

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

AGENDA - Monday, July 15, 2019 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. Rezone for Shorter Setbacks (County R-1 to Village R-1), Schutz/Ritchie, 5540 Gerend
Road, Waunakee ETZ, Discussion/Recommendation
10. Town Road Construction Financing Options Discussion/Action
11. Committee Reports/Items for Action

Personnel Committee	Public Works Committee	Westport/Middleton JZC
Audit Committee	Town Plan Commission	Westport/Waunakee JPC
12. Administrative Matters
13. Miscellaneous Business/Forthcoming Events
14. Pay Current Bills
15. 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, July 15, 2019 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, July 1, 2019

The regular semi-monthly meeting of the Town Board was called to order in the Community Meeting Room of the Bernard J. Kennedy Administration Building at 7:02 p.m. by Chair Grosskopf. Members present: Cuccia, Enge, Grosskopf, Sipsma, and Trotter. Members absent: None. Also Present: Tim Wohlers, and Tom Wilson.

No one was present for Public Comment On Matters Not On the Agenda. The minutes of the June 17, 2019 regular meeting were approved as presented on a motion by Sipsma, second Trotter.

Several Regular Operator Licenses as on file with the Clerk and presented were granted subject all state and local requirements on a motion by Sipsma, second Cuccia.

For Sewer Utility matters, Resolution 19-04 (CMAR Approval) showing DNR rule compliance was adopted as presented on a motion by Sipsma, second Enge.

For an Engineer Report on Miscellaneous Ongoing Projects, Wilson reported that the Reynolds Avenue reconstruction project is proceeding nicely despite the rain, and that the Caton Lane project will start later in the Summer.

No action was taken on The Six Mile Creek Bridge Repair (Mill Road) Bid/Contract Award Discussion/Action matter to allow for a recommendation from the Town engineers since no bids were received.

After a report and recommendation from Wilson, Rosa Ropers was appointed to the Historic Preservation Commission to fill the term of Ray Mejia based on her application materials submitted on a motion by Sipsma, second Enge.

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

There were no Administrative Matters raised. For Miscellaneous Business or Forthcoming Events raised, Cuccia reported that he will likely not be here for the first regular Board meeting in August; Sipsma mentioned the resigning of Waunakee Village Board Trustee Susan Springman and her move to Westport; Enge mentioned that the assessors are working in neighborhoods on the revaluation; and, TDS installation issues were raised by Trotter and Grosskopf and they requested that staff make TDS contact information more prominent on the web site and make sure its contractors finish adequately before leaving the area.

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

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

Thomas G. Wilson
Town Attorney/Administrator/Clerk-Treasurer

AGENDA ITEM #10:

Rezone for Shorter Setbacks (County R-1 to
Village R-1), Schutz/Ritchie, 5540 Gerend Road,
Waunakee ETZ, Discussion/Recommendation

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, July 8, 2019 7:00 p.m.

1. Call to Order
2. Public Comment On Matters Not On the Agenda
3. Approve Minutes.

For the 6/10/19 meeting minutes.

4. Rezone for Shorter Setbacks (County R-1 to Village R-1), Schutz/Ritchie, 5540 Gerend Road, Waunakee ETZ, Discussion/Recommendation

The owners here would simply like to add to their garage, which they are entitled to do. The property is in the Waunakee ETZ, zoned County R-1, and otherwise consistent with the Comprehensive Plan. The only issue is that the original builders of the home, discovered by these owners as they were planning the building of this garage addition, built the garage, trying to give the house some added appeal, two feet beyond the front yard setback. You can see the survey drawing showing how the garage could be built within the current setbacks, but the owners would like to essentially continue the garage at its current set back from the street. They could do so with the smaller setbacks of a Village R-1 zoning classification. Note that the current zoning is recognized as temporary in nature and the Village classifications are what we all want to get to. However the setbacks here in the neighborhood have been set for some time. I do not know what the neighbors think, but based on the house location they are not affected in any way. You could allow for the rezone but set by restriction the current setbacks with the exception of the two feet as requested here, which would also legitimize where the house has set for many years. The house is on a corner lot so sometimes that makes things more difficult to fit. Also note that where the addition is being made it does not block site lines nor affect anyone's yard.

In the past we have used the Village's setbacks in rezones to allow for decks and other situation where we have found these odd and long time unknown violations. We could solve a problem here and assist the owner with the rezone, but you could also not allow the violation to continue and require the new addition to be set off somewhat.

At the consultations last month no issues were noted except to keep all current setbacks

allowing only this change as requested. The item is in the Waunakee ETZ area so the JPC will be holding a hearing and making a recommendation to the Town and Village Boards at its meeting on July 9.

RECOMMENDATION: Move to recommend the rezone as presented with a restriction to keep the current County R-1 setbacks except only as proposed to allow the change requested.

5. Park Committee Report/Items for Action
Terry, if present, will give a report on recent Committee work.
6. Historic Preservation Committee Report/Items for Action
Joe, if present, will give a report on recent Committee work.
7. Waunakee/Westport Joint Planning Committee Report/Items for Action
An oral report will be provided as necessary.
8. Middleton/Westport Joint Zoning Committee Report/Items for Action
An oral report will be provided as necessary.
9. Miscellaneous/Forthcoming Events
An oral report will be provided as necessary.
10. Adjourn

TOWN OF WESTPORT

PLAN COMMISSION – July 8, 2019

The regular monthly meeting of the Plan Commission was called to order at 7:02 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Grosskopf. Members present: Cuccia, Grosskopf, Manering, Ohm, Kennedy, and Pichette. Members absent: Bruskewitz. Also attending: Terry Enge, Gerald Schutz, Diane Ritchie, and Tom Wilson.

No one was present For Public Comment on Matters not on the Agenda. The minutes of the June 10, 2019 regular meeting were approved as presented on a motion by Manering, second Cuccia.

After a presentation by Wilson and discussion, the Rezone for Shorter Setbacks (County R-1 to Village R-1), Schutz/Ritchie, 5540 Gerend Road, Waunakee ETZ, was recommended for approval as submitted consistent with previous actions on similar requests to provide for zoning conformance, with a restriction to provide for setback changes only as proposed for the garage addition (28 feet from Gerend and 25 feet from Rivers Edge) with other setbacks remaining as currently set in County R-1, on a motion by Cuccia, second Kennedy.

Enge reported on the work of the Park Committee. Pichette reported on the work of the Historic Preservation Commission.

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

For Miscellaneous Matters and Forthcoming Events raised, Wilson provided updates after requests by Commissioners on drain tiling in the Community of Bishops Bay farm property in Middleton along CTH Q, and on the CTH M study.

Motion to adjourn by Manering, second Pichette. The meeting adjourned at 7:45 p.m.

Mary Manering, Secretary

**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT
JOINT PLAN COMMISSION MEETING
Town of Westport Community Room
5387 Mary Lake Road, Town of Westport
July 9, 2019 6:00 PM**

Meeting Minutes

CALL TO ORDER

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

ROLL CALL:

Present: Ken Sipsma, Dean Grosskopf, , Brad Zeman, Brian Malich, Brian Wallace

Absent: Eileen Bruskewitz

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Jerry Tierney, Mike Lawton, Don Tierney, Gerald Schutz, Aaron Aspenson, Jimmy Lang.

MINUTES

1 June 11, 2019

Motion Malich, second by Zeman, to approve the minutes from the June 11, 2019 Joint Plan Commission meeting as presented. Motion carried 5-0.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: None

NEW BUSINESS

1 Public Hearing and Discussion/Action on a Rezone Request, Schutz, 5540 Gerend Road, Town of Westport

The public hearing was opened at 6:03 p.m. Mr. Wilson gave an update on the action taken at the Town Plan Commission meeting the previous evening. He stated that the Town recommended approval conditioned that the setback from Gerend Road be 28', River Edge be 25', and all other setbacks remain as county R-1 setbacks. The public hearing was then closed at 6:06 p.m. Motion Grosskopf, second by Wallace, to recommend approval of the rezone from County R-1 to Village R-1 to the Village and Town boards as recommended by the Town Plan Commission. Motion carried.

2 Public Hearing and Discussion/Action on a Request for Conditional Use Permit to Allow Outdoor Patio Service, Boston's Pizza, 1370 Water Wheel Drive, Village of Waunakee

Chairperson Sipsma opened the public hearing at 6:11 p.m. Mr. Even went over the conditions of the CUP document and answered questions from the members. No one from the public wished to speak. The public hearing was closed at 6:13 p.m. Motion Zeman, second by Wallace, to approve the conditional use permit as presented. Motion carried 5-0.

3 Discuss and Take Action on Proposed Signage Plan, Festival Foods, Corner of Woodland Drive and CTH Q

Mr. Even stated that Festival has withdrawn the retaining wall sign from the submittal after concerns brought up at the Village Plan Commission meeting the previous evening. Motion Wallace, second Grosskopf, to approve the building signage as presented with the withdrawal of the retaining wall sign by the applicant. Motion carried 5-0.

4 Discussion/Recommendation on Proposed Changes to the Village Zoning Code of Ordinances Related to Signs

Mr. Even gave background on the proposed changes. These changes would also apply to the Town as part of the zoning code. The Commission members directed staff to work on the language to comply with the court case, but to make the changes as minimal as possible. No formal action taken.

ADJOURN

Motion Zeman, second Grosskopf, to adjourn the meeting at 6:35 p.m. Motion carried.

Respectfully Submitted:

Tracy Meinholz, Joint Plan Commission Secretary

**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT
JOINT PLAN COMMISSION MEETING
Town of Westport Community Room
5387 Mary Lake Road, Town of Westport
June 11, 2019 6:00 PM**

Meeting Minutes

CALL TO ORDER

The meeting was called to order at 6:00 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, Ed Freer, Bryan Kleinmaier, Lauren Lofton, Brian Bauman, Jerry Tierney, Mike Lawton, Don Tierney, Jim Welsh, Dave O'Malley,

MINUTES

1 May 14, 2019

Motion Grosskopf, second by Malich, to approve the minutes from the May 14, 2019 Joint Plan Commission meeting as presented. Motion carried 5-0.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: None

NEW BUSINESS

1 Initial Consultation, Schutz Extraterritorial Rezone, 5540 Gerend Road, Town of Westport

Mr. Wilson gave an update on the consultation at the Town Plan Commission meeting the previous night. The property owner would like to add on to the garage and extend it to the front line of the house which is currently too close to the lot line under County R-1 zoning. By rezoning to Village R-1 the setbacks would be met. The Town Plan Commission had no objections to the applicant moving forward. The Joint Plan Commission had no immediate concerns either.

2 Public Hearing and Discussion/Action on Festival Foods Conditional Use Permit to Exceed the Maximum Allowable Building Square Footage in the Kilkenny West Commercial Development

Chairperson Sipsma opened the public hearing at 6:06 p.m. Attorney Kleinmaier went over the final CUP document and answered questions from the members. No one from the public wished to speak. The public hearing was closed at 6:08 p.m. Motion Grosskopf, second by Malich, to approve the conditional use permit with all conditions recommended by the Village Plan Commission. Motion carried.

3 Discuss and Take Action on the Specific Implementation Plan for Festival Foods in the Kilkenny Commons West Commercial Development

Staff gave an update on the project and answered questions. Motion Grosskopf, second by Wallace, to approve the SIP as recommended by the Village Plan Commission. Motion carried.

4 Public Hearing & Discussion/Action on a Request by Groundswell Conservancy to Divide and Rezone 3 Parcels Located Along STH 19 and Hellenbrand Road (AKA: O'Malley Property) into Town Parcels. The Larger Parcel to be Rezoned from A-1 to Conservancy

Mr. Wilson gave an overview of the process leading up to this point. Mr. O'Malley and Jim Welsh were present to answer questions. Motion Bruskewitz, second by Grosskopf, to recommend approval of the certified survey map and rezone of the 84 acre parcel to Village Conservancy to the Village Board as recommended by the Town of Westport Plan Commission. Motion carried.

ADJOURN

Motion Bruskewitz, second Malich, to adjourn the meeting at 6:26 p.m. Motion carried.

Respectfully Submitted:

Tracy Meinholz, Joint Plan Commission Secretary



PLAN COMMISSION APPLICATION

PROJECT ADDRESS / NAME: 5540 GEREND RD Waumakee WI 53597

APPLICANT: <u>Gerald Schutz - Diane Ritzke</u>	
ADDRESS: <u>5540 GEREND RD Waumakee WI 53597</u>	
PHONE: <u>608-576-4734</u>	EMAIL: <u>jsschutz@aol.com</u>

OWNER: <u>Same as above</u>	
ADDRESS:	
PHONE:	EMAIL:

PROJECT DESCRIPTION: 2 car Garage addition to present House -

OWNER/APPLICANT SIGNATURE: [Signature] DATE: 6.14.19

FEES: (CHECK ALL THAT APPLY)		ESCROW DEPOSIT:
• SITE PLAN	- \$320	An escrow deposit is required in accordance with the Development Application Agreement.
• REZONE	✓ \$345	
• CONDITIONAL USE PERMIT	- \$350	ESCROW FEE PAID: <u>N/A</u> DATE: _____ FEE WAIVED BY: <u>KAE</u>
• CERTIFIED SURVEY MAP	- \$100 + \$25 per lot	
• PRELIMINARY PLAT	\$100 + \$50 per dwelling unit	
• FINAL PLAT	\$100 + \$50 per dwelling unit	
• GDP/SIP APPROVAL	- \$475	
TOTAL: <u>\$345.00</u>		

Pd. 6/14/19 ten

6/13/19

Addition to 5540 Gerend Rd Waunake WI 53597

Village of Waunakee,

We would like to build a two car garage addition to our home in Westport, we are applying for a rezone of this lot. The addition would be connected to the north side of house, Gerend Rd which has a set back of 30ft, present house is currently sitting at 28.1ft from Gerend Rd. the addition far corner would be built 25ft from Gerend Rd. and 25ft from Rivers Edge RD. The garage will have one double garage door and a back entry door. The front of garage will look as close as possible to present house, side will be sided with same siding as currently on the house, shingles to match current ones. No trees would be removed for this addition and after built landscaping will be done. Driveway will stay the same at entrance on Gerend Rd and apron would be cement to the addition. The garage will be about of 700sq ft. single story. Appx: 25ft X 25ft

Giles Construction will be the builder – 608-220-9841

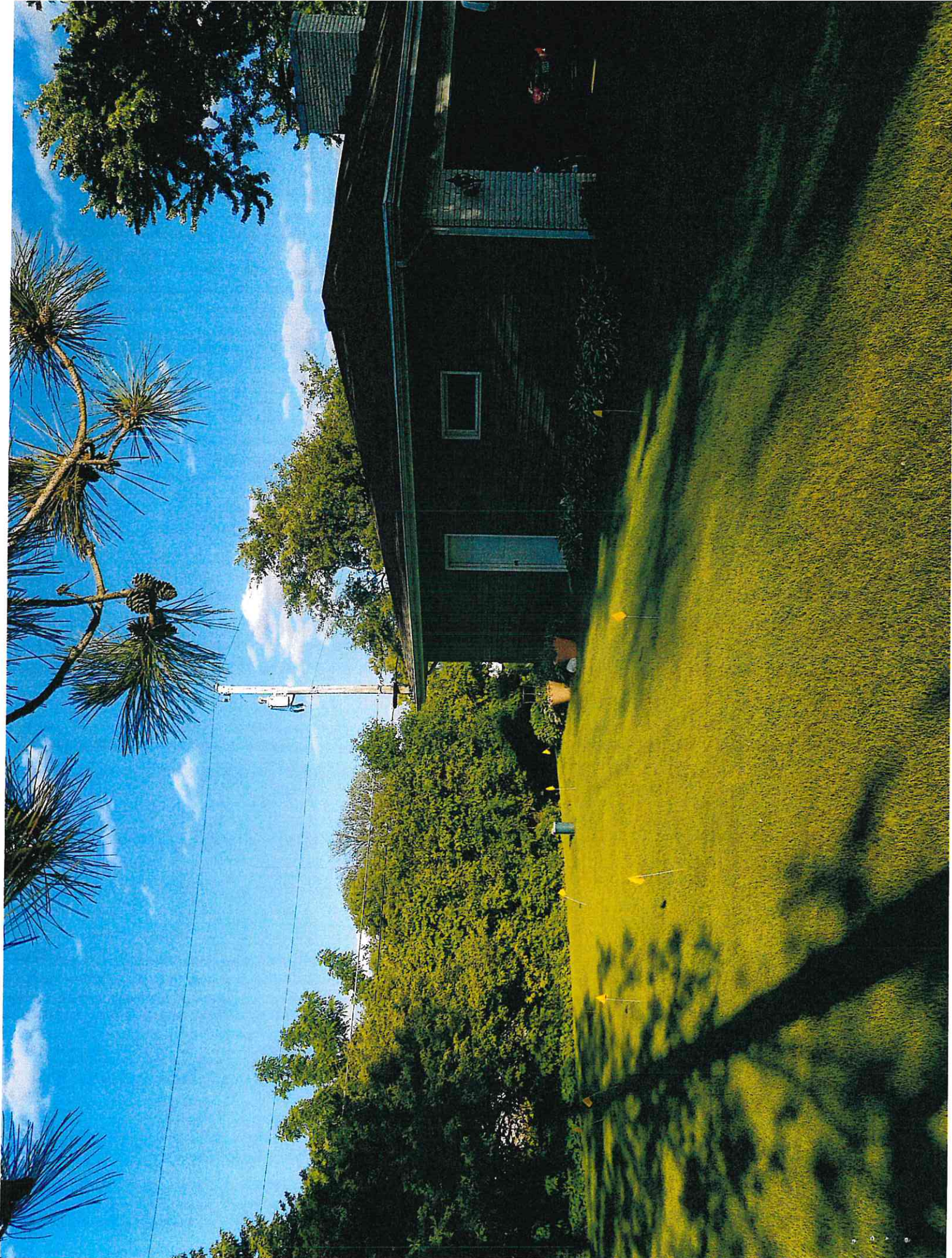
Thanks, Jerry Schutz and Diane Ritchie

608-516-4734, jschutz01@tds.net

608-212-1983, dianemarieritchie@gmail.com







DATE	APRIL 22, 2019	REVISION DATE: APRIL 23, 2019	CHECK BY	M.T.P.
SCALE:	1" = 30'		DRAWING NO.	19A-94
DRAWN BY	CHRIS ADAMS		SHEET	1 OF 1

LOT 102, SECOND ADDITION TO MARY LAKE, LOCATED IN THE NE ¼ OF THE NE ¼ OF SECTION 21, T6N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

PLAT OF SURVEY

SURVEYORS SEAL

61-580-17

BEARINGS ARE REFERENCED TO THE WEST
LINE OF LOT 102 2ND ADD. TO MARY LAKE
LINE TO BEAR N 143°30' E

SCALE 1" = 30'

30' 60' 90'

GERALD SCHUTZ
C/O: JEROME GILES
5540 GEREND RD
WAUNAKEE, WI 53597

LEGEND

- ▲ = FOUND 1 1/4" PIPE
 ● = FOUND 3/4" REBAR
 ○ = FOUND 1 1/4" REBAR
 □ = EXISTING WELL
 (#) = RECORDED AS
 CHU — = EXISTING OVERHEAD UTILITIES
 X — = EXISTING FENCE
 SAN — = EXISTING SANITARY SEWER

SETBACKS:

FRONT = 30'
SIDE = 10'
REAR = 50'

DESCRIPTION

LDI-102, SECOND ADDITION TO MARY LAKE,
LOCATED IN THE NE ¼ OF THE NE ¼ OF
SECTION 21, T8N, R9E, TOWN OF WESTPORT,
DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-7 VI Statutes. Field work was completed on April 15, 2019.

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

Date April 23. 2019

Chris W. Adams S-2748
Professional Land Surveyor

17.93'

RIVERVIEW ROAD

GRAND RUN ROAD

CONCRETE

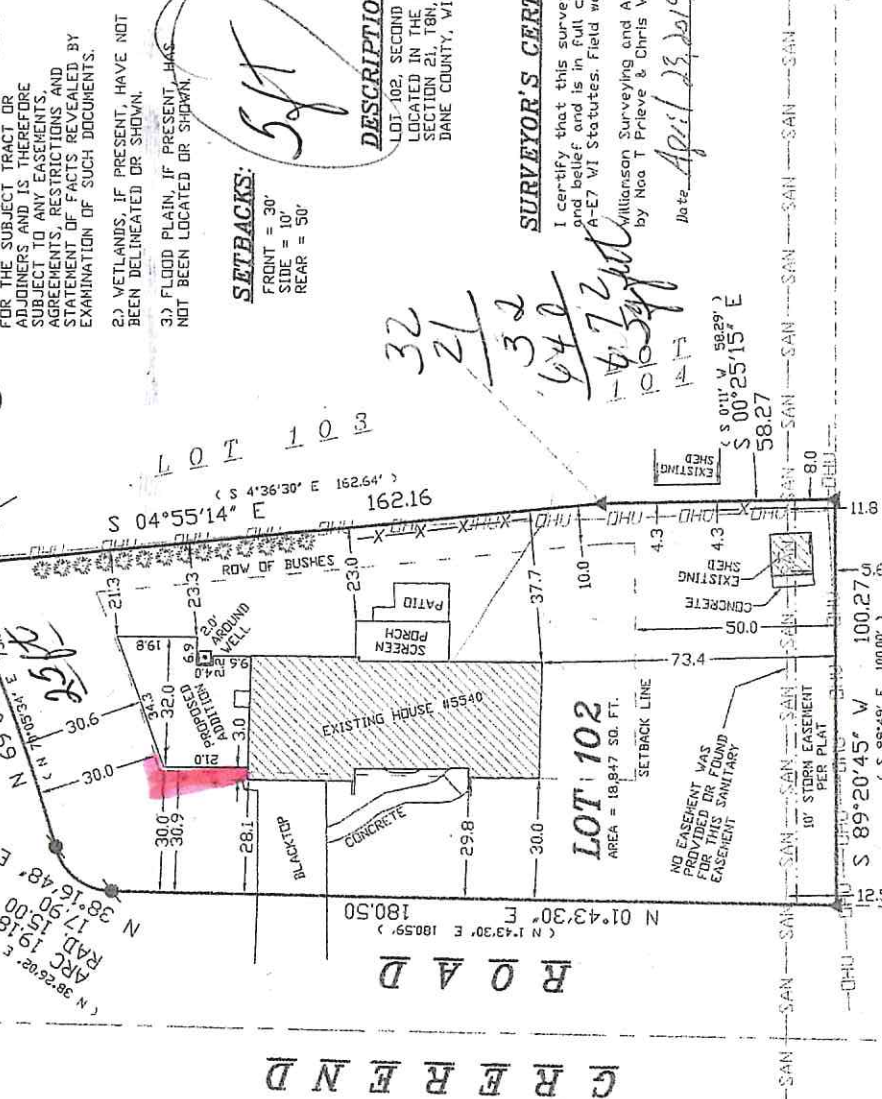
63'

74°39' E
ARC 426.00

74°30' E
RAD. 450.00

70°54' E
RAD. 450.00

NOTES:
1. THIS SURVEY WAS PREPARED
WITHOUT BENEFIT OF A TITLE REPORT



- Area to be considered -

Over



Town of Westport GIS



SCALE: 1 = 94'

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.

AGENDA ITEM #11 :

Town Road Construction Financing Options
Discussion/Action

TOWN OF WESTPORT

RESOLUTION NO. 19- ____

**RESOLUTION APPROVING BORROWING OF FUNDS FOR TOWN ROAD
MAINTENANCE**

WHEREAS, the Town Board of the Town of Westport, Dane County, Wisconsin (the "Town"), wishes to finance the cost of road maintenance and repair; and

WHEREAS, under the provisions of Chapter 67 of the Wisconsin Statutes, the Town is authorized and empowered to issue promissory notes for this purpose; and

WHEREAS, the issuance of such Notes will not cause the Town to exceed any general or special limit on indebtedness;

NOW, THEREFORE, BE IT RESOLVED that the Town of Westport does resolve to borrow and issue a general obligation note in 2019 for one million six hundred two thousand dollars (\$1,602,000) for a seven year term with an interest rate of 2.585%;

BE IT FURTHER RESOLVED that the Loan will be a general obligation of the Town funded by a Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of the Loan and the interest on the Loan as the same become due, the full faith, credit and resources of the Town are hereby irrevocable pledged and there is hereby levied upon all of the taxable property of the Town a direct annual irrepealable tax; and

BE IT FURTHER RESOLVED that the Town of Westport Town Board approves both the Town Board Chair and the Town Clerk-Treasurer to execute together all documents necessary to establish the Loan

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 15th day of July, 2019, by a vote of ____ ayes and ____ nays, ____ abstaining, and ____ not voting (absent).

TOWN OF WESTPORT

Approved:

By: _____
Dean A. Grosskopf, Town Board Chair

Approved: _____

Posted: _____

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

Tom Wilson

From: Robert Anderson
Sent: Monday, July 01, 2019 2:17 PM
To: Tom Wilson
Subject: RE: 2019 Capital borrowing.

I think so. I don't see how we can save any more money.

I think we need to get something out to the banks letting them know the results. Maybe Dave has a nice form letter we could use.

Robert Anderson, WCPC CMC
Utility, Finance, I.S. Manager, Deputy Clerk/Treasurer
Town of Westport
5387 Mary Lake Rd
Waunakee, WI 53597
608-849-4372

All e-mail sent to the Town of Westport is subject to the Wisconsin open records law

IF THIS MESSAGE IS TO THE ENTIRE MEMBERSHIP OF A GOVERNMENTAL BODY, you are advised that this email should be treated as a one-way communication and that responses "to all" should be avoided because those responses could create a "walking quorum" of the body in violation of the open meetings law (Office of the Wisconsin Attorney General Letter of 3/19/2010)

From: Tom Wilson
Sent: Monday, July 01, 2019 1:50 PM
To: Robert Anderson
Subject: FW: 2019 Capital borrowing.

So how does this look?? Should we go to the Board on 7/15 with this?

From: David Ferris [<mailto:DFerris@ehlers-inc.com>]
Sent: Friday, June 21, 2019 8:36 AM
To: Tom Wilson; Robert Anderson
Subject: 2019 Capital borrowing.

Good morning,

Attached, please find the results of the bank bid provided by Monona State Bank vs. a competitive loan. Monona State Bank's bid was very good and should save the Town approximately \$20,714 in total payments over the 7 years.

Please let me know if you would like to proceed with the bank loan or if you want me to show you a comparison to one of the other bids.

Thank you,

Dave

David Ferris
Municipal Advisor

Tom Wilson

From: Robert Anderson
Sent: Tuesday, June 18, 2019 8:24 AM
To: David Ferris (DFerris@ehlers-inc.com)
Cc: Tom Wilson
Subject: loan rfp

I received 4 proposals for financing.

Park Bank - 4.14 fixed or 3.47 with deposits on hand plus \$850 loan orig fee
BMO – 3.5 fixed
SBCP – 2.75, 2.875, 3, 3.125 and 3.25 yrs 2020 to 2024
Monona – 2.585 fixed

Robert Anderson, WCPC CMC
Utility, Finance, I.S. Manager, Deputy Clerk/Treasurer
Town of Westport
5387 Mary Lake Rd
Waunakee, WI 53597
608-849-4372

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Tom Wilson

From: David Ferris <DFerris@ehlers-inc.com>
Sent: Friday, June 21, 2019 8:36 AM
To: Tom Wilson; Robert Anderson
Subject: 2019 Capital borrowing.
Attachments: Westport bank bid comparison.pdf

Good morning,

Attached, please find the results of the bank bid provided by Monona State Bank vs. a competitive loan. Monona State Bank's bid was very good and should save the Town approximately \$20,714 in total payments over the 7 years.

Please let me know if you would like to proceed with the bank loan or if you want me to show you a comparison to one of the other bids.

Thank you,

Dave

David Ferris
Municipal Advisor
O: (262) 796-6194 | ehlers-inc.com



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Projected Impact of Proposed Projects - Bank Note vs Competitive

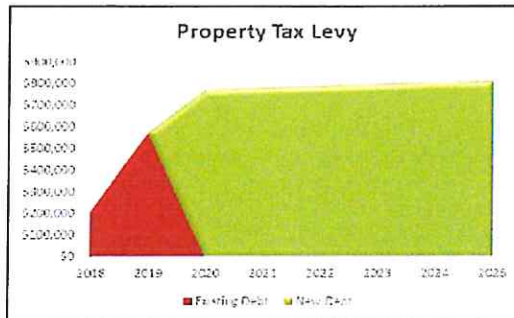
Existing General Obligation Debt Only										Projected Debt Service								
	Equalized Value Projection	Growth %	Total Payment (P&I)	Total Less Non Levy Revenues	Net Debt Service Levy	Debt Service Tax Rate												
YEAR							Prin (8/1)	Rate	Interest	Total	Prin (8/1)	Rate	Interest	Total	Difference	YEAR		
2018	812,925,400		506,515		206,515	0.25										2018		
2019	845,156,800	3.96%	568,816	(300,000)	568,816	0.67	722,000	2.585%	45,884	767,884	735,000	1.800%	34,908	769,908		2019		
2020	853,608,368	1.00%				0.00	146,000	2.585%	20,861	166,861	150,000	1.800%	16,563	166,563	2,025	2020		
2021	862,144,452	1.00%				0.00	146,000	2.585%	17,087	163,087	150,000	1.850%	13,825	163,825	(298)	2021		
2022	870,765,896	1.00%				0.00	147,000	2.585%	13,300	160,300	150,000	1.900%	11,013	161,013	738	2022		
2023	879,473,555	1.00%				0.00	147,000	2.585%	9,500	156,500	150,000	2.000%	8,088	158,088	1,588	2023		
2024	888,268,291	1.00%				0.00	147,000	2.585%	5,700	152,700	155,000	2.100%	4,960	159,960	1,588	2024		
2025	897,150,974	1.00%				0.00	147,000	2.585%	1,900	148,900	155,000	2.100%	1,666	159,960	7,260	2025		
2026	906,122,483	1.00%				0.00	147,000	2.585%			155,000	2.150%		156,666	7,766	2026		
TOTALS			1,075,332	(300,000)	775,332		1,602,000		114,231	1,716,231	1,645,000		91,022	1,736,022	19,791	TOTALS		

NOTES
 Bank Note based upon quote from Monona State Bank.
 Competitive rate based upon sale of "A" rated notes on 05/07/19.

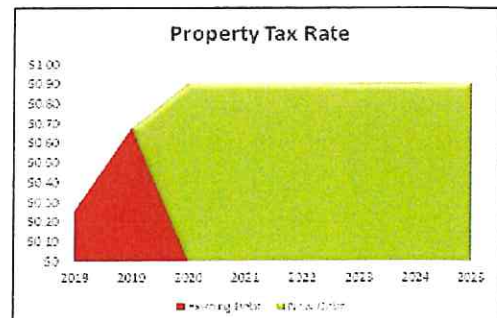
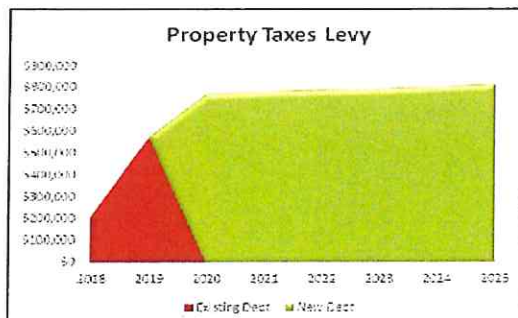


Summary of Road Construction Financing Options

Year	7 Year Bank Note				Estimated Taxes on \$250,000 House	Estimated Annual Tax Change to a \$250,000 House
	Levy Dollars	Levy Rate				
2018	\$ 206,515	\$ 0.25		\$ 63.51		
2019	568,816	0.67		168.26		104.75
2020	769,082	0.90		225.24		56.99
2021	778,173	0.90		225.65		0.41
2022	782,887	0.90		224.77		(0.88)
2023	791,663	0.90		225.04		0.27
2024	802,478	0.90		225.85		0.82
2025	806,497	0.90		224.74		(1.12)
2026	744,659	0.82		205.45		(19.29)
2027	679,364	0.74		185.58		(19.87)
2028	586,197	0.63		158.55		(27.04)
2029	456,882	0.49		122.35		(36.20)
2030	327,717	0.35		86.89		(35.46)
2031	179,743	0.19		47.18		(39.71)
Estimated Total Principal and Interest for Projects					\$	7,705,341



Year	7 Year Competitive Bid				Estimated Taxes on \$250,000 House	Estimated Annual Tax Change to a \$250,000 House
	Levy Dollars	Levy Rate				
2018	\$ 206,515	\$ 0.25		\$ 63.51		
2019	568,816	0.67		168.26		104.75
2020	769,328	0.90		225.32		57.06
2021	777,378	0.90		225.42		0.10
2022	784,456	0.90		225.22		(0.20)
2023	791,256	0.90		224.92		(0.30)
2024	800,001	0.90		225.16		0.23
2025	809,994	0.90		225.71		0.56
2026	718,294	0.79		198.18		(27.53)
2027	662,875	0.72		181.08		(17.10)
2028	573,525	0.62		155.12		(25.96)
2029	451,493	0.48		120.90		(34.21)
2030	322,829	0.34		85.59		(35.31)
2031	178,465	0.19		46.85		(38.74)
Estimated Total Principal and Interest for Projects					\$	7,639,894





Capital Project List

Street Name / Item	From	To	Type	2019	2020	2021	2022	2023	2024
Reynolds Ave	Unknown	Termini	Reconstruction	550,000	-	-	-	-	-
Salter Ct	Caton Ln	Termini	Reconstruction	110,000	-	-	-	-	-
Caton Ln	Riverview Dr	Salter Ct	Reconstruction	115,000	-	-	-	-	-
Caton Ln	Salter Ct	Termini	Reconstruction	75,000	-	-	-	-	-
Gerend Rd	Lavin Way	Labuwi Ln	Reconstruction	-	55,475	-	-	-	-
Gerend Rd	Labuwi Ln	Riveredge Rd	Reconstruction	-	64,750	-	-	-	-
Labuwi Ln	Gerend Rd	Shamrock Rd	Reconstruction	-	129,325	-	-	-	-
Labuwi Ln	Shamrock Rd	Maria Way	Reconstruction	-	64,750	-	-	-	-
Lavin Way	Shamrock Rd	Gerend Rd	Reconstruction	-	129,325	-	-	-	-
Woodland Dr	Aldora Ln	Ganser Dr	Crackfill	-	4,185	-	-	-	-
Gerend Rd	Auchter Ln	Lavin Way	Reconstruction	-	55,475	-	-	-	-
Gilkeson Rd	Termini	Weiss Rd	Reconstruction	-	157,150	-	-	-	-
Gilkeson Rd	Weiss Rd	River Rd	Reconstruction	-	157,150	-	-	-	-
Huntingwood Ln	Rainbow Rd	Rainbow Rd	Reconstruction	-	175,525	-	-	-	-
Huntingwood Ln	Rainbow Rd	Moonlight Dr	Reconstruction	-	64,750	-	-	-	-
Rainbow Rd	Riveredge Rd	Huntingwood Ln	Reconstruction	-	-	46,200	-	-	-
Rainbow Rd	Huntingwood Ln	Huntingwood Ln	Reconstruction	-	-	147,875	-	-	-
Rainbow Rd	Huntingwood Ln	Termini	Reconstruction	-	-	27,650	-	-	-
Huntingwood Ln	Moonlight Dr	Termini	Reconstruction	-	-	36,925	-	-	-
Batz Rd	Morris Ct / Perch	Termini	Sealcoat	-	-	16,880	-	-	-
Simon Trl	Borchers Beach	Borchers Beach R	Reconstruction	-	-	138,600	-	-	-
Wakanda Dr (2)	Borchers Beach	Wakanda Dr (1)	Reconstruction	-	-	36,925	-	-	-
Wakanda Dr (2)	Wakanda Dr (1)	Termini	Reconstruction	-	-	55,475	-	-	-
Auchter Ln	Maria Way	Shamrock Rd	Reconstruction	-	-	64,575	-	-	-
Auchter Ln	Shamrock Rd	Gerend Rd	Reconstruction	-	-	129,325	-	-	-
River Rd	Crossover STH 1	Easy St / River Rd	Overlay	-	-	438,200	-	-	-
Maria Way	Termini	Riveredge Rd	Reconstruction	-	-	-	73,850	-	-
Maria Way	Riveredge Rd	Labuwi Ln	Reconstruction	-	-	-	64,750	-	-
Maria Way	Labuwi Ln	Auchter Ln	Reconstruction	-	-	-	101,675	-	-
Cobblestone Ln	Polo Ridge	Termini	Reconstruction	-	-	-	206,325	-	-
Moonlight Dr	Clove Rd / River	eHuntingwood Ln	Reconstruction	-	-	-	138,600	-	-
Riveredge Rd	Gerend Rd	Clove Rd / Moonlig	Reconstruction	-	-	-	46,200	-	-
Shamrock Rd	Labuwi Ln	Lavin Way	Reconstruction	-	-	-	55,475	-	-
Shamrock Rd	Lavin Way	Auchter Ln	Reconstruction	-	-	-	55,475	-	-
Shamrock Rd	Auchter Ln	Mary Lake Rd	Reconstruction	-	-	-	83,125	-	-



Capital Project List

Street Name / Item	From	To	Type	2019	2020	2021	2022	2023	2024
Sunset Trl	Tall Oaks Rd	Riveredge Rd	Sealcoat	-	-	-	8,440	-	-
Cherokee Valley	River Rd	Termini	Reconstruction	-	-	-	231,000	-	-
Cobblestone Ln	Woodland Dr	Surrey Ln	Reconstruction	-	-	-	-	129,325	-
Cobblestone Ln	Surrey Ln	Surrey Ln	Reconstruction	-	-	-	-	175,525	-
Cobblestone Ln	Surrey Ln	Polo Ridge	Reconstruction	-	-	-	-	110,950	-
Cobblestone Ln	Polo Ridge	Termini	Reconstruction	-	-	-	-	83,125	-
Kirkwood Dr	River Rd	Valleybrook Rd	Reconstruction	-	-	-	-	110,950	-
Kirkwood Dr	Valleybrook Rd	Imperial Dr	Reconstruction	-	-	-	-	157,150	-
Kirkwood Dr	Imperial Dr	Termini	Reconstruction	-	-	-	-	27,650	-
River Rd	Cherokee Valley	Imperial Dr	Overlay	-	-	-	-	158,400	-
Willow Rd	Parliament Ln	Westshire Blvd (1)	Reconstruction	-	-	-	-	15,050	-
Willow Rd	Westshire Blvd (1Westshire Blvd (2)	Reconstruction	-	-	-	-	21,175	-
Willow Rd	Westshire Blvd (2Liverpool St	Reconstruction	-	-	-	-	32,900	-
Willow Rd	Liverpool St	CTH M	Reconstruction	-	-	-	-	32,550	-
Perch Pl	CTH M	Batz Rd / Morris Ct	Sealcoat	-	-	-	-	-	33,800
Perch Pl	Batz Rd / Morris	CTH M	Sealcoat	-	-	-	-	-	4,240
Willow Rd	CTH M	Parliament Ln	Reconstruction	-	-	-	-	-	69,650
Willow Rd	Parliament Ln	Westshire Blvd (1)	Reconstruction	-	-	-	-	-	105,875
Deer Path Rd	Termini	Harrier Ln / Meado	Reconstruction	-	-	-	-	-	184,800
Sunset Trl	Riveredge Rd	Mary Lake Rd	Reconstruction	-	-	-	-	-	240,275
Mary Lake Rd	Woodland Dr	Sunset Trl	Reconstruction	-	-	-	-	-	110,950
Mary Lake Rd	Sunset Trl	Shamrock Rd	Reconstruction	-	-	-	-	-	129,325
Mary Lake Rd	Shamrock Rd	Kennedy Dr	Reconstruction	-	-	-	-	-	194,075
Mary Lake Rd	Kennedy Dr	CTH M / Kupfer Rd	Reconstruction	-	-	-	-	-	73,850
Street Contingency/Equipment				90,000	90,000	90,000	90,000	90,000	90,000
Total Projects				940,000	1,147,860	1,228,630	1,154,915	1,144,750	1,236,840



Capital Financing Plan Sizing

Projects	GO Notes 2019	GO Notes 2020	GO Notes 2021	GO Notes 2022	GO Notes 2023	GO Notes 2024	Proposed Totals
Capital Projects	940,000	1,147,860	1,228,630	1,154,915	1,144,750	1,236,840	6,852,995
Issuance Expenses	7,500	7,500	7,500	7,500	7,500	7,500	45,000
Total Funds Needed	947,500	1,155,360	1,236,130	1,162,415	1,152,250	1,244,340	6,897,995
Less Interest	(2,350)	(5,739)	(6,143)	(5,775)	(5,724)	(6,184)	(31,915)
Rounding	4,850	379	13	3,360	3,474	1,844	13,920
Size of Issue	950,000	1,150,000	1,230,000	1,160,000	1,150,000	1,240,000	6,880,000



Projected Impact of Proposed Projects - 7 Year Bank Note

Existing General Obligation Debt Only							Projected Debt Service						
YEAR	Equalized Value Projection	Growth %	Total Payment (P&I)	Total Less Non Levy Revenues	Net Debt Service Levy	Debt Service Tax Rate	YEAR	Capital Plan Debt Service	Net Debt Service Levy	Levy Change	Debt Service Tax Rate @ 1.00% Growth	Impact on a \$ 250,000	Home Change
								Principal	Interest	Total		Taxes	
2018	812,925,400		506,515	(300,000)	206,515	0.25	2018				0.25	63.51	
2019	845,156,800	3.96%	568,816		568,816	0.67	2019				0.67	168.26	104.75
2020	853,608,368	1.00%				0.00	2020	745,000	24,082	769,082	0.90	225.24	56.99
2021	862,144,452	1.00%				0.00	2021	735,000	43,173	778,173	0.90	225.65	0.41
2022	870,765,896	1.00%				0.00	2022	715,000	67,887	782,887	0.90	224.77	(0.88)
2023	879,473,555	1.00%				0.00	2023	700,000	91,663	791,663	0.90	225.04	
2024	888,268,291	1.00%				0.00	2024	685,000	117,478	802,478	0.90	225.85	0.82
2025	897,150,974	1.00%				0.00	2025	655,000	151,497	806,497	0.90	224.74	(1.12)
2026	906,122,483	1.00%				0.00	2026	625,000	119,659	744,659	0.82	205.45	(19.29)
2027	915,183,708	1.00%				0.00	2027	590,000	89,364	679,364	0.74	185.58	(19.87)
2028	924,335,545	1.00%				0.00	2028	525,000	61,197	586,197	0.63	158.55	(27.04)
2029	933,578,901	1.00%				0.00	2029	420,000	36,882	456,882	0.49	122.35	(36.20)
2030	942,914,690	1.00%				0.00	2030	310,000	17,717	327,717	0.35	86.89	(35.46)
2031	952,343,837	1.00%				0.00	2031	175,000	4,743	179,743	0.19	47.18	(39.71)
TOTALS			1,075,332	(300,000)	775,332		TOTALS	6,880,000	825,341	7,705,341			

NOTES Rate for 2019 (4.17%) based on 3/7/19 quote from the State Bank of Cross Plains. Rates for years 2020 - 2024 increased by .25 each year.




Capital Financing Plan Sizing

Projects	GO Notes 2019	GO Notes 2020	GO Notes 2021	GO Notes 2022	GO Notes 2023	GO Notes 2024	Proposed Totals
Capital Projects	940,000	1,147,860	1,228,630	1,154,915	1,144,750	1,236,840	6,852,995
Issuance Expenses							
Municipal Advisor	16,800	17,700	18,100	17,700	17,700	18,100	106,100
Bond Counsel	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Paying Agent If terms	850	850	850	850	850	850	5,100
Underwriter Fees	9,800	11,850	12,650	11,900	11,800	12,750	70,750
Total Funds Needed	977,450	1,188,260	1,270,230	1,195,365	1,185,100	1,278,540	7,094,945
Less Interest	(2,350)	(5,739)	(6,143)	(5,775)	(5,724)	(6,184)	(31,915)
Rounding	4,900	2,479	913	410	624	2,644	11,970
Size of Issue	980,000	1,185,000	1,265,000	1,190,000	1,180,000	1,275,000	7,075,000



Projected Impact of Proposed Projects - 7 Year Competitive Bid

Existing General Obligation Debt Only										Projected Debt Service					
	Equalized Value Projection	Growth %	Total Payment (P&I)	Total Less Non Levy Revenues	Net Debt Service Levy	Debt Service Tax Rate		Capital Plan Debt Service			Net Debt Service Levy	Levy Change	Debt Service Tax Rate @ 1.00% Growth	Impact on a \$ 250,000 Home	
								Principal	Interest	Total				Taxes	Change
YEAR							YEAR								
2018	812,925,400		506,515		206,515	0.25	2018				206,515			63.51	
2019	845,156,800	3.96%	568,816	(300,000)	568,816	0.67	2019				568,816			168.26	104.75
2020	853,608,368	1.00%				0.00	2020	755,000	14,328	769,328	769,328			225.32	57.06
2021	862,144,452	1.00%				0.00	2021	750,000	27,378	777,378	777,378			225.42	0.10
2022	870,765,896	1.00%				0.00	2022	740,000	44,456	784,456	784,456			225.22	(0.20)
2023	879,473,555	1.00%				0.00	2023	730,000	61,256	791,256	791,256			224.92	(0.30)
2024	888,268,291	1.00%				0.00	2024	720,000	80,001	800,001	800,001			225.16	0.23
2025	897,150,974	1.00%				0.00	2025	705,000	104,994	809,994	809,994			225.71	0.56
2026	906,122,483	1.00%				0.00	2026	635,000	83,294	718,294	718,294			198.18	(27.53)
2027	915,183,708	1.00%				0.00	2027	600,000	62,875	662,875	662,875			181.08	(17.10)
2028	924,335,545	1.00%				0.00	2028	530,000	43,525	573,525	573,525			155.12	(25.96)
2029	933,578,901	1.00%				0.00	2029	425,000	26,493	451,493	451,493			120.90	(34.21)
2030	942,914,690	1.00%				0.00	2030	310,000	12,829	322,829	322,829			85.59	(35.31)
2031	952,343,837	1.00%				0.00	2031	175,000	3,465	178,465	178,465			46.85	(38.74)
TOTALS			1,075,332	(300,000)	775,332		TOTALS	7,075,000	564,894	7,639,894	8,415,225				TOTALS

NOTES 2019 Rates based on "A" rates as of 2/22/19 actual sale + .45 (Non Rated). Rates for years 2020 - 2024 increased by .25 each year.

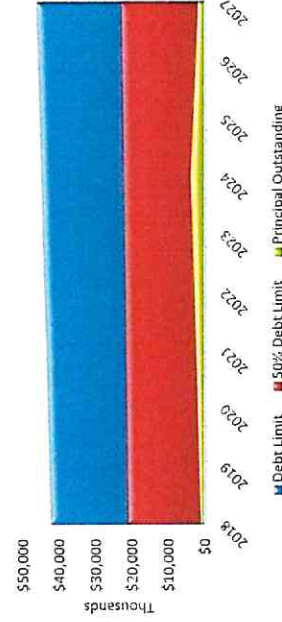


Current and Projected Debt Limit Calculations - 7 Year Payback

Year	Projected Equalized Value (TID IN) ¹	Change in EV	Existing General Obligation Debt				Projected General Obligation Debt										Residual Capacity	Year
			Debt Limit	50% Debt Limit	Principal Outstanding	% of Limit	2016 Fire District Loan	2018 Developer Loan	2019 Notes	2020 Notes	2021 Notes	2022 Notes	2023 Notes	2024 Notes	Principal Outstanding	% of Limit		
2018	845,156,800	3.96%	42,257,840	21,128,920	555,000	1.31%	30,712	627,214	980,000						1,212,926	2.87%	41,044,914	2018
2019	853,608,368	1.00%	42,680,418	21,340,209	0	0.00%		627,214							1,607,214	3.77%	41,073,204	2019
2020	862,144,452	1.00%	43,107,223	21,553,611	0	0.00%		627,214	225,000	1,185,000					2,037,214	4.73%	41,070,009	2020
2021	870,765,896	1.00%	43,538,295	21,769,147	0	0.00%		627,214	190,000	470,000	1,265,000				2,552,214	5.86%	40,986,081	2021
2022	879,473,555	1.00%	43,973,678	21,986,839	0	0.00%		627,214	155,000	395,000	635,000	1,190,000			3,002,214	6.83%	40,971,464	2022
2023	888,268,291	1.00%	44,413,415	22,206,707	0	0.00%		627,214	120,000	320,000	530,000	675,000	1,180,000		3,452,214	7.77%	40,961,201	2023
2024	897,150,974	1.00%	44,857,549	22,428,774	0	0.00%		627,214	80,000	240,000	425,000	565,000	795,000	1,275,000	4,007,214	8.93%	40,850,335	2024
2025	906,122,483	1.00%	45,306,124	22,653,062	0	0.00%		627,214	40,000	160,000	320,000	455,000	665,000	1,035,000	3,302,214	7.29%	42,003,910	2025
2026	915,183,708	1.00%	45,759,185	22,879,593	0	0.00%		627,214		80,000	215,000	345,000	535,000	865,000	2,667,214	5.83%	43,091,971	2026
2027	924,335,545	1.00%	46,216,777	23,108,389	0	0.00%		627,214			110,000	230,000	405,000	695,000	2,067,214	4.47%	44,149,563	2027
2028	933,578,901	1.00%	46,678,945	23,339,473	0	0.00%						115,000	270,000	525,000	1,537,214	3.29%	45,141,731	2028
2029	942,914,690	1.00%	47,145,734	23,572,867	0	0.00%							135,000	350,000	1,112,214	2.36%	46,033,520	2029
2030	952,343,837	1.00%	47,617,192	23,808,596										175,000	802,214	1.68%	46,814,978	2030
2031	961,867,275	1.00%	48,093,364	24,046,682											627,214	1.30%	47,466,150	2031
2032	971,485,948	1.00%	48,574,297	24,287,149											627,214	1.29%	47,947,083	2032
2033	981,200,807	1.00%	49,060,040	24,530,020											627,214	1.28%	48,432,826	2033

Debt Capacity - 1.00% Growth

Debt Capacity - 1.00% Growth



NOTES: