

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

AGENDA - Monday, January 17, 2022 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. Committee Reports/Items for Action

Personnel Committee	Public Works Committee	Westport/Middleton JZC
Audit Committee	Town Plan Commission	Westport/Waunakee JPC
10. Administrative Matters
11. Miscellaneous Business/Forthcoming Events
12. Pay Current Bills
13. Adjourn to closed session pursuant to section 19.85(1)(c), Wis. Stats., to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and Section 19.85(1)(f), Wis. Stats., to consider financial, medical, social, or personal histories of specific persons which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, regarding the administrator/clerk-treasurer position and education funding.
14. Reconvene in Open Session
15. Administrator/Clerk-Treasurer Position Discussion/Action
16. Education Funding Discussion/Action
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
AUDIT COMMITTEE MEETING
Kennedy Administration Building
Community Meeting Room
5387 Mary Lake Road
Town of Westport, Wisconsin

AGENDA - Monday, January 17, 2022 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, January 3, 2022

The regular semi-monthly meeting of the Town Board was called to order at 7:01 p.m. by Chair Grosskopf in the Community Meeting Room of the Bernard J. Kennedy Administration Building/Town Hall. Members Present: Cuccia, Enge, Grosskopf, Sipsma, and Trotter. Members Absent: None. Also Present: Tim Wohlers, and Tom Wilson.

There was no Public Comment On Matters Not On the Agenda. The minutes of December 20, 2021 regular meeting were approved as presented on a motion by Sipsma, second Cuccia.

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

After reviewing documents, hearing the status of the matter from Wilson, and discussion regarding CTH M Improvements Affecting Town Center Pond/Trees, the Board advised Wilson to proceed generally as indicated in the latest map preserving as many trees as possible and protecting the athletic field to the greatest extent possible.

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

For Administrative Matters raised, Wilson advised the Board regarding the DCTA request on airport use of leaded fuels and requested confirmation to advise the DCTA that the Town supports the efforts of the City of Middleton as noted in the email of Mark Opitz, which was confirmed on a motion by Sipsma, second Enge.

For Miscellaneous Business or Forthcoming Events raised, Wilson reminded the Board of the Towell Family DNR property donation dedication on January 4 at 1:15 p.m., and Enge commented on the comparative low taxes in Westport.

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

Motion to adjourn by Cuccia, second Trotter. The meeting adjourned at 7:33 p.m.

Thomas G. Wilson
Attorney/Administrator/Clerk-Treasurer

AGENDA ITEM #10:

Administrative Matters



THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS

January 3, 2022

Attorney Tom Wilson
Attorney/Administrator/Clerk-Treasurer
Town of Westport
5387 Mary Lake Road
Waunakee, WI 53597

RE: Bishops Bay – Phase 5 – Silo Conditions and Cost

Attorney Wilson:

The Prairie neighborhood in Bishops Bay has two silos that are located at the corner of Silo Prairie Drive. These silos are old and in a degrading condition that presents a hazard to the homes near them.

The Community of Bishops Bay has gathered quotes from Wisconsin Silos, Inc to compare the cost of repairing the silos or demolishing the current silos and building new. Cost comparison table below:

Option	Cost	Notes
1. Repair Silos	\$51,399	
2. Construct New Silo	\$39,933	Demolish two degrading silos and replace with one new silo.

Bruce Johnson of Wisconsin Silos, Inc was on site to see the condition of the current silos and quote the cost of the job, said:

*“Concrete stave silos in good condition will require inspection and maintenance over their lifetime. In extreme high wind events, they can be subject to failure. **My opinion is that these silos should be removed because of their proximity to residences, and the liabilities they incur.***

A Better choice to retain the farm appeal would be to consider a new poured concrete silo...

...From a cost standpoint, a liability standpoint, a maintenance standpoint, and a safety standpoint, this new silo would be a win-win for the developer, the residences, and the township.”



THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS

Due to the poor condition of the two current silos and the liability they present to those living nearby, the non-standard silo “look” after repairing with a concrete stabilization ring along the inside and outside bottom 4’ or so, the Community of Bishops Bay would prefer to demolish the current silos and construct one new silo.

It should be noted that the silos are located within public parkland that was donated in Phase 5 of the development, therefore The Community of Bishops Bay needs the Town of Westport’s sign off for any repairs or replacement work before beginning.

We appreciate Westport’s opinion in dealing with this matter and we would like to make sure the right decision is made for the neighborhood, residents and town.

Sincerely,

The Community of Bishops Bay LLC

By: _____
Jake Bunz, Project Manager

Enclosures:

Quote from Wisconsin Silos, Inc to repair both silos and construct a new silo.

Wisconsin Silos, Inc.

3700 POST ROAD
PO BOX 278
PLOVER WI 54467-0278



Phone 715-344-9503 1-800-472-9202

Email: wisilos@gmail.com

Federal Tax ID: 39-1473388

Fax 715-344-1312

www.wisconsinsilos.com

11/22/2021

Lane Brown
T. Wall Enterprises
P.O. Box 620037
Middleton, WI 53562

Email: lane@twallenterprises.com
Phone: 608-807-7226

Lane:

Thanks for visiting with me on Friday. Here are the scopes of work and budget numbers that I am suggesting for the two silos at "Bishop's Bay The Farm":

- * Pour reinforced concrete collar walls around the inside and outside circumferences of the silos. These walls would sit on the existing footings and extend approximately one foot above the existing grade.
 - Budget 20' silo \$4,469.00
 - Budget 14' silo \$3,760.00
- * Provide dumpster and remove silo unloaders and other debris from the inside of the silos.
 - Budget \$2,860.00 includes both silos
- * Provide dumpster and shovel approximately 7' of old feed out of the 14' silo.
 - Budget \$2,160.00
- * Supply door closures and chute closures to close up silos
 - Budget \$1,225.00 includes both silos
- * Shotcrete the inside of both silos to a height of 45'. This is necessary for strength because inside coatings are gone and stave joints are open in many places.
 - Budget 20' silo \$7,425.00
 - Budget 14' silo \$6,300.00
- * Replace roofs with new galvalum roofs.
 - Budget 20' silo \$10,520.00
 - Budget 14' silo \$ 6,680.00
- * Replace silo chutes with new galvalum chutes.
 - Budget 20' silo \$3,000.00
 - Budget 14' silo \$3,000.00

* Final grade and seeding are not included

Total budget numbers for both silos \$51,399.00

Concrete stave silos in good condition will require inspection and maintenance over their lifetime. In extreme high wind events, they can be subject to failure. My opinion is that these silos should be removed because of their proximity to residences, and the liabilities they incur.

A better choice to retain the farm appeal would be to consider a new poured concrete silo in the open public space adjacent to where the silos stand now. This silo could become the “high point” of a play or activity area in the future.

The poured concrete silo would be 6” thick reinforced concrete with no metal hoops. The silo chute would be concrete and in a high wind event, there would be no liability other than an easily replaceable roof. This proposed silo would be 16’ inside diameter, a wall height of 40’ and an overall height with the roof of 48’.

Budget new silo \$35,933.00

From a cost standpoint, a liability standpoint, a maintenance standpoint, and a safety standpoint, this new silo would be a win-win for the developer, the residences, and the township.

I will follow up to make sure you receive this and to answer any questions that you may have.

Bruce Johnson

Wisconsin Silos, Inc.

Cell: 1-920-728-2573