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**VILLAGE OF WAUNAKEE / TOWN OF WESTPORT  
JOINT PLAN COMMISSION  
5387 Mary Lake Road, Westport  
November 10, 2015 - 6:00 PM**

Agendas may change prior to the commencement of the meeting.  
Please check the posting board at the Village Hall, 500 W. Main Street,  
Waunakee, Wisconsin for the current agenda.

**AGENDA**

**CALL TO ORDER**

**ROLL CALL:** Ken Sipsma, John Van Dinter, Dean Grosskopf, Pat McGowan, Mark McGuire,  
Brad Zeman

**MINUTES**

1. August 11, 2015

**PUBLIC COMMENT**

**REPORTS**

1. Administrative Map Correction for 5520 Gerend Road, Town of Westport

**NEW BUSINESS**

1. Public Hearing & Discussion / Action on a Request by Carriage Ridge LLC, for a certified survey map and rezone of 4.57 acres from A-1EX to CON-Conservancy for the purpose of parkland dedication for Second Addition to Carriage Ridge

**ADJOURN**

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the municipal clerk at (608) 850-8500, 500 West Main Street, Waunakee, Wisconsin, at least twenty-four hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

**VILLAGE OF WAUNAKEE BOARD AND PLAN COMMISSION MEETING  
TOWN OF WESTPORT BOARD AND PLAN COMMISSION MEETING**

Notice is hereby given that the Village or Town Board or Village or Town Plan Commission may attend this meeting. No action will be taken by the Village or Town Board or Village or Town Plan Commission at this meeting.

*Next scheduled meeting is December 8, 2015.*

# ITEM #1.



## Village of Waunakee and Town of Westport **Joint Plan Commission**

A regular meeting of the Waunakee/Westport Joint Plan Commission was held Tuesday, August 11, 2015, 6:00 p.m. at the Town of Westport Community Room, 5387 Mary Lake Road, Town of Westport.

### **CALL TO ORDER**

Mr. McGowan called the meeting to order at 6:08 p.m.

Members Present: John Van Dinter, Dean Grosskopf, Pat McGowan, and Brad Zeman (via conference call)

Members Absent: Ken Sipsma, Mark McGuire

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Brad Robinson, Mike Nelson, Derek Dailey, Nick Loniello.

### **APPROVAL OF MINUTES**

Motion Grosskopf, second Van Dinter, to approve the minutes from the July 14, 2015 Joint Plan Commission meeting. Motion carried.

### **PUBLIC COMMENT**

None

### **NEW BUSINESS**

#### **Preliminary Consultation, Rezone for Duplex (R-3) and Variances (Lot Width and Size), Lot 2 Irish Meadows, Woodland Drive (JPA)**

Applicant directed to work with staff to make formal submittal for the rezone and variance for the JPC, noting that the Town Plan Commission will have design review

#### **Preliminary Consultation / Authorize Administrative Approval, Condominium Plat for Westshire Village Duplex Homes (Life Estates), Westshire Village by the Lake, Willow Road**

Mr. Wilson advised that this is a minor replat without a rezone required. Motion Grosskopf, second Van Dinter, to authorize administrative approval of the condominium plat and direct staff to proceed with approval from the Town Board. Motion carried 4-0.



**ADJOURN**

Motion Zeman, second Grosskopf, to adjourn the meeting at 6:20 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: \_\_\_\_\_

# ITEM #1.

## Tracy Meinholz

---

**From:** Robert Anderson <banderson@townofwestport.org>  
**Sent:** Monday, September 28, 2015 3:52 PM  
**To:** Tracy Meinholz; Tom Wilson; Michelle; Kevin Even  
**Subject:** RE: November rezone

Kevin said something else..consent or something like that.

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:** Tracy Meinholz [<mailto:tmeinholz@waunakee.com>]  
**Sent:** Monday, September 28, 2015 3:01 PM  
**To:** Robert Anderson; Tom Wilson; Michelle; Kevin Even  
**Subject:** RE: November rezone

So am I to add this to the November 10 JPC as a consult?

Tracy Meinholz  
Engineering Office Manager  
Village of Waunakee  
500 W. Main Street  
P.O. Box 100  
Waunakee, WI 53597  
(608) 849-5712  
(608) 849-5628  
[www.vil.waunakee.wi.us](http://www.vil.waunakee.wi.us)  
LIKE US ON FACEBOOK

---

**From:** Robert Anderson [<mailto:banderson@townofwestport.org>]  
**Sent:** Monday, September 28, 2015 2:01 PM  
**To:** Tom Wilson; Michelle; Kevin Even; Tracy Meinholz  
**Subject:** november rezone

HI,

Attached is the info for Gene Blabaum's property. I spoke to Hans at Dane County Zoning and he says their records indicate the property in question was zoned A1-Ex when it was removed from their jurisdiction but he also indicated a zoning permit was issued in the late 90's for a deck that stated the property was zoned R3-A.

In talking with Kevin I think he said the property could be rezoned to County R3-A to bring it to what all of the properties around it are currently zoned. This was the first or second duplex built in the Mary Lake neighborhood and has always been a duplex. Since there also seems to be some issue with the County since they issued a zoning permit and said R3-A it seems to make sense to just adjust the property to conform to its historical use.

Michelle has Mr. Blabaums contact info. I told him he should probably plan to attend the November 9<sup>th</sup> and November 10<sup>th</sup> meetings just in case someone would raise any issues.

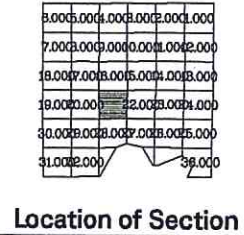
Bob

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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## Section 21





999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
www.vierbicher.com

**Letter of Transmittal**

**ITEM # 1**

Date: October 12, 20

Project No. 140051

Re: Carriage Ridge Parkland  
Dedication CSM

File:

Attn: Tracy Meinholz  
To: Village of Waunakee Planning/Zoning Department  
500 W. Main Street  
Waunakee, WI 53597

WE ARE SENDING YOU:

☒ Attached

☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of Letter ☐ Change Order

Copies	Date	No.	Description
1	10/09/2015		Waunakee Land Division Application
1	10/09/15		Check No. 1864 for \$125 to cover CSM review fees
10	10/08/15		Parkland dedication CSM
1	10/09/2015		Rezoning Application with description & petition
1	10		Check No. 1864 for \$345 to cover rezoning fees
1	10/12/2015		CD Containing the Electronic Files for this submission

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For approval

☐ Approved as submitted

☐ Resubmit \_\_\_\_\_ copies for approval

☐ For your use

☐ Approved as noted

☐ Submit \_\_\_\_\_ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return \_\_\_\_\_ corrected prints

☒ For review & comment

☐ For your file

☐ \_\_\_\_\_

☐ FOR BIDS DUE: \_\_\_\_\_ (Date)

☐ RETURNED AFTER LOAN TO US

REMARKS:

Attached please find the 1-Lot Certified Survey Map, rezoning application and associated materials for the Carriage Ridge parkland dedication. Please contact us if you need any more information or if you have any questions. Thank you.

Copy to File Signed Michael S. Marty, P.L.S.

If enclosures are not as noted, kindly notify us at once.

**vierbicher**  
planners | engineers | advisors



999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
[www.vierbicher.com](http://www.vierbicher.com)

**RECEIVED**

OCT 15 2015

**VILLAGE OF WAUNAKEE**

October 12, 2015

Attn: Tracy Meinholz

Village of Waunakee  
Planning/Zoning Department  
500 W. Main Street  
Waunakee, WI 53597

Dear Ms. Meinholz:

In conjunction with the latest phase of the Carriage Ridge Development, the Town of Westport is requiring lands to be dedicated to the public for parkland purposes. To that end, we have prepared and submitted a Certified Survey Map consisting of one Outlot that satisfies this requirement. The Outlot is connected to Cobblestone Lane by an existing trail, and consists of open space with Six Mile Creek meandering through it.

In order to be in compliance with the Village of Waunakee's Zoning Code, this Outlot will need to be rezoned to Conservancy. Should you require any additional information to complete your review of this rezoning request feel free to contact me.

Sincerely,

Michael S. Marty, PLS

M:\Neumann Companies, Inc\130162\_Wolf Hollow\Survey\Issued Surveys\CSM\2015-04-14 Submittal\2015-04-14 CSM#3 Submittal Letter - Dane County.doc

	Village of Waunakee Planning/Zoning Department 500 W. Main Street Waunakee, WI 53597 Phone (608) 850-8500 Fax (608) 849-5628	<div style="text-align: right;"># 11</div> <h2 style="text-align: center;">Rezoning Application</h2>
---	---	--

1. LOCATION OF PROPERTY SW1/4 - NW1/4 Sec.21-08-09, Town of Westport
2. LEGAL DESCRIPTION See attached for description  
(METES & BOUNDS OR PLAT & LOT) \_\_\_\_\_
3. ZONING CHANGE : FROM A-1EX TO Conservancy
4. PROPOSED USE OF PROPERTY Parkland

ATTACH 40 COPIES OF A SITE PLAN (10 FULL/30 11X17) SHOWING ANY PROPOSED LAND DIVISIONS, PLUS VEHICULAR ACCESS POINTS AND THE LOCATION AND SIZE OF ALL EXISTING AND PROPOSED STRUCTURES AND PARKING AREAS.

5. TYPE OF RESIDENTIAL DEVELOPMENT (IF APPLICABLE) N/A  
TOTAL DWELLING UNITS PROPOSED N/A NO. OF PARKING STALLS N/A

TYPE OF NON-RESIDENTIAL DEVELOPMENT (IF APPLICABLE) Parkland  
TOTAL TENNANTS PROPOSED N/A NO. OF PARKING STALLS N/A

6. CURRENT OWNER OF PROPERTY: Carriage Ridge, LLC; c/o Thomas F. Bunbury  
MAILING ADDRESS: 2970 Chapel Valley Road, Madison, WI 53711  
PHONE: 608-310-8440 EMAIL: tbunbury@bunburyrealtors.com
7. CONTACT PERSON: Vierbicher Associates Inc.; Michael S. Marty  
MAILING ADDRESS: 999 Fourier Drive, Suite 201, Madison, WI 53717  
PHONE: 608-821-3955 EMAIL: mmar@vierbicher.com

THE UNDERSIGNED CERTIFIES THAT HE/SHE HAS FAMILIARIZED HIMSELF/HERSELF WITH THE STATE AND LOCAL CODES AND PROCEDURES PERTAINING TO THIS APPLICATION. THE UNDERSIGNED FURTHER HEREBY CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT.

SIGNED: CARRIAGE RIDGE LLC by Thomas F. Bunbury  
(OWNER OR OWNER'S AUTHORIZED AGENT'S SIGNATURE)

FOR VILLAGE USE ONLY:

DATE RECEIVED: 10/15/15  
RECEIPT NUMBER: 16.005198

FEE PAID: \$ 345.00

RECEIVED

OCT 15 2015

VILLAGE OF WAUNAKEE

	Village of Waunakee Planning/Zoning Department 500 W. Main Street Waunakee, WI 53597 Phone (608) 850-8500 Fax (608) 849-5628	Land Division Application
---	---	------------------------------

1. TYPE OF ACTION REQUESTED:
  - ☒ CERTIFIED SURVEY MAP - \$100+\$25 per lot
  - ☐ PRELIMINARY PLAT APPROVAL - \$100+\$50 per d.u.
  - ☐ FINAL PLAT APPROVAL - \$100+\$50 per d.u.
  - ☐ GDP/SIP APPROVAL - \$475 each
  - ☐ REPLAT
2. PROPOSED LAND USE (CHECK ALL THAT APPLY)
  - ☐ SINGLE-FAMILY RESIDENTIAL
  - ☐ TWO-FAMILY RESIDENTIAL
  - ☐ MULTI-FAMILY RESIDENTIAL
  - ☐ COMMERCIAL/INDUSTRIAL
3. PROJECT NAME: Town of Westport Parkland Dedication CSM
4. LEGAL DESCRIPTION OF PROPERTY: Part of the SW 1/4 - NW 1/4 of  
Section 21, T08N, R9E, Town of Westport, Dane County, (See attached)
5. NUMBER OF PARCELS PROPOSED: 1 Outlot
6. NUMBER OF BUILDABLE LOTS PROPOSED: None
7. ZONING DISTRICT(S): A-1EX (To be rezoned to Conservancy)
8. CURRENT OWNER OF PROPERTY: Carriage Ridge, LLC; c/o Thomas F. Bunbury  
MAILING ADDRESS: 2970 Chapel Valley Road; Madison, WI 53711  
PHONE: 608-310-8440 EMAIL: tbunbury@bunburyrealtors.com
9. CONTACT PERSON: Michael S. Marty, PLS; Vierbicher Associates, Inc.  
MAILING ADDRESS: 999 Fourier Drive, Suite 201, Madison, WI 53717  
PHONE: 608-821-3955 EMAIL: mmar@vierbicher.com

THE UNDERSIGNED CERTIFIES THAT HE/SHE HAS FAMILIARIZED HIMSELF/HERSELF WITH THE STATE AND LOCAL CODES AND PROCEDURES PERTAINING TO THIS APPLICATION. THE UNDERSIGNED FURTHER HEREBY CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT.

SIGNED: Carriage Ridge LLC by Thomas F. Bunbury  
(OWNER OR OWNER'S AUTHORIZED AGENT'S SIGNATURE)

FOR VILLAGE USE ONLY:

DATE RECEIVED: 10/15/15  
RECIPT NUMBER: 6.005198

FEE PAID: \$125.00

RECEIVED  
OCT 15 2015  
VILLAGE OF WAUNAKEE

# EXHIBIT A

ITEM #1

## DESCRIPTION

Part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, more fully described as follows:

Beginning at the West quarter corner of said Section 21; thence North 00 degrees 53 minutes 53 seconds East, along the West line of the Northwest Quarter of said Section 21, 334.89 feet; thence South 89 degrees 59 minutes 21 seconds East, 594.02 feet; thence South 00 degrees 53 minutes 53 seconds West, 334.89 feet to the South line of the Northwest Quarter of Section 21; thence North 89 degrees 59 minutes 21 seconds West, along said South line, 594.02 feet to the point of beginning. This description contains approximately 198,906 square feet or 4.566 acres

# CERTIFIED SURVEY MAP No.

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

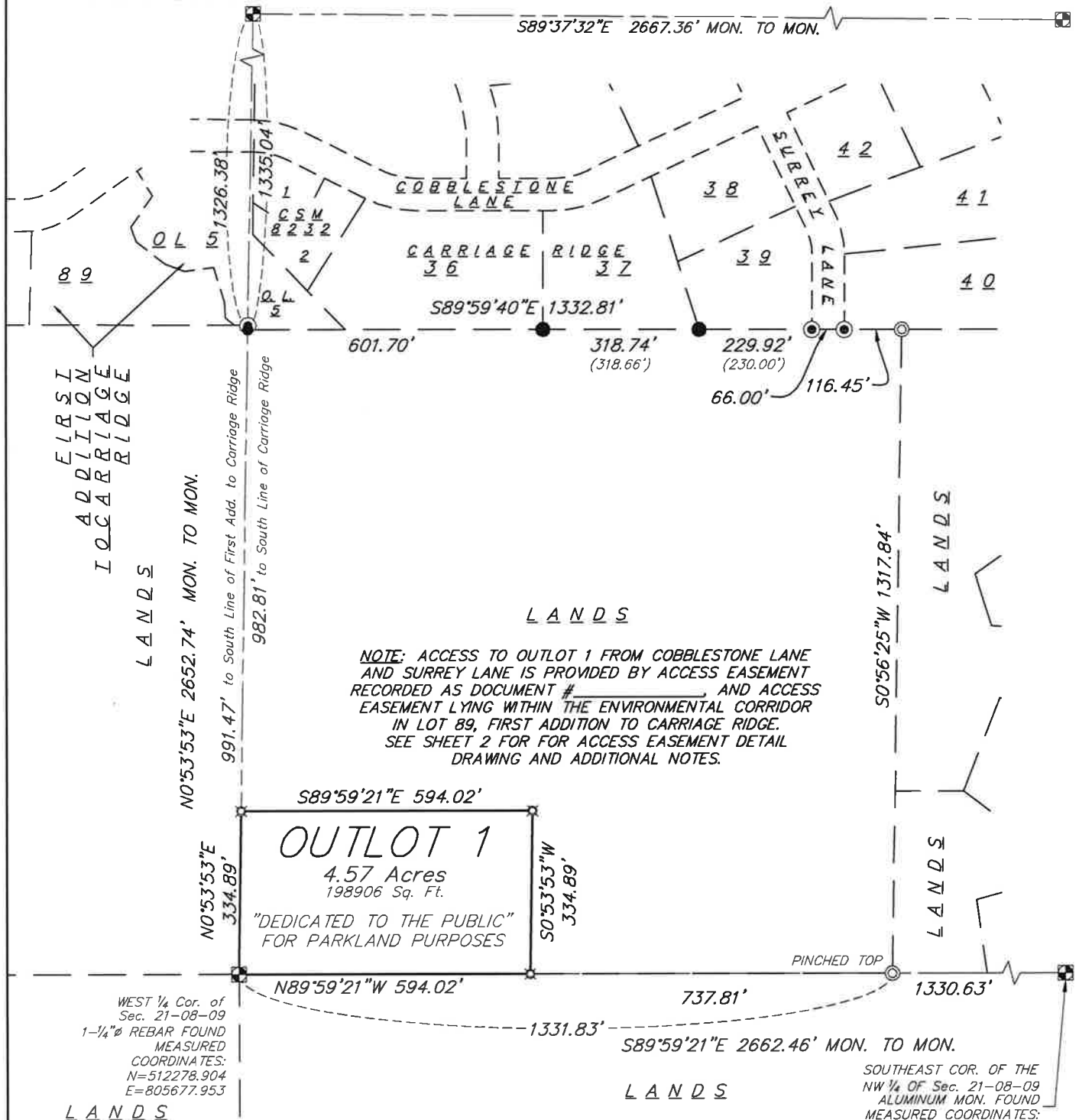
NORTHWEST COR. OF Sec. 21-08-09  
CONC. MON. WITH BRASS CAP FOUND  
MEASURED COORDINATES:  
N=514931.313 E=805719.524



SCALE: 1" = 300'

NORTH 1/4 COR. OF SEC. 21-08-09  
SURVEY MARKER NAIL FOUND  
MEASURED COORDINATES:  
N=514913.879 E=808386.831

S89°37'32"E 2667.36' MON. TO MON.



NOTE: ACCESS TO OUTLOT 1 FROM COBBLESTONE LANE  
AND SURREY LANE IS PROVIDED BY ACCESS EASEMENT  
RECORDED AS DOCUMENT # \_\_\_\_\_, AND ACCESS  
EASEMENT LYING WITHIN THE ENVIRONMENTAL CORRIDOR  
IN LOT 89, FIRST ADDITION TO CARRIAGE RIDGE.  
SEE SHEET 2 FOR ACCESS EASEMENT DETAIL  
DRAWING AND ADDITIONAL NOTES.

OUTLOT 1

4.57 Acres  
198906 Sq. Ft.

"DEDICATED TO THE PUBLIC"  
FOR PARKLAND PURPOSES

## SURVEY LEGEND

- 1-1/4" Ø SOLID IRON RE-ROD FOUND
- 1" Ø IRON PIPE FOUND

- 3/4" Ø SOLID IRON RE-ROD FOUND

- SET 3/4"x18" SOLID IRON RE-ROD MIN. WT. 1.50 lbs./ft.

( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT



BEARINGS ARE REFERENCED TO  
THE WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE  
COUNTY, WISCONSIN, THE WEST  
LINE OF THE NW 1/4 OF  
SECTION 21 MEASURED AS  
BEARING N00°53'53"E

**vierbicher**  
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fournier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 140051  
DATE: 10/08/2015  
REV:  
Drafted By: MZIE  
Checked By: MZIE

SURVEYED FOR:  
Carriage Ridge, LLC  
Attn: Tom Bunbury  
2970 Chapel Valley Rd.  
Madison, WI 53711

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

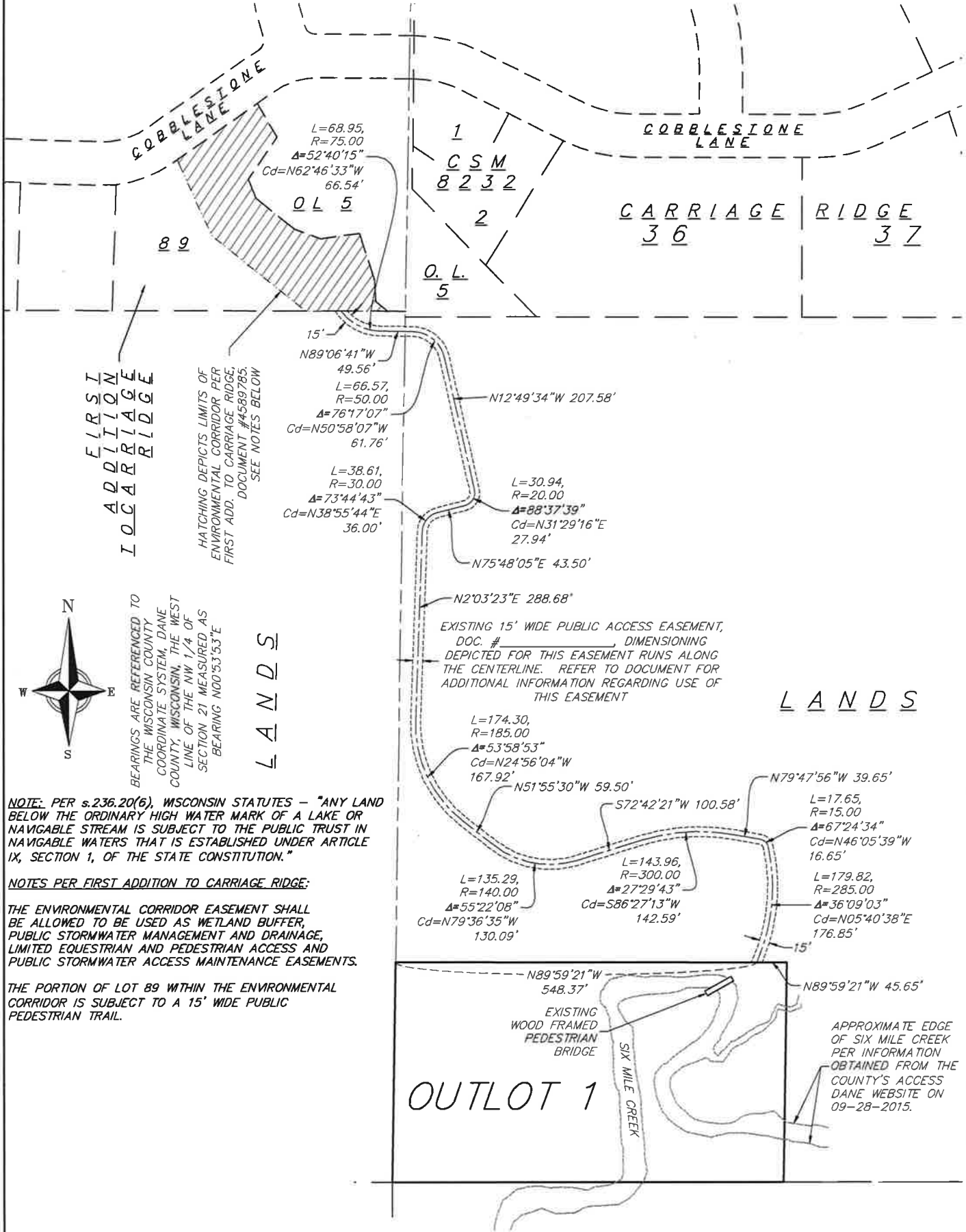
SHEET  
1 OF 5

CERTIFIED SURVEY MAP No.

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.



ACCESS EASEMENT DETAIL



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE WEST LINE OF THE NW 1/4 OF SECTION 21 MEASURED AS BEARING N00°53'53"E

NOTE: PER s.236.20(6), WISCONSIN STATUTES - "ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

NOTES PER FIRST ADDITION TO CARRIAGE RIDGE:

THE ENVIRONMENTAL CORRIDOR EASEMENT SHALL BE ALLOWED TO BE USED AS WETLAND BUFFER, PUBLIC STORMWATER MANAGEMENT AND DRAINAGE, LIMITED EQUESTRIAN AND PEDESTRIAN ACCESS AND PUBLIC STORMWATER ACCESS MAINTENANCE EASEMENTS.

THE PORTION OF LOT 89 WITHIN THE ENVIRONMENTAL CORRIDOR IS SUBJECT TO A 15' WIDE PUBLIC PEDESTRIAN TRAIL.

08 Oct 2015 - 11:51a M:\Carriage Ridge, LLC\140051\_Westport Development\CADD\140051\_CSM.dwg by: mmr

**vierbicher**  
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fautier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 140051  
DATE: 10/08/2015  
REV:  
Drafted By: MZIE  
Checked By: \*\*\*\*\*R

SURVEYED FOR:  
Carriage Ridge, LLC  
Attn: Tom Bunbury  
2970 Chapel Valley Rd.  
Madison, WI 53711

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
2 OF 5

CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Town of Westport and the Subdivision Regulations of Dane County, and under the direction of Carriage Ridge, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as: Part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, more fully described as follows:

Beginning at the West quarter corner of said Section 21; thence North 00 degrees 53 minutes 53 seconds East, along the West line of the Northwest Quarter of said Section 21, 334.89 feet; thence South 89 degrees 59 minutes 21 seconds East, 594.02 feet; thence South 00 degrees 53 minutes 53 seconds West, 334.89 feet to the South line of the Northwest Quarter of Section 21; thence North 89 degrees 59 minutes 21 seconds West, along said South line, 594.02 feet to the point of beginning. This description contains approximately 198,906 square feet or 4.57 acres.

Vierbicher Associates, Inc.  
By: Michael S. Marty, P.L.S. No. 2452

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Vierbicher Associates, Inc.  
Michael S. Marty, P.L.S. No. 2452

08 Oct 2015 - 11:51a M:\Carriage Ridge, LLC\140051\_Westport Development\CADD\140051\_CSM.dwg by: mmcar

**vierbicher**  
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fournier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 140051  
DATE: 10/08/2015  
REV:  
Drafted By: MZIE  
Checked By: \*\*\*\*\*R

SURVEYED FOR:  
Carriage Ridge, LLC  
Attn: Tom Bunbury  
2970 Chapel Valley Rd.  
Madison, WI 53711

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
3 OF 5

CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Carriage Ridge, LLC, a Wisconsin Limited Liability Company, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Carriage Ridge, LLC

By: \_\_\_\_\_  
Thomas F. Bunbury, Member

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Thomas F. Bunbury to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

CONSENT OF MORTGAGEE

Settlers Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above 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 Owner's Certificate.

IN WITNESS WHEREOF, the said Settlers Bank has caused these presents to be signed by David M. Fink, its President, at Windsor, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Settlers Bank

By: \_\_\_\_\_  
David M. Fink, President

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, David M. Fink, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

08 Oct 2015 - 11:51a M:\Carriage Ridge, LLC\140051\_Westport Development\CADD\140051\_CSM.dwg by: mmr



CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

TOWN OF WESTPORT APPROVAL

Resolved that this Certified Survey Map including any dedication shown thereon is hereby  
approved for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_  
\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Julee R. Helt, Village Clerk,  
Village of Waunakee, Dane County, Wisconsin

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Approved for recording per Dane County Zoning and Land Regulation Committee  
action of  
\_\_\_\_\_, 20\_\_\_\_.

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

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

08 Oct 2015 - 11:51a M:\Carriage Ridge, LLC\140051\_Westport Development\CADD\140051\_CSM.dwg by: mmr