	SOLD	0.44	Yes
127	19,314 New Price	SOLD	0.44	Yes
128	15,170	SOLD	0.35	Yes
129	21,181 New Price	SOLD	0.49	Yes
130	14,765	SOLD	0.34	Yes
131	21,016 New Price	SOLD	0.48	Yes
132	19,628	SOLD	0.45	Yes
133	19,628	SOLD	0.45	Yes
134	19,628	SOLD	0.45	Yes
135	19,628	SOLD	0.45	Yes
136	18,802 New Price	SOLD	0.43	Yes
137	18,270	SOLD	0.42	Yes
138	18,802	SOLD	0.43	Yes
139	20,256	SOLD	0.46±	Yes
140	20,256	SOLD	0.46±	Yes
141	20,256	SOLD	0.46±	Yes
142	20,256	SOLD	0.46±	Yes
143	18,849	SOLD	0.43	Yes
144	18,077 New Price	SOLD	0.42	Yes
145	18,125 New Price	SOLD	0.42	Yes
146	18,077 New Price	SOLD	0.42	Yes
147	18,814 New Price	SOLD	0.43	Yes
148	18,814 New Price	SOLD	0.43	Yes

Lot	Square Feet	Price	Acres	Exposure
149	18,813 New Price	SOLD	0.43	Yes
150	18,814 New Price	SOLD	0.43	Yes
151	18,077 New Price	SOLD	0.42	Yes
152	18,125 New Price	SOLD	0.42	Yes
153	18,077 New Price	SOLD	0.42	Yes
154	18,814	SOLD	0.43	Yes
155	18,813	SOLD	0.43	Yes
156	18,814	SOLD	0.43	Yes
157	18,814 New Price	SOLD	0.43	Yes



GRAPHIC SCALE FEET
0 40 80 160
Document # 5175541

TO SECOND ADDITION TO CARriage RIDGE

THE SW 1/4 OF SECTION 16, TOWNSHIP 08 NORTH, RANGE 09 EAST,
TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

