

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

**Virtual Meeting Via GoToMeeting**

PLEASE TAKE NOTICE that this meeting will take place virtually via GoToMeeting. Please join the meeting from your computer, tablet or smartphone by visiting <https://global.gotomeeting.com/join/892347405>. You can also participate by phone by dialing +1 (571) 317-3122 and use access code: 892-347-405. If you are new to GoToMeeting, get the app and be ready when the meeting starts. You may be muted or be asked to mute your device.

**AGENDA** - Monday, May 17, 2021 7:00 p.m.

**Revised 5/11/21**

1. Call to Order
2. Public Comment On Matters Not On the Agenda
3. Approve Minutes
4. Review/Approve Operator Licenses
5. Driveway/Access/Utility/Road Opening Permits  
5825 Hunt Club Driveway Variance (Allow 3 Driveways), Discussion/Action
6. Water Utility/Fire Protection Utility  
Miscellaneous
7. Sewer Utility  
Miscellaneous
8. Engineer Report  
Miscellaneous Ongoing Projects
9. Change of Registered Agent for Alcohol Beverage License, Kwik Trip, 5420 Willow Road, Discussion/Action
10. Dane County Shoreland/Wetland Zoning Permits/Project Support, Cherokee Country Club Golf Course Construction, Cherokee Park, Inc., 5000 N. Sherman Avenue (Town Zoning), Discussion/Action
11. Land Division (Create 1 Residential Lot), Bernards, 4895 Easy Street (Town Zoning), Discussion/Action
12. Dane County Variance (Flood Fringe District Construction), Parker, 5162 Reynolds Avenue (Waunakee ETZ), Discussion/Action
13. Rezone and Land Division (Create 1 Residential Lot, ER-1 Zoning), Williamson/Ziegler, 5613 STH 19 (Waunakee ETZ), Discussion/Action
14. Fireworks Display, Bishops Bay Country Club, American Patriot Pyro, Inc., June 5, 3500 Bishops Bay Drive, Discussion/Action
15. COVID-19 Responses Discussion/Action
16. Committee Reports/Items for Action  
Personnel Committee                      Public Works Committee                      Westport/Middleton JZC  
Audit Committee                              Town Plan Commission                      Westport/Waunakee JPC
17. Administrative Matters
18. Miscellaneous Business/Forthcoming Events
19. Pay Current Bills
20. 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**  
**AUDIT COMMITTEE MEETING**  
Kennedy Administration Building  
Community Meeting Room  
5387 Mary Lake Road  
Town of Westport, Wisconsin

**Virtual Meeting Via GoToMeeting**

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**AGENDA** - Monday, May 17, 2021 6:30 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 Committee. 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. Approve minutes
3. Review/approve bills for payment
4. 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

TOWN BOARD - Monday, May 3, 2021

The regular semi-monthly meeting of the Town Board was called to order at 7:02 p.m. by Chair Grosskopf using video conferencing via GoToMeeting.com. Members Present: Cuccia, Enge, Grosskopf, Sipsma, and Trotter. Members Absent: None. Also Present: Patrick Riha, Tim Wohlers, and Tom Wilson.

There was no Public Comment On Matters Not On the Agenda. The minutes of April 19, 2021 regular meeting were approved as presented on a motion by Trotter, second Cuccia.

A Regular Operator License for Amy Riha as on file with the Clerk and presented was granted subject all state and local requirements on a motion by Sipsma, second Cuccia.

After a report by Wilson, the Chair called to order the public hearing on the Camp Beef Butter BBQ Beer/Wine License application for Riha, 5407 CTH M (Former White House Site), at 7:07 p.m. After calling for comments three times without reply, the Chair closed the public hearing at 7:08 p.m. After discussion and comments, the license was granted as applied for subject to all state and local requirements on a motion by Enge, second Sipsma. The Board members then congratulated Mr. Riha and wished him well on his new business.

After a presentation by Wilson and discussion, Ordinance 21-01 [Approve Commercial Building Construction Permit Delegation (Certified Municipality Status) and Building Permit Code Update Ordinance] was adopted as presented on a motion by Trotter, second Cuccia.

Wilson provided an update on Town COVID-19 Responses, and Wilson was directed to have a virtual option available for meetings as well once they resume in person (likely in June).

Grosskopf and Wilson reported on items before the plan commission/committees. The Audit Committee recommended payment of bills as presented by Wilson after questions were answered.

For Administrative Matters raised, Wilson advised the Board of a recent DCTA meeting where attorneys presented on the need for towns to have ordinances dealing with licensing of solar farms and nonmetallic mining operations, inquired whether the Board wanted Wilson to research the same and present options, and was instructed by the Board to do so.

For Miscellaneous Business or Forthcoming Events raised, Wilson advised the Board that Open Book will be held by the Assessor telephonically on May 21 from 10 a.m. to Noon, or taxpayers can call during the Assessor's regular business hours; and, Grosskopf raised a procedural issue regarding the reporting of property maintenance violations in the Town and how they are handled, to which Wilson advised generally.

Current bills were paid as presented by Wilson and recommended by the Audit Committee after questions were answered on a motion by Enge, second Sipsma.

Motion to adjourn by Sipsma, second Cuccia. The meeting adjourned at 7:41 p.m.

Thomas G. Wilson  
Attorney/Administrator/Clerk-Treasurer

**DRAFT**

**TOWN OF WESTPORT**

PLAN COMMISSION - May 10, 2021

The regular monthly meeting of the Plan Commission was called to order at 7:00 p.m. via GoToMeeting.com virtual video conference by Chair Grosskopf. Members present: Grosskopf, Cuccia, Kennedy, Pichette. Members absent: Ohm. Also attending: Dave Parker, Bob Anderson, Buck Sweeney, Renee Robbins, Aaron Falkosky, Jeff Kraemer, Amy Bernards, Jessica Frey, and Kevin Even.

No one was present for Public Comment on Matters not on the Agenda. The minutes of the April 12, 2021 regular meeting were approved as presented on a motion by Cuccia, second Kennedy.

Item # 10

After a brief introduction by Anderson, further clarification by the petitioner, and discussion, Dane County Shoreland/Wetland Zoning Permits/Project Support, Cherokee Golf Course Construction, Cherokee Park, Inc., 5000 N Sherman Avenue (Town Zoning) was recommended for approval as presented on a motion by Manering, second Kennedy.

Item # 11

After a brief introduction by Anderson, further clarification by the petitioner, and discussion, Bernards Land Division (Create 1 Residential Lot), 4895 Easy Street (Town Zoning), motion by Cuccia to approve as submitted as it complies with the provisions for a division in the Rural Preservation District due to size and use, subject to standard Town conditions, including the shared driveway as shown and agreement approved by the Town Attorney, the CUP is not effective on the created parcel, payment of the Town parkland dedication fee, absolutely no further land divisions, utility connections if ever available, and home location on the created lot as shown subject to approval if necessary by Dane County, and any other specific items raised at the Plan commission, second Kennedy. Cuccia and Kennedy voted in favor of this proposal. Grosskopf, Pichette and Manering voted no. The motion did not carry.

Item # 12

After a brief introduction by Anderson, further clarification by the petitioner, and discussion, Dane County Variance (Flood Fringe District Construction), Parker, 5162 Reynolds Avenue (Waunakee ETZ), was recommended for approval of the construction or any variances to building in the Flood Fringe District on a motion by Kennedy, second Cuccia. Pichette requested the Westport Historic Preservation Commission be allowed to tour the structure before it is razed. Petitioner readily agreed to this request.

Item # 13

After a brief introduction by Anderson, further clarification by the petitioner, and discussion, Rezone and Land Division (Create 1 Residential Lot, ER-1 Zoning), Williamson/Ziegler, 5316 STH 19 (Waunakee ETZ), was recommended approval of the rezone and CSM as submitted, as it complies with the provisions for a division in the Rural Preservation District due to size, use, and family considerations, subject to standard Town conditions, including the shared driveway as shown and agreement approved by the Town Attorney, payment of the parkland dedication fee, absolutely no further land divisions, utility connections if ever available, and home location on the created lot as shown, motion by Cuccia, second Kennedy. Grosskopf, Kennedy, Cuccia, Bruskevitz voted in favor. Manering and Pichette voted no.

An Initial Consultation, Rezone to Allow 2 Residences (R-4), Robbins, 5684 Mill Road (Waunakee ETZ), After a description of the situation from Anderson, and an explanation by the owner including not wanting to split the property, not wanting to destroy any historic buildings, they would like 2 residences on one parcel, they do not want two parcels because they don't want neighbors, stated they could use the second home as a guest home in the future, the Commissioners expressed concerns and comments with the proposal due to concerns that others with similar size/large parcels could make the same request, this not being a typical request and could be precedent setting, not feasible to split this into two lots, aging in place is a good goal, Westport needs to create guidelines/policies regarding two residences on one parcel, wanting assurances that a developer could not create a multi family development, they suggested the owners consider connecting a second dwelling to the existing home.

An Initial Consultation, Rezone (County R-1 to Village R-1), Ohm, 5912 Woodland Drive (Waunakee ETZ), Village R-1 would allow a building to be 14 feet high, instead of Country R-1 which is 12 feet high. Petitioner not present.

An Initial Consultation, Land Division (Create 1 Residential Lot), Ohm, 5974 River Road (Waunakee ETZ), Grosskopf deferred this to a future meeting since the petitioner is not present.

No one was present from the Park Committee to report. Pichette reported on the work of the Historic Preservation Commission and indicated they are looking for another Westport resident to be a member of this Committee. Cuccia and Pichette reported on work of the Sign Design Group.

There were no Miscellaneous Matters or Forthcoming Events raised.

Motion to adjourn by Manering, second Pichette. The meeting adjourned at 8:21 p.m.

Mary Manering, Secretary

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

Monday, May 10, 2021 7:00 p.m.

1. Call to Order via GoToMeeting virtual video conference
2. Public Comment On Matters Not On the Agenda
3. Approve Minutes.  
*For the 4/12/21 meeting minutes.*

4. Dane County Shoreland/Wetland Zoning Permits/Project Support, Cherokee Country Club Golf Course Construction, Cherokee Park, Inc., 5000 N. Sherman Avenue (Town Zoning), Discussion/Recommendation

*Cherokee Country Club is doing a major renovation on the course and mainly will be upgrading and fixing stormwater structures. The presentation included in your packet was very instructive in all that is being done. They did have a meeting with interested parties in the area and for the most part there was a consensus on the changes being positive for water quality and quantity issues for the marsh and Lake Cherokee. The matter is here for support from the Town and also to recommend approval of permits from Dane County. Upgrading the storm system to better hold and treat water runoff on the golf course certainly meets our policies, and is a good thing. Especially considering the many chemicals that are used on the course, and the leaves and grass clipping waste that goes along with a golf course. This is a good thing for the lakes, and we understand that the County, which has been assisting and involved in the project, is supporting the project, but is waiting to act until the DNR gives it permit approval. The petitioner would plan on using the Town's recommendation at the County and State level to show support*

**RECOMMENDATION:** *Move to recommend approval of the project as submitted and any Shoreland/Wetland Zoning permits or other State or County permits that may be necessary due to the work, subject to approval by the DNR and Dane County.*

5. Land Division (Create 1 Residential Lot), Bernards, 4895 Easy Street (Town Zoning), Discussion/Recommendation

*The applicant has decided to pursue this land division despite concerns that were raised at the consult. Note that they have attempted to address some concerns by the location of the parcel, showing the shared driveway, and addressing the family issues raised at the consult. As a reminder, for the rezone to include a CUP for a business, the owner was required to place a*

*restriction that no further land division would be allowed without further approval. This is of course our standard restriction on any parcels in the Rural Preservation District. However countering that is the Comp Plan provisions about a case by case consideration for preserving farmland and keeping farm parcels intact. Here the proposal does not affect farmed land and the parcel is 7 acres with only a portion in the back farmed. It could be argued that in allowing this division you would not be violating the rural preservation provisions of the Comp Plan therefore. We have also helped families out before with these types of divisions, but I would suggest that the restriction be carried through since the parcel would now be about 5 acres and a good size for the business and/or hobby farm they have currently. Here are the minutes from the consult:*

*“An Initial Consultation, CSM and Rezone (Create 1 Residential Lot), Bernards, 4895 Easy Street (Town Zoning), was then held. After an introduction by Wilson and an explanation by the owner, the Commissioners expressed concerns with the proposal due to the restriction put in place on the property during a very recent rezone preventing further land divisions, placing a home so close to the wetlands on the property, another potential Easy Street access, and that those concerns may have existed with a split even before the recent business rezoning on the lot was approved.”*

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*A rezoning is not needed since the property was actually rezoned to allow the same type of residential lot being proposed here, just without the business CUP. That should also be a condition of the rezone if allowed.*

*Therefore the Plan Commission could actually find either way here based on the current restriction on the lot, or utilizing the provisions of the Comp Plan to provide a basis to allow the division. Note that across the street in Vienna here there are several homes created in the last few years, all on one driveway. Allowing another home here would also not affect the traffic on Easy Street, especially with a shared driveway. Our Zoning Administrator for the area has found that the proposal is acceptable as well, and his review is in your packets.*

***RECOMMENDATION:** Move to recommend approval of the CSM as submitted as it complies with the provisions for a division in the Rural Preservation District due to size and use, subject to standard Town conditions, including the shared driveway as shown and agreement approved by the Town Attorney, the CUP is not effective on the created parcel, payment of the Town parkland dedication fee, no further land divisions, utility connections if ever available, and home location on the created lot as shown subject to approval if necessary by Dane County, and any other specific items raised at the Plan Commission.*

6. Dane County Variance (Flood Fringe District Construction), Parker, 5162 Reynolds Avenue (Waunakee ETZ), Discussion/Recommendation

*Normally these items are just handled at the County level and the Town does not interfere unless needed. However, the applicant did request our review here. Of course most of the Reynolds Avenue homes are located in the Flood Fringe District and the County has been somewhat helpful in accommodating that situation and allowing homes as requested. The proposed house actually looks further away from the shoreline than the current house and the*

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***Parkers are proposing permeable pavers for walkways and patios. Everything would seem in order from the Plan Commission’s perspective here and it would be appropriate to move this on to the County for the final word on what would be needed for conditions.***

***RECOMMENDATION: Move to recommend approval of the construction or any variances to building in the Flood Fringe District as requested.***

7. Rezone and Land Division (Create 1 Residential Lot, ER-1 Zoning), Williamson/Ziegler, 5613 STH 19 (Waunakee ETZ), Discussion/Recommendation

***Dave Williamson has returned after his mixed consult for a land division along STH 19. He has arranged a tentative deal with the farmer who owns the land, and as you can see has now included some of the old farmstead buildings and land in his proposed lot, therefore using less of the farmed land for the proposed new lot. This makes the proposal much more consistent with our Comp Plan as noted above in the Bernards land division report. The Williamson are also a long time Westport farm family.***

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***Here are the minutes of the meeting on the consult for this proposal: “An Initial Consultation, CSM and Rezone (Create 1 Residential Lot), Williamson, 5316 STH 19 (Waunakee ETZ) then took place, with the potential applicant told of concerns by Commissioners about the restriction in place on the property preventing further land divisions, however some felt there were other reasons to allow another split (non-prime farmland use, family situation and history, and tree preservation).” Note please that the restriction was placed due to an administrative review of a lot line adjustment. The original land division done some time ago did not have that same restriction, pre-dating the policy for the same. So one could argue that the Plan Commission and Board never placed that restriction on the parcels. At the same time, following policy for the lot line adjustment, the restriction was added without argument.***

***So the Plan Commission here has viable options to reject the land division due to the restriction placed administratively or use the concepts in the Comp Plan to allow the same, with our general conditions and restrictions.***

***RECOMMENDATION: Move to recommend approval of the rezone and CSM as submitted, as it complies with the provisions for a division in the Rural Preservation District due to size, use, and family considerations, subject to standard Town conditions, including the shared driveway as shown and agreement approved by the Town Attorney, payment of the Town parkland dedication fee, no further land divisions, utility connections if ever available, and home location on the created lot as shown, and any other specific items raised at the Plan Commission.***

8. Initial Consultation, Rezone to Allow 2 Residences (R-4), Robbins, 5684 Mill Road (Waunakee ETZ)

***The Robbins would like to have allowed 2 residences on their 3.7 acre parcel due to allowing their father to age in place. The parcel is zoned County RH-1, and is in the Parks and Open Space District in the Comp Plan. The Village Business Park is on one side of the parcel and the railroad tracks the other. There are not many close buildings except in the Business Park. There is somewhat of a push in planning circles to allow this sort of building to provide for aging parents. One issue is what to do with the two homes when done. However this is a large parcel, so allowing this now would probably mean a split later. One issue here is that***



*any further home building is probably not consistent with the Open Space designation in the Comp Plan. However the lot already is in a residential use, and allowing the one more dwelling based on its location and separation from the open space across the tracks may just seem to make sense despite that classification. We will work on a proper zoning classification once you decide if this idea is worth pursuing or not.*

***RECOMMENDATION: This is a consult, so no action is to be taken, but please let the potential applicant know of any concerns there are to address if filing for action.***

9. Initial Consultation, Rezone (County R-1 to Village R-1), Ohm, 5912 Woodland Drive (Waunakee ETZ)

*Chris wants to rezone his parcel to Village R-1 to take advantage of some smaller setbacks for construction. We did do this for Billie Van Wie up the road, but we do need to make sure we limit construction in the front yard to the set back for County R-1. Chris will explain more his plans. Keep in mind that Chris is surrounded by the Village so upgrading his zoning to a permanent classification is something we have been wanting to do. This is also consistent with the Comprehensive Plan and our policies.*

***RECOMMENDATION: This is a consult, so no action is to be taken, but please let the potential applicant know of any concerns there are to address if filing for action.***

10. Initial Consultation, Land Division (Create 1 Residential Lot), Ohm, 5974 River Road (Waunakee ETZ)

*Chris wants to take a parcel of land created as a remnant but owned by the owner of 5974 River Road along the roadway and make sure it is a buildable parcel. Access would essentially be shared from River Road as shown on his map. The remnant is 1.7 acres. It is very consistent in size with the neighboring parcels in the vicinity. The zoning for the parcel is County A-1 which can be used for a home, but we may want to rezone the parcel either R-1, County R-1 or another classification to match the other lots there. The Comp Plan has this area as a Residential area recognizing River Road as an area we don't want to change too much, but this home would not have much affect on the area and is consistent in that respect with the Plan. The parcel has existed for years (not being newly created) and Chris is just trying to confirm its use for a home. We will work on the proper zoning classification if you decide this is worth pursuing or not.*

***RECOMMENDATION: This is a consult, so no action is to be taken, but please let the potential applicant know of any concerns there are to address if filing for action.***

11. Park Committee Report/Items for Action  
*Terry, if present, will give a report on recent Committee work.*
12. Historic Preservation Commission Report/Items for Action  
*Joe, if present, will give a report on recent Commission work.*
13. Sign Design Group Report/Items for Action  
*John and Joe will give a report on recent Group work.*

14. Waunakee/Westport Joint Planning Committee Report/Items for Action  
*An oral report will be provided as necessary.*
15. Middleton/Westport Joint Zoning Committee Report/Items for Action  
*An oral report will be provided as necessary.*
16. Miscellaneous/Forthcoming Events  
*An oral report will be provided as necessary.*
17. Adjourn

**VILLAGE OF WAUNAKEE  
JOINT PLAN COMMISSION MEETING  
\*\*Via Zoom Virtual Webinar\*\*  
May 11, 2021 6:00 PM**

**Meeting Minutes**

**CALL TO ORDER**

The meeting was called to order at 6:00 p.m.

**ROLL CALL:**

**Present:** Ken Sipsma, Eileen Bruskewitz, Brian Malich, Chris Thomas.

**Absent:** Dean Grosskopf, Brian Wallace, Brad Zeman

**Also Present:** Bob Anderson, Jessica Frey, Tracy Meinholz, Mark Williamson, Renee Robbins.

**MINUTES**

**1 April 13, 2021**

Motion Bruskewitz, second Malich, to approve the minutes from the April 13, 2021 Joint Plan Commission meeting as presented. Motion carried.

**PUBLIC COMMENT:** None

**NEW BUSINESS**

**1 Initial Consultation, Ohm, Rezone from County R-1 to Village R-1, 5921 Woodland Drive, Town of Westport**

Chris Ohm wants to rezone his parcel to Village R-1 to take advantage of some smaller setbacks for construction and height restrictions. This parcel is surrounded by Village parcels making this request consistent with Comprehensive Plan and policies.

No action taken. Consultation only.

**2 Initial Consultation, Ohm, CSM to Add Additional Lot, 5974 River Road, Town of Westport**

Chris Ohm wants to take a parcel of land created as a remnant but owned by the owner of 5974 River Road along the roadway and make sure it is a buildable parcel. Mr. Ohm was not present at the Town Plan Commission meeting the previous evening, so the members did not discuss the item or make any recommendations.

No action necessary. Consultation only.

**3 Initial Consultation, Robbins, Rezone for Additional Residence, 5684 Mill Road, Town of Westport**

The Robbins would like to have 2 residences on their 3.7-acre parcel due to allowing their

father to age in place. The parcel is zoned County RH-1 and is in the Parks and Open Space District in the Comp Plan. The Village Business Park is on one side of the parcel and the railroad tracks the other. The Village zoning code does not allow for two principal structures on one lot. Staff directed to work with the applicant on possible options to pursue.

No action necessary. Initial consultation only.

**4 Public Hearing and Discussion/Recommendation, CSM and Rezone of Newly Created Lots to Village ER-1, 5316 STH 19, Town of Westport**

The Town PC recommended approval of the rezone and CSM as submitted, as it complies with the provisions for a division in the Rural Preservation District due to size, use, and family considerations, subject to standard Town conditions, including the shared driveway as shown and agreement approved by the Town Attorney, payment of the Town parkland dedication fee, no further land divisions, utility connections if ever available, and home location on the created lot as shown, and any other specific items raised at the Plan Commission.

Motion Bruskewitz, second Malich, to recommend approval of the CSM and rezone as proposed with conditions and restrictions as recommended by the Town Plan Commission. Motion carried 4-0.

**ADJOURN**

Motion Bruskewitz, second Thomas, to adjourn the meeting at 6:29 p.m. Motion carried 4-0.

Respectfully Submitted:

Tracy Meinholz, Plan Commission Secretary

Item #13

AGENDA ITEM #4:

Review/Approve Operators Licenses

**OPERATOR LICENSE APPLICATION**

New \_\_\_\_\_ Renewal \_\_\_\_\_ Employed by Kelley's Williamson

Regular \_\_\_\_\_ (\$10.00) Provisional \_\_\_\_\_ (\$10.00) Temp \_\_\_\_\_ (\$5.00)

*gd 10<sup>00</sup> call 3/11/21*

Lic # \_\_\_\_\_ Lic # \_\_\_\_\_ Lic # \_\_\_\_\_

Date \_\_\_\_\_, To the Town Board of the Town of Westport, Wisconsin:

I hereby apply for a License to serve, from date hereof to June 30, 20\_\_\_\_, inclusive (unless sooner revoked), Fermented Malt Beverages and Intoxicating Liquors, subject to the limitations imposed by Section 125.32(2) and 125.68(2) of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, Federal, State or Local, affecting the sale of such beverages and liquors if a license be granted to me. I understand by signing below, I may be subject to a background check(s).

**Answer the following questions fully and completely:**

Name of Applicant Andrea Stormer

Address 303 Nautilus Drive City, State, Zip Madison WI 53705

Date of Birth 02/03/1986 Age 35 Phone # 608-239-5953

Have you registered for an approved responsible beverage server training course? yes (attach registration)

Have you completed an approved responsible beverage server training course? yes (attach certificate)

Have you been licensed before? yes Municipality Madison Date of most recent license expir 2017

Have you been convicted of violating any law of Dane Co, the State of WI or of the United States? yes

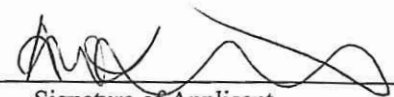
Date of such conviction 03/20 Name of Court Traffic

Nature of offense possession

Have you been convicted of violating any license law or ordinance regulating the sale of fermented malt beverages or intoxicating liquors? No

State of Wisconsin, ss.  
Dane County.

\_\_\_\_\_, being first duly sworn on oath says that (s)he is the person who made and signed the foregoing application for an operator's license; that all the statements made by the applicant are true.

  
Signature of Applicant

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

AGENDA ITEM #5:

Driveway/Access/Utility/Road Opening Permits  
5825 Hunt Club Driveway Variance (Allow 3 Driveways),  
Discussion/Action



April 27, 2021

MEMO TO: Village of Westport, Bob Anderson

MEMO FROM: Temple Builders LLC

MEMO RE: 5825 Hunt Club Way—Requesting 3<sup>rd</sup> driveway access

Good Afternoon,

I am writing you to request consideration of adding a 3<sup>rd</sup> driveway access point for the home being built at 5825 Hunt Club Way.

Our customers have become increasingly concerned about the visibility on the bend of Hunt Club Way. When there are cars parked on the bend you cannot see very well as you round the bend. The goal is to get the driveway added in front of the home to keep visiting guests off the roadway when the entertain or have guests over.

They have a young child and they want to be able to feel comfortable letting her ride her bike around and play without them having to worry about traffic concerns.

I have marked the site with the proposed driveways. We are proposing having a two-access driveway in front of the main entrance to the house, the two access points are roughly 77' apart and then the 3<sup>rd</sup> access point is roughly 135' away from the closest access point in the front of the home. I feel this lot is unique in the fact that they have over 500' of road frontage and the driveways we are proposing are a fair distance apart as to not create pinch points for ingress/egress.

Please feel free to contact me at any time, my cell number is 608-239-6585.

Regards,

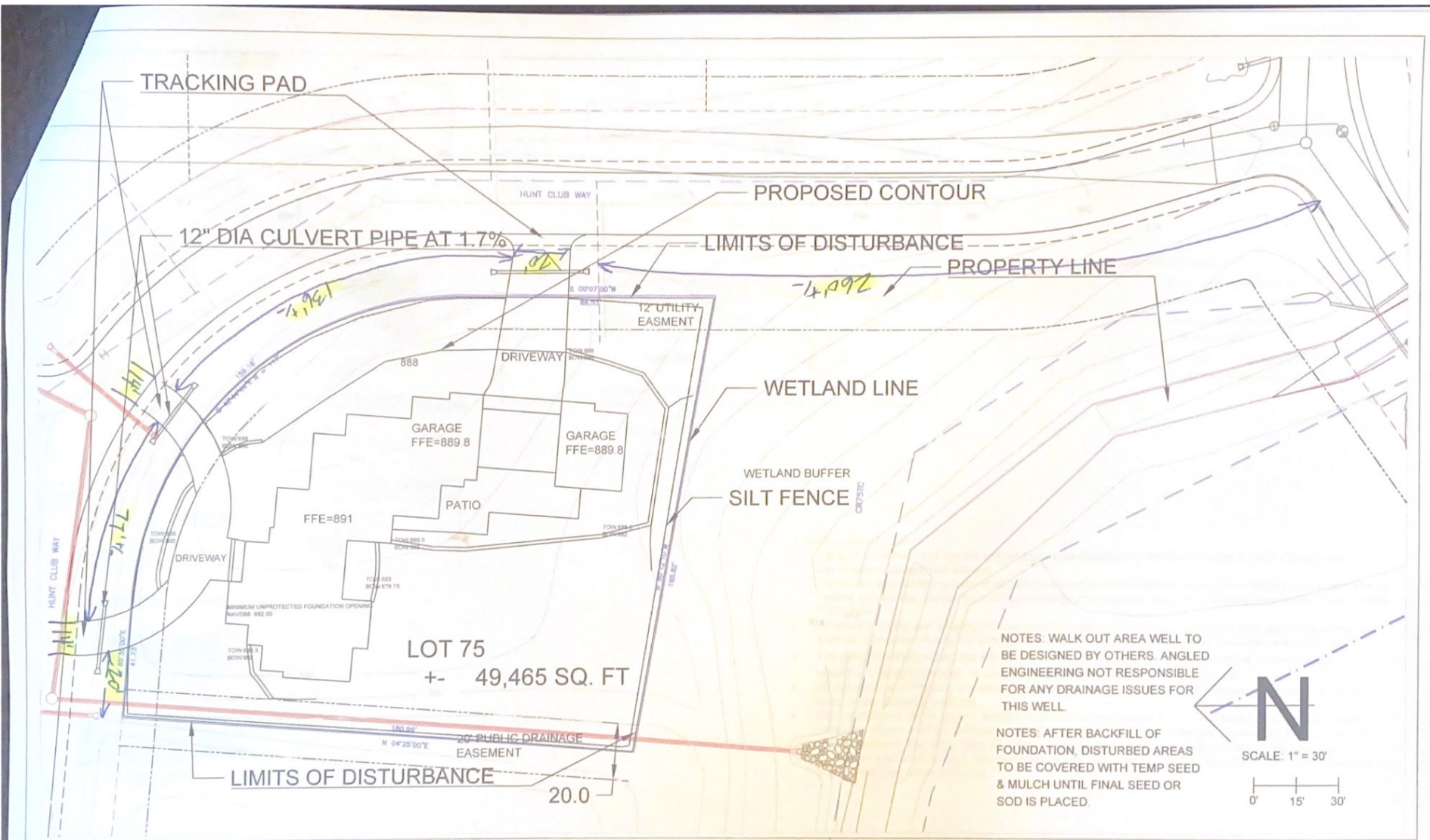


Justin Temple

President, Temple Builders LLC348-542N

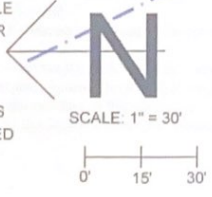
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NOTES: WALK OUT AREA WELL TO BE DESIGNED BY OTHERS. ANGLED ENGINEERING NOT RESPONSIBLE FOR ANY DRAINAGE ISSUES FOR THIS WELL.

NOTES: AFTER BACKFILL OF FOUNDATION, DISTURBED AREAS TO BE COVERED WITH TEMP SEED & MULCH UNTIL FINAL SEED OR SOD IS PLACED.



PREPARED BY:  
NICK KONOPACKI, P.E.

PROJECT:  
CONGER RESIDENCE  
ADDRESS:  
LOT 75, HUNT CLUB WAY  
WAUNAKEE, WI 53575

SHEET TITLE:  
EROSION CONTROL PLAN

DATE:  
9/24/19  
SHEET: 6

TOWN OF WESTPORT DRIVEWAY PERMIT

5825 Hunt Club Way

Date of Request: 2/5/2020 Requested by: Temple Builders

Property Owner: Josh + Tam Conger Lot or Parcel Description: lot 75 Hunt Club Way

Proposed Driveway Location: see attached

Intended Use: residential home access / drop off

Stopping Site Distance Available: \_\_\_\_\_

Posted Speed Limit: 25 Stopping Site Distance Required at Posted Speed Limit: \_\_\_\_\_

Remarks: \_\_\_\_\_

Drainage Consideration: culverts (3) under access points to roadway

NOTE: Stopping site distance for driveways is measured with an eye height of 3.5 feet above the pavement and an object height of 0.5 feet above shoulder elevation.

Required stopping distance  $d = 1.47 Vt + \frac{V^2}{30[f \pm G]}$

V = Speed in miles per hour

t = Reaction time (2.5 seconds)

f = Coefficient of skidding friction for wet pavement

G = Grade in feet per feet (- for down hill, + for up hill)

I Temple Builders LLC as owner/agent of the above property agree to the preceding terms, conditions and specifications.

[Signature] Dated this 5<sup>th</sup> day of February, 2020  
(signature)

Date filed \_\_\_\_\_ Issued By: [Signature] Date: 4/8/20

Circle one: Permit Needed / Permit Not Needed: \_\_\_\_\_

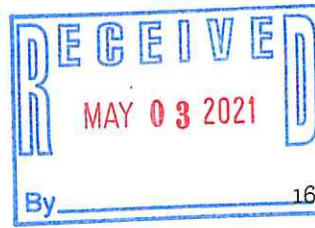
Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Fee is \$125.00



AGENDA ITEM #9:

Change of Registered Agent for Alcohol Beverage License,  
Kwik Trip, 5420 Willow Road, Discussion/Action



Legal

PHONE 608-781-8988

FAX 608-793-6120

1626 Oak St., P.O. Box 2107  
La Crosse, WI 54602

[www.kwiktrip.com](http://www.kwiktrip.com)

April 26, 2021

Mr. Robert Anderson  
Town of Westport  
5387 Mary Lake Rd.  
Waunakee, WI 53597

RE: Appointment of Agent  
Kwik Trip 529  
5420 Willow Rd.

Dear Bob:

A new manager has been assigned to oversee Kwik Trip 529. As a result, we would like to appoint Kimberly Thorsen as the new agent of the store.

Enclosed please find the completed Appointment of Agent and Auxiliary Questionnaire forms as well as a \$10.00 check to cover the administrative fee for this service. I respectfully request that you include this change on the agenda of your next Town Council meeting for consideration.

Please contact me at (608) 793-6262 or [DHafner@kwiktrip.com](mailto:DHafner@kwiktrip.com) if you require anything further. Thank you in advance for your attention to this matter.

Yours truly,

Deanna Hafner  
Licensing Agent

Enclosures

# Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of:  Town  Village  City of Westport County of Dane

The undersigned duly authorized officer/member/manager of KWIK TRIP, INC.  
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Kwik Trip 529  
(Trade Name)

located at 5420 Willow Rd., Waunakee, WI 53597

appoints Kimberly A. Thorsen  
(Name of Appointed Agent)

3908 Patrick Henry Way, Middleton, WI 53562  
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes  No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course?  Yes  No  
How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? All my life.

Place of residence last year 207 Slinger, Rd., Slinger, WI 53086

For: KWIK TRIP, INC.  
(Name of Corporation / Organization / Limited Liability Company)

By: *Ronald J. Slinger*  
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

### ACCEPTANCE BY AGENT

I, Kimberly A. Thorsen, hereby accept this appointment as agent for the  
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

*Kimberly A. Thorsen* 4/10/2001 Agent's age 44  
(Signature of Agent) (Date)  
3908 Patrick Henry Way, Middleton, WI 53562 Date of birth 10/4/1976  
(Home Address of Agent)

### APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on \_\_\_\_\_ by \_\_\_\_\_ Title \_\_\_\_\_  
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

AGENDA ITEM #10:

Dane County Shoreland/Wetland Zoning Permits/Project Support, Cherokee Country Club Golf Course Construction, Cherokee Park, Inc., 5000 N. Sherman Avenue (Town Zoning), Discussion/Action



# **Cherokee Country Club – Madison, WI**

## **Summary of Proposed Modifications**

March 2, 2021

## Project Team

- Owner
  - Cherokee Park, Inc
    - Dennis Tiziani
- Civil Engineer
  - Snyder & Associates
    - Scott Anderson
- Ecological Consultant
  - Heartland Ecological Group
    - Jeff Kraemer
- Golf Course Design Consultant
  - PGA TOUR Design Services
    - Steve Wenzloff



# Project Overview

## ➤ **Goals and Objectives**

1. Improve turf conditions by improving drainage conditions.
2. Improve overall water quality within the Cherokee Golf Course while also improving the overall water quality benefits that are provided by the golf course property as surface water, groundwater, and urban runoff pass through to the Yahara River.
3. Improve the overall naturalized vegetative conditions within the Cherokee Golf Course property by removing invasive species and establishing desirable indigenous and native plant species.
4. Renovate and modernize the 60+ year old golf course to meet the standards of today's golf industry, ultimately improving the club's position in the golf course market.

## **Project Activities**

- **Working with Federal, State, and Local authorities on permitting issues**
- **Proposed Construction from Fall '21 – Fall '22 (pending permit approval)**
  1. Improve turfgrass conditions
    - Excavate sand from onsite below the peat to utilize as fill to raise the golf course higher above the groundwater
  2. Renovation - Infrastructure Rebuild
    - Rebuild greens, tees, bunkers, irrigation and cart path systems
    - Grass with new improved species
  3. Modernize
    - Improve design strategy due to technological advances in the game of golf
    - Desire to host significant amateur events and even a professional event sanctioned by the PGA TOUR
  4. Water Quality Improvements
    - Dredge/expand waterways to remove sedimentation and vegetative buildup
    - Reduce water temperature for more diverse fish habitat
  5. Wetland Habitat
    - Restoration activities to remove invasive species and replace with more diverse native plant communities
    - Some conversion of existing wetlands to other wetland plant communities and some wetland conversion to uplands
    - Create riparian buffers

# Historical Conditions

Cherokee Country Club 1968

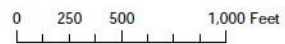


September 18, 2020

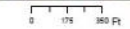
Dane County Mask

Dane County Mask

Parcels



Study Area (153.37 ac)



**Heartland**  
EARTH & ENVIRONMENTAL  
Appendix: 2013-07-04  
NAIP Aerial Imagery  
Cherokee Country Club  
#20200300  
TSH, RSE, G24  
T. Heston, Dane Co., WI  
2020/09  
SWS 10/24 8/19/2020

## Existing Conditions

- 153.37 ac Site
  - 12.08 ac Waterways
  - 3.90 ac Ponds
  - 36.61 ac Wetlands
  - 100.78 ac Uplands



# Existing Conditions

## Challenges:

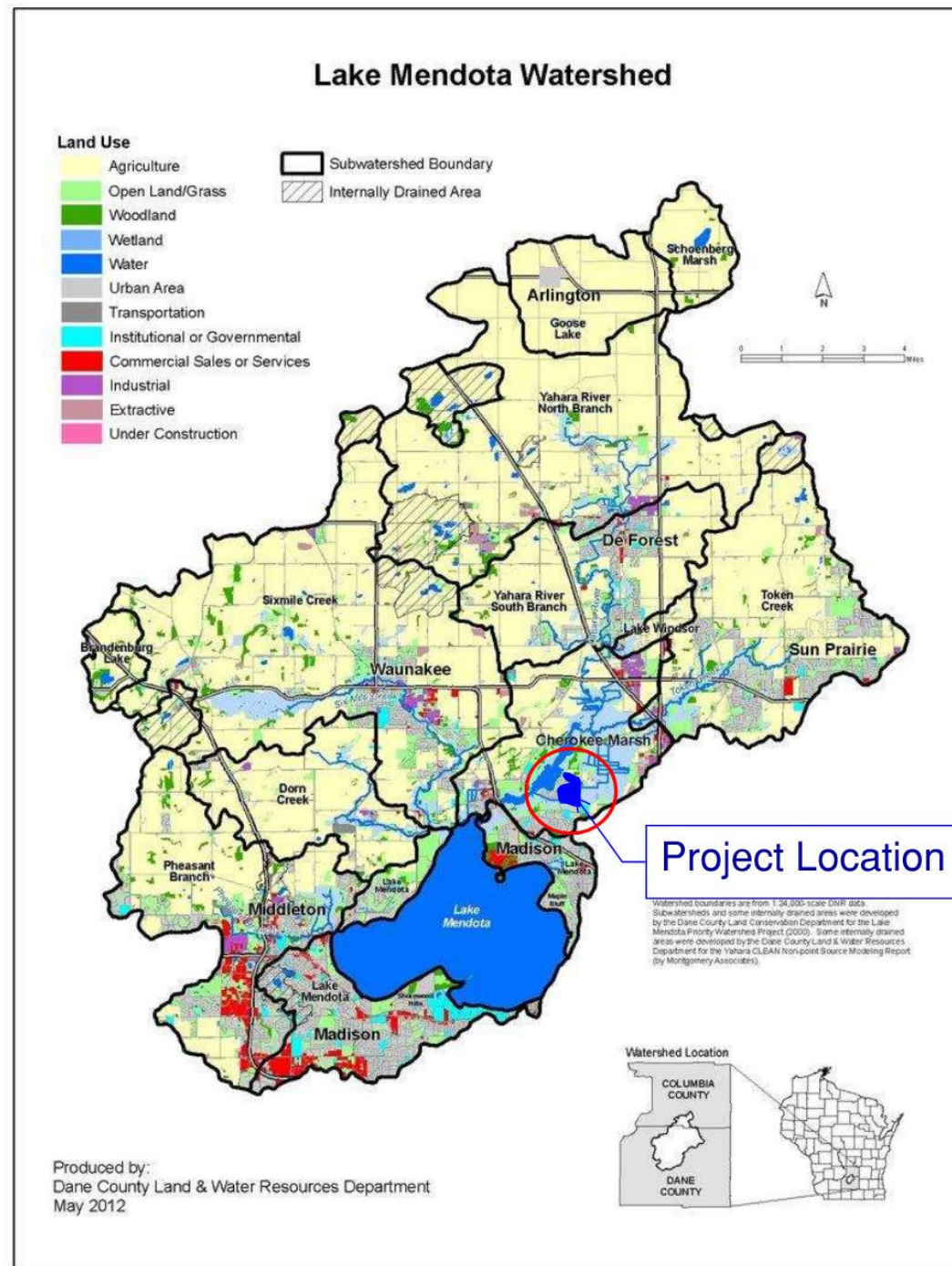
- No significant renovation since constructed in the early 60's
- Built on peat/muck soils
- Minimal topographic relief
- Groundwater too close to the surface due to ever increasing normal water elevations of Lake Mendota and the Yahara River
- Deferred maintenance has allowed wetland vegetation to expand into originally designed turf playing surfaces
- Undergrowth and emergent trees overgrown and blocks visibility and airflow throughout the course
- Sedimentation deposits reducing waterway depths and water quality
- Undesirable invasive plant species have overtaken most of the wetlands
- Routing has some lengthy and cumbersome green-to-tee walks

# Existing Conditions



# Existing Conditions

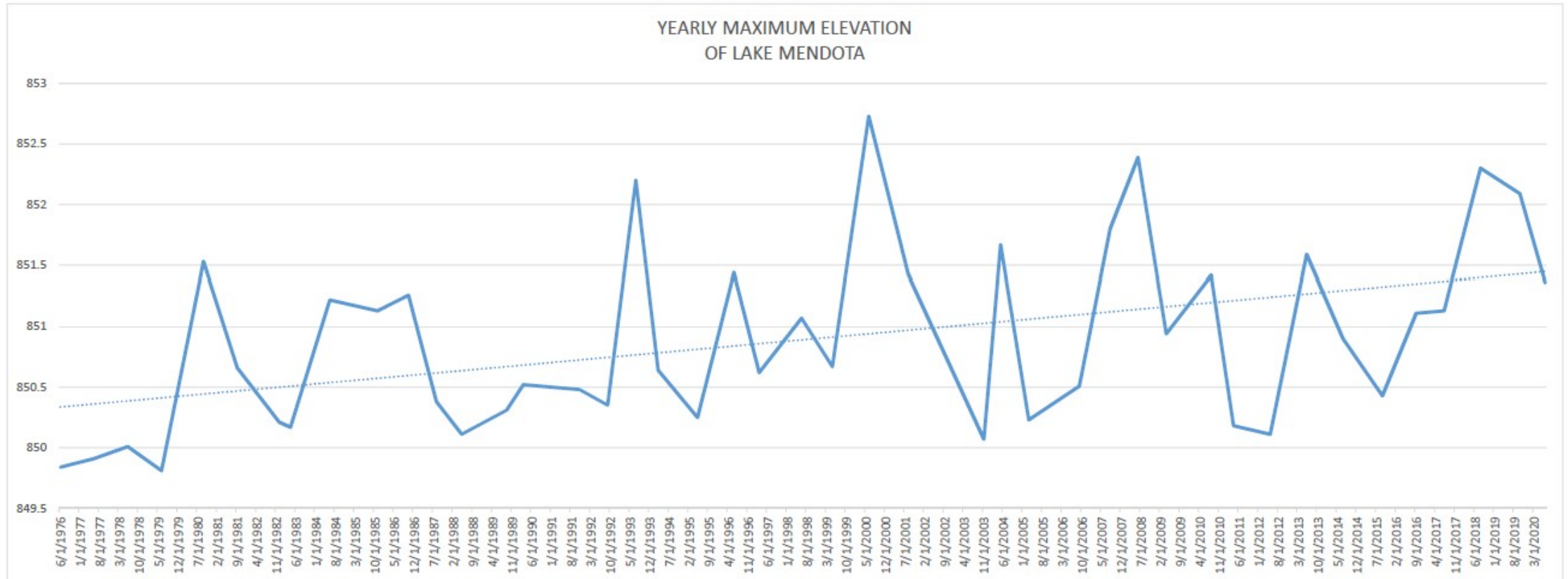
- In the Lake Mendota Watershed
- Directly affected by the rising levels of Lake Mendota
- Rising lake levels raises groundwater, raises the level of the ponds, lakes, and drainage ways within the golf course



# Existing Conditions

## ➤ Lake Mendota and Yahara River Historical Data

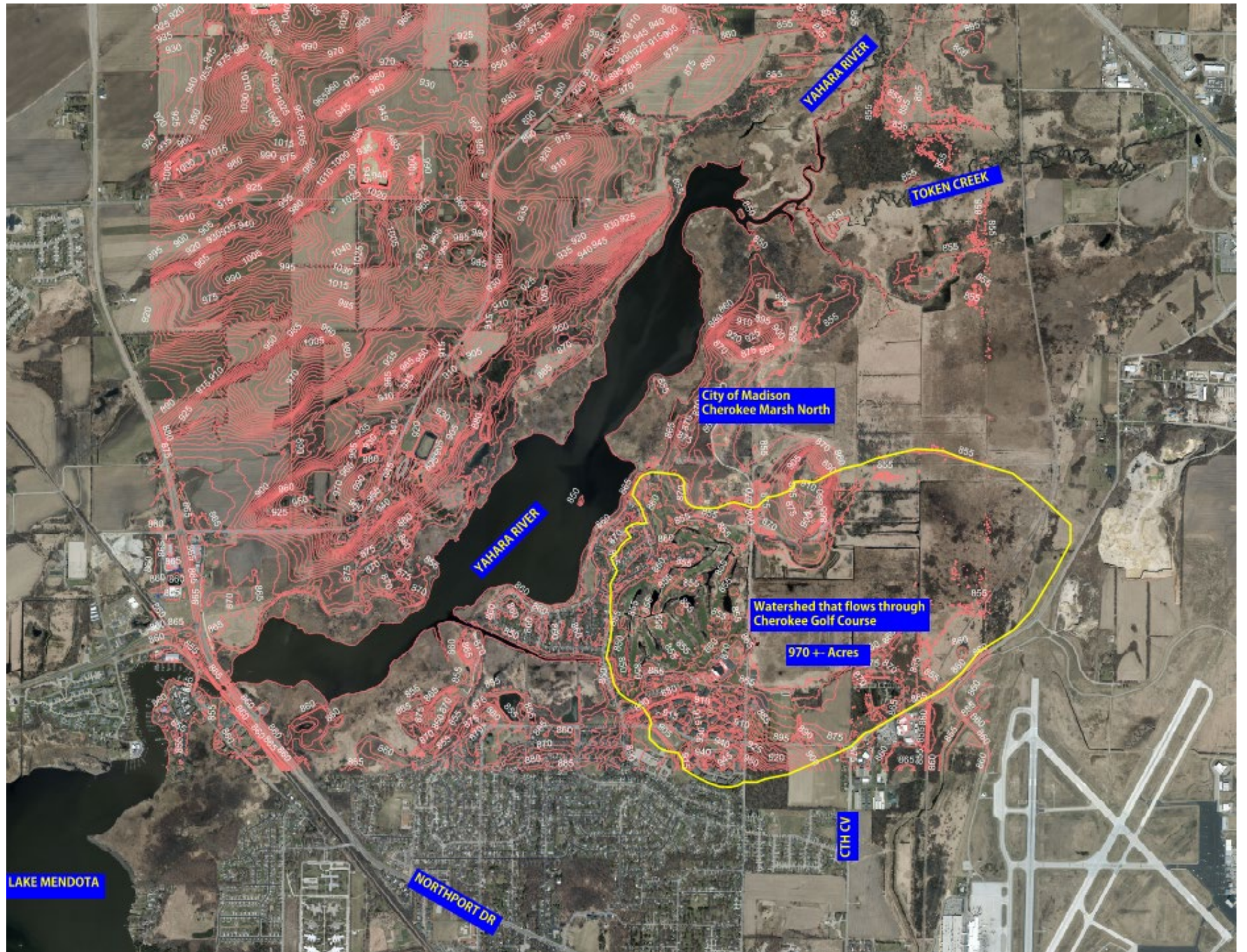
- Since 1976 the Yearly Maximum Elevation has risen 1.2' from 850.3 to 851.5





## Existing Conditions

- Local Watershed Area
- East of the Yahara River
- Approx. 970 Acres



## Existing Ponds

- Stagnant and shallow water
- Elevated water temperatures in summer
- No banks

## Proposed Ponds

- Create larger bodies of water with deep pools
- Create cooler bodies of water
- Create banks



Pond at Cherokee



Pond at TPC Twin Cities

## Existing Culverts

- Undersized for waterways
- Create choke points
- Not deep enough for fish and wildlife passage

## Proposed Culverts & Bridges

- Improve waterways with larger culverts, bridges, and arches
- Remove choke points
- Remove stagnant water and create fish and wildlife passage



Examples

# Course Management

- Adherence to Wisconsin's Golf Industry Best Management Practices (BMP) prepared by Wisconsin Chapter Golf Course Superintendents Association (GCSAA)
  - Incorporates recommendations by WisDNR and Wisconsin Dept of Agriculture Office of Sustainability
  - Includes:
    - Integrated Pest Management (IPM)
    - Nutrient Management
    - Water Management
    - Pollinator Protection and Wildlife Habitat
- Compliance with the WDNR Turf Nutrient Management Technical Standard (1100) and any local regulations.
- Goal to be a Certified Audubon Cooperative Sanctuary





## Schedule and Permitting

We are currently in the process of coordinating with regulatory agencies for obtaining necessary permits for the project. The following permits will be obtained prior to the start of any construction activities.

- Wisconsin DNR Individual Permit to Impact Wetlands and Waterways
- US Army Corp Individual Permit to Discharge Dredge or Fill Materials into Waters of the U.S.
- Wisconsin DNR WPDES for Construction Site Stormwater Runoff
- Dane County Erosion Control and Stormwater Management Permit
- Dane County Floodplain Development Application
  
- Construction is scheduled to start in the late fall/early winter of 2021

Questions?

Any further follow up or questions can be directed to:

Dave Olesczuk – Vice President Operations  
Cherokee Park Inc

[dolesczuk@cherokeecountryclub.net](mailto:dolesczuk@cherokeecountryclub.net)



AGENDA ITEM #11:

Land Division (Create 1 Residential Lot), Bernards,  
4895 Easy Street (Town Zoning), Discussion/Action

**From:** [Amy Bernards](#)  
**To:** [deana.grosskopf@gmail.com](mailto:deana.grosskopf@gmail.com); [Jessica Frey](#); [Robert Anderson](#); [Tom Wilson](#); [Jennifer Schmidt](#)  
**Subject:** For clarification and written record  
**Date:** Wednesday, May 12, 2021 10:10:36 AM

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Hello,

I would like this documented and available for the Board to review for our meeting on Monday, please.

1. From Dean:

"It is our mission to hold back development when possible in order to maintain the rural character of Westport."

**How does the Ziegler situation differ from our's?  
Does building on farmland preserve the mission of Westport?  
We were told to avoid farmland for our building site.**

2. From Tom:

"We have been trying to create when appropriate 1-2 acres residential parcels for these rural farm family splits, and then restrict the farm land so as to preserve it."

3. From Tom: who was not at the meeting

"You could lose 1-2 acres on the east side, share a driveway, place a restriction on the farmed land for no buildings, and I would argue still meet our Comp Plan objectives, especially if for family purposes. Now of course one would argue that you could just sell the house in the future without regard to family, but at the same time there may be other families that would covet your arrangement and look to replicate it with a hobby farm and a separate house for a sibling, or aging parent."

**\*\*We adjusted the proposal to include a 1 1/2 acre lot for the new home, we preserved the wetlands and had a surveyor document this, we have a shared driveway, we completely avoided any involvement of farmland.**

4. One of the Commissioners was not present for our vote, but came into the meeting later and voted in favor for the Ziegler family.

5. An argument against us: We would set a precedent.

The Pfiel family and Ziegler family already have.

(all our neighbors and friends of ours, no ill will just using as examples)

5. An argument against us: We had new zoning in 2019 when we bought our property.

As we explained in 2019, our zoning was to allow us to operate our family business

on the farm. I am guilty of not predicting the global pandemic of 2020 and how it would pulverize our family. When I asked the Town if changing our zoning was a hard no, this was the response.

"you can certainly ask in a consult of the Plan Commission and see if they will lift the restriction and proceed."

I understand that we are facing an uphill battle.

I ask that you please give us respect, fairness and an honest chance. I know that these are decisions that are made within minutes for complete strangers, but there are 7 people's lives that are affected by this decision. Our goal is to restore the farm back to its original days and leave it better than how we found it.

Please know that we have no ill intentions.

Tom, Thank You for being a listening ear and offering sound advice.

We appreciate the time that all of you have given to this.

Thank you, Amy

**From:** [Amy Bernards](#)  
**To:** [Jessica Frey](#)  
**Subject:** 4895 Easy Street  
**Date:** Wednesday, January 27, 2021 11:57:48 AM

---

To Whom It May Concern,

We are asking for consideration to divide 1/2 acre of our property along the distal lot line for my sister and her 2 children to build a home. Our property would still have 7 acres.

It has been marked on the plot map but exact location is open for discussion. This location gives respect to the flood plain, there are no neighbors across the street that this would affect, there is a thick tree line with land in between the next neighbor. This location would have the least impact on land, neighbors and the current property. Jen Schmidt, my sister, would work with Bower Construction in Waunakee to build at 2500 sq 2-story farmhouse, pending your approval.



Thank you for your consideration.


Amy Bernards  
Jen Schmidt



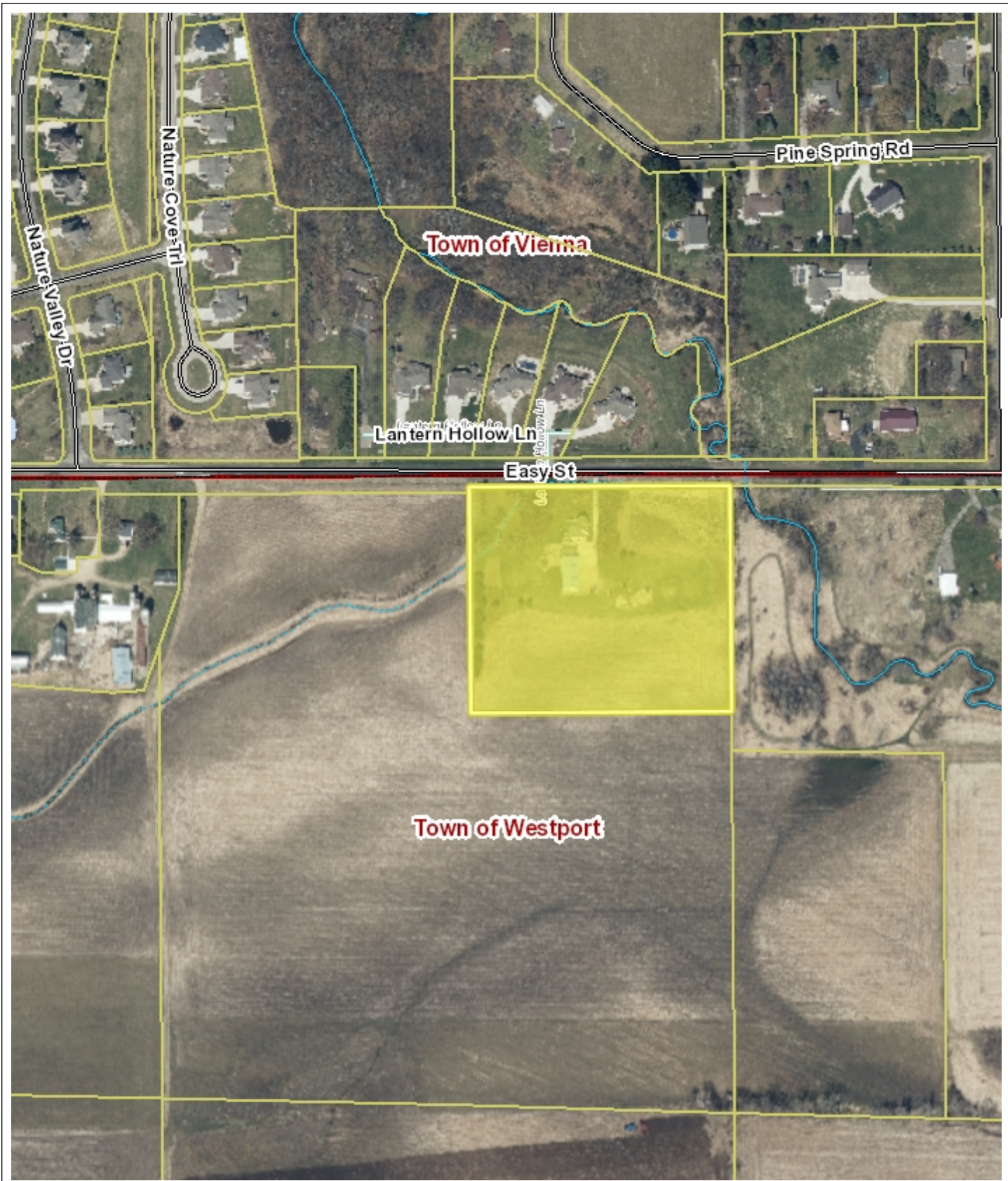
**Amy Bernards**

Owner ▪ The Modern Farmgirl

 608.228.9591  [amybernards@yahoo.com](mailto:amybernards@yahoo.com)

 <https://www.amybernards.com/>





Town of Westport GIS

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



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.

SCALE: 1 = 424'

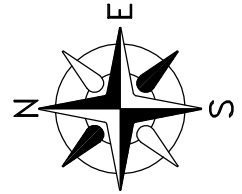
Print Date: 5/3/2021

# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

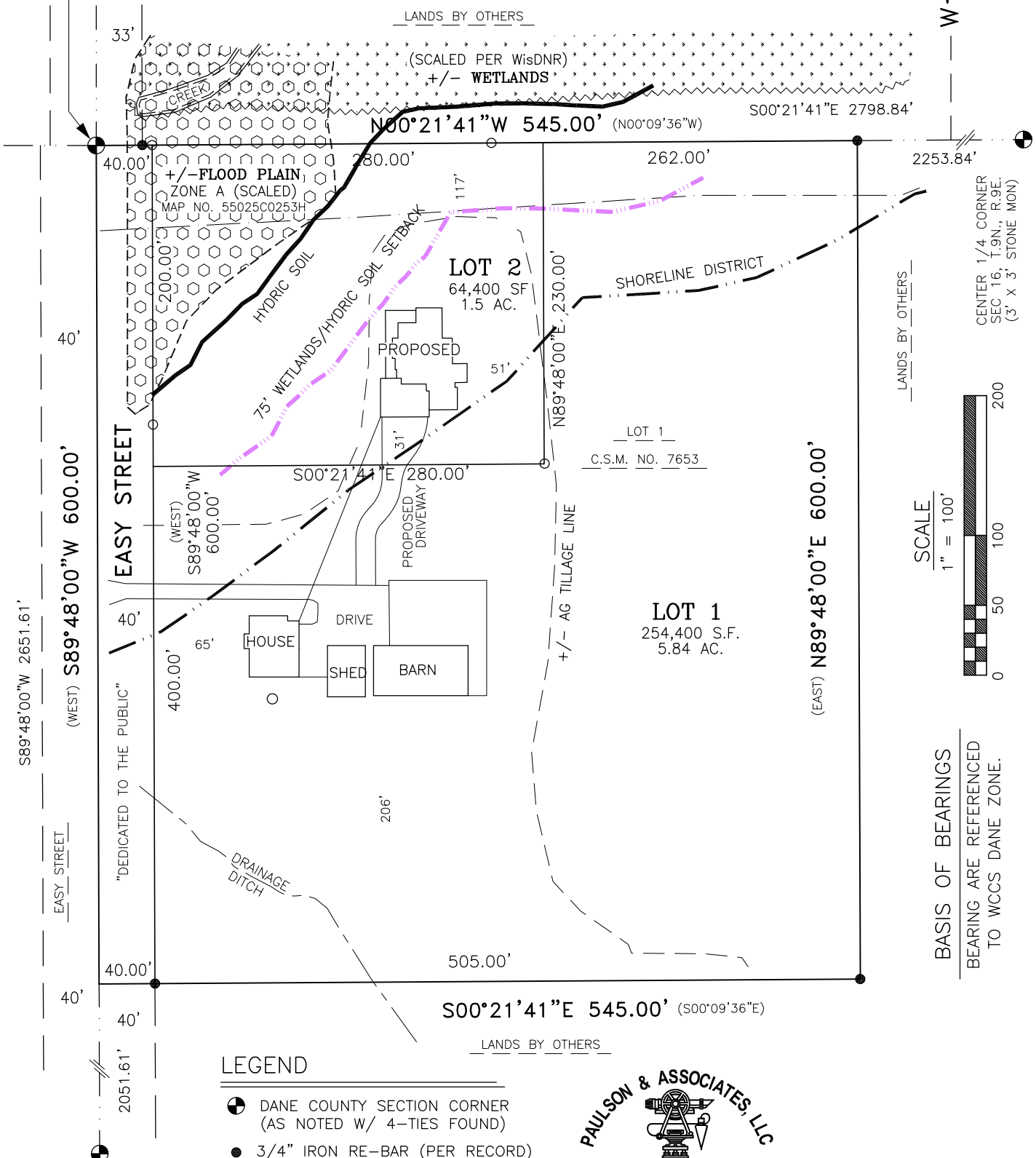
LOT 1, C.S.M. NO. 7653; LOCATED IN THE NE 1/4 OF THE NW 1/4, SECTION 16, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

DOCUMENT NUMBER

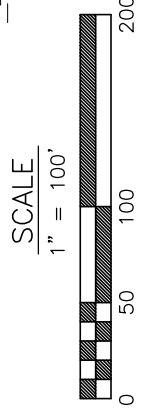
TOTAL AREA  
327,000 SQUARE FEET  
7.51 ACRES  
(303,000 SQUARE FEET)  
(6.96 ACRES)  
(EXCLUDING RIGHT-OF-WAY)



NORTH 1/4 CORNER  
SEC 16, T.9N., R.9E.  
(ALUM CAP MON)



CENTER 1/4 CORNER  
SEC. 16, T.9N., R.9E.  
(3" X 3" STONE MON)



BASIS OF BEARINGS  
BEARING ARE REFERENCED  
TO WCCS DANE ZONE.

## LEGEND

- DANE COUNTY SECTION CORNER (AS NOTED W/ 4-TIES FOUND)
- 3/4" IRON RE-BAR (PER RECORD)
- 3/4" X 18" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- ▲ PK NAIL (FOUND)

**PAULSON & ASSOCIATES, LLC**  
  
**LAND SURVEYING**  
**DEFOREST, WI**  
**608-846-2523**

NORTHWEST CORNER  
SEC 16, T.9N., R.9E.  
(BRASS CAP MON)

## NOTES:

1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

### OWNER

Amy Bernards  
4895 Easy Street  
Waunakee, WI 53597

### SURVEYOR

PAULSON & ASSOCIATES, LLC  
Daniel A. Paulson  
136 W. Holum Street  
DeForest, WI 53532

### CLIENT

Jennifer Schmidt  
4895 Easy Street  
Waunakee, WI 53597

General Engineering Company  
P.O. Box 340  
916 Silver Lake Drive  
Portage, WI 53901



608-742-2169 (Office)  
608-742-2592 (Fax)  
[gec@generalengineering.net](mailto:gec@generalengineering.net)  
[www.generalengineering.net](http://www.generalengineering.net)

*Engineers • Consultants • Inspectors*

**ZONING ADMINISTRATOR REVIEW REPORT**

**TO:** Town of Westport Plan Commission, Town Board, Town Clerk/Treasurer  
**FROM:** Kory D. Anderson, P.E., Town of Westport Zoning Administrator  
**DATE:** (for) May 10, 2021 Plan Commission Meeting  
**SUBJECT:** CSM Review for Bernards/Schmidt  
Tax Parcel 0809-012-8001-5  
**GEC NO.:** 2-0121-46B

**Background Information**

**Owner / Applicant:** Amy/Ed Bernards & Jennifer Schmidt  
4895 Easy Street  
Waunakee, WI 53597

**Agent/Surveyor/:** Paulson & Associates, LLC  
c/o Dan Paulson  
136 W. Holum St.  
DeForest, WI 53532

**Location:** 4895 Easy Street  
In part of the Northeast ¼ of the Northwest ¼ of  
Section 1, all in T8N, R9E, Town of Westport, Dane County, WI.

**Request:** CSM

**Existing Zoning:** Tax Parcel 0809-012-8001-5 SFR 7.5 Acres  
Total 7.5 Acres

Property was rezoned in 2019 to SFR with some restrictions: no further land divisions or creation of building sites without prior approval from the Town; Small Scale Home Based Business as a secondary use; animal limits (up to 10 chickens, 10 goats/sheep, 3 ponies, 1 miniature cow); and other restrictions.

**Existing Land Use:** The Subject property currently contains a two-story single family house that is in the north central part of the property along Easy Street. South of the house are a couple of small accessory structures, a detached garage and a large shed. The rest of the northern half of the property is covered by a long concrete driveway, grassed yard areas, and concrete slabs for former structures. The southern half of the property is cropped fields. An intermittent stream crosses the northeast corner of the property and runs in a ditch parallel to Easy Street from west to east. There are no mapped wetlands on the property but a large wetland complex east of the property. Hydric soils (wetland indicator soils) are located on the northwest and northeast corners of the property. The 100-year floodplain also covers the northeast corner of the property.

**Adjacent Land Uses:** North: Easy Street and Residential  
West: Agricultural  
East: Wetland, Creek, and Residential  
South: Agricultural

Portage • Black River Falls • La Crosse



Consulting Engineering • Structural Engineering • Building Design • Environmental Services • Building Inspection • GIS Services  
Grants & Funding Services • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services



### **Proposal**

Zoning Change:           None

Applicant submitted information for a land division/CSM to create a separate lot so that his sister can build a house on the separate lot.

### **Submittals/Attachments**

1. Zoning Change Application, received March 23, 2021.
2. Jurisdictional Review Form, received March 23, 2021.
3. Town of Westport Plan Commission Application, received March 23, 2021.
4. Zoning Change Map and Description, received March 23, 2021.
5. Revised CSM, received March 29, 2021.

GEC reviewed the attachments and the information submitted by the applicant/agent and has the following comments outlined below:

### **Comprehensive Plan**

I'll always defer to the Town on how the proposed rezoning is affected by the Town's Comprehensive Plan and their future land use map/plan. Also, I'll defer to the Town on if the property has the required number of splits available, if necessary, and if there is another neighboring authority that may review rights to the property.

### **Zoning Ordinance/Town Ordinances**

#### **1. General**

The property already has the correct zoning; therefore no zoning change is required. Hans Hilbert from Dane County reviewed the land division request with respect to the adjacent creek, mapped wetlands, and hydric soils. The proposed house location is shown on the preliminary CSM and according to Hans, as long as any impervious surfaces are at least 75ft from the hydric soils, a wetland delineation is not required by Dane County. A shoreland zoning permit will be required by Dane County for the new house prior to construction.

#### **2. Preliminary CSM**

The preliminary CSM appears correct and meets the Town's land division ordinance except that a joint driveway easement shall be shown on the CSM if the houses are to share a driveway connection to Easy Street. Driveways combined with other existing or proposed driveways will require a joint driveway easement agreement, which was not provided.

### **Recommendation**

Recommend approval of the proposed land division request to create a separate lot for a new house on a portion of land on Tax Parcel 0809-012-8001-5 that is already zoned SFR Single Family Residential District, with the following conditions or restrictions:

1. Town Plan Commission/Town Board discuss any concerns with above comments.
2. Any comments or conditions from the Town's Attorney shall be addressed.
3. Joint driveway easement agreement shall be reviewed by the Town.
4. The applicant shall provide a copy of the recorded certified survey map to the Clerk within (10) days after the certified survey map is recorded.



# Agreement between Adjoining Owners Creating Easement for Common Driveway

This agreement made on the 16 day of April, 2021,  
 between Amy Bernards of  
4895 Easy Street, Waunakee, WI DANE 53597  
*(street address, city, county, state, zip code)*

and Jennifer Schmidt (Okas) of  
4895 Easy Street, Waunakee, WI DANE 53597  
*(street address, city, county, state, zip code)*

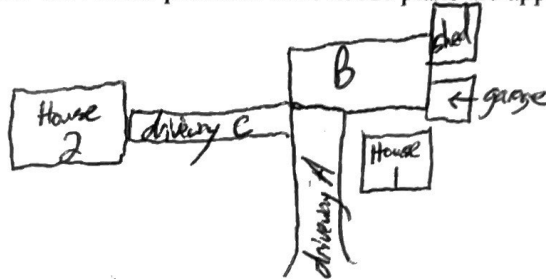
Amy and Jennifer  
 recite and declare as follows:

A. The parties have an interest in adjoining real estate situated in the City of Westport, County of Dane, State of WI, and described, respectively, as follows:

Shared Driveway: entrance from Easy Street to the point of the split to house 2

Both house 1 and 2 will be responsible for the maintenance on driveway A and will share the maintenance and cost of the shared driveway equally. House 1 will be responsible for the snow removal of this portion of the driveway A + B, house 2 will be responsible for the entire driveway C leading to its house from the split, as well as maintenance and cost. House 1 is responsible for the entire upper portion of the driveway, B, beyond the split, which is part of the original home. See map for details.

Final map and notarized contract will be provided once house plans are approved and finalized.



*(insert legal description of property owned by each party)*

B. The parties desire to create a common driveway between the above-described adjoining lots owned by them for the benefit of each of them.

In consideration of the above recitals and the terms and covenants of this agreement, the parties agree as follows:

1. An easement for a common driveway in favor of Lot A, owned

by Amy Bernards, is created over the strip of land \_\_\_\_\_ feet in width along the \_\_\_\_\_ boundary line of Lot \_\_\_\_\_, (e.g., east)

and an easement for a common driveway is created in favor of Lot \_\_\_\_\_, owned by Mary Smith over the strip of land \_\_\_\_\_ feet in width along the \_\_\_\_\_ (e.g., west)

boundary of Lot \_\_\_\_\_ for the purpose of creating a common driveway \_\_\_\_\_ feet in width for the benefit of both of the above-described Lots.

2. The easement created by this agreement is superior and paramount to the rights of either of the parties to this agreement in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

WITNESS our signatures as of the 16 day of April, 2021.

By: [Signature]  
(Signature)  
Amy Bernards  
(Print or Type Name)

By: [Signature]  
(Signature)  
Jennifer Schmidt (Okas)  
(Print or Type Name)

Signed and acknowledged  
in the presence of:

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Print or Type Name of Witness

STATE OF \_\_\_\_\_  
COUNTY \_\_\_\_\_

Personally appeared before me, a Notary Public in and for said State, \_\_\_\_\_ and \_\_\_\_\_, who acknowledged the signing of the foregoing instrument to be the voluntary act and deed of each of them for the uses and purposes herein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
**Notary Public**









AGENDA ITEM #12:

Dane County Variance (Flood Fringe District Construction),  
Parker, 5162 Reynolds Avenue (Waunakee ETZ),  
Discussion/Action



Town of Westport GIS

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.



SCALE: 1 = 212'

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

Print Date: 5/3/2021





February 26, 2021

**Town of Westport**

Attn: Robert C. Anderson and Thomas G. Wilson  
5387 Mary Lake Road  
Wauwaukee, WI 53597

Re: 5162 Reynolds Avenue  
Notice of Intent to Appy for Variance

Dear Mr. Anderson and Mr. Wilson,

Please see the enclosed documents for the proposed single-family home at the referenced address.

- 1) Existing Site Plan;
- 2) Preliminary Grading & Erosion Control Plan;
- 3) House Plans (1<sup>st</sup> and 2<sup>nd</sup> floor plans);

While preparing the plans and having an initial discussion with Dane County Zoning staff, the need to apply for a variance from the Board of Adjustment has been determined. It has been determined, through available data from the County's AccessDane website and verified with topographic collection, that portions of the existing site lie within the 100-year floodplain of Lake Mendota. The portions within the 100-year floodplain are in the flood fringe district.

Please note the owner intends to apply for a variance to the following ordinance, so the proposed development of the single-family home may occur. Per Dane County Ordinance 17.09(3)(a)1, for structures within the flood fringe district, *the elevation of the lowest floor shall be at or above the flood protection elevation on fill and the fill shall be 1' or more above the regional flood elevation extending at least 15' beyond the limits of the structure.* The flood protection elevation is defined as *"an elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood."*

With the exception of the entry slab at the existing garage, the lowest floor elevation of the proposed home will have an elevation at least at the flood protection elevation. The entry slab elevation will match the existing garage elevation of 853.56, which is 0.79 feet above the regional flood elevation of 852.77 (NAVD88-2012 datum). The entry slab is required to match the existing garage elevation to provide an accessible transition from the existing garage to the first floor. The proposed first floor elevation for the home is 854.80, which is more than 2' above the regional flood elevation.

With the exception of the north and south sides of the home, the fill outside the home will be 1' above the regional flood and extend at least 15' beyond the limits of the structure. There are a few reasons for not extending the fill 1' above the regional flood and 15' beyond the structure in these locations. First, the existing grades along the side yards are less than 1' above the regional flood elevation. Filling of the side yards without providing a swale on the subject property would re-direct water runoff to the neighboring properties, potentially resulting in a liability issue for the

5162 Reynolds property owner. Second, the grades along the side yards are also necessary to provide compensatory storage and maintain the direction of runoff flow to the lake. Finally, filling 15' past the structure will require filling onto the neighboring properties, which are under separate ownership. Grading onto the neighboring properties will likely result in a liability issue for the 5162 Reynolds property owner.

With the exception of four exposure elevations along the north side of the home, the fill along the home will be 1' above the regional flood. The four elevations are designated with an asterisk behind their proposed exposure grade on the Preliminary Grading & Erosion Control Plan. The reason for the fill being less than 1' above the regional flood in these locations is due to the existing grade along the property line. The existing grade is lower than the regional flood and the proposed exposure grades are necessary to provide a swale along the side yard, match the existing grade with a mowable slope, and maintain drainage to the lake. Raising the exposure grades in these locations would require the swale to be located on the north neighbor's property, potentially resulting in a liability issue for the 5162 Reynolds property owner.

We appreciate your review of the attached plans and rationale for applying for the variance. If everything is satisfactory, please provide the necessary acknowledgement letter of this intention, so the owner may include with the submittal package to the Board of Adjustment. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

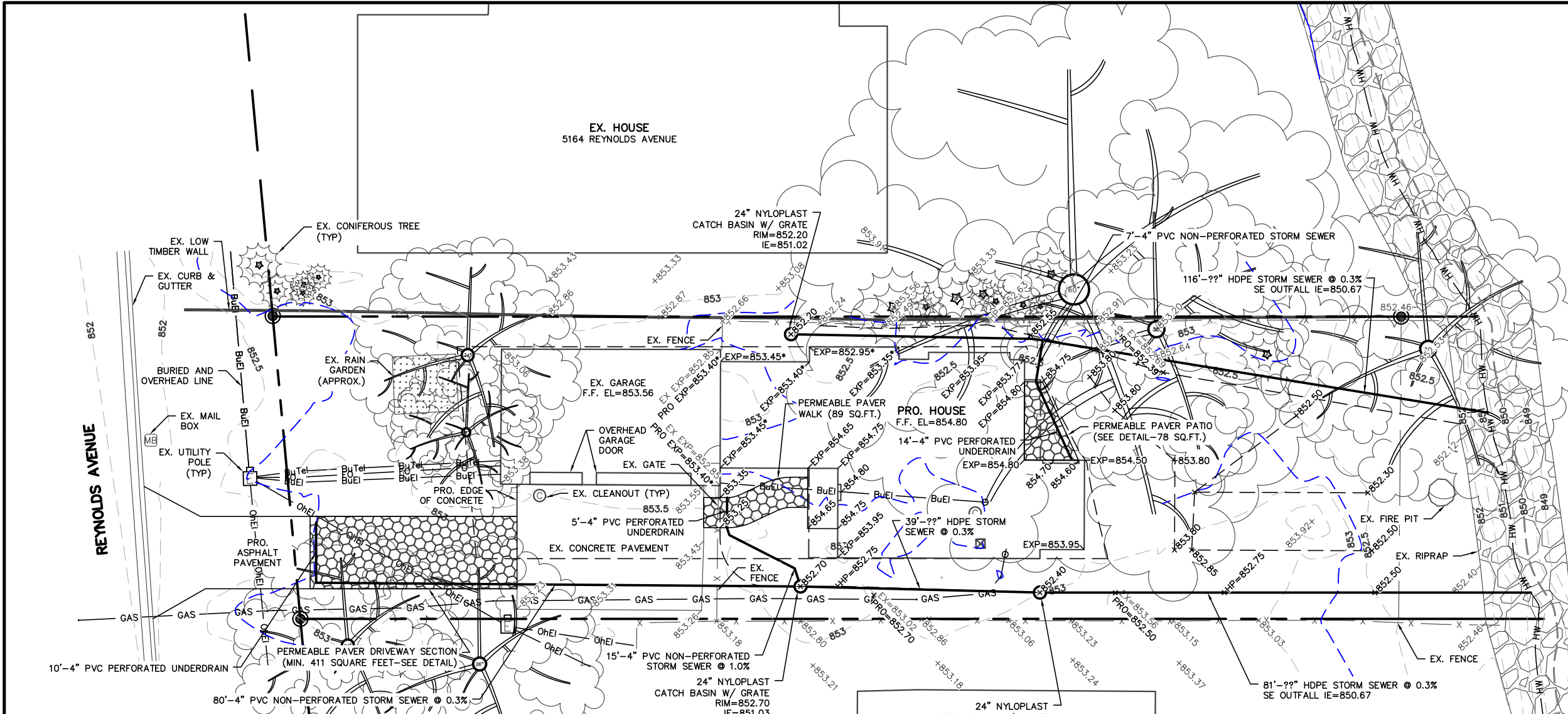
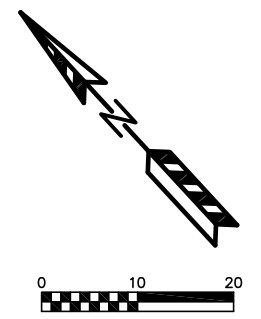


Aaron Falkosky, P.E.

CC: Dave Parker w/ enc. via email  
Charles Sweeney w/ enc. via email  
Melissa Destree w/ enc. via email

FN: DP-11-21





**LAKE MENDOTA**  
 ORDINARY HIGH WATER MARK EL=850.67 (NAVD88(2012))  
 100 YEAR FLOOD EL=852.77 (NAVD88(2012))

**EROSION NOTES:**  
 THE EXISTING DRIVEWAY IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE DRIVEWAY AND PUBLIC STREETS SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**

JULY 1, 2021	INSTALL INITIAL EROSION CONTROL DEVICES.
JULY 1, 2021 - JULY 1, 2022	REMOVE EXISTING HOUSE, GRADE SITE, AND CONSTRUCT NEW HOUSE.
MAY 1 - JULY 1, 2022	REMOVE EXISTING DRIVEWAY AND CONSTRUCT PAVER DRIVEWAY & PATIO.
MAY 1 - JULY 1, 2022	RESTORE ALL PVIOUS DISTURBED AREAS AND INSTALL VEGETATIVE BUFFER.

**RESTORATION NOTES:**  
 RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SLOPES GREATER THAN 20% SHALL BE RESTORED WITHIN 30 DAYS.

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS EXCEPT THE VEGETATIVE BUFFER. VEGETATIVE BUFFER SHALL BE RESTORED PER VEGETATIVE BUFFER PLAN. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.

SEEDING FROM OCTOBER 1 THROUGH NOVEMBER 15 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 15.

**OWNER:**  
 DAVID PARKER  
 308 LAUREL LANE  
 MADISON, WI 53704

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: AARON FALKOSKY  
 4604 SIGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558

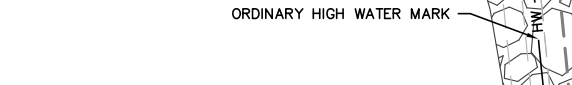
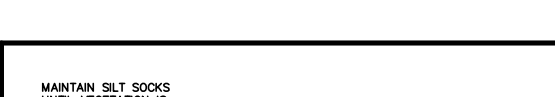
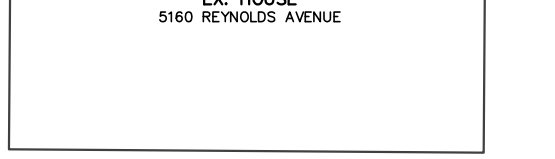
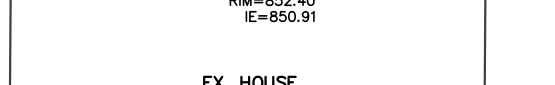
**PROPOSED SITE INFORMATION**

EX GARAGE	819 SQFT*
EX DRIVEWAY TO REMAIN	685 SQFT
PRO HOUSE	1,673 SQFT
PRO PAVER DRIVEWAY	411 SQFT**
PRO PAVER PATIO & WALK	167 SQFT**
<b>TOTAL EX &amp; PRO IMPERVIOUS</b>	<b>2,358 SQFT</b>
<b>TOTAL AREA TO OHWM</b>	<b>10,150 SQFT</b>
<b>PERCENT EX IMPERVIOUS</b>	<b>23.2 %</b>

\*EX GARAGE MITIGATED WITH PREVIOUS PERMIT AND NOT INCLUDED IN IMPERVIOUS AREA OR %  
 \*\*PRO PAVER AREAS MITIGATED AND NOT INCLUDED IN IMPERVIOUS AREA OR %

**LEGEND:**

- 852--- EXISTING MINOR CONTOUR
- 850--- EXISTING MAJOR CONTOUR
- 100 YEAR FLOOD CONTOUR
- HW --- ORDINARY HIGH WATER CONTOUR



**PERMEABLE PAVEMENT AND AGGREGATE STORAGE RESERVOIR NOTES:**

- PAVEMENT SURFACE VOIDS SHALL BE LESS THAN 25%.
- JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
- AGGREGATE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
- BASE AND OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 4.0" DEPTH OF ASTM C-33, 57 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.
- UNDERDRAINS CAN BE LOCATED WITHIN OR BELOW THE AGGREGATE STORAGE RESERVOIR. UNDERDRAINS (OR EQUIVALENT) ARE REQUIRED IF THE AGGREGATE STORAGE RESERVOIR DRAIN DOWN TIME EXCEEDS 72 HOURS.
- AGGREGATE RESERVOIR SHALL CONSIST OF OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
- PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY ("UNIT WEIGHT") AND VOIDS IN AGGREGATE.
- COMPLY WITH SOUNDNESS AND WEAR, AND FRACTURE REQUIREMENTS LISTED IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.2.4.5 - AGGREGATE BASE PHYSICAL PROPERTIES.
- COMPLY WITH CONSTRUCTION REQUIREMENT IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.3 OR ADMINISTERING AUTHORITY.

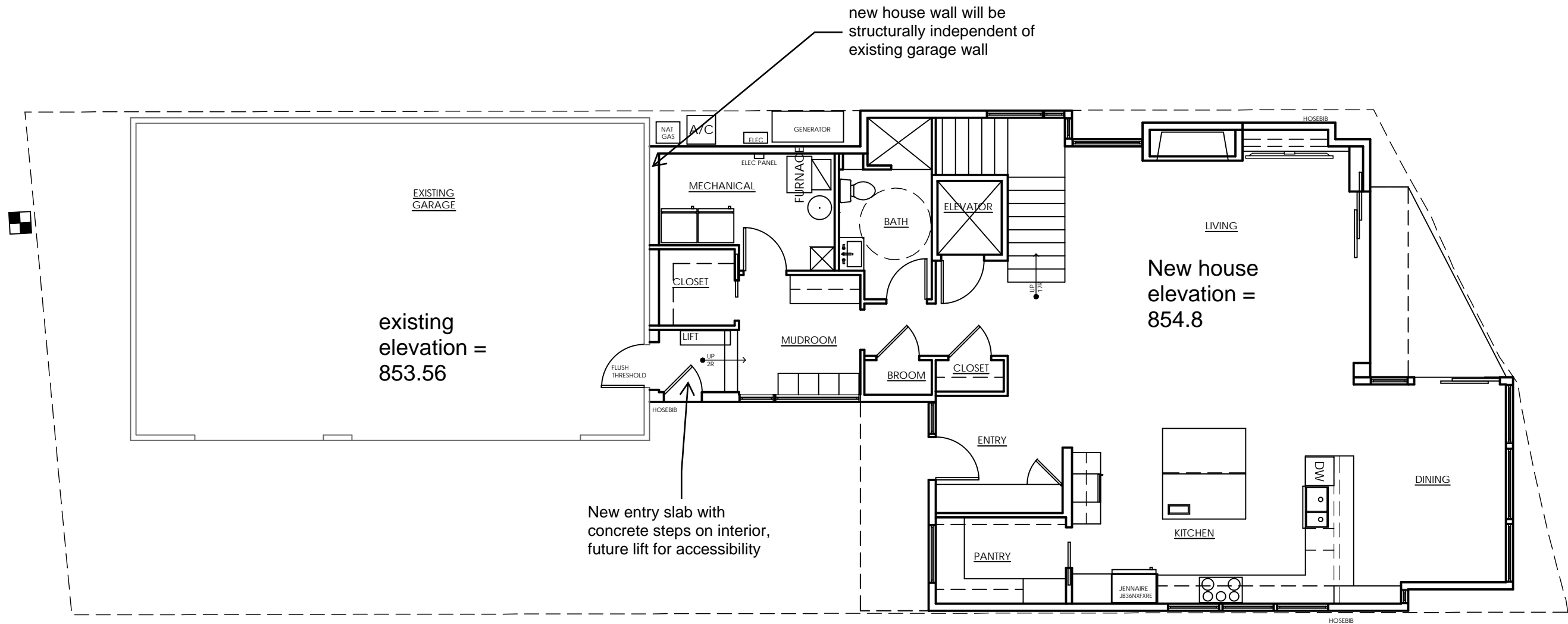
**PERMEABLE INTERLOCKING PAVER CROSS SECTION**

**5162 REYNOLDS AVENUE--TOWN OF WESTPORT**  
 PRELIM. GRADING AND EROSION CONTROL PLAN  
 PAGE: 2 OF 2  
 DATED: FEBRUARY 19, 2021

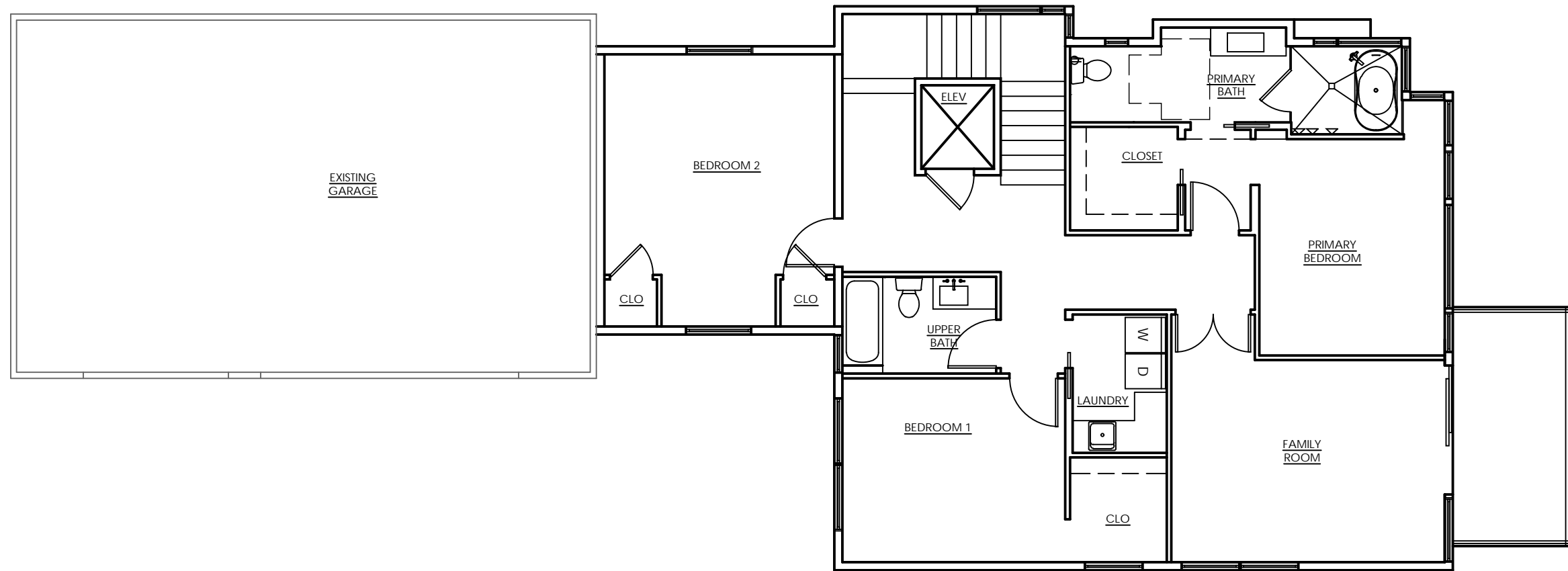
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

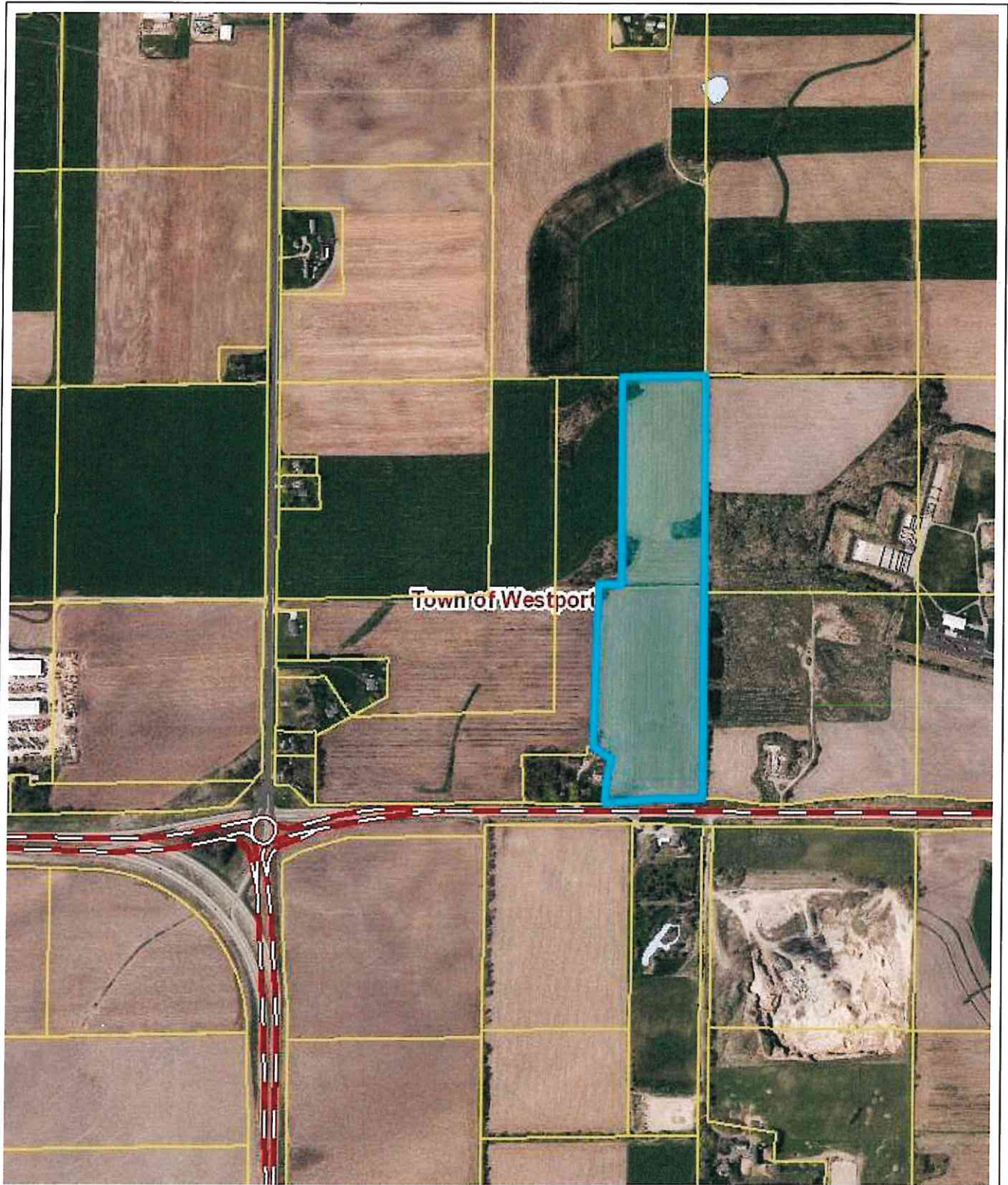


Note: New house - construction to be Concrete Insulated Form foundations with insulated slab at new grade creating a finished floor elevation of 854.8.



AGENDA ITEM #13:

Rezone and Land Division (Create 1 Residential Lot, ER-1 Zoning), Williamson/Ziegler, 5613 STH 19 (Waunakee ETZ), Discussion/Action



**Town of Westport GIS**

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.



SCALE: 1 = 1130'

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

Print Date: 1/4/2021





# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

## Letter of Intent

Mark Williamson is trying to create a new home site that he can build on. His plan is for his daughter to purchase the existing home, which would be a 4<sup>th</sup> generation owner of the Williamson farm house. Mark has an agreement with Richard Ziegler who owns the farm land next to his lot, to purchase the necessary land and split for this new home site. There is an existing shared driveway off of Highway 19, that would still be utilized by the original farm house, Ziegler and the new proposed home site for Mark. Mark is requesting a rezone and CSM approval in order to separate the existing farm house, well and septic onto a smaller lot, while adding the remaining land and buildings to his new 1.5+/- acres he is purchasing from Ziegler. We would also need to include Ziegler's remaining lot on this rezone/csm for it is already a csm lot and would need to be adjusted.

Mark would transfer ownership of the existing home site to his daughter after he is able to build his new home. Plans for that home will begin once this process is successfully completed. The parcel that we have proposed for the existing home site would be 1.96 acres to the Village ER-1 zoning, the proposed new building site would be 3.29 acres also to the Village ER-1 zoning and the remaining Ziegler lot would be 33.16 acres and would remain agricultural.



# CERTIFIED SURVEY MAP

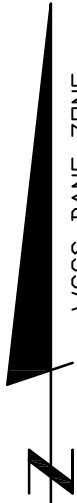
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 & NE 1/4 of SE 1/4 Section 3, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 & 2, C.S.M. No. 144490

### PREPARED FOR:

MARK WILLIAMSON  
5316 STATE HWY 19  
WAUNAKEE, WI 53597



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 3, T8N, R9E LINE TO BEAR S 89°26'51" W

### LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ⊙ = FOUND SECTION CORNER (TYPE AND SIZE NOTED)
- = FOUND 1" PIPE
- (##) = RECORDED AS
- ⊕ = SEPTIC TANK
- ⊙ = WELL
- ⊗ = SEPTIC VENT

L A N D S  
N E 1/4

P A R C E L "A"

FENCE IS 1.2' SOUTH OF PROP. LINE

FENCE IS 1.3' SOUTH OF PROP. LINE

P A R C E L "E"

(N 88°46'21" E)  
N 89°52'52" E  
140.69 (140.74')

**LOT 3**  
1,444,309 SQ. FT.  
OR 33.16 ACRES

L O T 2  
C. S. M. 1 4 4 4 9 0

E 1/4, SECTION 3  
T8N, R9E  
FOUND 1.25" REBAR

FENCE IS 0.9' EAST OF PROP. LINE

S W 1/4  
S E C. 2

L A N D S

### NOTES:

SEE SHEET 2 FOR LINE TABLE AND SHEET 6 FOR ALL NOTES AND RESTRICTIONS.

S W 1/4  
S E C. 2

L A N D S

P A R C E L "F"

### LOT 1

85,318 SQ. FT.  
OR 1.96 ACRES

SEE DETAIL SHEET 2 & 3

**LOT 2**  
143,133 SQ. FT.  
OR 3.29 ACRES

STATE HIGHWAY "12"

SOUTH LINE OF THE SE 1/4  
S 89°26'51" W 2,680.92'  
(S 88°22'38" W) (2,680.86')  
(S 88°06'15" W) (2,680.86')

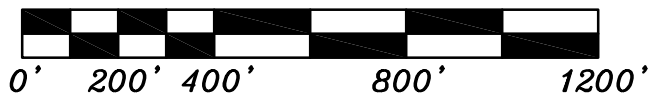
S 1/4, SEC. 3  
T8N, R9E  
FOUND ALUM. MON.

FENCE IS ON PROPERTY LINE

SE COR., SECTION 3  
T8N, R9E  
FOUND ALUM. MON.

SURVEYORS SEAL

SCALE 1" = 400'



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

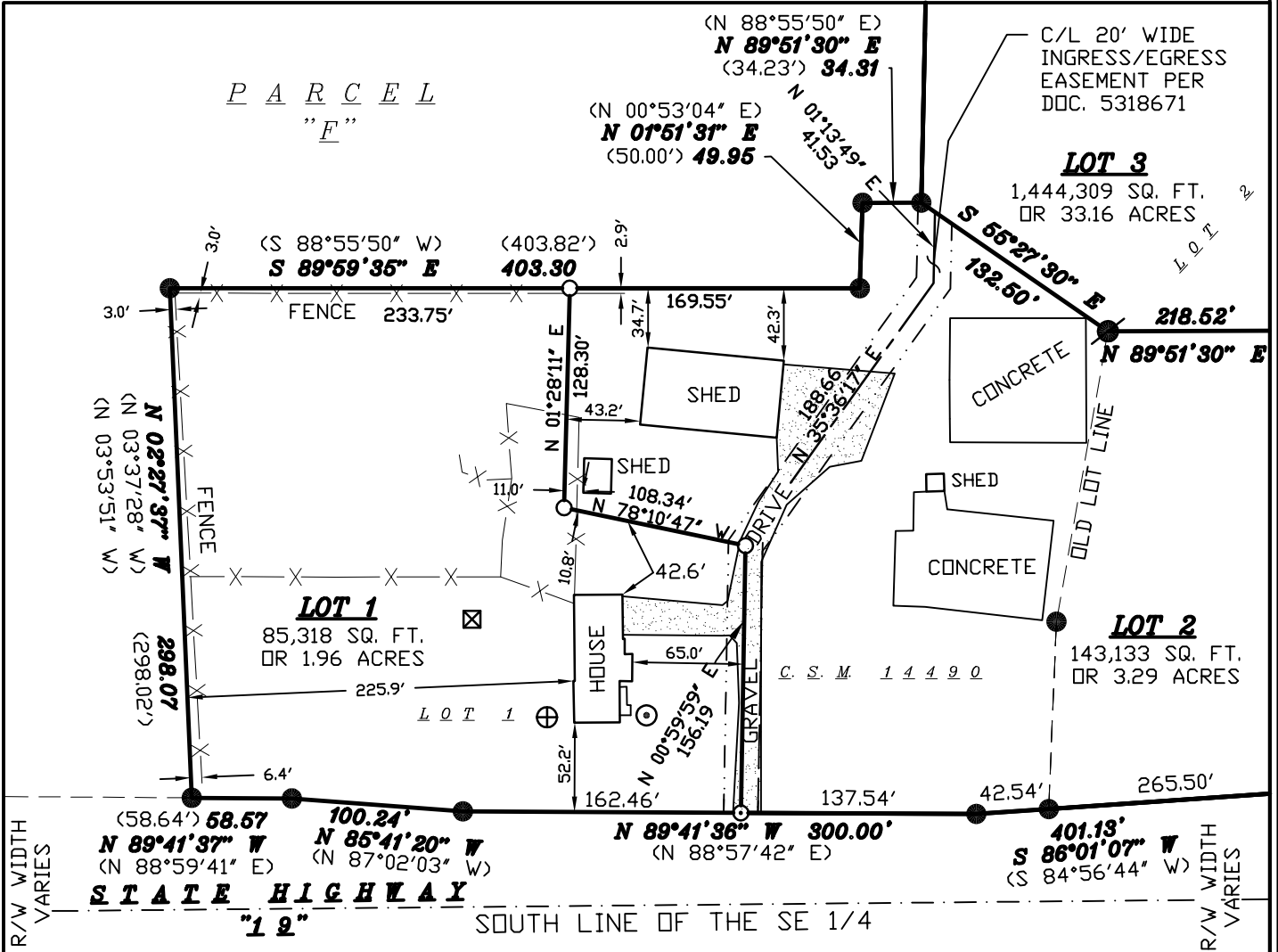


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 & NE 1/4 of SE 1/4 Section 3, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 & 2, C.S.M. No. 144490



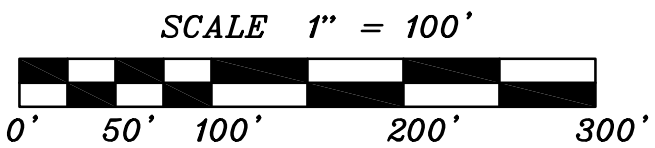
**LINE TABLE:**

LINE #	BEARING	DISTANCE
L1	N 02°27'37" W	298.07
L2	S 89°59'35" E	403.30
L3	N 01°51'31" E	49.95
L4	N 89°51'30" E	34.31
L5	S 00°06'38" E (S 01°10'15" E)	71.57' (71.64')
L6	N 89°39'34" W (S 89°14'05" W)	249.09 (248.92')
L7	S 86°01'07" W	401.13
L8	N 89°41'36" W	300.00
L9	N 85°41'20" W	100.24
L10	N 89°41'37" W	58.57

**LEGEND**

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 1" PIPE
- ⦿ = FOUND 3/4" REBAR
- (##) = RECORDED AS
- ⊕ = SEPTIC TANK
- ⊙ = WELL
- ⊗ = SEPTIC VENT

WCCS DANE ZONE  
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 3, T8N, R9E LINE TO BEAR S 89°26'51" W



**SURVEYORS SEAL**

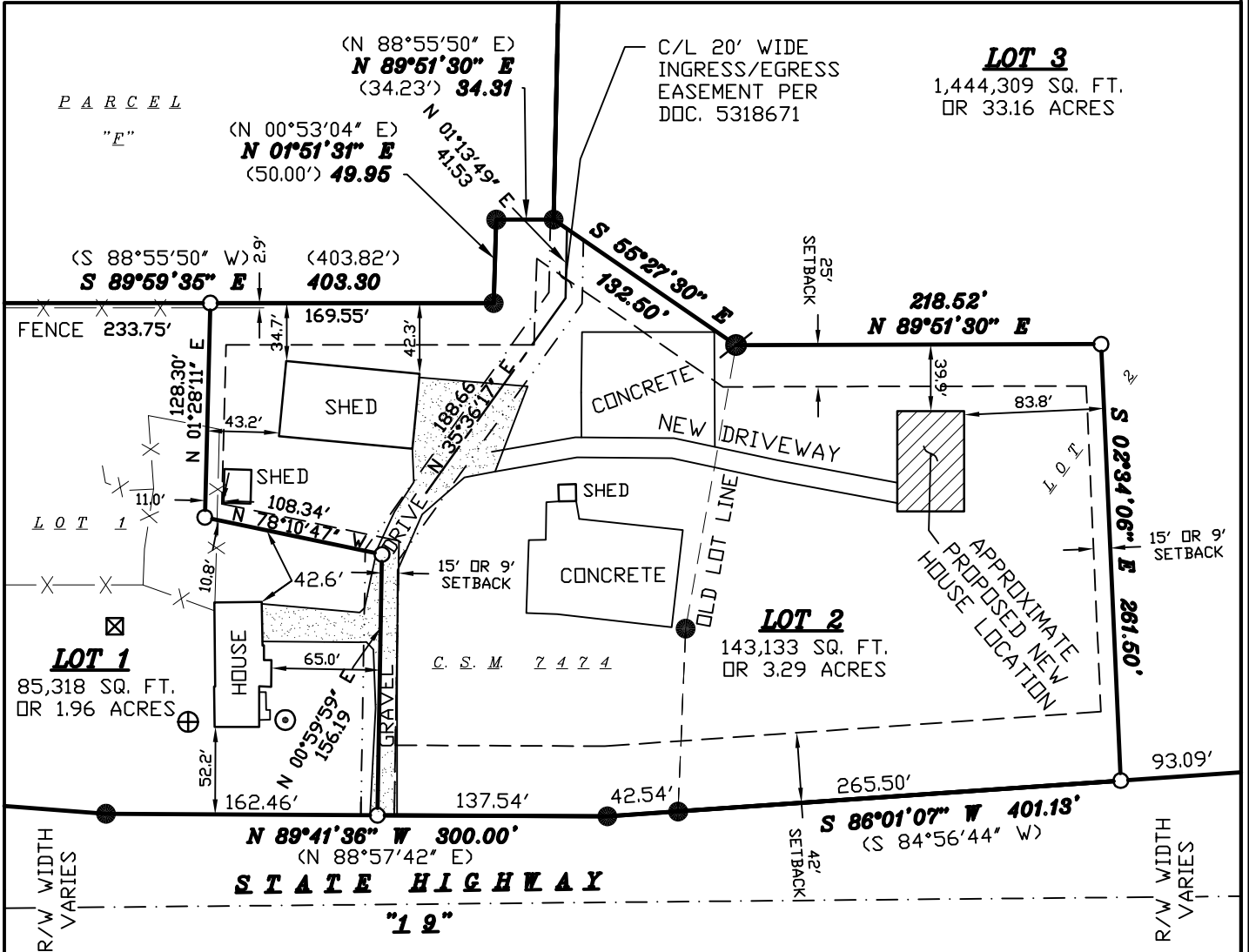


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### ER-1 ZONING SETBACKS:

FRONT = 42' HWY 19  
SIDE = 15' HOUSE OR 9' ACCESSORY BLD.  
REAR = 25'

### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 1" PIPE
- (##) = RECORDED AS
- ⊕ = SEPTIC TANK
- ⊙ = WELL
- ⊠ = SEPTIC VENT



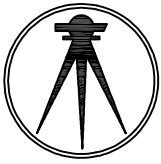
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 3, T8N, R9E LINE TO BEAR S 89°26'51" W

SCALE 1" = 100'



0' 50' 100' 200' 300'

SURVEYORS SEAL



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE ¼ & NE ¼ of SE ¼ Section 3, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 & 2, C.S.M. No. 144490

### **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
*Richard D. Ziegler*

\_\_\_\_\_  
*Lori L. Ziegler*

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Richard D. & Lori L. Ziegler to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Notary Public

### **CONSENT OF LAND CONTRACT HOLDERS:**

David & Ileen Williamson, as Land Contract Holders of the described land, does hereby consent to the surveying, dividing and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Land Contract Holders, have caused these presents to be signed by their authority at Waunakee, Wisconsin and have signed hereunto on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Land Contract Holder

\_\_\_\_\_  
*David Williamson*

\_\_\_\_\_  
*Ileen Williamson*

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, David & Ileen Williamson, as the Land Contract Holders of the above described lands, to me known to be the persons who executed the foregoing instrument and to me known to be such authorized representatives of said contract, and acknowledge that they executed the foregoing instrument as such representatives.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE ¼ & NE ¼ of SE ¼ Section 3, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 & 2, C.S.M. No. 144490

### **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Mark A. Williamson

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Mark A. Williamson to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Notary Public

### **CONSENT OF MORTGAGEE:**

St Bank of Cross Plains, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said St Bank of Cross Plains, has caused these presents to be signed by its authorized representative listed below at \_\_\_\_\_, Wisconsin and its signature hereunto affixed on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

St Bank of Cross Plains

\_\_\_\_\_  
Authorized Representative

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ its \_\_\_\_\_ of the above named bank, to me known to be the person who executed the foregoing instrument and to me known to be such authorized representative of said bank, and acknowledge that they executed the foregoing instrument as such representative and by its authority.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE ¼ & NE ¼ of SE ¼ Section 3, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 & 2, C.S.M. No. 144490

### **SURVEYOR'S CERTIFICATE**

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that being all of Lots 1 and 2 of Certified Survey Map No. 14490, recorded in Vol. 100, on pages 4-8, as Document no. 5318670, and located in part of the SE & NE ¼'s of the SE ¼ of Section 3, T8N, R9E, Town of Westport, Dane County, Wisconsin. This parcel contains 38.40 acres.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

Chris W. Adams S-2748  
Professional Land Surveyor

### **NOTES:**

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) ALL SURVEY FIELD WORK WAS COMPLETED ON APRIL 9, 2021.
- 3.) LOTS 1 & 2 ON THIS CSM SHALL CONNECT TO MUNICIPAL WATER AND SEWER UTILITIES, AT THE OWNERS' EXPENSE AND WITHOUT CHALLENGE, SHOULD SUCH SERVICES BE EXTENDED TO THE PROPERTY BOUNDARIES OR WITH FUTURE DEVELOPMENT.
- 4.) LOTS 1, 2 & 3 IN THIS CSM SHALL BE RESTRICTED TO NO FURTHER LAND DIVISIONS OR CREATION OF ADDITIONAL BUILDING SITES.
- 5.) NO ANNEXATION OF ANY PART OF THE CSM PROPERTY SHALL BE ALLOWED WITHOUT PRIOR TOWN BOARD APPROVAL.

### **TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Westport on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Thomas G. Wilson  
Town Clerk

### **VILLAGE BOARD RESOLUTION**

Resolved that this certified survey map in the Town of Westport is hereby acknowledged and approved by the Village of Waunakee on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Caitlin Stone  
Village Clerk

### **REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_ o'clock \_\_.M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

### **SURVEYORS SEAL**



Village of Waunakee and Town of Westport  
**NOTICE OF PUBLIC HEARING**  
Joint Plan Commission (JPC)

NOTICE IS HEREBY GIVEN that the Joint Plan Commission of the Village of Waunakee and the Town of Westport will hold a public hearing on Tuesday, May 11, 2020 at 6:00 p.m. as a virtual meeting via Zoom Webinar, for the purpose of receiving comments on:

- 1) A request Mark Williamson and Richard Ziegler for a certified survey map and rezone of property located at 5613 State Highway 19, Town of Westport. The applicant wishes to create two separate residential lots by purchasing land from the adjacent property owner. Both newly created lots would be rezoned to Village ER-1. The remaining farmland would remain under agricultural zoning.
- **DOCUMENTS:** Will be available for review at the Waunakee Village Hall, Westport Town Hall, and on Village of Waunakee and Town of Westport websites. Copies of the proposed amendments and applications may be reviewed by contacting the Village or Town Hall during normal business hours. Copies may be obtained once the copying fee is paid.
  - **MEETING PARTICIPATION:** Information will be provided on the final published agenda. Those with questions are asked to contact Village Hall for details prior to the meeting at [tmeinholz@waunakee.com](mailto:tmeinholz@waunakee.com) or (608) 849-5712.
  - **PUBLIC HEARING COMMENTS:** During this agenda item, those participating using the Zoom system will be instructed to “raise hand” to speak. Those participating by phone may use \*9 to “raise hand”.
  - **WRITTEN COMMENTS:** You can send comments to the Joint Plan Commission by emailing [tmeinholz@waunakee.com](mailto:tmeinholz@waunakee.com) or in writing to Joint Plan Commission, P.O. Box 100, Waunakee, WI, 53597. All written comments must be received no later than one hour prior to the meeting.

Any interested person or his/her agent will be heard at this Public Hearing.

Dated: April 16, 2021

Tracy Meinholz, Joint Plan Commission Secretary

Published: The Waunakee Tribune, April 22, 2021  
The Waunakee Tribune, April 29, 2021



AGENDA ITEM #14:

Fireworks Display, Bishops Bay Country Club, American Patriot  
Pyro, Inc., June 5, 3500 Bishops Bay Drive,  
Discussion/Action

The below-named hereby apply for a permit to conduct a public fireworks display.

1. Date of Display: June 5 2021 Rain Date: \_\_\_\_\_

2. Organization/Individual

a. Name: Bishops Bay Country Club

b. Address: 3500 Bishops Bay Drive

c. Officers of Organization:

President: Mark Koehl

Date of Birth/Phone Number: 7/7/58 608-358-6089

Vice President: Katie McCallum

Date of Birth/Phone Number: 7/25/83 608-206-3993

Secretary: Jim Sweet

Date of Birth/Phone Number: 2/12/52 608-772-7389

Treasurer: Jim Tubbs

Date of Birth/Phone Number: 7/12/67 608-577-4473

d. Name and Address of Person in Charge of Affair: Jeff Murray

4833 Crystal Downs Way, Middleton, WI 53597

Date of Birth/Phone Number: 10/19/1967 956-873-5190

3. Have any of the above person(s) been convicted of a felony within the past five years from the date of this application? NO

If yes, give name(s) and date(s) of conviction(s): \_\_\_\_\_

4. Have you applied for a fireworks permit with the Town of Westport previously? NO

If yes, when? \_\_\_\_\_

5. Location of premises where event is to be conducted:

a. Address/Location: 3500 Bishops Bay Drive

b. Have all necessary permits been received for use of premises? YES

6. Name, Address and Phone Number of Supplier of Fireworks:

American Patriot Pyro, Inc. 910 2300th Ave. Chestnut, IL. 62518

217-796-3674 Angie Myers, President. Doug Moser Firework Tech.

Signature of Agent/Applicant: \_\_\_\_\_

Date: 5/4/2021

Receipt of Application by Town Clerk: \_\_\_\_\_

Date: \_\_\_\_\_

Approval: \_\_\_\_\_

Town Chairperson (upon approval by Town Board)

Date: \_\_\_\_\_

Show Name **Middleton WI June 5th Celebration**

Date **Saturday, June 5, 2021**

Show # **270** Event Sponsor **Jeff Murray (Bishops Bay Country Club)** Rain

Shells Count **149** Show Insurance **\$2,000,000**

Finale Count **125(125)** Notes Permit:

Ground Cnt **14** **am**

Total Count **288**

Total Net Weight **188.0 Lbs.**

Fireworks Discount **15.03%**

Total Pyro Weight **188.0 Lbs.**

Salesperson **Clint Myers**

Show Total **\$7,471.64**

Qty	Description	Order
<b>Ground (Opening)</b>		
	<b><u>100 shot Cake</u></b>	<b><u>Order</u></b>
<input type="checkbox"/>	1 LDC212-100 - (WWF) 100s Color Bees (4/1) (Duration 30.0 Secs.)	
	Total 1	
<b>Shells</b>		
	<b><u>2.5" Shells</u></b>	<b><u>Order</u></b>
<input type="checkbox"/>	86 T9500 - (WWF) 2.5" Asst Display Shells (120)	
	Total 86	
	<b><u>3" Salutes</u></b>	<b><u>Order</u></b>
<input type="checkbox"/>	5 GD-3S - (WWF) 3" Super Peony(Titanium Sal) (72)	
<input type="checkbox"/>	3 U-3TS-20 - (Lynch Imports, LLC) 3" United Titanium Salutes (72)	
	Total 8	
	<b><u>3" Shells</u></b>	<b><u>Order</u></b>
<input type="checkbox"/>	50 T9501 - (WWF) 3" T - Asst Display Shells (36/2)	
	Total 50	
	<b><u>4" Shells</u></b>	<b><u>Order</u></b>
<input type="checkbox"/>	5 GD-4A - (WWF) 4" G - Asst Display Shells (36)	
	Total 5	
<b>Finale</b>		
	<b><u>2.5"12s Finale Chain</u></b>	<b><u>Order</u></b>
<input type="checkbox"/>	120 LD9023N - (WWF) 2.5" 12s Finale Chain (10/12)	
	Total 120	
	<b><u>25 shot Cake</u></b>	<b><u>Order</u></b>
<input type="checkbox"/>	1 LDD204 - (WWF) 2.5" 25s 1/2 Mixed Color 1/2 Salutes (1/1) (Duration 30.0 Secs.)	
	Total 1	
	<b><u>36 shot Cake</u></b>	<b><u>Order</u></b>
<input type="checkbox"/>	1 36-JF - (WWF) 2.5" 36s Asst Jelly Fish Cake (1/1) (Duration 50.0 Secs.)	
	Total 1	
	<b><u>50 shot cake</u></b>	<b><u>Order</u></b>
<input type="checkbox"/>	1 GD-215 - (WWF) 2" 50s Gold Chry. w/slvr tail (1/1) (Duration 50.0 Secs.)	
<input type="checkbox"/>	1 GD-211 - (WWF) 2" 50s Multi Color Willow w/tail (1/1) (Duration 50.0 Secs.)	

Total 2

**100 shot Cake**

**Order**

- 1 CNB24 - (WWF) 100s Brocade & Bouquet (gold) Lg Beautiful Willow Breaks (1/1) (Duration 25.0 Secs.)

**Note - Shoot in front of the finale and same time as it will be a gold wall under the 2.5" shells**

Total 1

**Ground**

**49 shot Cake**

**Order**

- 2 49BCBM - (WWF) 49s BL Tail to Broc. Crown & BL Stars w/BL Stars Mines (2/1) (Duration 25.0 Secs.)

Total 2

**66 shot Cake**

**Order**

- 2 66BGRS - (WWF) 66s Blue Tail to Brocade Crown & Blue Star (2/1) FAN case only (Duration 55.0 Secs.)

Total 2

**80 shot Cake**

**Order**

- 1 80VACS - (WWF) 80s Red Tail to Red Time Rain Willow & Wh Strobe (1/1) (Duration 30.0 Secs.)

Total 1

**100 shot Cake**

**Order**

- 1 AMZ-102 - (WWF) 100s Megaton (1/1) (Duration 70.0 Secs.)
- 1 LKO-006 - (WWF) 100s R/Gr/BL Tails to Peony w/ Crackling, Slvr Tails to Salutes (2/1) (Duration 90.0 Secs.)
- 1 100WPBR - (WWF) 100s Gold Tail to TI Gold Coconut+BL Stars+Red Strobe w/crackling mines (1/1) (Duration 30.0 Secs.)
- 1 GD-102 - (WWF) 100s 3 Layer Mines RWB Strobes w/ R & W Strobe Peonies (Z-shape) (1/1) (Duration 20.0 Secs.)
- 1 GD-107 - (WWF) 100s Strobes, Dahlia, Brocade Crown (Z) (1/1) (Duration 26.0 Secs.)
- 1 GD-105 - (WWF) 100s Crackling Willow w/ Dbl Layer Mines (1/1) F Shape (Duration 35.0 Secs.)
- 1 100MIX - (WWF) 100s Mix Cake - Coconuts, Strobes, Stars & Time Rain (R, Gr, Wh, BL, Slvr & Prpl) (1/1) (Duration 120.0 Secs.)

Total 7

**400 shot Cake**

**Order**

- 1 T2614 - (WWF) 400s Flower Exhibition (Peony/Salutes/Spinner/ Whistle w/quick finale (1/1) (Duration 118.0 Secs.)

Total 1

Show Name **Middleton WI June 5th Celebration**

Date **Saturday, June 5, 2021**

<u>Category</u>	<u>Items</u>	<u>Firing Device</u>	<u>Needed</u>	<u>Alt Firing Device</u>	<u>Needed</u>
100 shot Cake	9				
2.5" Shells	86	2 1/2" X 10 HDPE Rac	9		
2.5"12s Finale Chain	120	2 1/2" X 10 HDPE Rac	12		
25 shot Cake	1				
3" Salutes	8	3" X 10 HDPE Rack	1		
3" Shells	50	3" X 10 HDPE Rack	5		
36 shot Cake	1				
4" Shells	5	4" X 5 HDPE Rack	1		
400 shot Cake	1				
49 shot Cake	2				
50 shot cake	2				
66 shot Cake	2				
80 shot Cake	1				
<b>Totals</b>	<b>288</b>		<b>Total Racks Needed = 28</b>		

---

**Fire Extinguishers Needed = 2**

**Total Hold Down Sticks Needed = 124**

**Total Spikes Needed = 58**

**Total Wood Needed = 54 Pieces**

**Cleanout Sticks Needed = 2**

**Total Tarps Needed = 372 Ft. Long**

**Total Stands Needed = 8**

Show Name **Middleton, WI June 5th Add On**

Date **Saturday, June 5, 2021**

Show # **312** Event Sponsor **Jeff Murray (Bishops Bay Country Club)** Rain

Shells Count **297** Show Insurance **\$2,000,000**

Finale Count **0** Permit:

Ground Cnt **0**

Total Count **297**

Total Net Weight **66.3 Lbs.**

Fireworks Discount **15.00%**

Total Pyro Weight **66.3 Lbs.**

Salesperson **Clint Myers**

Show Time **9:00 PM**

Show Total **\$3,028.36**

Qty	Description	
<b>Shells</b>		
	<u>2.5" Shells</u>	<u>Order</u>
<input type="checkbox"/>	120 LD9024 - (WWF) 2.5" B - Asst Display Shells (24 Effects/5 ea)	
	Total 120	
	<u>3" Salutes</u>	<u>Order</u>
<input type="checkbox"/>	2 U-3TS-20 - (Lynch Imports, LLC) 3" United Titanium Salutes (72)	
	Total 2	
	<u>3" Shells</u>	<u>Order</u>
<input type="checkbox"/>	11 T9501 - (WWF) 3" T - Asst Display Shells (36/2)	
<input type="checkbox"/>	5 T9501DB NP - (NP) 3" Asst Color Peanut Shell (36)	
<input type="checkbox"/>	72 GD-3A - (WWF) 3" A - Asst. Display Shells (72)	
<input type="checkbox"/>	72 T9501BM - (WWF) 3" Asst Display Shells w/Black Match Leader (36/2)	
	<i>Hand Light Only</i>	
	Total 160	
	<u>4" Shells</u>	<u>Order</u>
<input type="checkbox"/>	15 T9502 - (WWF) 4" T - Asst Display Shells (36)	
	Total 15	

Category	Items	Firing Device	Needed	Alt Firing Device	Needed
2.5" Shells	120	2 1/2" X 10 HDPE Rac	12		
3" Salutes	2	3" X 10 HDPE Rack	1		
3" Shells	160	3" X 10 HDPE Rack	16		
4" Shells	15	4" X 5 HDPE Rack	3		
<b>Totals</b>	<b>297</b>			<b>Total Racks Needed = 32</b>	

Fire Extinguishers Needed = 2

Cleanout Sticks Needed = 2

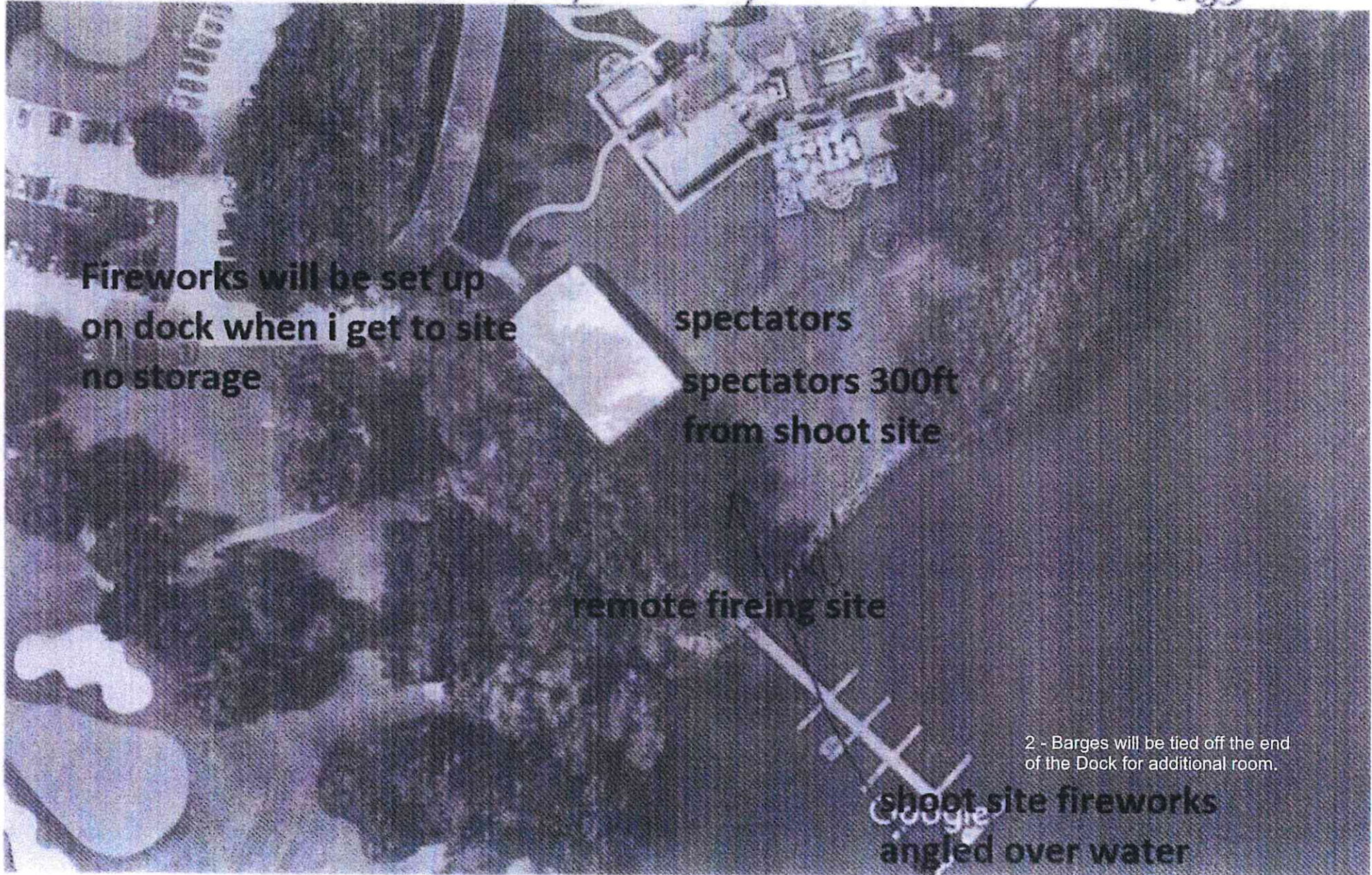
Total Spikes Needed = 66

Total Stands Needed = 10

Total Wood Needed = 62 Pieces

Google Maps

# Bishops Bay Country Club



Fireworks will be set up  
on dock when i get to site  
no storage

spectators

spectators 300ft  
from shoot site

remote firing site

shoot site fireworks  
angled over water

2 - Barges will be tied off the end  
of the Dock for additional room.



**American Patriot Pyro, Inc.**

910 2300<sup>th</sup> Ave

Chestnut, IL. 62518

Office/Fax: 217-796-3674

Email: patriotpyro@outlook.com

March 29, 2021

To Whom it may Concern.

This is a resume' for our shooters who are planning on doing a Fireworks Display at the Bishops Bay Country Club-Middleton, WI.

Our Lead Shooter who has shot at this location in the past with another fireworks company is:

- Doug Moser Who has been shooting professionally around 17 years. He has in that time frame shot approximately 170 shows. He attends safety training every year since 2004 and is a certified member of the PGI (Pyrotechnics Guild International).
- His assistants will be Dylan Moser: assisting 7yrs, Marie Meadors an she has been assisting 9yrs, Dalissa Moser had been assisting 1yr and Dave Lehman has been assisting 5yrs.
- 

I am enclosing a copy of Doug Moser Office of the State Fire Marshal's - Illinois Pyrotechnic License & Training Certificate.

If you have any more questions, please feel free to call me on my cell phone at any time day or night 217-871-9319.

Thank You,

Angela R. Myers, President  
American Patriot Pyro, Inc.





Illinois Office of the State Fire Marshal  
Division of Fire Prevention

**THIS IS TO CERTIFY THAT  
DOUGLAS MOSER**  
**Pyrotechnic Operator License**

Has completed all the requirements under the  
Pyrotechnic Distributor and Operator Act 225  
ILCS 227 and is employed by  
**AMERICAN PATRIOT PYRO INC**  
d/b/a:

**License #**

**IL18-O-00170-01498**

**Expires: 06/13/2024**

A handwritten signature in black ink, appearing to read "Matt Perez", written over a horizontal line.

Matt Perez

**STATE FIRE MARSHAL**

# CERTIFICATE *of* ACHIEVEMENT

THIS ACKNOWLEDGES THAT

---

*Doug Mosek*

---

HAS SUCCESSFULLY COMPLETED THE

6 hrs. of Hazardous Materials & Safety Training  
From NFPA 1123 & NFPA 1126

FEBRUARY 27<sup>TH</sup>  
2021

*Clinton L. Myers, Sr. - Training Officer*

SIGNED, *Clinton L. Myers, Sr.*, Training Officer

American Patriot Pyro, Inc.  
910 2300<sup>th</sup> Ave.  
Chestnut, IL. 62518  
217-796-3674  
patriotpyro@outlook.com

