

TOWN OF WESTPORT
REGULAR PLAN COMMISSION 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 smart phone by visiting <https://global.gotomeeting.com/join/241924581>. You can also participate by phone by dialing +1 (872) 240-3212 and use access code: 241-924-581. 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 - May 10, 2021 7:00 p.m.

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

1. Call to Order
2. Public Comment on Matters Not On the Agenda
3. Approve 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
5. Land Division (Create 1 Residential Lot), Bernards, 4895 Easy Street (Town Zoning), Discussion/Recommendation
6. Dane County Variance (Flood Fringe District Construction), Parker, 5162 Reynolds Avenue (Waunakee ETZ), Discussion/Recommendation
7. Rezone and Land Division (Create 1 Residential Lot, ER-1 Zoning), Williamson/Ziegler, 5613 STH 19 (Waunakee ETZ), Discussion/Recommendation
8. Initial Consultation, Rezone to Allow 2 Residences (R-4), Robbins, 5684 Mill Road (Waunakee ETZ)
9. Initial Consultation, Rezone (County R-1 to Village R-1), Ohm, 5912 Woodland Drive (Waunakee ETZ)
10. Initial Consultation, Land Division (Create 1 Residential Lot), Ohm, 5974 River Road (Waunakee ETZ)
11. Park Committee Report/Items for Action
12. Historic Preservation Commission Report/Items for Action
13. Sign Design Group Report/Items for Action
14. Waunakee/Westport Joint Planning Committee Report/Items for Action
15. Middleton/Westport Joint Zoning Committee Report/Items for Action
16. Miscellaneous Matters/Forthcoming Events
17. Adjourn

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

TOWN OF WESTPORT

PLAN COMMISSION - April 12, 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: Ohm, Cuccia, Grosskopf, Kennedy, Manering, Bruskevitz, and Pichette. Members absent: None. Also attending: Terry Enge, Patrick Riha, Jessica Frey, and Bob Anderson.

No one was present for Public Comment on Matters not on the Agenda. The minutes of the March 8, 2021 regular meeting were approved as presented on a motion by Kennedy, second Cuccia.

After a brief introduction by Anderson, further clarification by the petitioner, and discussion, the Design Review for a Temporary Restaurant Use and Structures, Beef Butter BBQ, 5407 CTH M (Former White House Site, Waunakee ETZ), was approved as presented on a motion by Bruskevitz second Kennedy, with several conditions and limitations and recommended by staff:

Facility and placement: Placement of the facilities as noted in the latest site plan. Facilities, stage, screen, and carts shall match what was shown to the Plan Commission, especially as to the stage for music and the screen to be facing and placed away from CTH M and the residences across the road. There will be a food trailer, beer trailer, bathroom trailer, one LED screen, and two Beef Butter trucks.

Days and Hours of Operation: Open days and hours shall be limited to Thursday through Sunday only from 4-10 pm, but allowed to start earlier on Brat Fest Weekend and holiday weekends, starting May 1 and ending October 2, 2021. All materials and equipment shall be removed from the site by 5:00 pm on October 5, 2021, subject to further allowance by the Town Administrator.

Lighting: No additional pole lights other than what is already on property shall be used. Each trailer will have their own patio lights similar to the vending trailer located at 3001 N. Sherman Avenue and as presented to the Plan Commission (LED patio lights around the roof line perimeter).

Signs Proposed: Will use existing "FOR SALE" sign on site and indicate "Camp Beef Butter" and address. All other branding allowed is already on trailers. Any other signage will be small temporary directional signage (enter here, etc.).

Stage: No overhead canopy or overhead lighting on stage. Maximum height of stage will be 24 inches.

Traffic and Parking: Traffic in/out will be across from the Willow Road entrance that accesses Kwik Trip in order to control the number of people coming in and count those leaving to keep track of traffic/patron count. The lot shall be striped based on a parking and circulation plan approved by the Town Engineer prior to use, and based on the plan submitted by the applicant by email dated 4/7/21. The Town Administrator shall have the ability to revise the final plan in consultation with the Town Engineer if circulation and parking capacity becomes problematic in order to address those issues.

Refuse and Recycling: Refuse and recycling shall be collected in wind proof barrels, removed each day and placed in Beef Butter BBQ's current trash corral at 3001 N. Sherman Ave.

Music/Timing: Music shall be allowed within the noise limits prescribed by the Village of Waunakee zoning code only from 4pm-10pm on Friday and Saturday nights with live or

recorded music (most likely recorded music Friday nights and Live Music Saturday nights). Music should be timed to allow the closure of the facilities by 10 p.m.

Electrical: There are 200 amps already on property which shall be utilized to power the carts, lights and any other items as needed.

No Permanent Structures: No structures are to be built without further approval of the Plan Commission. Everything will be portable or on trailers. A tent shall not be allowed without further approval from the Town Plan Commission.

Review: A review with the Plan Commission after closure to determine continuing and if so under what additional guidelines or what guidelines can be revised or removed.

New or Raised Additions at Plan Meeting: Any other conditions or restrictions as raised at the Plan Commission meeting or as recognized by Staff as the business commences.

Enge reported on the work of the Park Committee. Pichette reported on the work of the Historic Preservation Commission. Cuccia reported on work of the Sign Design Group.

Grosskopf reported on items before the Waunakee/Westport Joint Planning Committee and the Middleton/Westport Joint Zoning Committee.

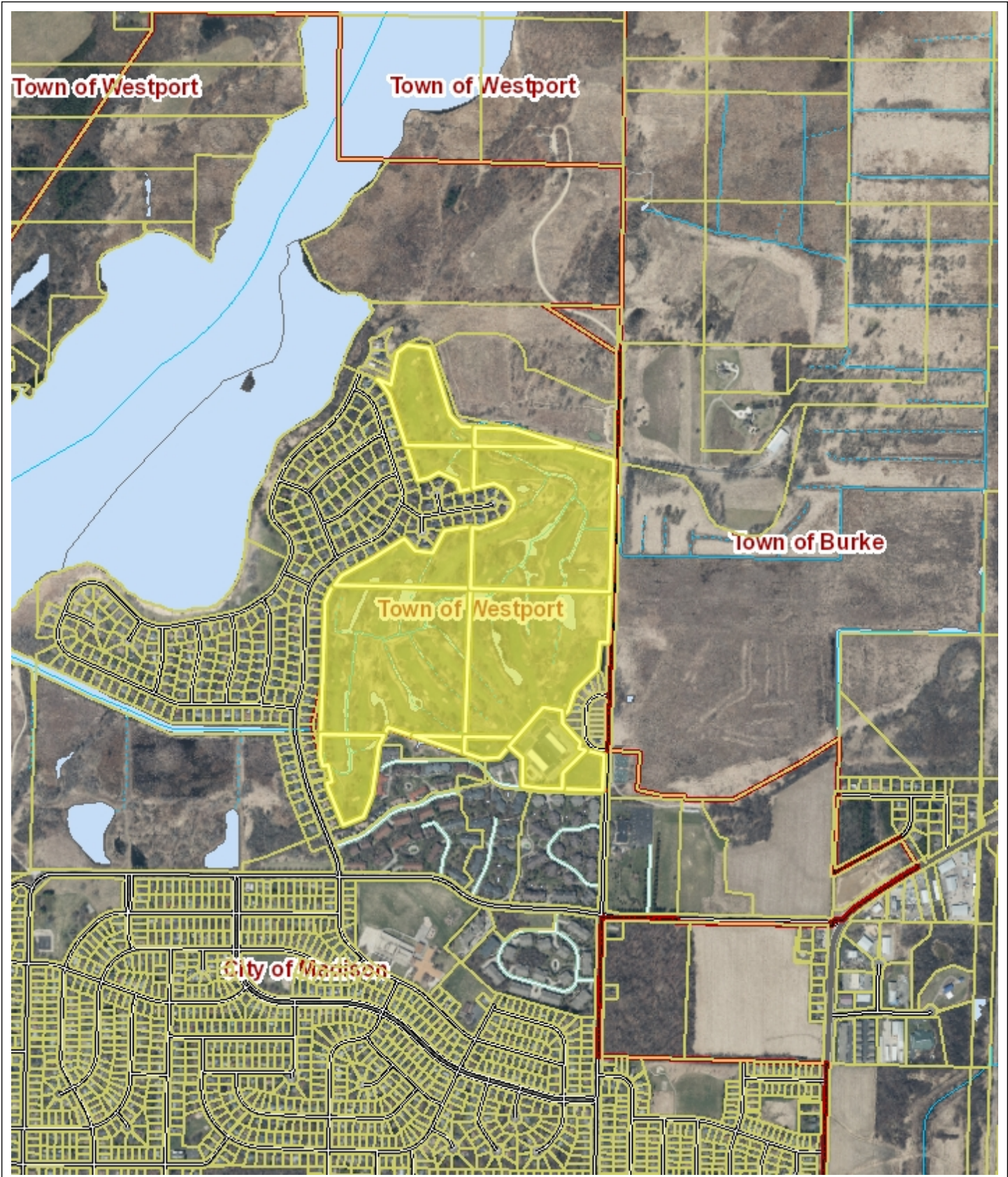
There were no Miscellaneous Matters or Forthcoming Events raised.

Motion to adjourn by Cuccia, second Manering. The meeting adjourned at 7:40 p.m.

Mary Manering, Secretary

AGENDA ITEM #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



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 = 1695'

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

Print Date: 5/3/2021



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**

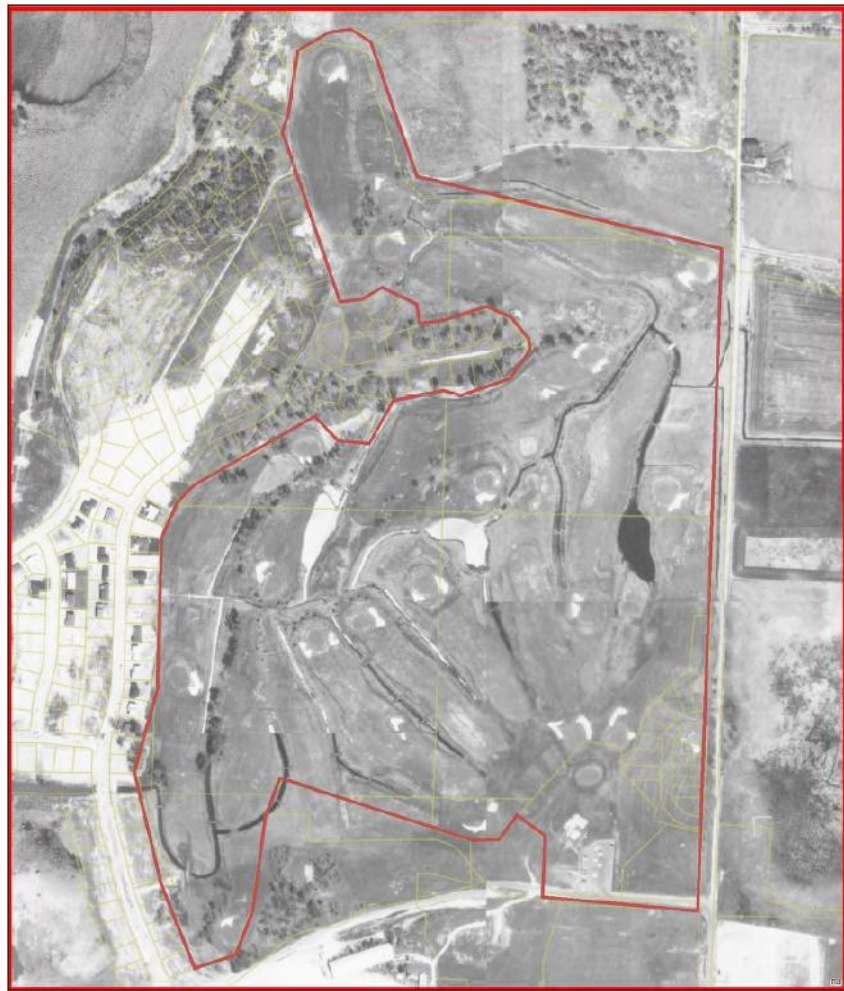
1. Improve turf conditions by improving drainage conditions.
2. Improve overall water quality within the Cherokee Golf Course while also improving the overall water quality benefits that are provided by the golf course property as surface water, groundwater, and urban runoff pass through to the Yahara 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

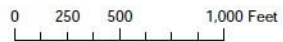


September 18, 2020

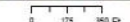
Dane County Mask

Dane County Mask

Parcels



Study Area (153.37 ac)



Heartland
ECONOMIC DEVELOPMENT
Appendix: 2013-07-04
NAIP Aerial Imagery
Cherokee Country Club
#20200300
TSH, RSE, S24
T. Heslop, Dane Co., WI
2020/09
Sue H. S. 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:

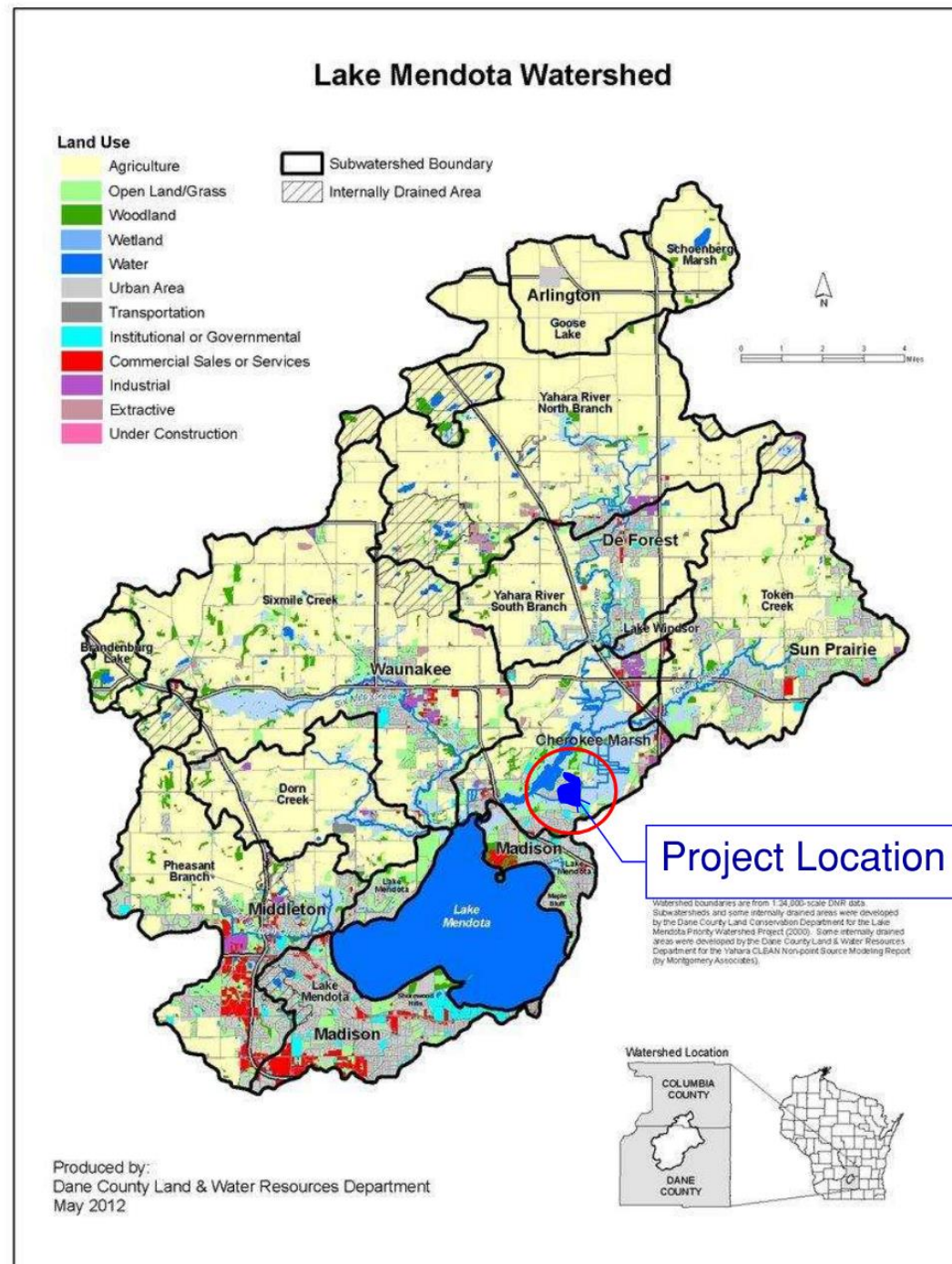
- No significant renovation since constructed in the early 60's
- Built on peat/muck soils
- Minimal topographic relief
- Groundwater too close to the surface due to ever increasing normal water elevations of Lake Mendota and the Yahara River
- Deferred maintenance has allowed wetland vegetation to expand 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

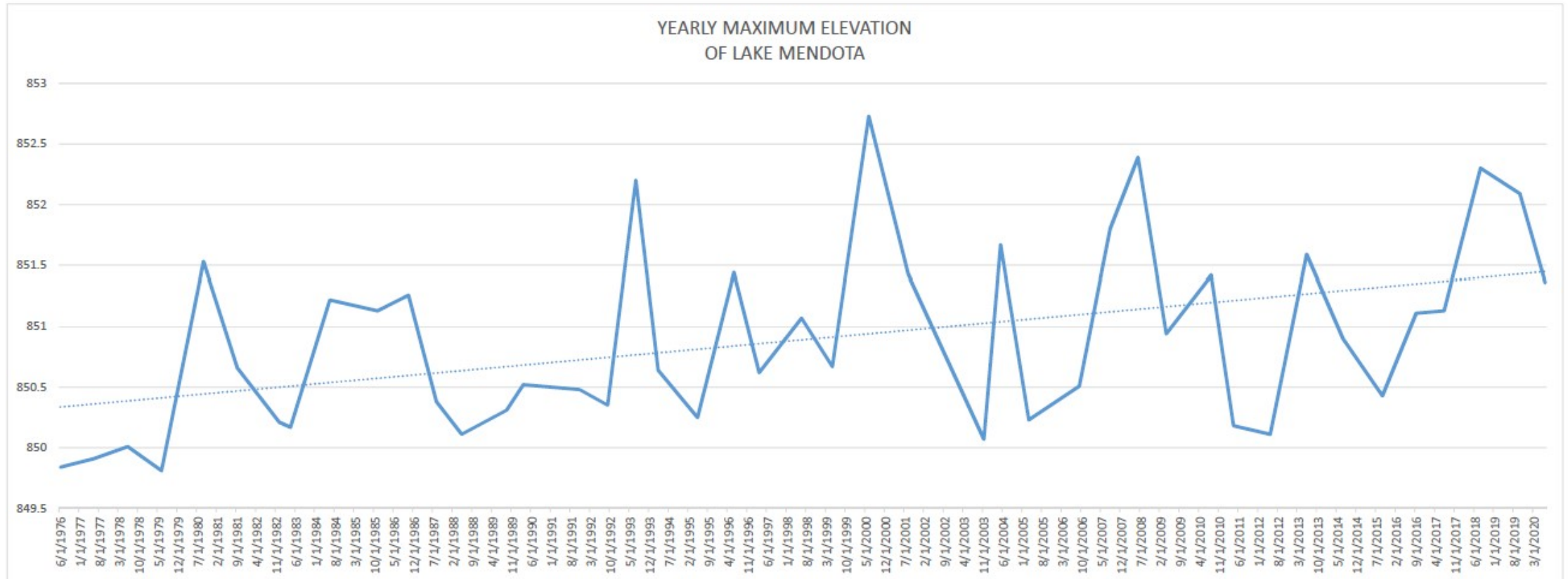
- In the Lake Mendota Watershed
- Directly affected by the rising levels of Lake Mendota
- Rising lake levels raises groundwater, raises the level of the ponds, lakes, and drainage ways within the golf course



Existing Conditions

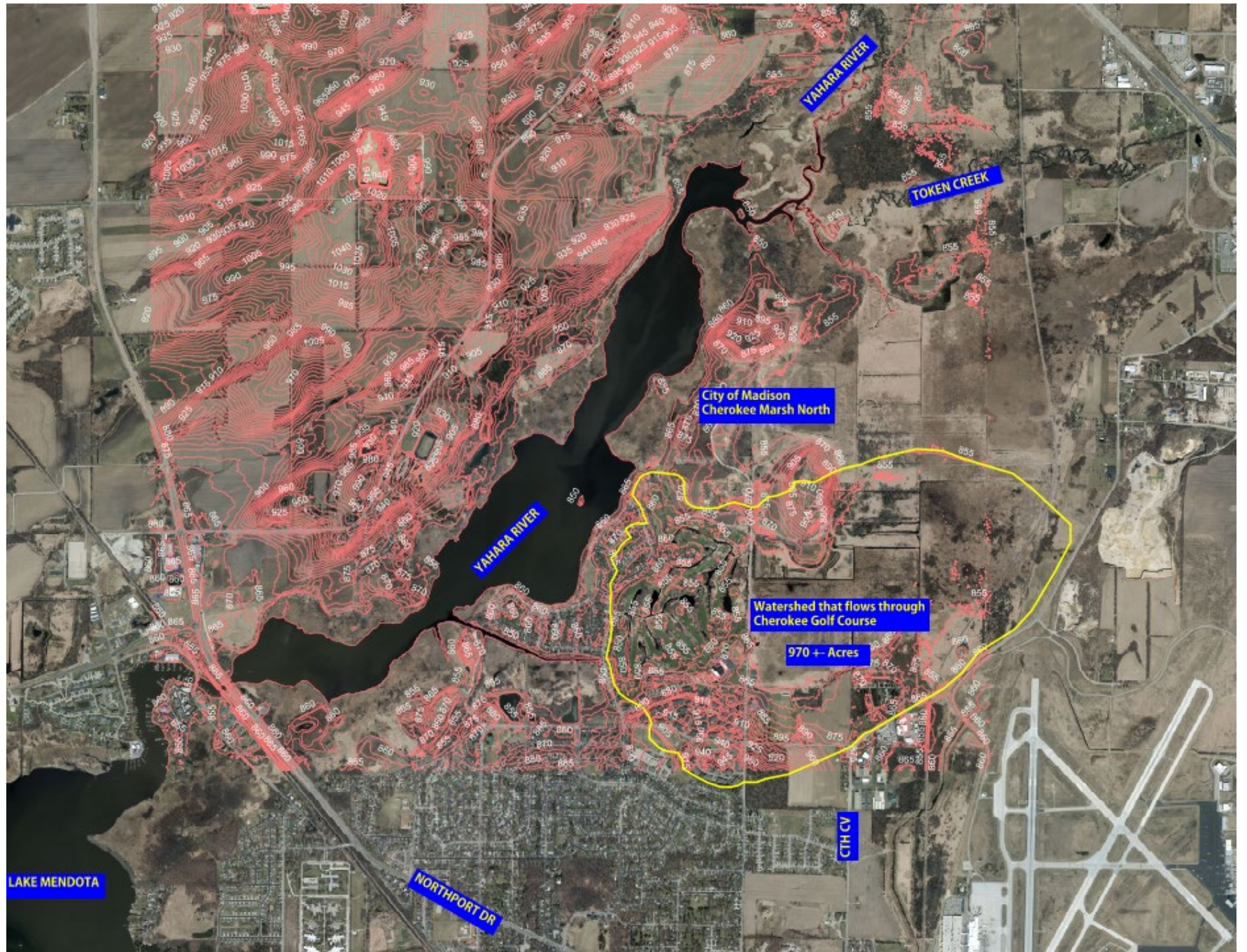
➤ Lake Mendota and Yahara River Historical Data

- 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?

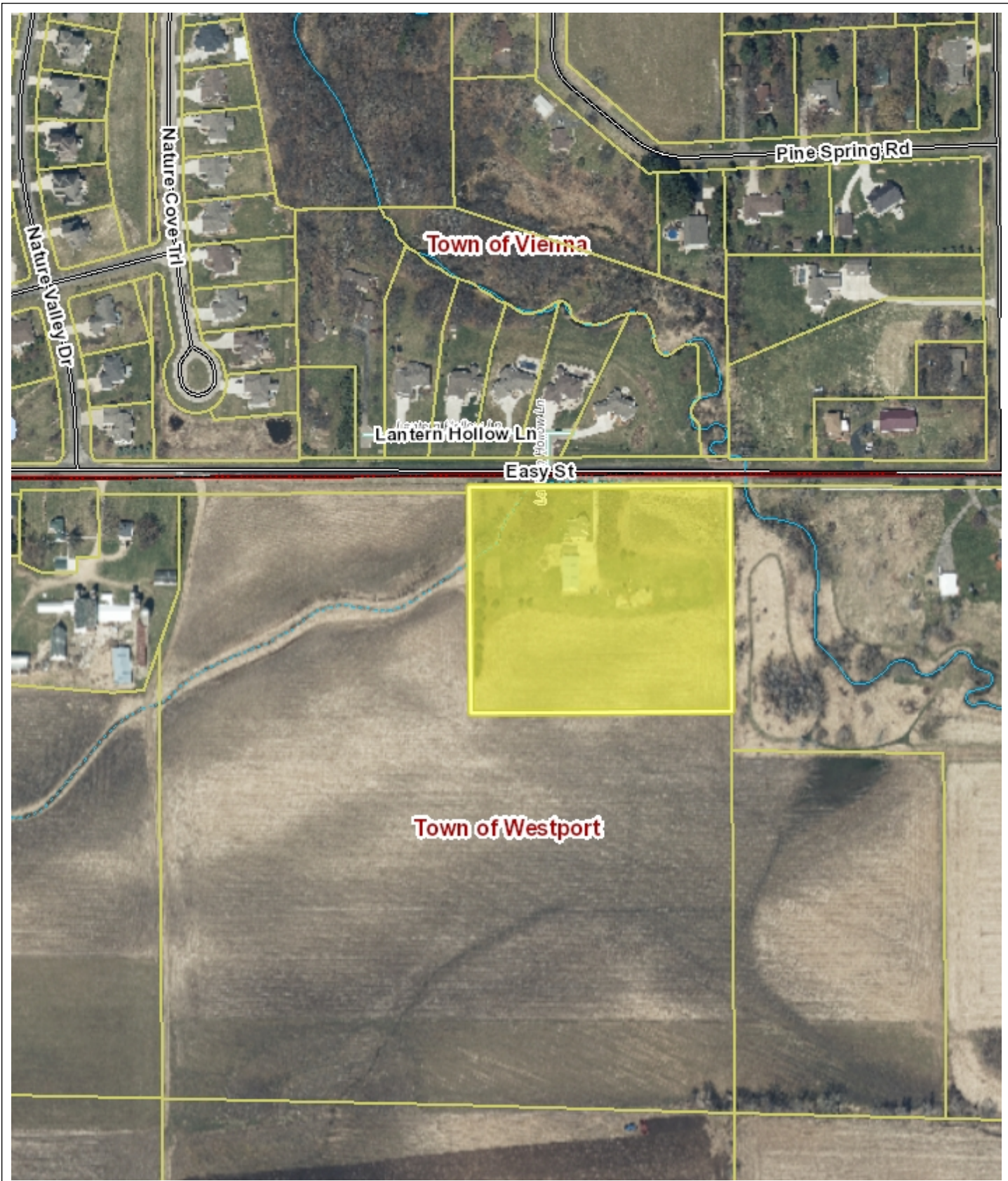
Any further follow up or questions can be directed to:

Dave Olesczuk – Vice President Operations
Cherokee Park Inc

dolesczuk@cherokeecountryclub.net

AGENDA ITEM #5:

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



Town of Westport GIS

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



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SCALE: 1 = 424'

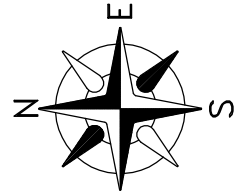
Print Date: 5/3/2021

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

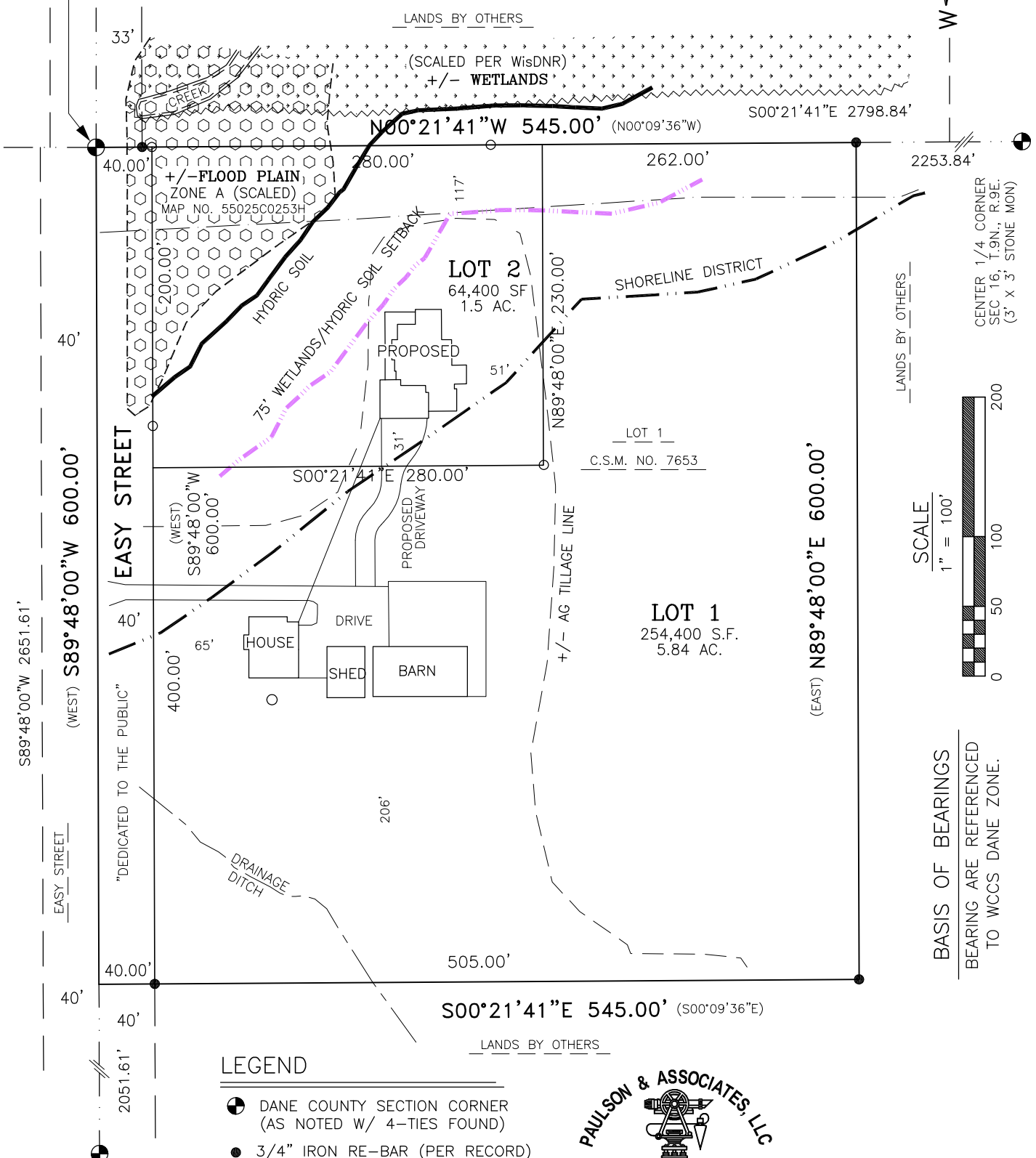
LOT 1, C.S.M. NO. 7653; LOCATED IN THE NE 1/4 OF THE NW 1/4, SECTION 1, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

DOCUMENT NUMBER

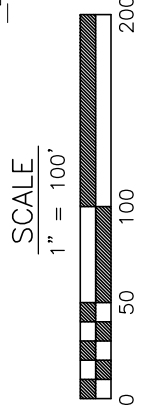
TOTAL AREA
327,000 SQUARE FEET
7.51 ACRES
(303,000 SQUARE FEET)
(6.96 ACRES)
(EXCLUDING RIGHT-OF-WAY)



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
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)

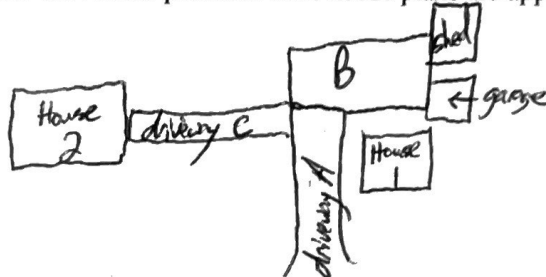
Amy and Jennifer
recite and declare as follows:

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 #6:

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



Town of Westport GIS

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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 Apply 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 (1st and 2nd 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.

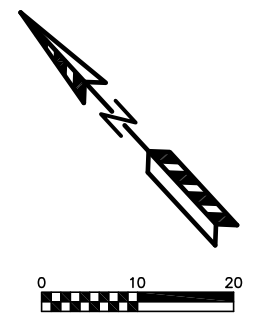
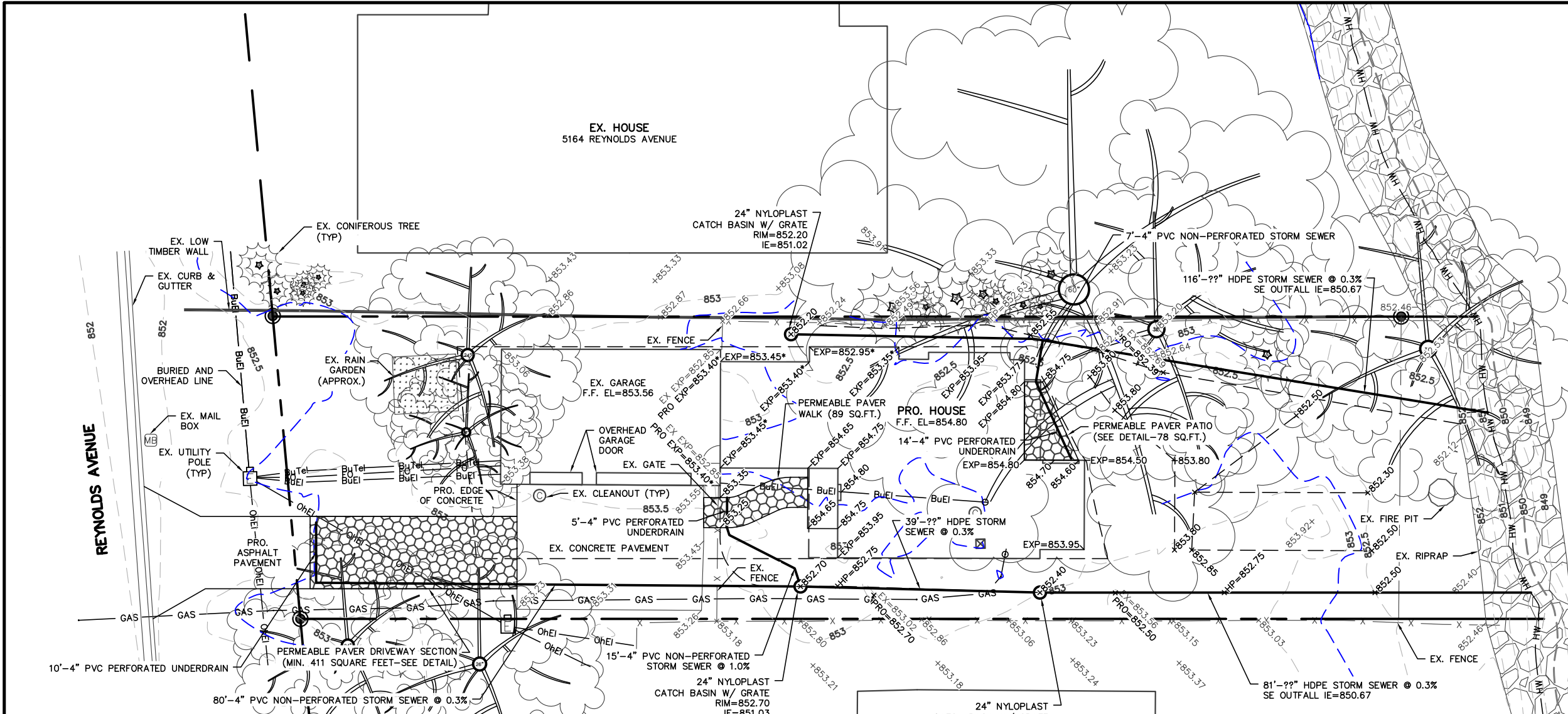
Sincerely,



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.

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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

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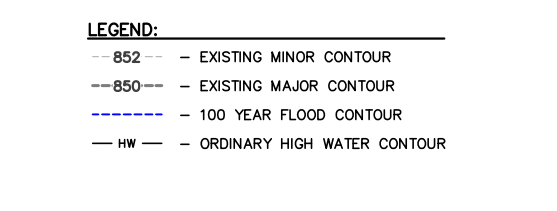
PROPOSED SITE INFORMATION

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**
TOTAL EX & PRO IMPERVIOUS	2,358 SQFT
TOTAL AREA TO OHWM	10,150 SQFT
PERCENT EX IMPERVIOUS	23.2 %

*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



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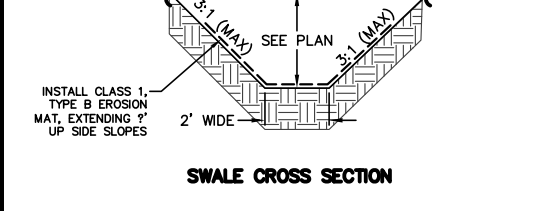
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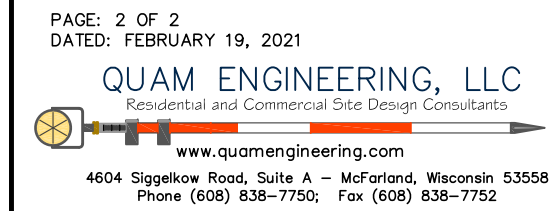
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5162 REYNOLDS AVENUE--TOWN OF WESTPORT
 PRELIM. GRADING AND EROSION CONTROL PLAN
 PAGE: 2 OF 2
 DATED: FEBRUARY 19, 2021

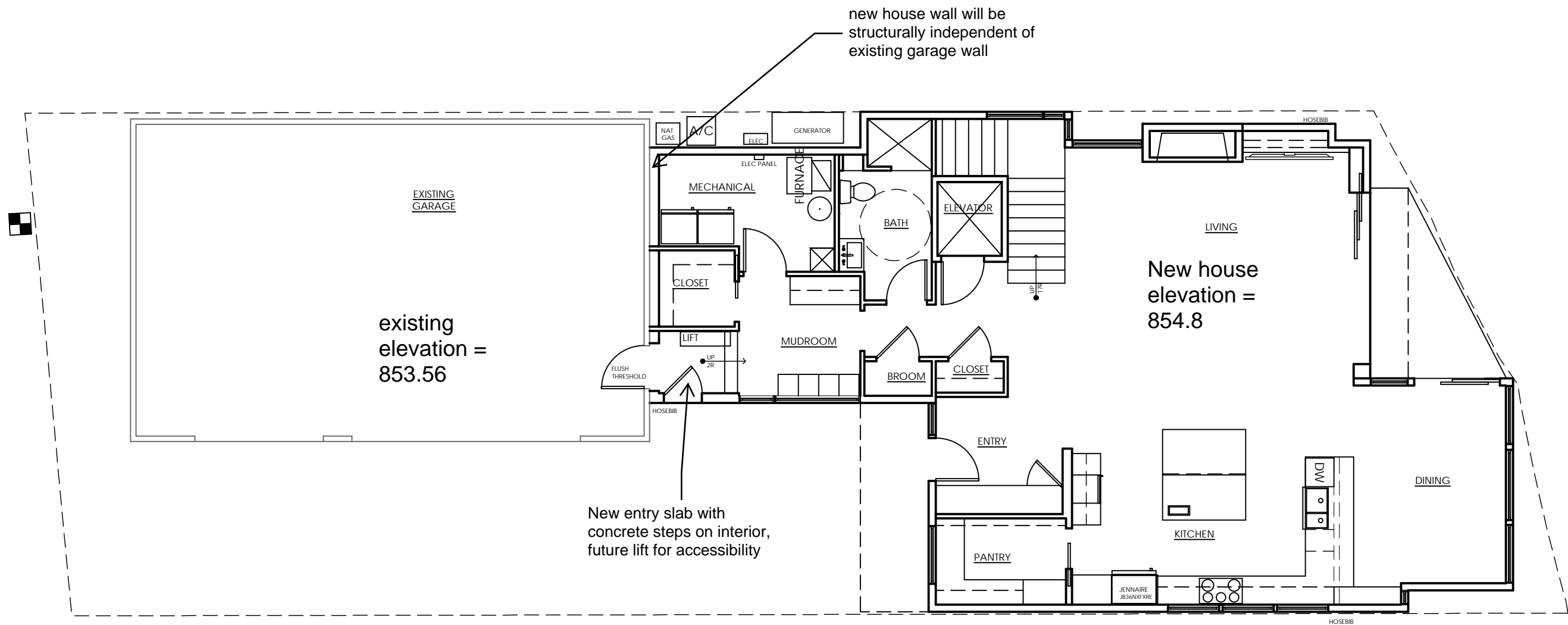
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

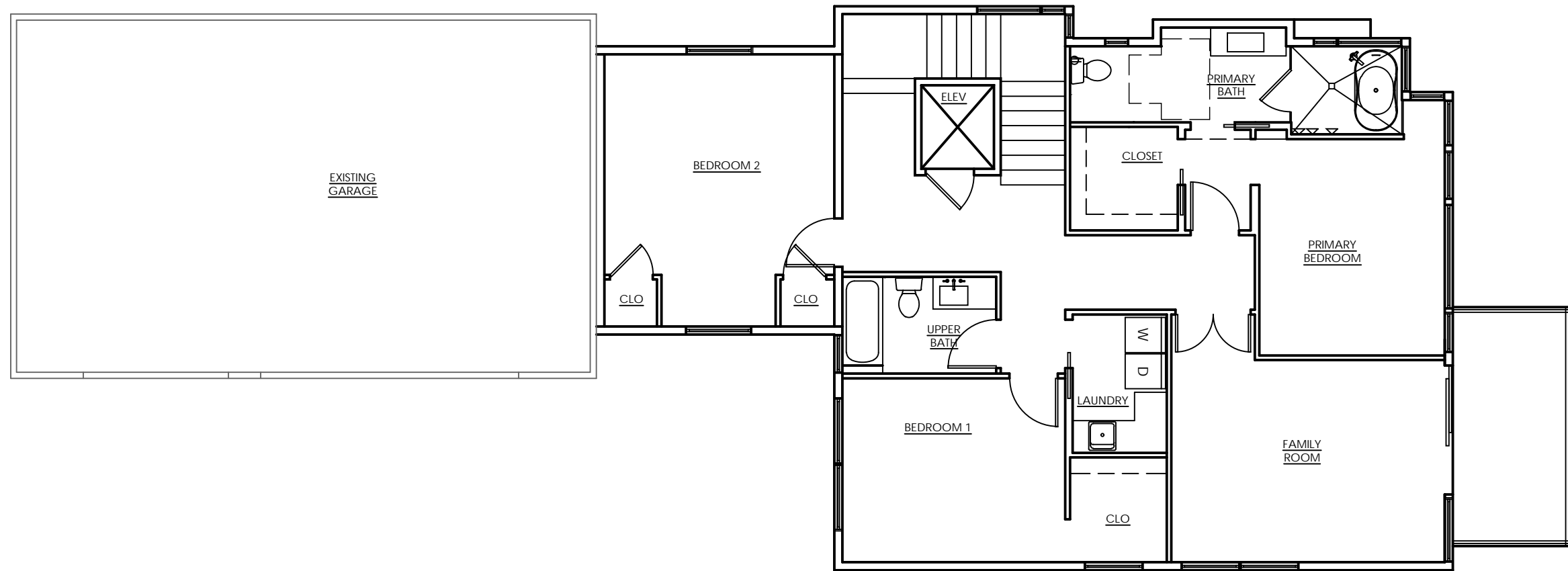
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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

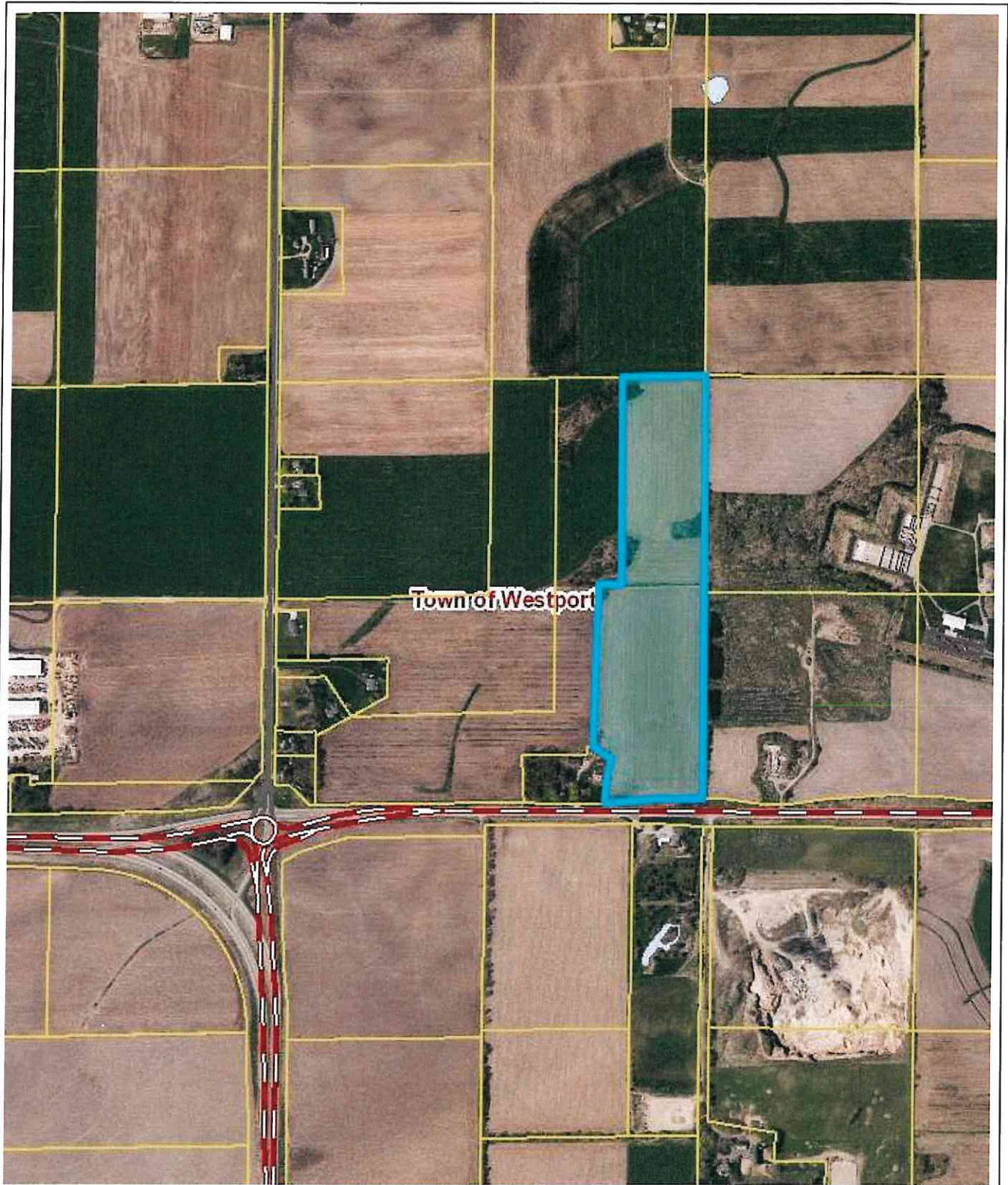


Note: New house - construction to be Concrete Insulated Form foundations with insulated slab at new grade creating a finished floor elevation of 854.8.



AGENDA ITEM #7:

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



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
Wauwaukee, 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 4th 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

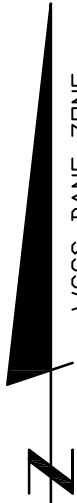
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NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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')

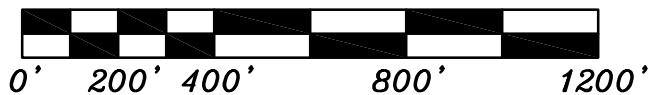
S 1/4, SEC. 3
T8N, R9E
FOUND ALUM. MON.

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. _____

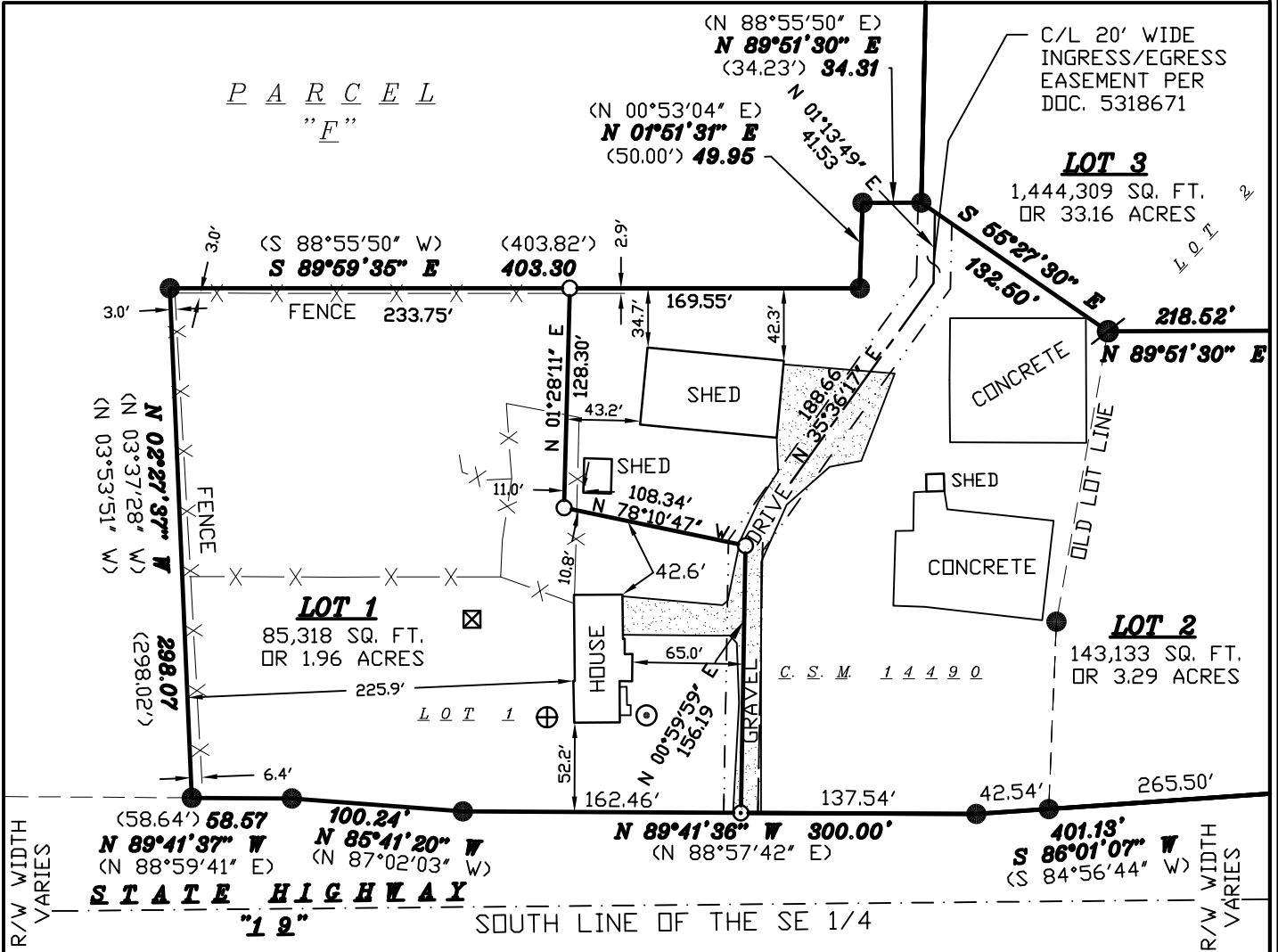


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NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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Located in the SE 1/4 & NE 1/4 of SE 1/4 Section 3, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 & 2, C.S.M. No. 144490



R/W WIDTH VARIES

R/W WIDTH VARIES

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

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WCCS DANE ZONE
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SURVEYORS SEAL

SCALE 1" = 100'



0' 50' 100' 200' 300'

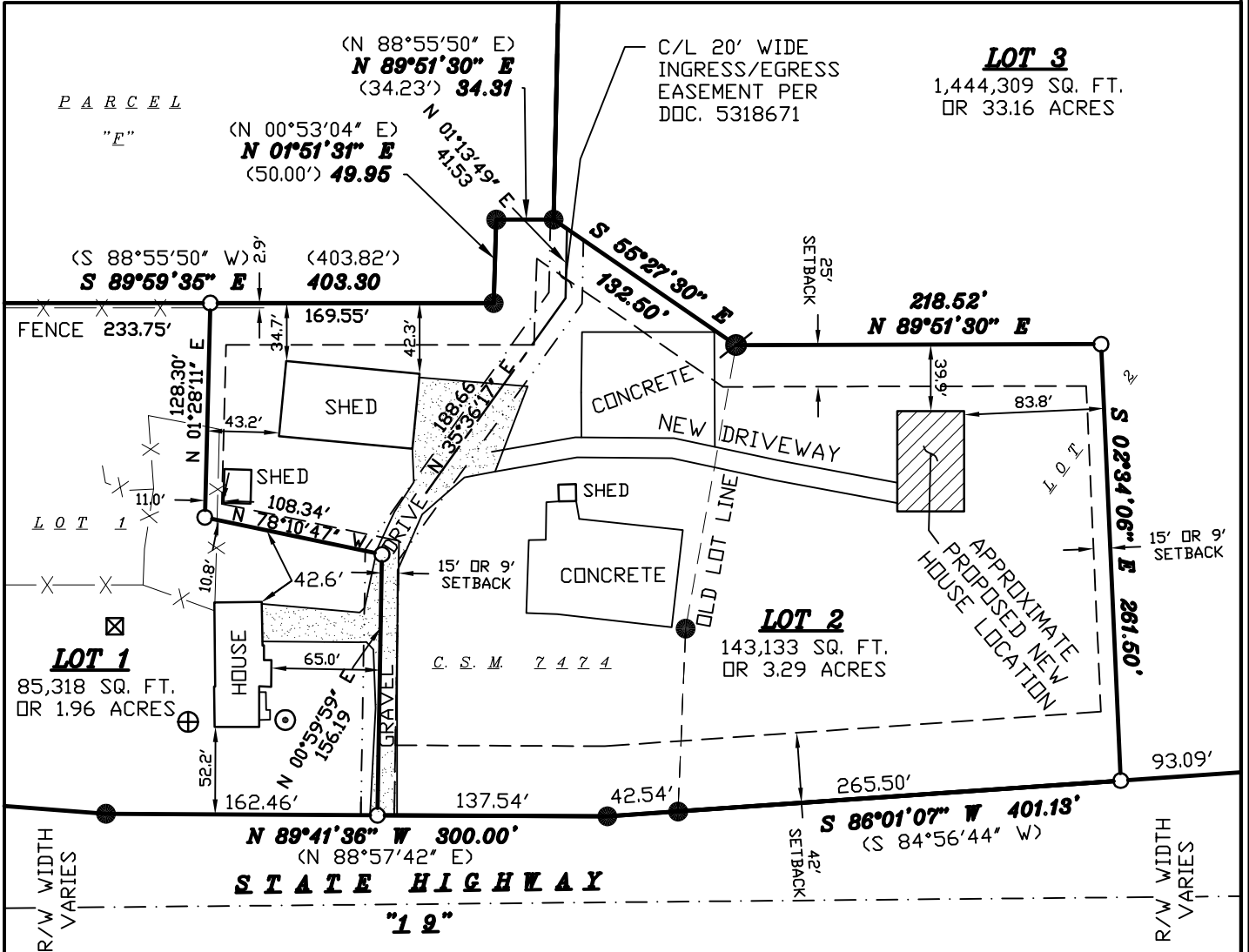


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ER-1 ZONING SETBACKS:

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

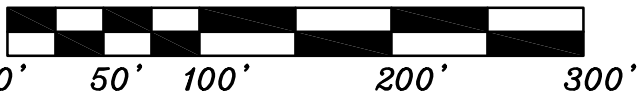
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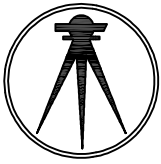


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SCALE 1" = 100'



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)

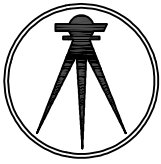
Personally came before me this _____ day of _____, 20____, David & Ileen Williamson, as the Land Contract Holders of the above described lands, to me known to be the persons who executed the foregoing instrument and to me known to be such authorized representatives of said contract, and acknowledge that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



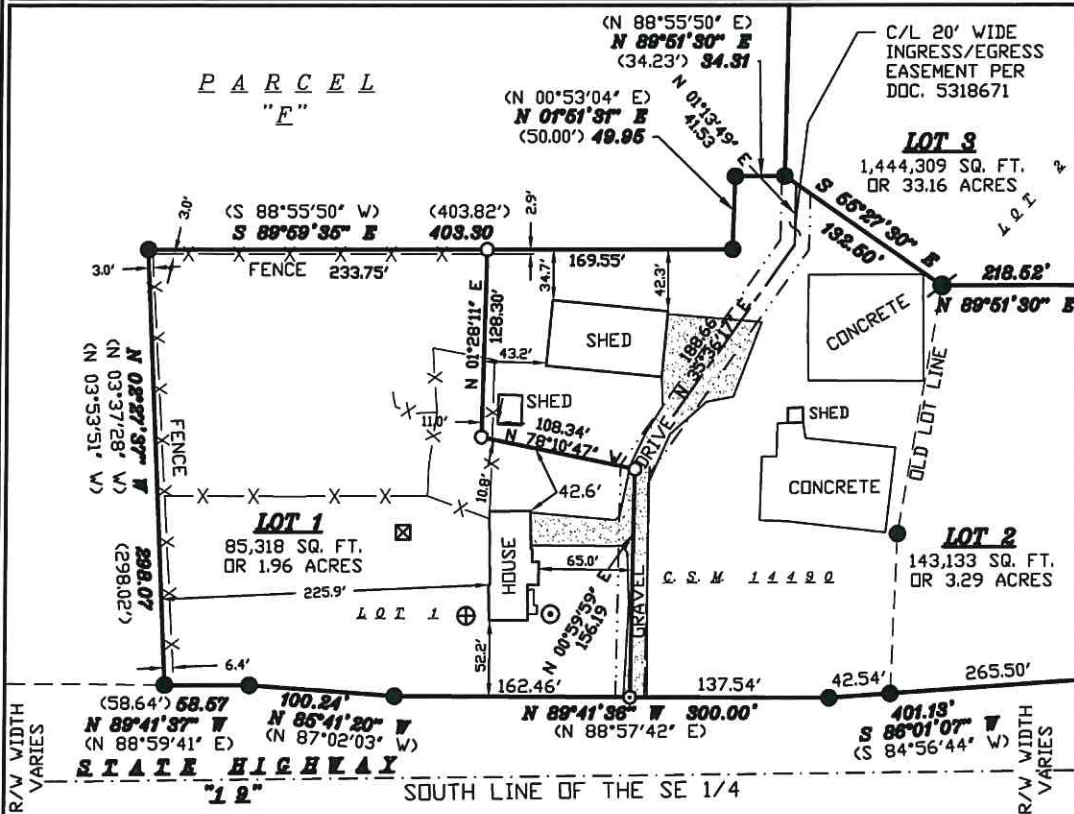
CERTIFIED SURVEY MAP

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



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

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

SCALE 1" = 100'



SURVEYORS SEAL

21W-77

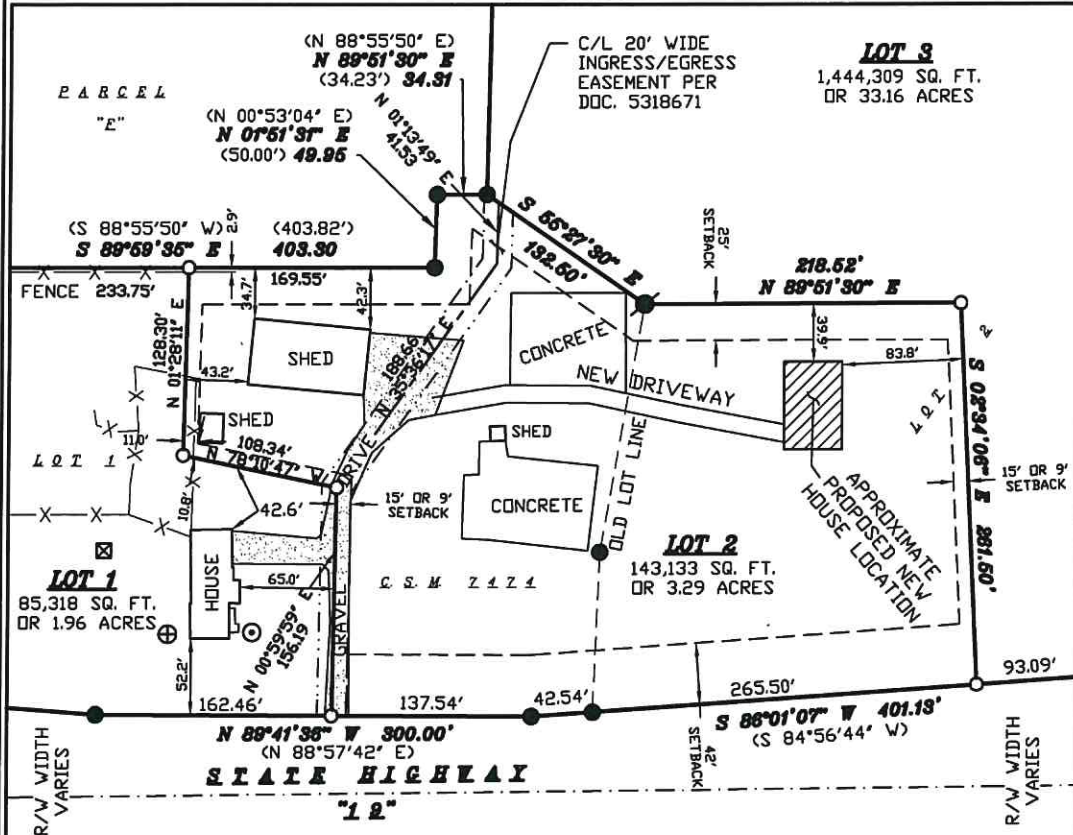


CERTIFIED SURVEY MAP

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



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

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

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SURVEYORS SEAL



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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

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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

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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 Stene
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. _____

Sheet 6 of 6

SURVEYORS SEAL

21W-77

AGENDA ITEM #8:

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



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 = 380'

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

Print Date: 4/19/2021

Robert Anderson

From: Renee Robbins <robbins13@tds.net>
Sent: Saturday, April 17, 2021 9:41 PM
To: Robert Anderson
Cc: reneerobbins82@gmail.com
Subject: rezone request for 5684 Mill road

Good evening!

We would like to get our 5684 Mill Road property zoned for 2 homes. Currently, there is an 800 square foot farmhouse that is believed to be near 100 years old. Our family, which consists of myself, my husband, my daughter, my son as well as my nephew and let's not forget our dog, would like to build a 2800-3400 square foot home on the property. Because we wish to keep the farmhouse for my elderly father to live in, it will be necessary to get rezoned so we can have 2 buildings. Our neighbor at the end of our 1/3 mile driveway is aware that we'd like to build. We have not conversed with the Industrial Park buildings yet, as they are not able to see our property so unsure how it would impact them (trees and brim obstruct their view). Our other neighbors are across the railroad tracks and a build would not impact them neither.

Please see attached link for our unique property. If approved, we would build in the existing cleared area of the backyard.

<https://accessdane.countyofdane.com/080909390007>

I will also email a copy of potential proposed site (as site wooded besides backyard, easy to see where second home would go). We are currently working with VictoryStone Builders and Exalentz Rendering regarding possible plans if approved.

We appreciate the consideration and request to preserve a historic home of Westport while giving us the ability to build our forever home.

I am available at 920.948.3054.

Sincerely,

Renee Robbins

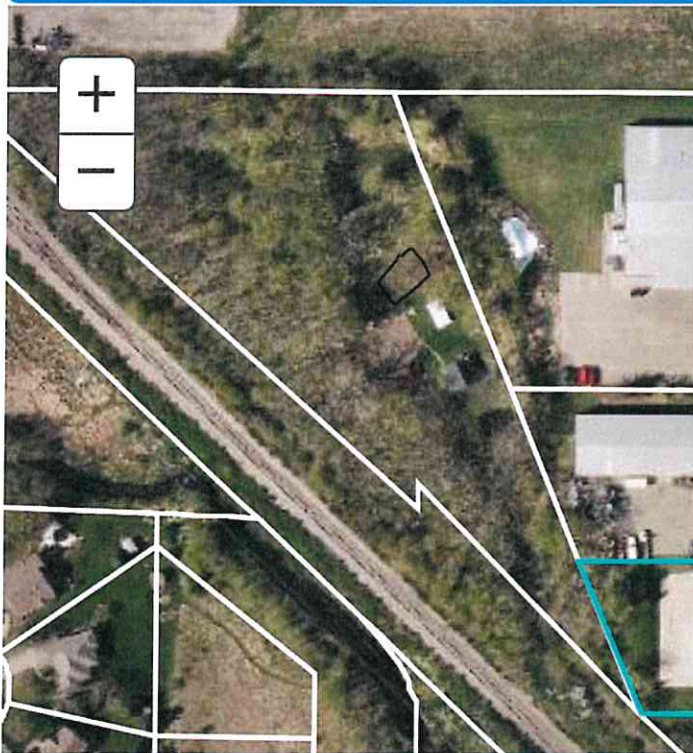
9:33



accessdane.countyofdane.com

TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	3303	WAUNAKEE EMS
OTHER DISTRICT	3301	WAUNAKEE FIRE

Parcel Maps



DCiMap

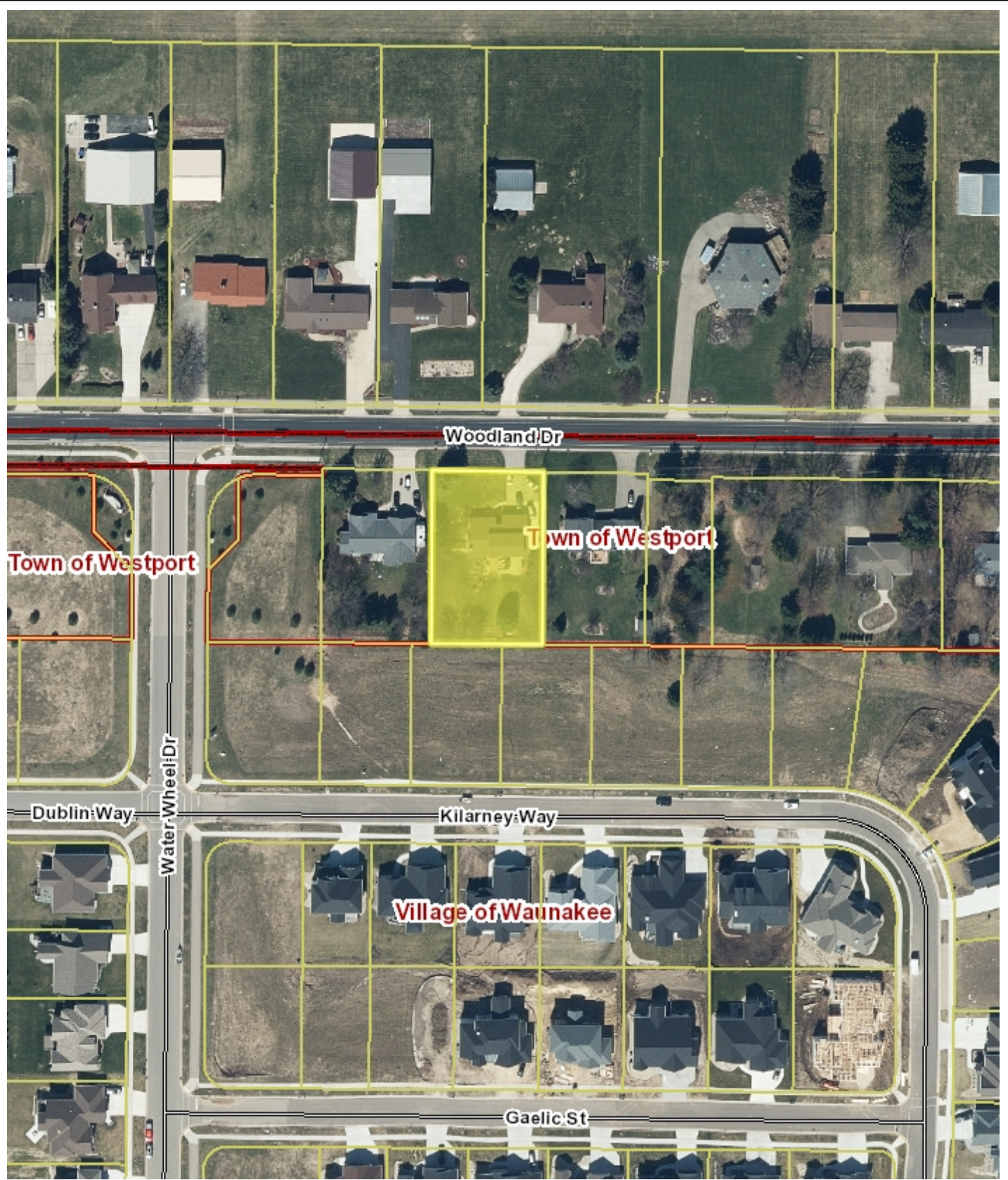
Google Map

Bing Map

Tax Information

AGENDA ITEM #9:

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



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 = 190'

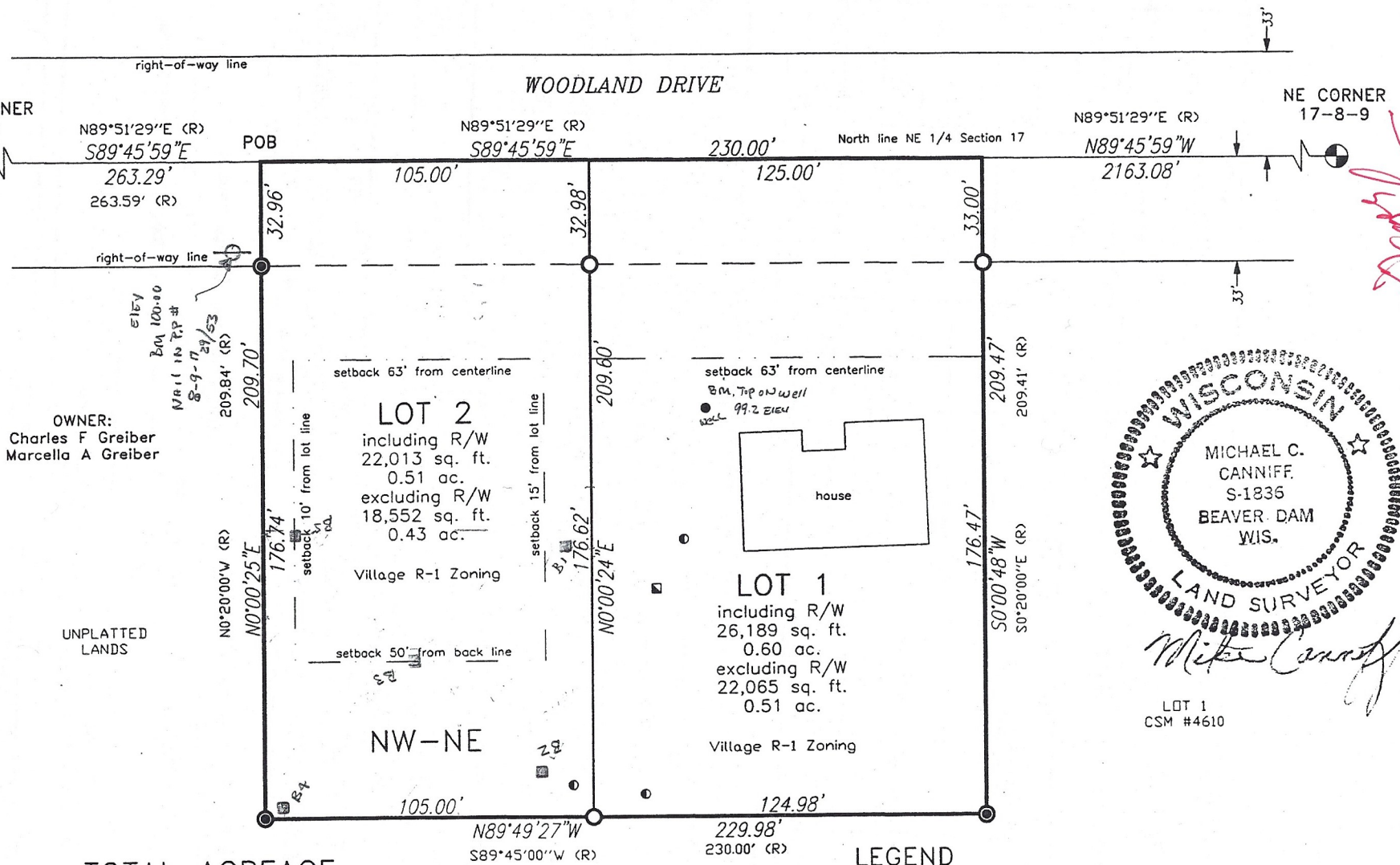
Print Date: 4/13/2021

From: Christopher Ohm <byebyebirdies1@yahoo.com>
Sent: Wednesday, April 7, 2021 11:49 AM
To: Robert Anderson <banderson@townofwestport.org>
Subject: May Planning Meeting

I would like a consultation about changing the zoning at my house (5921 Woodland Drive) from R-1 to village R-1.

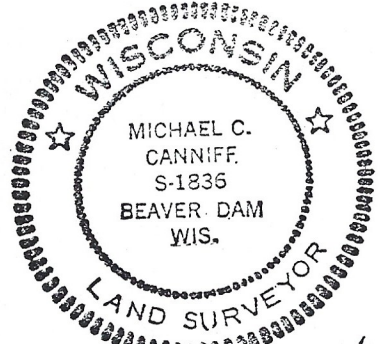
I would like a consultation about making a lot located behind 5974 River road buildable through CSM and a shared driveway. The driveway would have a permanent easement or be a flag lot.

BEING PART OF THE NW1/4 OF THE NE 1/4 OF SECTION 17,
T.8N. R.9E., TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.



Handwritten signature in red ink.

OWNER:
Charles F Greiber
Marcella A Greiber



Handwritten signature of Michael C. Canniff.
LOT 1
CSM #4610

TOTAL ACREAGE

including R/W
48,202 sq. ft.
1.11 ac.
excluding R/W
40,617 sq. ft.
0.93 ac.

UNPLATTED
LANDS

LEGEND

- ◆ Railroad spike found
- ⊕ Aluminum monument found
- Iron pipe found
- 1" Iron pipe set
- Well
- Septic
- Septic valve

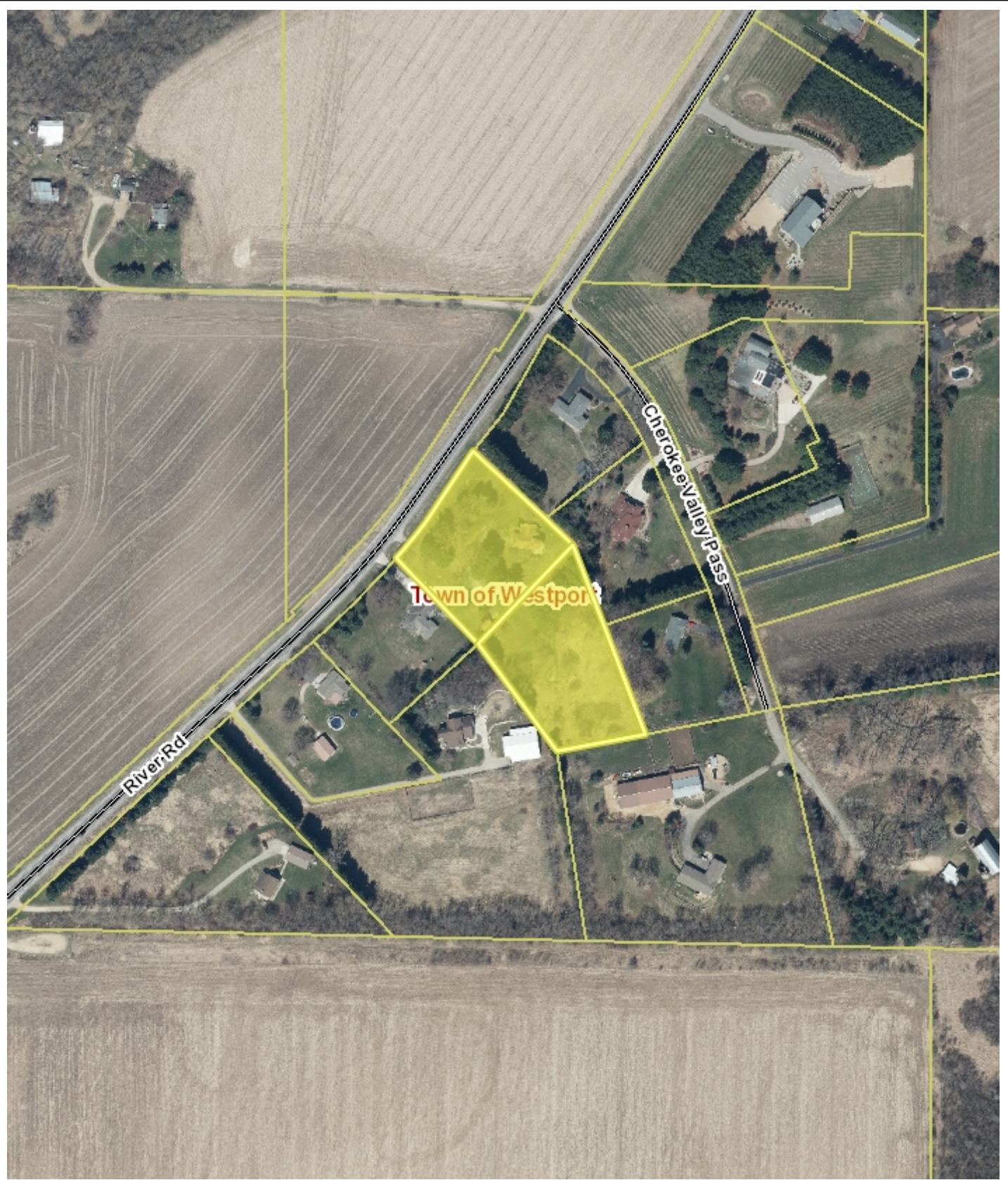


SCALE: 1" = 50'

Bearings referenced to the north line
of the NE 1/4 of Section 17, T.8N. R.9E.,
Township of Westport, Dane County, WI.
Assumed to be S89°45'59"E.

AGENDA ITEM #10:

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



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 = 380'

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

Print Date: 4/13/2021

From: Christopher Ohm <byebyebirdies1@yahoo.com>
Sent: Wednesday, April 7, 2021 11:49 AM
To: Robert Anderson <banderson@townofwestport.org>
Subject: May Planning Meeting

I would like a consultation about changing the zoning at my house (5921 Woodland Drive) from R-1 to village R-1.

I would like a consultation about making a lot located behind 5974 River road buildable through CSM and a shared driveway. The driveway would have a permanent easement or be a flag lot.

104A WEST MAIN STREET
WAUNAKEE WISCONSIN 53597

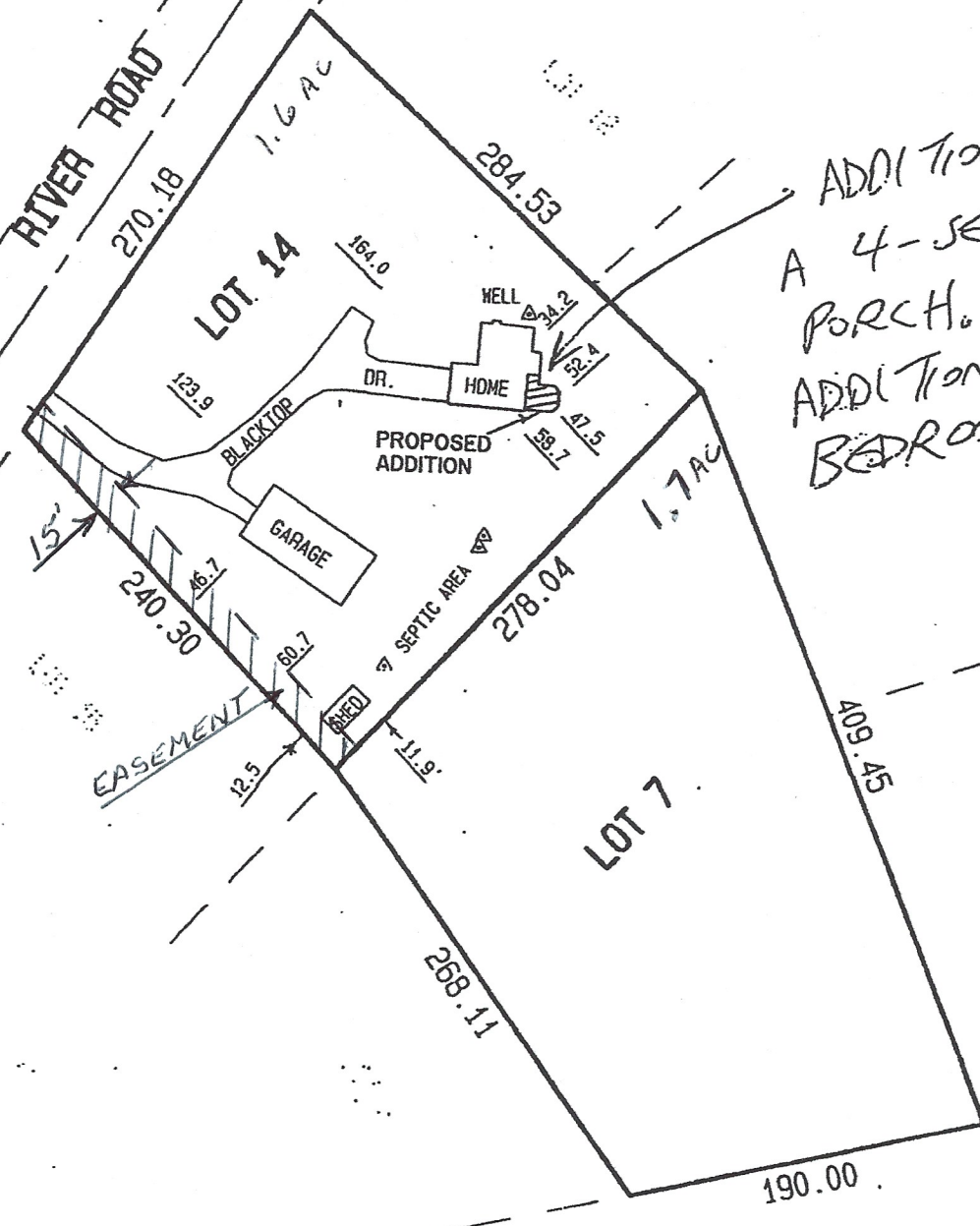
PLOT PLAN

PART OF THE NE 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 12,
TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.



(LOTS 14 AND 7 CHENEY MAP NO. 6533A - L) .

SCALE 1" = 100'



ADDITION IS
A 4-SEASON
PORCH. NO
ADDITIONAL
BEDROOMS.

PREPARED FOR : ED NIEBUHR
5974 RIVER ROAD
WAUNAKEE, WI., 53597

