

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/324228925>. You can also participate by phone by dialing +1 (669) 224-3412 and use access code: 324-228-925. 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, March 15, 2021 7:00 p.m.

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
6. Water Utility/Fire Protection Utility
Miscellaneous
7. Sewer Utility
Miscellaneous
8. Engineer Report
Miscellaneous Ongoing Projects
9. CSM (Recreate One Pre-existing Residential Lot), Steinhauer, Alex Court, (Waunakee ETZ), Discussion/Action
10. Annual Meeting Details Discussion/Action
11. COVID-19 Responses Discussion/Action
12. Committee Reports/Items for Action

Personnel Committee	Public Works Committee	Westport/Middleton JZC
Audit Committee	Town Plan Commission	Westport/Waunakee JPC
13. Administrative Matters
14. Miscellaneous Business/Forthcoming Events
15. Pay Current Bills
16. 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, March 15, 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, March 1, 2021

The regular semi-monthly meeting of the Town Board was called to order at 7:01 p.m. by Chair Grosskopf using video conferencing via GoToMeeting.com. Members Present: Cuccia, Grosskopf, Sipsma, and Trotter. Members Absent: Enge. Also Present: Tim Wohlers, and Tom Wilson.

For Public Comment On Matters Not On the Agenda, Wilson noted for recognition that Tim Wohlers who covers the Board meetings for The Waunakee Tribune recently received an award for one his stories from the Wisconsin Newspaper Association Foundation.

The minutes of February 15, 2021 regular meeting were approved as presented on a motion by Trotter, second Sipsma.

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

After comments, compliments, and discussion, Resolution 21-03 (Dane County Sheriff David Mahoney Appreciation) was adopted as presented on a motion by Sipsma, second Trotter.

Wilson provided an update on Town COVID-19 Responses, and Board members commented on their vaccine experiences.

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.

There were no Administrative Matters raised. For Miscellaneous Business or Forthcoming Events raised, Wilson advised of the CTH M Public Involvement Meeting and that the comment period is underway, and there were some comments by the Board members on the roadway design.

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

Motion to adjourn by Cuccia, second Sipsma. The meeting adjourned at 7:35 p.m.

Thomas G. Wilson
Attorney/Administrator/Clerk-Treasurer

AGENDA ITEM #9:

CSM (Recreate One Pre-existing Residential Lot), Steinhauer,
Alex Court, (Waunakee ETZ), Discussion/Action

TOWN OF WESTPORT

PLAN COMMISSION - March 8, 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: Bruskewitz (left at 8:00 p.m.), Cuccia, Grosskopf, Kennedy, Manering, Ohm, and Pichette. Members absent: None. Also attending: Michael Marty, Steve Levy, Ken Lambrecht, Patrick Riha, Bill Montelbano, and Tom Wilson.

No one was present for Public Comment on Matters not on the Agenda. The minutes of the February 8, 2021 regular meeting were approved as presented on a motion by Cuccia, second Bruskewitz, with Pichette abstaining due to absence.

After a brief presentation by Wilson and discussion, the CSM to Recreate One Pre-existing Residential Lot, Steinhauer, Alex Court (Waunakee ETZ), was recommended for approval as presented with conditions and restrictions as recommended by staff [no payment of a Town parkland dedication fee (the fee for the parcel was satisfied with the original Carriage Ridge First Addition Plat)] on a motion by Manering, second Pichette.

Item #9

After an introduction by Wilson, a presentation by the applicant, and discussion, the Variances, Setbacks from Road Right of Ways, Levy, 4961 Borchers Beach Road (Middleton ETZ), were recommended for approval with conditions, restrictions, and bases for the variances as recommended by staff (build as presented consistent with the home location as shown on the applicant's petition, based on the current configuration of the existing home, that the setbacks predate that home, that relocation within the required setbacks will affect the neighborhood by creating the removal of trees and changing view sheds, and that the variances are consistent with the intent of the zoning code, all creating a hardship due to the lot shape and road locations, with the added condition that the trees the applicant shows as being saved be protected during construction and maintained) on a motion by Cuccia, second Bruskewitz, with Kennedy abstaining.

After a presentation by Wilson, questions of the applicant, and discussion, the Additional Variances, Setbacks from Road Right of Way and Side Yard, Lambrecht, 4914 Wakanda Drive (Middleton ETZ), were recommended for approval with the conditions, restrictions, and bases for the variances as recommended by staff (based on the reasons provided by the applicant in this petition, in the original application, the Town resolution on the item, and the findings of the Middleton ZBA, and as a confirmation of what was recommended by the Town in that petition, all with the same conditions as approved by the ZBA in the previous petition, and to include any conditions for the protection of utilities in the ROW as may be necessary and recommended by Town staff prior to construction commencement) on a motion by Bruskewitz, second Ohm.

After an introduction by Wilson, a presentation by the applicant, questions of the applicant, and discussion, the Design Review, Temporary Restaurant Use/Structures, Beef Butter BBQ, 5407 CTH M (Former White House Site, Waunakee ETZ), was postponed for action to the next meeting by consensus and agreement of the applicant, with the following issues to be addressed and finalized:

- Hours of operations; proposed being open Thursday through Sunday from 4-10 p.m.
- Proposed being open from May 1 through the end of September.
- Plans to have music on Saturday nights to begin, but may expand.
- Needs to consult the Waunakee fire inspector to discuss the proposed fire pits and associated regulations and fire/tripping/coverage concerns.
- Concerns about the hours, volume, and direction of speakers in light of the residential area on the other side of CTH M (will need to consult Waunakee Code).
- Advised petitioner to be sure he has adequate power for his proposal.
- Traffic flow for orders and to prevent stacking needs to be addressed.
- Adequate parking on site needed, and the applicant will check with Summit for overflow parking.
- Concerns about an LED screen being a distraction for drivers and to consult Dane County Highway.
- Advised to contact Kevin Even at Waunakee to discuss sign guidelines and to propose signs that comply with the same.
- Needs to follow Town dark skies lighting guidelines.
- Refuse/Recycling and trash control will need to be addressed.
- Abuts an environmentally sensitive property which may need some protections from run off and to deal with general concerns of the proposed use.

The applicant was also told of preliminary issues to address regarding the Initial Consultation for a permanent presence and structures on the site (advised that design review for a permanent structure would be much more stringent than the temporary plans, Westport will want a high quality unique building in this location, and advised to refer to the Westport Design Guidelines).

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

For Miscellaneous Matters or Forthcoming Events, Wilson advised that due to some absences next month he is trying to keep the agenda lighter and moving some items to the May meeting, Wilson advised of a meeting held by Cherokee Country Club to talk about the improvements being planned for the golf course, and Wilson advised that Bruskewitz and Manering were reappointed to the Plan Commission for another term by the Town Board.

Motion to adjourn by Manering, second Cuccia. The meeting adjourned at 8:35 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, March 8, 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 2/8/21 meeting minutes.

4. CSM (Recreate One Pre-existing Residential Lot), Steinhauer, Alex Court,
(Waunakee ETZ), Discussion/Recommendation

The Steinhauers recently took two lots in Carriage Ridge at the “top” of Alex Court and combined them into one. They moved an overflow storm sewer that went between the lots to the south edge of the combined lot. All easements were moved appropriately. Now after further consideration, they would like to just return the lots to how they were platted. The storm sewer easement will need to be worked around a little for the driveway to the southernmost lot, but that was going to have to be done anyway since that part never moved. Putting the lots back the way they were originally platted is not a concern with staff. In fact, since this really did not create any new lots than were created with the original development, I contemplated doing it administratively. However, it does technically create a new lot so it made more sense to run through our normal process. The Comp Plan and zoning for the lots are appropriate of course for this lot configuration. At the consult last month all seemed favorable of this.

The CSM will need a recommendation from the JPC (March 9 meeting) and approval by the Town and Village Boards.

RECOMMENDATION: *Move to recommend approval of the CSM as submitted (all usual recommended conditions have been included on the CSM already), without payment of the Town parkland dedication fee (the fee for the parcel was satisfied with the original Carriage Ridge First Addition Plat).*

5. Variances, Setbacks from Road Right of Ways, Levy, 4961 Borchers Beach Road
(Middleton ETZ), Discussion/Recommendation
Steve Levy would like to essentially relocate the home on the former Soper property. He will need some variances to do so as he provided in his documentation. The lot is indeed odd shaped and is covered by quite a bit of road right-of-way. Therefore it makes it hard to locate a

home on the lot. In fact the current home, which predates some of the right-of-way location, actually is not properly placed on the lot since the setbacks changed due to the road revisions. Mr. Levy wishes save existing mature trees on the lot and generally locate the new home close to the location of the current home. He has provided ample evidence to support the granting of a variance based on the location of the current house, the odd size and shape of the lot, the road ROW locations, and the general neighborhood benefits. However, this would be a matter for the Middleton Zoning Board of Appeals, and we are just a recommending body. He is looking to see if this idea is acceptable. The Town Plan Commission recommendation will be referred to the JZC for review and recommendation, then to the Town Board, and then to the Middleton ZBA. At the consult on this held a few months ago all of the PC members supported proceeding.

RECOMMENDATION: *Move to recommend approval as presented consistent with the home location as shown on the applicant's petition, based on the current configuration of the existing home, that the setbacks predate that home, that relocation will affect the neighborhood by creating the removal of trees and changing view sheds, and that the variances are consistent with the intent of the zoning code, all creating a hardship due to the lot shape and road locations, with the condition that the trees the applicant shows as being saved be protected during construction and maintained.*

6. Additional Variances, Setbacks from Road Right of Way and Side Yard, Lambrecht, 4914 Wakanda Drive (Middleton ETZ), Discussion/Recommendation
Ken Lambrecht would like to build a garage at his Wakanda Drive home site. Because of the steep lot elevations, the size of the lot, and the home location and size, he needed some variances to do so as he provided in his documentation included in your agenda packets. He needed relief from the front yard and side yard setback requirements to do so, and was granted that variance by the Middleton ZBA after recommendations from the Town PC, the JZC, and the Town Board. The lot is narrow to a certain extent, and steep to Lake Mendota. Therefore it makes it hard to locate a garage on the lot. Parking along the narrow Wakanda Drive is difficult as well due to the width of the roadway, the elevations, and other driveways.

At the initial variance request the minutes show as follows:

After an introduction by Wilson and discussion, the Variance from Setbacks for Garage, Lambrecht, 4914 Wakanda Drive (Middleton ETZ), was recommended for approval as requested with the conditions listed in the staff memorandum, obtaining written approval from the immediate neighbors, and amending the last staff condition to indicate that not only is the variance for just this building but that the variance lapses with the demolition of the home and rebuilding on the lot, on a motion by Pichette, second Kennedy.

The Board then followed that recommendation after confirmation by the JZC. The Resolution doing so has been sent to you as a supplement to the packet. The ZBA approved the variance essentially the same, the minutes of which were also sent to you.

The documents provided to the Board and as part of the Resolution actually showed the foundation and the “basement” part of the garage extending to the roofline of the garage (3 feet from the front wall of the structure. However, at the ZBA meeting, the hearing notice did not include that part of the building, so only approval was given for construction of the “basement” to the front of the building, not to the overhang. So the petitioner has approval for the construction of a garage, but now is asking for additional variances for the foundation extension.

The documents in your packets that he filed do set forth good reasons for the variance I believe. Additionally the plans approved with the original request did have the foundation shown consistent with this request. At the same time, it is a separate variance request, and it does not have the same hardship as the previous request certainly. This is for additional storage as opposed to the parking concerns in the last request. Although this may seem simple and a confirmation of what was previously approved, an argument can be made that based only on this request and not what was proposed before, this does not meet the variance standards on its own merits. I do not believe we should penalize the inexperienced petitioner for the limits he missed on the original notice (the specifics of which were well done and correct).

RECOMMENDATION: Move to recommend approval to the Town Board, M/W JZC and Middleton ZBA based on the reasons provided by the applicant in this petition, in the original application and the Town resolution on the item, and the findings of the Middleton ZBA, and as a confirmation of what was recommended by the Town in that petition, all with the same conditions as approved by the ZBA in the previous petition.

7. Design Review and Initial Consultation, Temporary and Permanent Restaurant Use/Structure, Beef Butter BBQ, 5407 CTH M (White House Site, Waunakee ETZ), Discussion/Action

Beef Butter BBQ has a shop in the mall at the corner of Northport and Sherman in Madison. It is very successful. They are wanting to locate a restaurant on the former White House sight along CTH M by Summit that has been vacant for years. They temporarily would like to put up a tent and some tables with their truck, and serve on the property while they plan out a building and full use for the entire site. There is a rather large existing parking area still there and a nice lawn space behind that. They would like to have bands and serve intoxicating beverages at some point (although a liquor license is currently not available). Of course a restaurant and the uses they want for the sight are within the zoning for the property just as the White House was, and the use is consistent with the Comp Plan. The temporary use of the tent, truck and tables is exactly consistent with what we allowed for the Athens Grill for several months while their building was being planned and going up. The band stand is also consistent with the previous White House use because they did have outside music behind the building. Perhaps the tent could be used to shield the music? Note that Nautigal also has outside music, but it is fairly quiet with limited hours. There are of course music limits already in place on the site in the Waunakee Zoning Code and in the Town and County noise ordinances, but if the Plan Commission is worried about that we could request that they

comply with the same restrictions placed on Drumlin Ridge. All in all this use is consistent with the zoning and plans for the property and would make a nice use of vacant property that has only been used for utility construction storage. We would have a lot of work on the permanent building, especially with wetland and road setbacks, but certainly a design could be developed that would comply with our Design Guidelines.

Design Review is in the purview of the Plan Commission.

RECOMMENDATION: As to the Design Review for the temporary structures and facilities, move to approve as presented with time limits as requested by the applicants, conditioned on fixing the exterior lights on the property to be compliant with the Town Code, signage to be approved by the Plan Commission, restrictions on music consistent with the time and volume as approved for Drumlin Ridge Winery, and any other conditions that may become apparent as we discuss this. As to the consultation on the permanent use, no action is to be taken, although please consider advising the potential applicant of issues to address so they can decide whether to proceed.

8. Park Committee Report/Items for Action
Terry, if present, will give a report on recent Committee work.
9. Historic Preservation Commission Report/Items for Action
Joe, if present, will give a report on recent Commission work.
10. Sign Design Group Report/Items for Action
John and Joe will give a report on recent Group work.
11. Waunakee/Westport Joint Planning Committee Report/Items for Action
An oral report will be provided as necessary.
12. Middleton/Westport Joint Zoning Committee Report/Items for Action
An oral report will be provided as necessary.
13. Miscellaneous/Forthcoming Events
An oral report will be provided as necessary.
14. Adjourn

**VILLAGE OF WAUNAKEE
JOINT PLAN COMMISSION MEETING
Via Zoom Virtual Webinar
March 9, 2021 6:00 PM**

Meeting Minutes

CALL TO ORDER

The meeting was called to order at 6:06 p.m.

ROLL CALL:

Present: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brian Malich, Brian Wallace

Absent: Brad Zeman

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Mike Marty, Mike Lawton, Andy Kessenich, Matt Schreiner.

MINUTES

1 January 12, 2021

Motion Grosskopf, second Malich, to approve the minutes from the January 12, 2021 Joint Plan Commission meeting as presented. Motion carried.

PUBLIC COMMENT: None

NEW BUSINESS

1 Discuss and Take Action on CSM Dividing Two Lots Previously Combined into One, Steinhauer, Alex Court, Town of Westport

Staff presented the CSM recreating two lots that were previously combined. Motion was made by Grosskopf, seconded by Bruskewitz, to recommend approval of the amended certified survey map for Alex Court to the Village and Town Boards subject to all conditions and restrictions requested by the Westport Plan Commission. Motion carried 5-0.

2 Report on a Request by Statz Family Partnership LLP to Amend the Urban Service Area to include 6101 Hogan Road, Town of Westport

Mr. Even gave a report on the Waunakee Plan Commission discussion for this amendment to the USA, and recommending approval of the request to CARPC. The JPC members discussed future roadway locations and expansion of the business park. There were no objections to the request. No action necessary.

ADJOURN

Motion Bruskewitz, second Wallace, to adjourn the meeting at 6:22 p.m. Motion carried 5-0.

Respectfully Submitted:

Tracy Meinholz, Plan Commission Secretary

Item #9

**TOWN OF WESTPORT
RESOLUTION NO. 21-__**

**A RESOLUTION BY THE TOWN OF WESTPORT
BOARD OF SUPERVISORS CONDITIONALLY
APPROVING THE CERTIFIED SURVEY MAP FOR THE STEINHAUER PROPERTY
WITHIN THE TOWN OF WESTPORT,
DANE COUNTY, WISCONSIN
(Alex Court, Waunakee ETZ)**

WHEREAS, an application to recreate one pre-existing residential lot by Certified Survey Map ("CSM" -- attached as Exhibit A) identifying an area of land located in the Town of Westport (the "Town") was submitted by Gary and Laura Steinhauer ("Petitioner"), to the Town for review and action on February 9, 2021 and the statutory sixty-day review period will expire on or about April 10, 2021; and,

WHEREAS, the CSM, since the property was located in the Waunakee ETZ Area, was referred to the Waunakee/Westport Joint Planning Committee (the "JPC") for its review and its recommendation to the Town Board of Supervisors (the "Town Board"); and,

WHEREAS, the JPC, Town Plan Commission, and the Town Board have reviewed the CSM and met with the Petitioner with respect to the proposed CSM; and,

WHEREAS, the JPC and the Town Plan Commission both determined that the CSM will only be consistent with the Town of Westport Ordinances, the Village of Waunakee Ordinances, Ch. 236, Wis. Stats., and the Waunakee/Westport Comprehensive Plan if certain conditions set forth in their recommendations adopted at meetings on March 8 and 9, 2021, respectively are met; and,

WHEREAS, the Town Board has determined that the CSM will only be consistent with the Town of Westport Ordinances, the Village of Waunakee Ordinances, Ch. 236, Wis. Stats., and the Waunakee/Westport Comprehensive Plan if all the conditions set forth below are met.

NOW, THEREFORE, the Town Board of Supervisors of the Town of Westport, based upon the above determinations, hereby approves the Certified Survey Map as attached hereto at Exhibit A, subject to the following conditions and/or restrictions.

1. All dedications, notations or other information which should be added to the face of the CSM;
2. Maintenance of all current easements and restrictions, including restrictions and covenants from the original plat;
3. All special assessments and fees shall be paid;
4. Based on the fact that either the appropriate land was dedicated or the appropriate fee was paid for the lots in this CSM at the time of platting, the Town's parkland dedication requirements have been previously satisfied in accordance with section 10-2-84 of the Town Code;

5. The Petitioner shall pay all costs and fees incurred by the Town and Village for any and all reviews, approval requests and document preparation by the Village or Town Engineers and Town or Village Attorneys relating to the property, and shall enter into an agreement approved by the Town Attorney to pay these costs and fees; and,
6. The Petitioner shall provide the Town a recorded copy of the CSM.

The above and foregoing resolution was duly adopted by the Town Board of Supervisors of the Town of Westport, Dane County, Wisconsin, at a regular meeting held on the ____ day of _____, 2021, by a vote of ___ ayes and ____ nays, with ____ member(s) absent.

TOWN OF WESTPORT

Approved:

By: _____
Dean A. Grosskopf, Town Board Chair

Attest: _____
Thomas G. Wilson,
Town Attorney/Administrator/Clerk-Treasurer

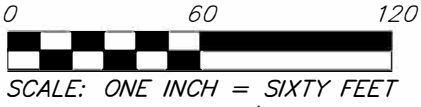
Posted: _____
Approved: _____

CERTIFIED SURVEY MAP No.

LOT 1, CERTIFIED SURVEY MAP NUMBER 15527, AS RECORDED IN VOLUME 112 OF CERTIFIED SURVEY MAPS, ON PAGES 96-99, AS DOCUMENT NUMBER 5652560, DANE COUNTY REGISTRY, LOCATED IN THE NE1/4-NE1/4 OF SECTION 20, AND THE NW1/4-NW1/4 OF SECTION 21, ALL IN TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NE 1/4 OF SECTION 20-08-09 MEASURED AS BEARING S89°52'20"E



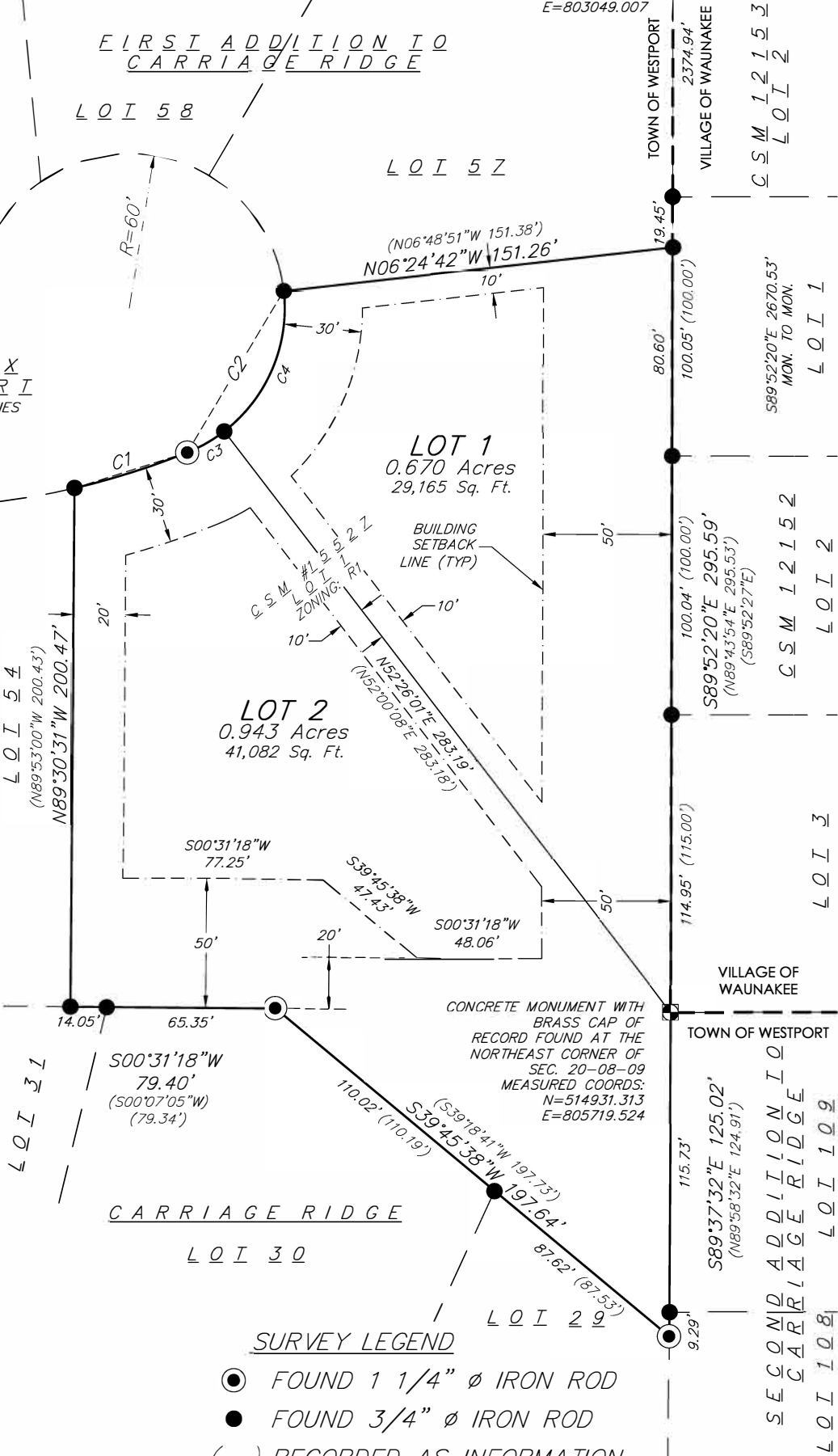
ALUMINUM MONUMENT OF RECORD FOUND AT THE NORTH 1/4 CORNER OF SEC. 20-08-09 MEASURED COORDS: N=514937.264 E=803049.007

FIRST ADDITION TO CARRIAGE RIDGE

TANGENT BEARING TABLE		
CURVE NUMBER	BEARING IN	BEARING OUT
C1	N13°09'44"W	N21°53'02"W
C2	N21°53'02"W	S83°35'06"W

CURVE TABLE			
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE
C1	45.67' (45.57')	300.00'	08°43'19" (08°42'14")
C2	78.05' (78.05')	60.00'	74°32'01" (74°32'01")
C3	16.49' (16.48')	60.00'	15°44'32" (15°44'04")
C4	61.57' (61.59')	60.00'	58°47'29" (58°49'00")

ALEX COURI R/W VARIES



SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- () RECORDED AS INFORMATION

vierbicher planners | engineers | advisors



Phone: (800) 261-3898

FN: 200104
DATE: 02/09/2021
REV:
Drafted By: MMAR
Checked By:

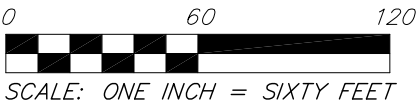
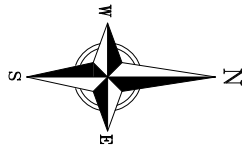
SURVEYED FOR:
GARY ALAN STEINHAUER &
LAURA KAY STEINHAUER
3718 ARAPAHO COURT
VERONA, WI 53593

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

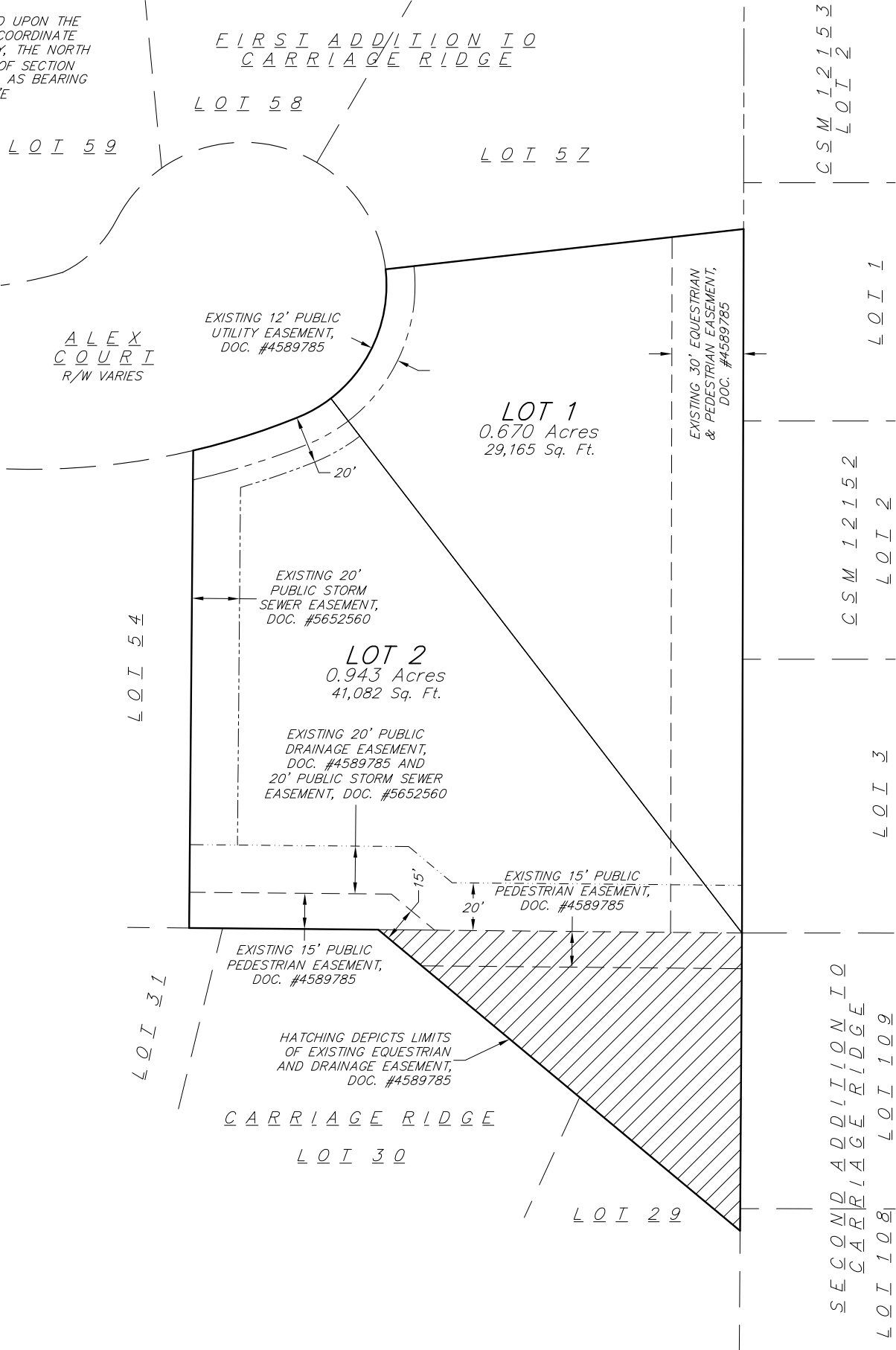
SHEET 1 OF 4

CERTIFIED SURVEY MAP No.

LOT 1, CERTIFIED SURVEY MAP NUMBER 15527, AS RECORDED IN VOLUME 112 OF CERTIFIED SURVEY MAPS, ON PAGES 96-99, AS DOCUMENT NUMBER 5652560, DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4-NE 1/4 OF SECTION 20, AND THE NW 1/4-NW 1/4 OF SECTION 21 ALL IN TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NE 1/4 OF SECTION 20-08-09 MEASURED AS BEARING S89°52'20"E



vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 200104
DATE: 02/09/2021
REV:
Drafted By: MMAR
Checked By: PKNU

SURVEYED FOR:
GARY ALAN STEINHAUER &
LAURA KAY STENHAUER
3718 ARAPAHO COURT
VERONA, WI 53593

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

**SHEET
2 OF 4**

CERTIFIED SURVEY MAP No. _____

LOT 1, CERTIFIED SURVEY MAP NUMBER 15527, AS RECORDED IN VOLUME 112 OF CERTIFIED SURVEY MAPS, ON PAGES 96–99, AS DOCUMENT NUMBER 5652560, DANE COUNTY REGISTRY, LOCATED IN THE NE¼–NE¼ OF SECTION 20, AND THE NW¼–NW¼ OF SECTION 21 ALL IN TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

OWNER’S CERTIFICATE

Gary Alan Steinhauer and Laura Kay Steinhauer, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Town Board, Town of Westport, and the Village Board, Village of Waunakee for approval. Witness the hand and seal of said owner this _____ day of _____, 2021.

By: _____ By: _____
Gary Alan Steinhauer, Owner Laura Kay Steinhauer, Owner

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2021, the above named Gary Alan Steinhauer and Laura Kay Steinhauer, Owners, known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

TOWN OF WESTPORT APPROVAL

Resolved that this Certified Survey Map including any dedication shown hereon is hereby approved for recording on this _____ day of _____, 2021.

Resolution No. _____

Thomas G. Wilson, Town Administrator, Town of Westport
Dane County, Wisconsin

VILLAGE OF WAUNAKEE APPROVAL

Approved for recording by the Village of Waunakee this _____ day of _____, 2021.

Caitlin Stene, Deputy Administrator/Village Clerk,
Village of Waunakee, Dane County, Wisconsin

09 Feb 2021 - 1:30p M:\Steinhauer, Alan\200104_Lot 55 & 56: First Add to Carriage Ridge\CADD\200104_CSM 2 Lot.dwg by: mmr

CERTIFIED SURVEY MAP No. _____

LOT 1, CERTIFIED SURVEY MAP NUMBER 15527, AS RECORDED IN VOLUME 112 OF CERTIFIED SURVEY MAPS, ON PAGES 96–99, AS DOCUMENT NUMBER 5652560, DANE COUNTY REGISTRY, LOCATED IN THE NE¼–NE¼ OF SECTION 20, AND THE NW¼–NW¼ OF SECTION 21, ALL IN TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION:

Lot 1, Certified Survey Map Number 15527, as recorded in Volume 112 of Certified Survey Maps, on Pages 96–99, as Document Number 5652560, Dane County Registry, located in the NE¼–NE¼ of Section 20, and the NW¼–NW¼ of Section 21, all in Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin.

Containing 70,247 square feet or 1.613 acres more or less.

SURVEYOR’S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. S–2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Gary Alan Steinhauer and Laura Kay Steinhauer, Owners, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A–E7 of the Wisconsin Administrative Code, the Subdivision Ordinance of the Town of Westport, and the Subdivision Ordinance of the Village of Waunakee in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Date: February 02th, 2021

Signed: _____
Michael S. Marty, P.L.S. No. S–2452

NOTES:

- 1. Per First Addition to Carriage Ridge, the private equestrian pedestrian easements shall be allowed to be used for public access for the maintenance of stormwater management areas.
- 2. Subject to Agreement and Declaration of Covenants, Restrictions and Conditions recorded as Document No. 2608675.
- 3. Subject to Agreement and Declaration of Covenants, Restrictions and Conditions recorded as Document No. 4603232.
- 4. Subject to Restrictions for Maintenance of Stormwater Management Measures recorded as Document No. 4606843.
- 5. Building setback lines as shown on sheet 1 of this CSM are per information provided by the Town of Westport’s Zoning Administrator.

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 20____,
at _____ o’clock _____.m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____

Kristi Chlebowski,
Dane County Register of Deeds

09 Feb 2021 - 1:30p M:\Steinhauer, Alan\200104_Lot 55 & 56, First Add to Carriage Ridge\CADD\200104_CSM 2 Lot.dwg by: mmcar

<div><div><div>vierbicher</div><div>planners engineers advisors</div></div><div><div>Phone: (800) 261-3898</div></div></div>		FN: 190255	<div><div>SURVEYED FOR:</div><div>GARY ALAN STEINHAUER & LAURA KAY STEINHAUER 3718 ARAPAHO COURT VERONA, WI 53593</div></div>	C.S.M. No. _____	<div><div>SHEET</div><div>4 OF 4</div></div>
		DATE: 02/09/2021		Doc. No. _____	
		REV:		Vol. _____ Page _____	
		Drafted By: MMAR			
		Checked By: PKNU			