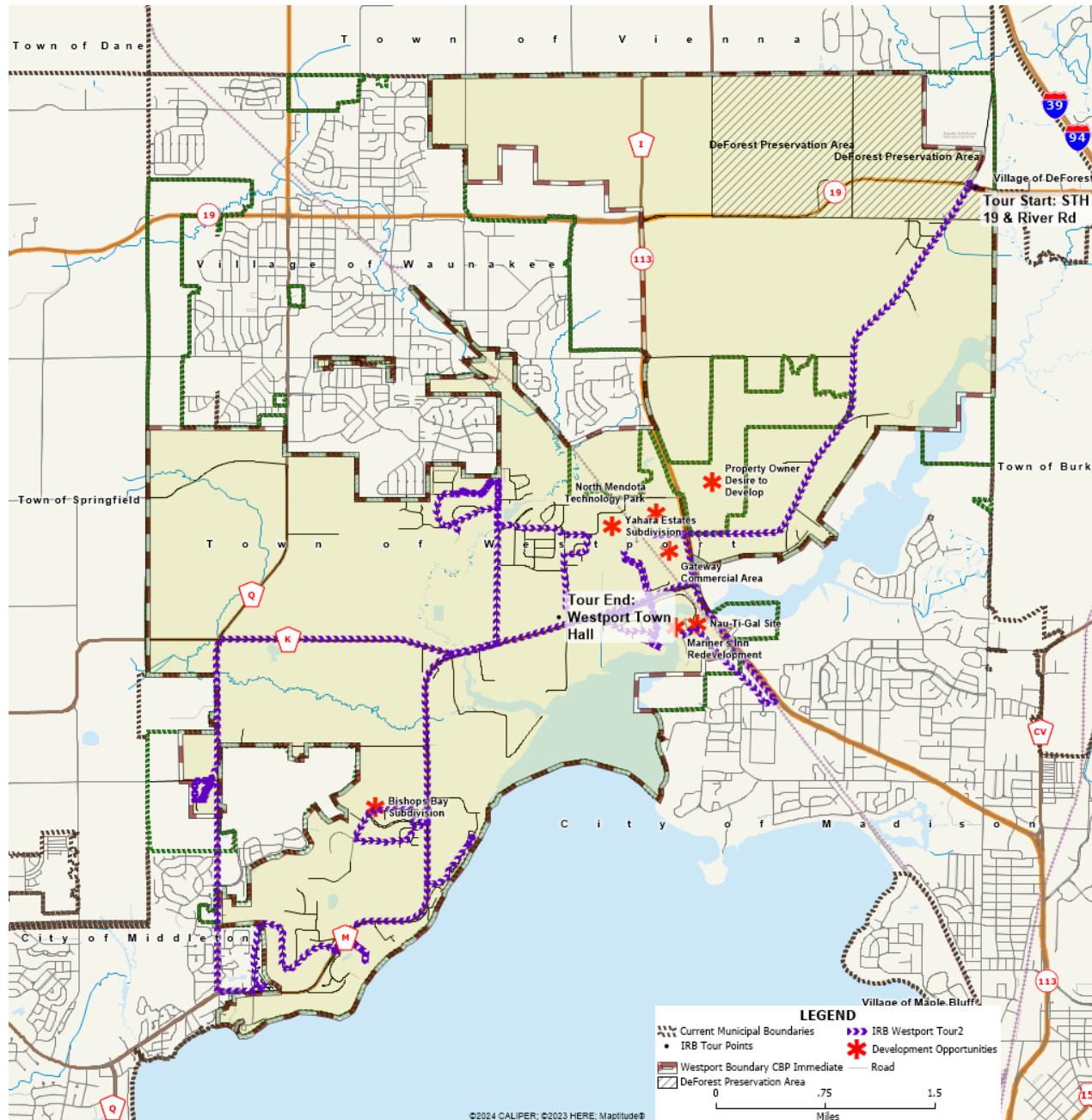




Incorporation Review Board Westport Tour

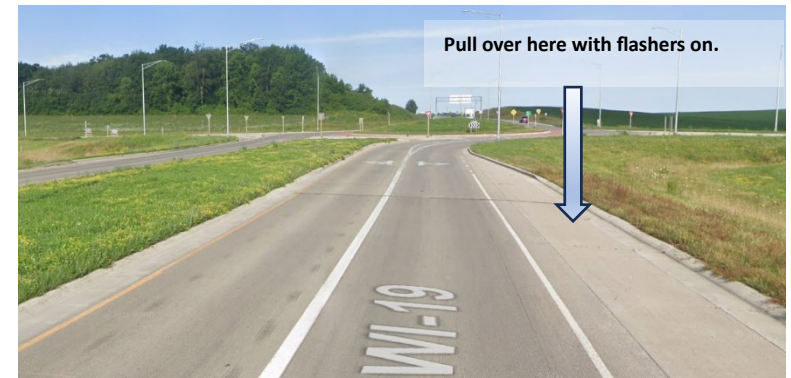


The tour is 28 miles and estimated to take about 2 hours.

It cuts diagonally across the proposed Village of Westport, from the northeast corner to the southwest corner, north through the City of Middleton to CTH K, then east, winding through some of the neighborhoods in the town core before ending at the Westport Town Hall. If you are following this tour virtually, Google Streetview or another streetview mapping service will be a useful tool to use in conjunction with this document. The segment of this tour that follows Signature Drive through the Bishops Bay subdivision is a private street and not visible on Streetview. If you are an IRB member driving this tour, please contact the Town office for an access code to this segment.

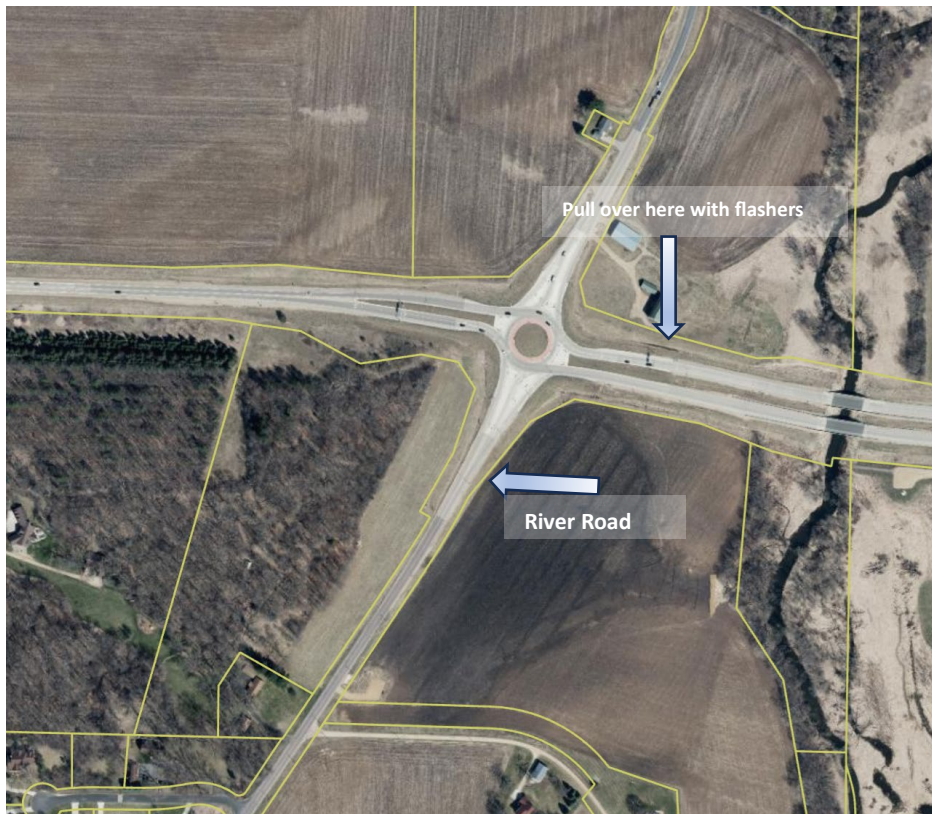


***Start** – drive to the intersection of STH 19 and River Road just west of I-90/94/39 exit 131. This highway connects the Village of Waunakee and Westport to the interstate highway system. As you drive west from the interstate, notice the flat topography of the Yahara River floodway and how it gets hillier as you look west into Westport. Safely pull onto the paved shoulder as you approach the traffic circle going west. This is the area of the northeast corner of the proposed Village. The area to your right(north) will transfer to DeForest upon incorporation. To your left (south) and right (north) is Dane County land protecting Cherokee Marsh. The point where the road crossed the Yahara River is the current boundary between the Village of DeForest and the Town of Westport. The Westport land all around you is part of the DeForest Preservation Area, effective upon incorporation. The farmland north of STH 19 and west of River Rd. is in conservation easement. Due to extensive environmentally sensitive lands and steep slopes, this area of the proposed Village is not likely to develop and is*



important for protecting the environment and creating separation between growing communities.

To continue with the tour, take the third exit in the roundabout, heading south onto River Road.





Roundabout at the STH 19 and River Road intersection – a modern urban arterial design. One of Westport’s many characteristic drumlins are ahead on the left.

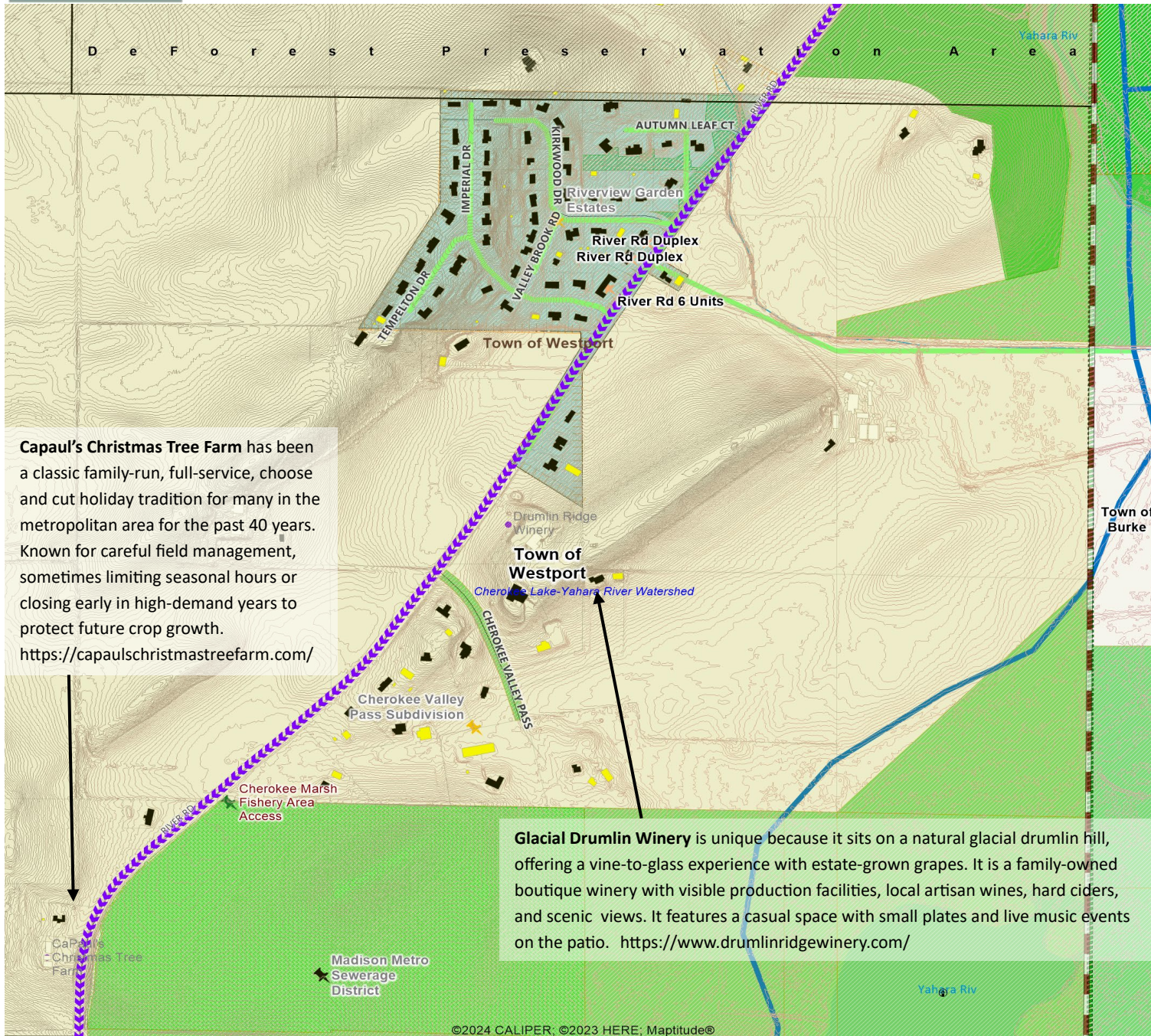


River Road exits from the roundabout. Source: Google Maps Streetview.

LEGEND

- Current Municipal Boundaries
- Conservation Easements
- Public Lands
- Environmental Corridor
- Businesses
- Westport Points of Interest
- Paths & Trails
- Topography_(1_ft_Intervals)
- Development Opportunities
- Watershed Boundary
- Parcels 07/08/26
- Westport Boundary CBP Immediate
- IRB Westport Tour Stops
- IRB Westport Tour
- Road
- Westport Businesses
- DeForest Preservation Area
- Primary Residential Structure

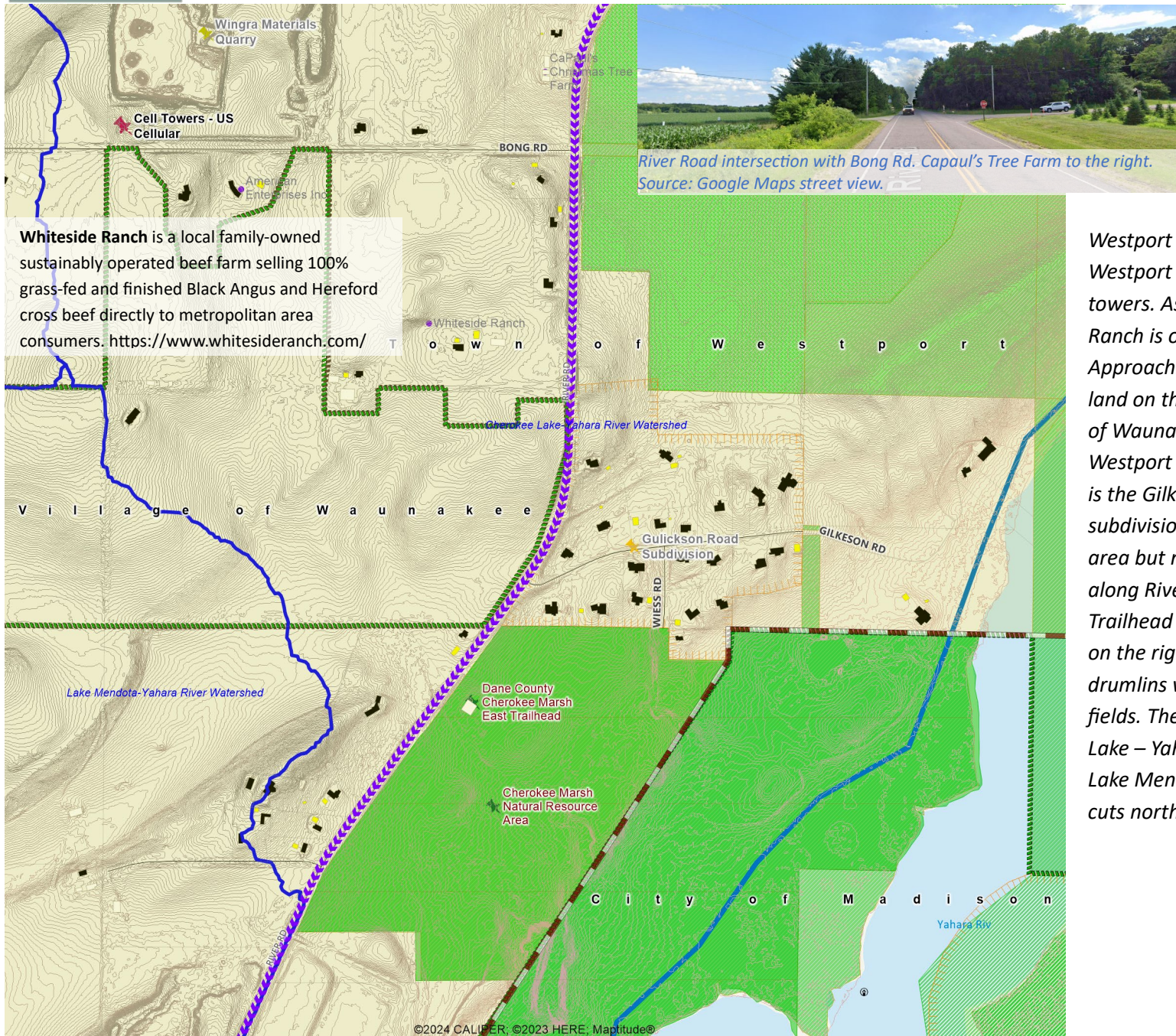
0 .075 .15
Miles



Capaul's Christmas Tree Farm has been a classic family-run, full-service, choose and cut holiday tradition for many in the metropolitan area for the past 40 years. Known for careful field management, sometimes limiting seasonal hours or closing early in high-demand years to protect future crop growth. <https://capaulschristmastreefarm.com/>

Glacial Drumlin Winery is unique because it sits on a natural glacial drumlin hill, offering a vine-to-glass experience with estate-grown grapes. It is a family-owned boutique winery with visible production facilities, local artisan wines, hard ciders, and scenic views. It features a casual space with small plates and live music events on the patio. <https://www.drumlinridgewinery.com/>

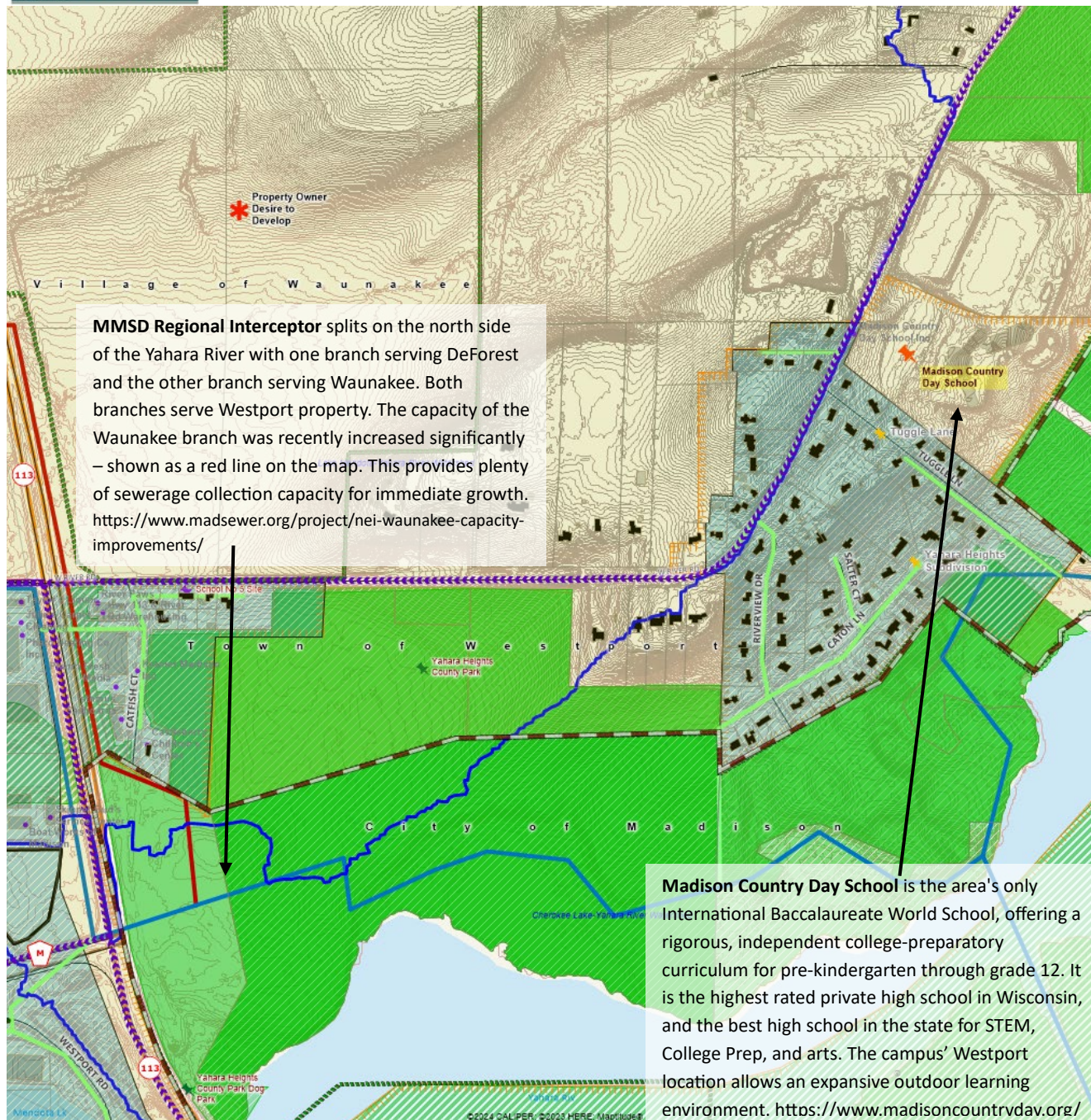
As you travel southwest on River Road, you will see Riverview Garden Estates subdivision on the right. There are 60 homes in this subdivision, mostly single-family, but some multi-family units. This is served by Westport sewer connecting to a MMSD regional interceptor. As you continue along River Rd, on the left will be Drumlin Ridge Winery. Note the glacial drumlins – the long narrow ridges on both sides of the road. Just past the winery is the small Cherokee Valley Pass subdivision. Beyond that is environmentally sensitive land on the left, owned by MMSD and part of Cherokee Marsh. On the right Capaul's Christmas Tree Farm.



River Road intersection with Bong Rd. Capaul's Tree Farm to the right.
Source: Google Maps street view.

Continue along River Rd and after stopping at the stop sign, cross Bong Rd. which connects River Rd. to STH 113 to the west. Bong Rd. has two quarries, the old Town landfill, Empire Prairies

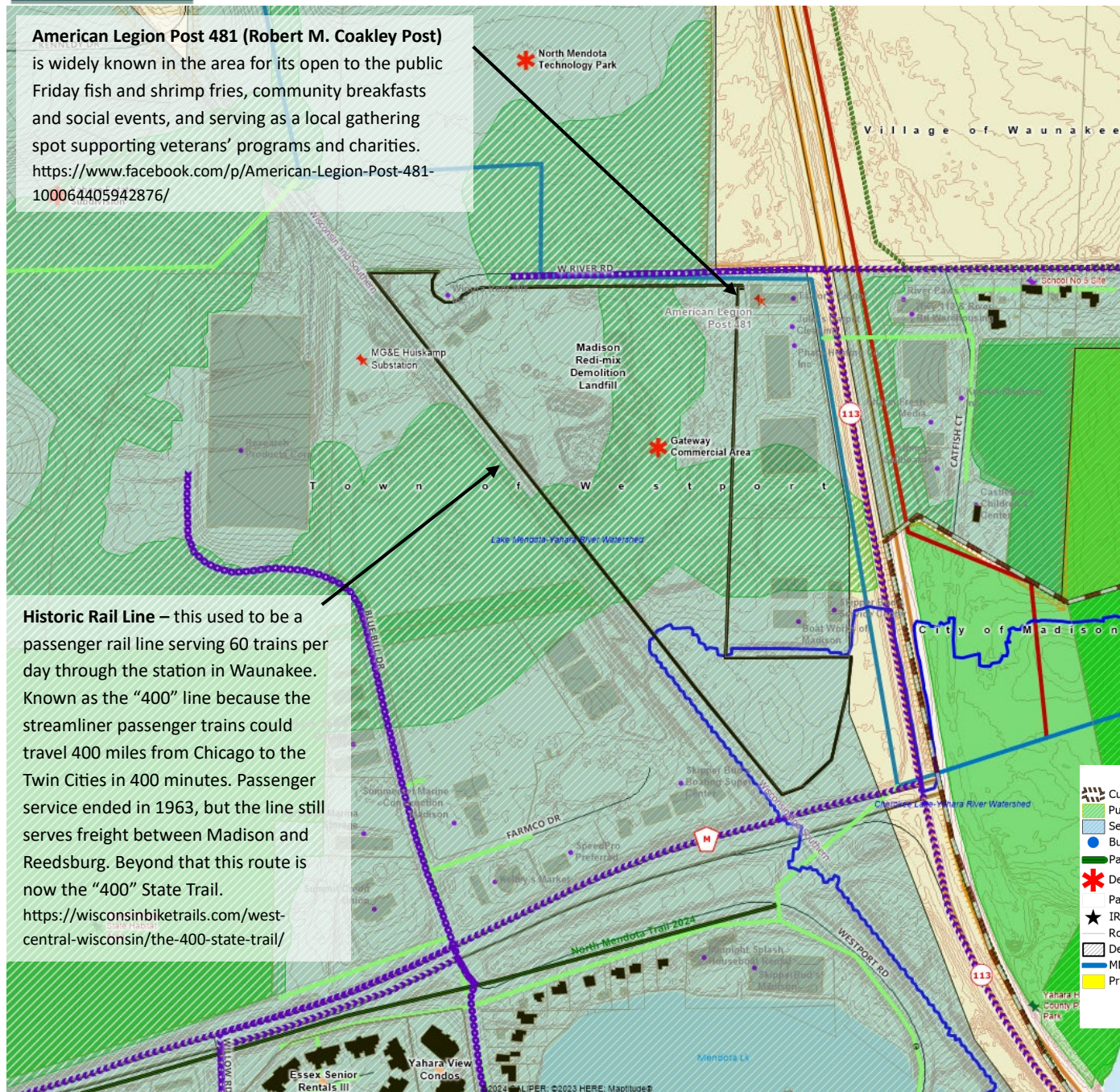
Westport Drumlin State Natural Area, Westport Prairie Hiking Area, and two cell towers. As you pass Bong Rd. Whiteside Ranch is on the right behind the homes. Approaching the curve in the road, the land on the right is currently in the Village of Waunakee but will transfer back to Westport upon incorporation. On the left is the Gulickson Road Subdivision. This subdivision is within the sewer service area but not currently served. Continuing along River Rd., on the left is East Trailhead access to Cherokee Marsh and on the right are single-family homes, drumlins with steep slopes and farm fields. The boundary between Cherokee Lake – Yahara River watershed and the Lake Mendota – Yahara River watershed cuts northwest from here.



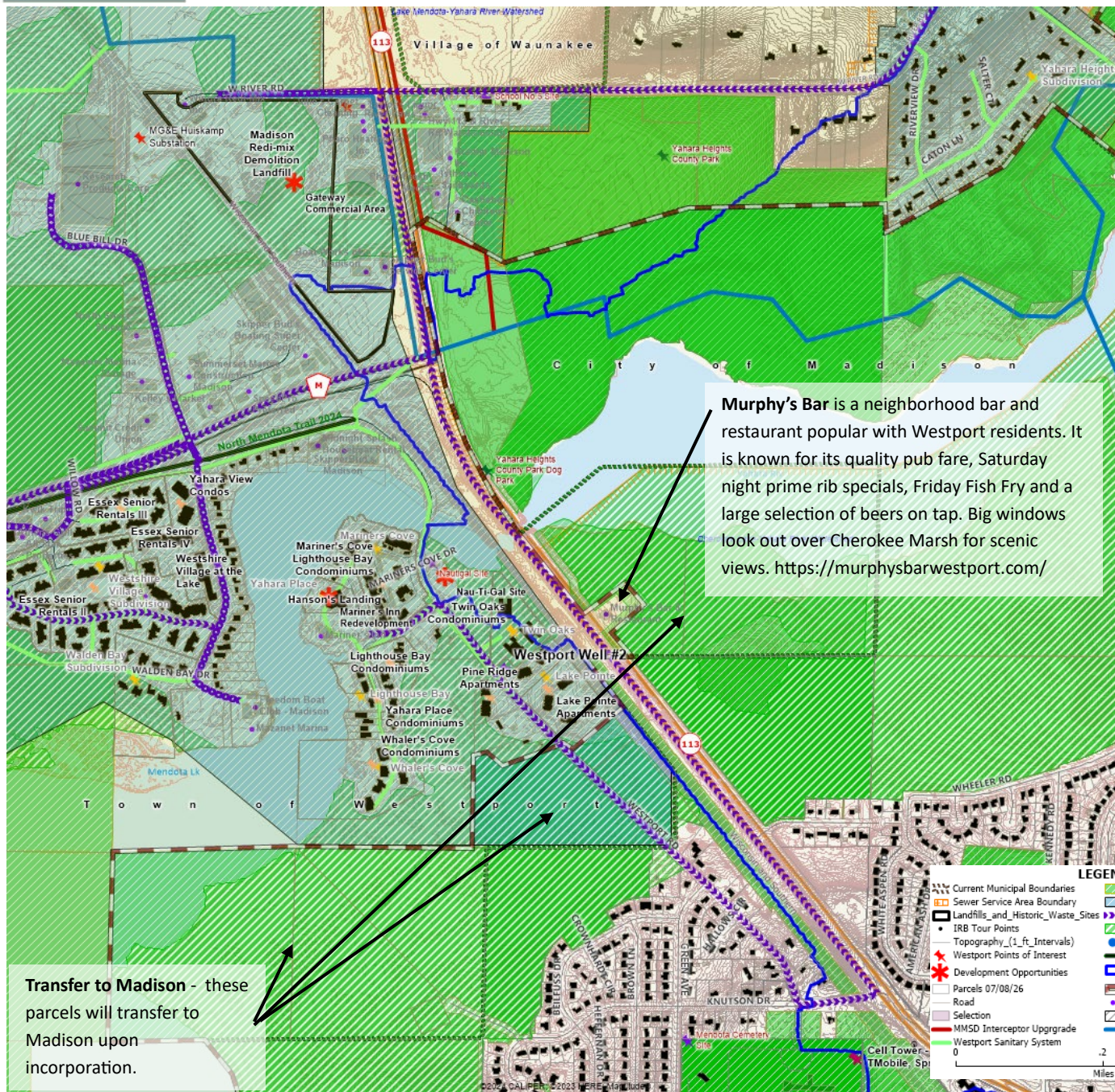
As you complete the curve in River Rd, you will see the campus of the Madison Country Day School, a private school sought after by many families both from Westport and the greater metropolitan area, on the banks of the Yahara River. On the right are woodlands on a hillside. Adjacent to Madison Country Day School, on both sides of the road, is the Yahara Heights Subdivision, part of the Westport sewer system connected to the MMSD regional interceptor. Around the curve are more homes on each side of the road, then Yahara Heights County Park, one of 11 County parks & conservation areas in Westport. The border between the City of Madison and the Town of Westport runs through the middle of the park. As you approach STH 113 you will see open farmland to your right. The owner of this land – 297 acres, wishes to develop it, although that is not allowed under current ordinances. On the left is a historic school site, now homes and businesses which form the eastern extent of the town core.

American Legion Post 481 (Robert M. Coakley Post) is widely known in the area for its open to the public Friday fish and shrimp fries, community breakfasts and social events, and serving as a local gathering spot supporting veterans' programs and charities. <https://www.facebook.com/p/American-Legion-Post-481-100064405942876/>

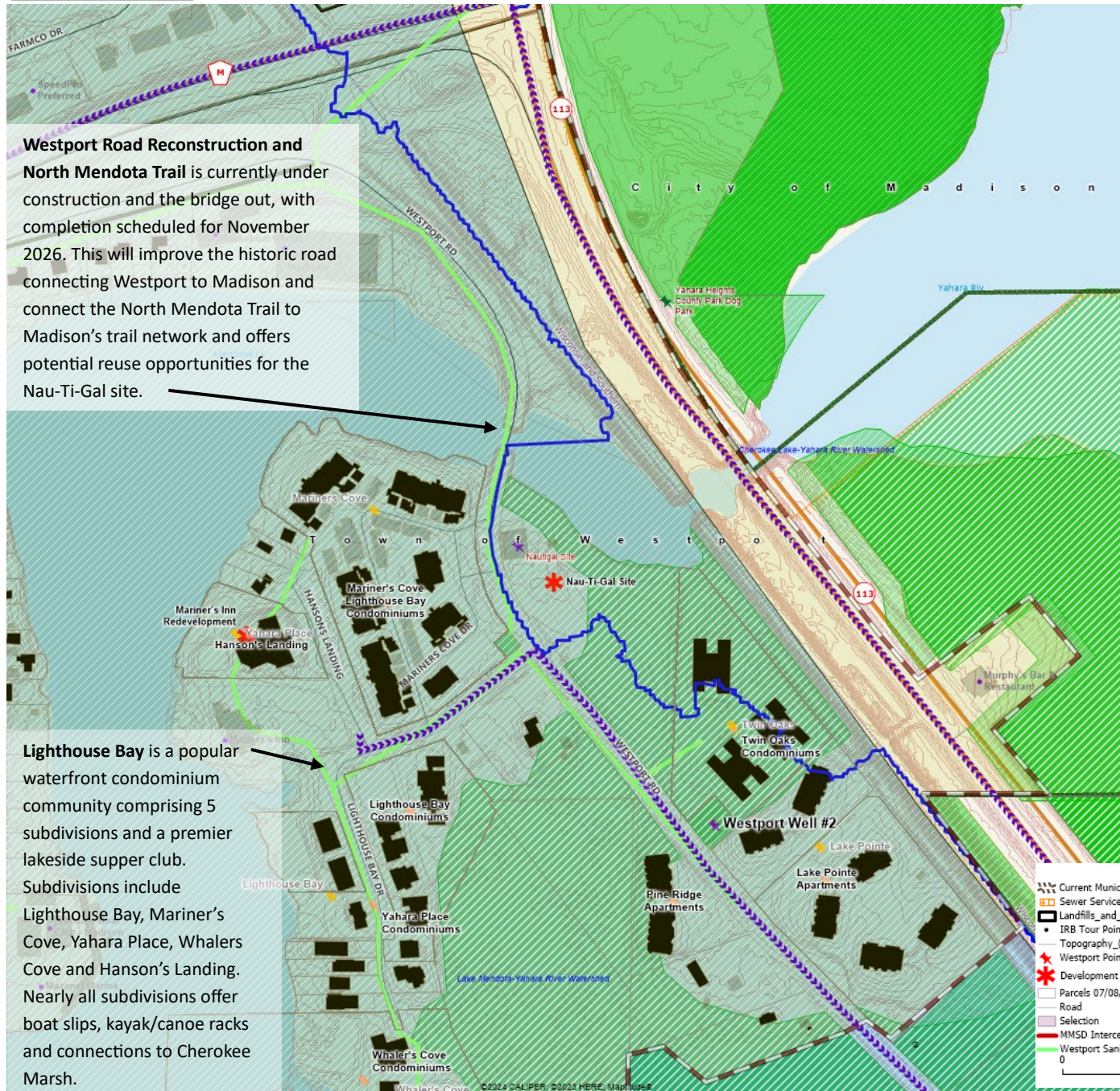
Historic Rail Line – this used to be a passenger rail line serving 60 trains per day through the station in Waunakee. Known as the "400" line because the streamliner passenger trains could travel 400 miles from Chicago to the Twin Cities in 400 minutes. Passenger service ended in 1963, but the line still serves freight between Madison and Reedsburg. Beyond that this route is now the "400" State Trail. <https://wisconsinbiketrails.com/west-central-wisconsin/the-400-state-trail/>



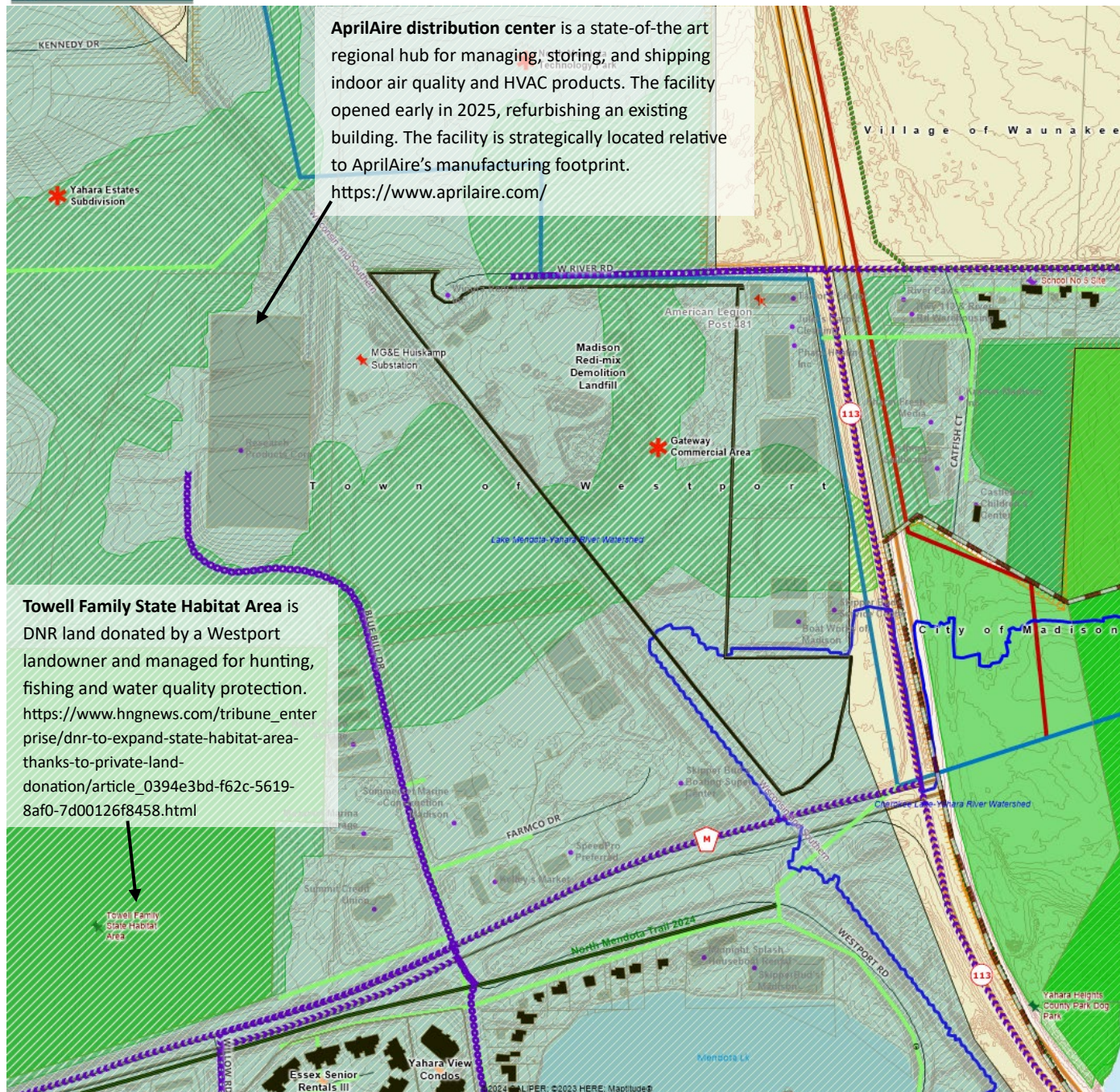
At the intersection with STH 113, continue straight to stay on River Rd. On your left is a strip of commercial land uses along STH 113, which includes American Legion Post 481, a long-time Westport social gathering spot. On the right is land owned by MG&E intended to be developed as a business park for technology and high-energy users. Ahead is the Wingra Redi-Mix plant, built on a demolition landfill, and Wisconsin & Southern Railroad tracks. The Town Board would like all the land in this area to be higher density commercial /industrial than currently exists as part of the planned Gateway Business Park. The area has public sewer & water. Turn around and head back to STH 113, turn right (south) and go straight through the lights at CTH M.



Continue south on STH 113 for 1.4 miles. After passing CTH M on the right (west) and Yahara Heights County Park on the left (east) you will cross over the Yahara River. Another Westport establishment, Murphy's Bar and Restaurant will be on the left (east), surrounded by land that will transfer to Madison upon incorporation. Continue into the City of Madison to the next right (west) turn at Knutson Dr., then take the next right (northwest) turn into Westport Rd. Ordinarily we could access the area we are seeing from Westport, but Westport Road is under construction and the bridge is being replaced, so we have to go around. As you travel along Westport Rd. you are on one of Madison's more remote streets. After passing a few homes you will enter back into Westport at the wetlands. This is land being transferred to Madison upon incorporation. The next developed land will be Westport – passing Lake Pointe Apartments, Westport Well #2 until arriving at Lighthouse Bay Dr. on your left (west). Ahead and on the right (east) you will notice an old structure



with a fence around its lot. This is the Nau-Ti-Gal – site of a well-known bar/restaurant awaiting re-use and a historic Westport location. Once the site of a post office and prohibition-era drinking establishment when Madison was dry and Westport was not, then the well-known restaurant, the Westport Town Board, has declared the site a local landmark and looks forward to redevelopment proposals that respect the historic legacy of the site. Turn left (west) into Lighthouse Bay Dr. and the Mariner's Cove subdivision. At Hanson's Landing pull over to observe the redevelopment of the Mariner's Inn site into another premier water-facing restaurant venue with housing, matching the scale of adjacent structures. Turn around and go back out to Westport Rd., turn right (south) back to Knutson Rd., then left (north) into STH 113 and back to the lights at CTH M. Turn left (west) into CTH M and prepare to turn right into Blue Bill Park Dr.



On the right (north) is land primarily used for boat storage that is planned to be part of the Gateway Business Park. Cross the railroad tracks serving the business park and pass a strip of commercial buildings and a convenience store. Turn right (north) into Blue Bill Drive (named for a duck found in the area's marshlands). As you follow Blue Bill Dr., you pass more developed commercial property until wetlands and undevelopable land is reached. Continue through this area, through two curves and you will see the large AprilAire distribution center in front of you. Behind AprilAire is MG&E's Huiskamp substation, connected directly to the Portage power plant and serving the north Madison area. Directly to the north, the Yahara Estates subdivision is under construction. Turn around and head back on Blue Bill Dr. to CTH M. Turn right (west) and take the next left (south) into Willow Rd.

Athens Grill, originally a gas station eatery next door, is known for hand-crafted, high-quality Greek American comfort food, it is an important social gathering spot for Westport residents. <https://www.theathensgrill.com/>

Willows Tavern is a classic neighborhood bar known for its classic burgers, once-a-month Friday Fish Fry and a second Sunday walleye breakfast. It hosts periodic live music, softball leagues, pool tables, and meat raffles. <https://www.facebook.com/WillowsTavern/>

Westshire Village is an all-inclusive 40-acre residential community known as an active senior living and life-lease community tailored for adults aged 55 and older. It is widely recognized for its maintenance-free independent living with access to walking paths, the lake and ponds. It features a 10,000 s.f. clubhouse with a fitness center, pub and library. <https://westshirevillage.com/wp/>

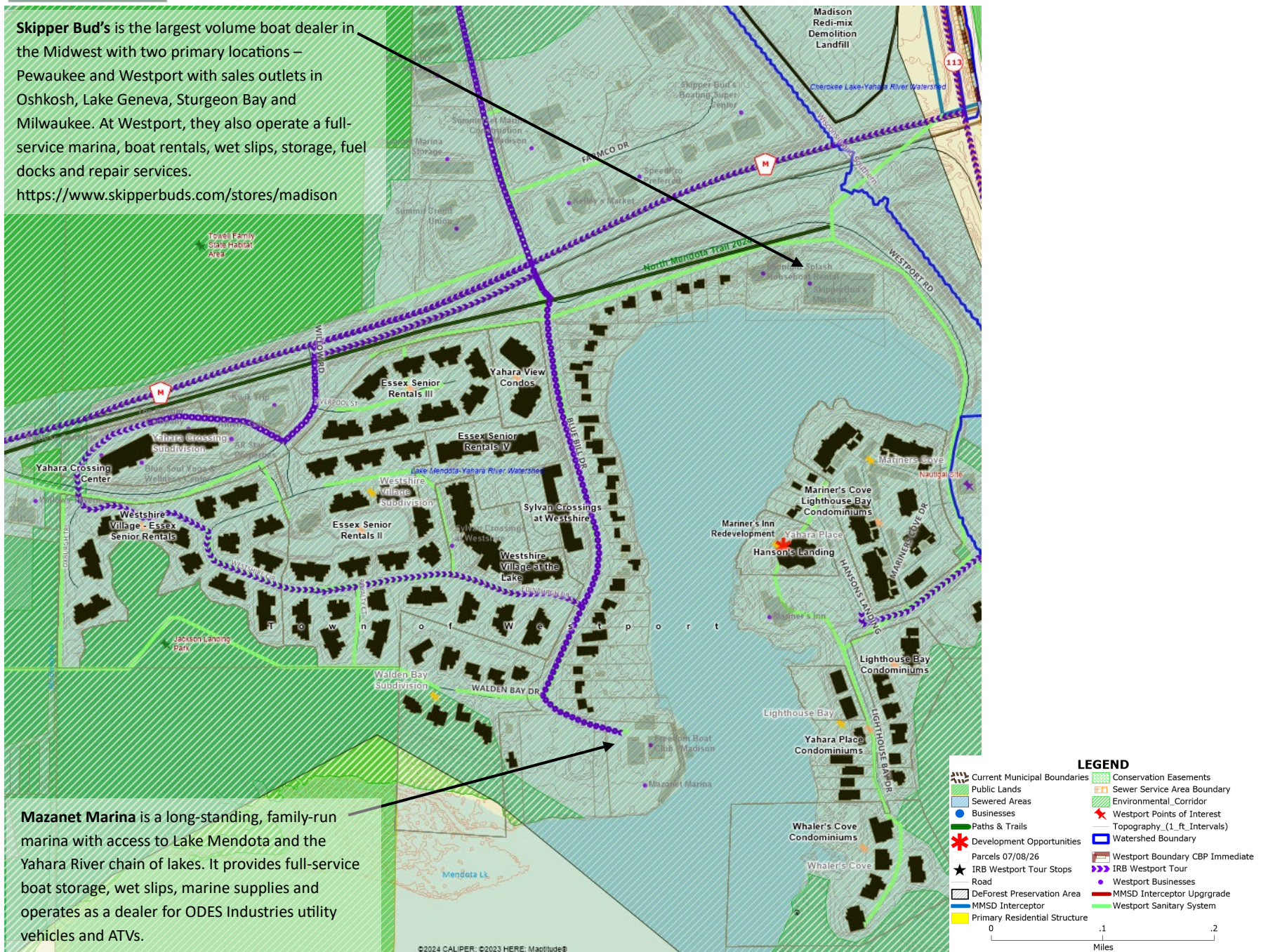


As you turn into Willow Rd. you will pass a convenience store and restaurant on your right. Take the first right into the mixed-use property with commercial below and residential above – Yahara Crossing. Follow around in front of the building until the driveway connects to Willow Rd. in front of Willows Tavern – another important Westport social gathering spot. Go straight across Willow Rd. into Parliament Lane and the Westshire Village subdivision with a mix of condos, rentals, and senior independent and assisted units. Turn right (south) into Westshire Circle and continue until the road ends at Blue Bill Park Dr. and turn right (south).

Continue south on Blue Bill Park Dr. until it dead ends at the Mazanet Marina. Turn around and head north on Blue Bill Park Dr. On the right will be a string of single-family homes and cottages with lake access. On the right (east) at the stop sign is Skipper Bud's, a full-service marina and boat dealer – one of two full-service marinas on Lake Mendota – both in Westport. At the stop sign, go straight and then left (west) into CTH M.

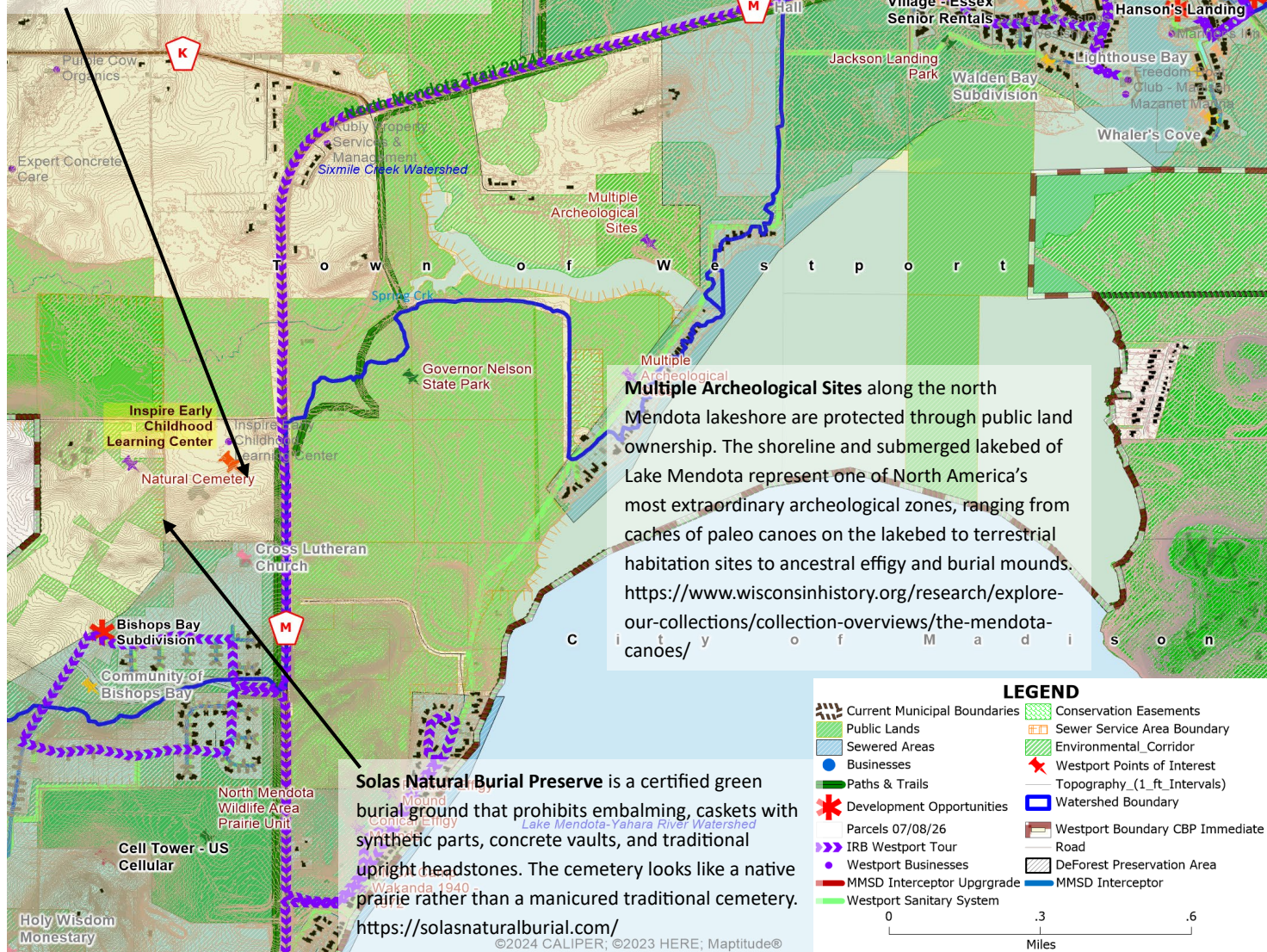
Skipper Bud's is the largest volume boat dealer in the Midwest with two primary locations – Pewaukee and Westport with sales outlets in Oshkosh, Lake Geneva, Sturgeon Bay and Milwaukee. At Westport, they also operate a full-service marina, boat rentals, wet slips, storage, fuel docks and repair services.
<https://www.skipperbuds.com/stores/madison>

Mazanet Marina is a long-standing, family-run marina with access to Lake Mendota and the Yahara River chain of lakes. It provides full-service boat storage, wet slips, marine supplies and operates as a dealer for ODES Industries utility vehicles and ATVs.

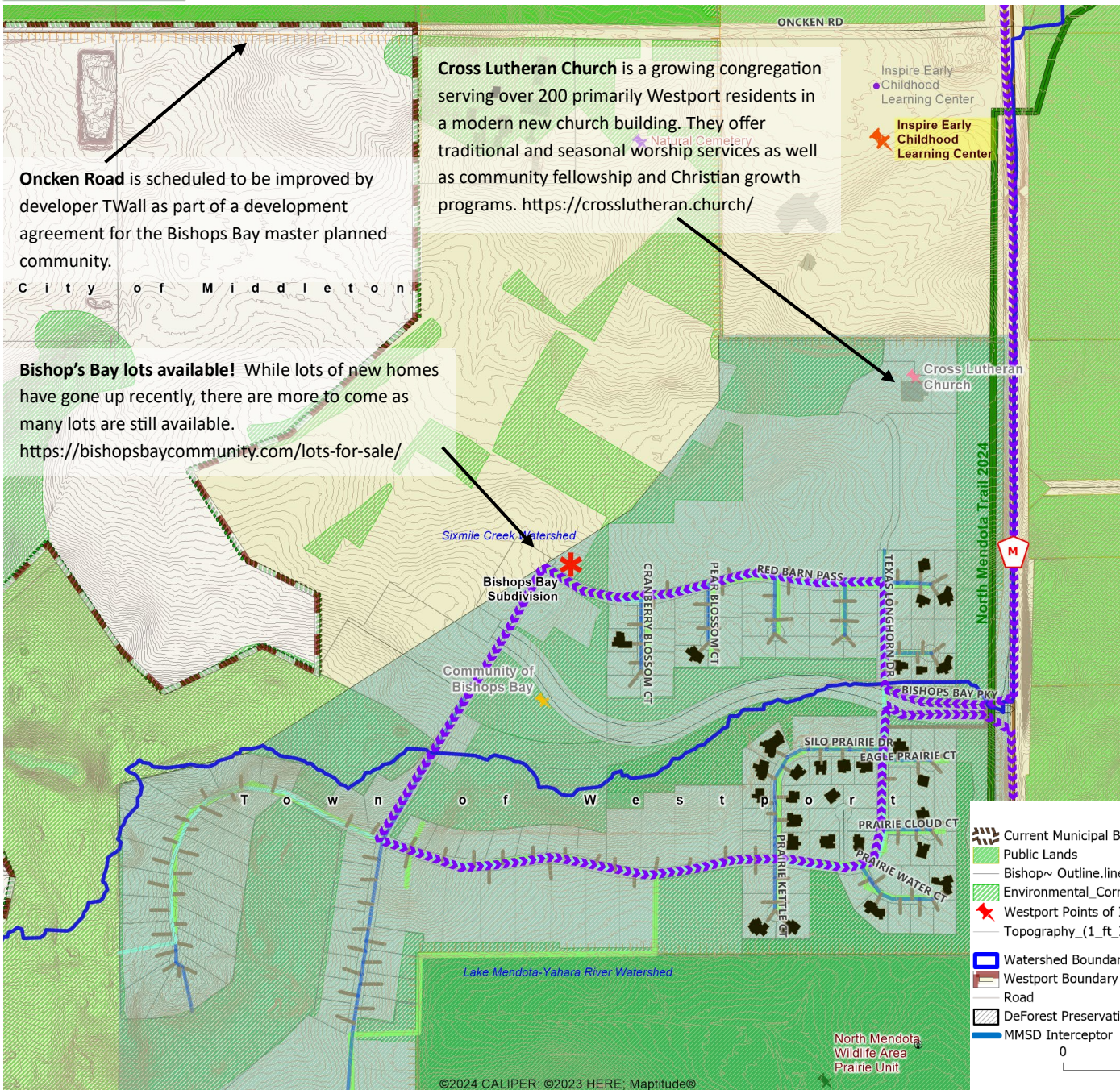




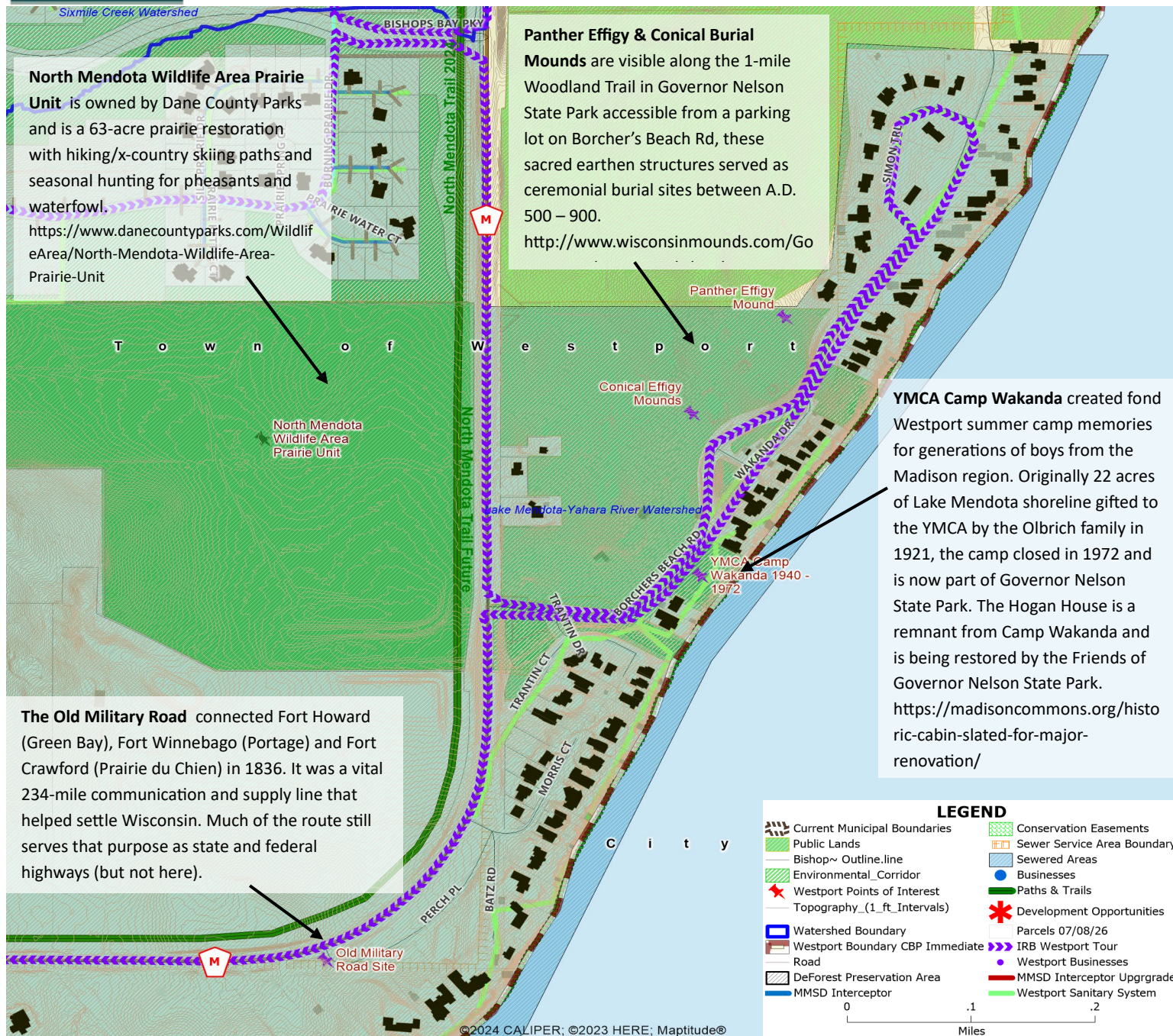
Inspire Early Childhood Learning Center is a new state-of-the-art nature-focused learning facility on a 40-acre campus with direct access to Governor Nelson State Park. It features resident kangaroos, camels and zebras, a full-sized gym, art studio, sports field and multiple unique playgrounds.
<http://inspireearlychildhood.com/>



Go west on CTH M and drive 2.7 miles to The Farm at Bishops Bay. All but a small amount of the land that you pass is environmentally protected land. As you travel on the newly reconstructed road, you will notice the North Mendota Trail on your left (south). You will pass Mary Lake Rd. and the Town Hall where this tour ends, then Woodland where another trail connects Waunakee to the North Mendota Trail. Next is CTH K, the companion to CTH M, to form the informal North Beltline connecting the west side of the north metro area to the east side and Westport to its core. Continue around the curve heading south. Notice Governor Nelson State Park on your left (east). Oncken Road will be on your right (west). Oncken Rd. runs along the north edge of the large Bishops Bay subdivision connecting to STH 12 at the north border of the City of Middleton. Bishops Bay will be the next stop, so turn right (west) into Bishops Bay Parkway. Bishops Bay is an 800-acre master-planned residential and recreational development that spans both the City of Middleton and Town of



Westport. It will eventually contain 2,950 housing units and 6,000 residents between Middleton and Westport, with 7 distinct neighborhoods and 231 acres of parks, preserves and open spaces. As you enter Bishops Bay you will cross the North Mendota Trail, then take the first right (north) into Texas Longhorn Dr., then left (west) into Red Barn Pass, then left into Home Stretch Dr., then left (east) into Burning Prairie Dr., following the curve back to Bishops Bay Parkway, then right (east) to exit the development back into CTH M heading south (right).



As you drive south on CTH M, Governor Nelson State Park continues on your left (east) while a county-owned wildlife area is on your right (west). Notice the North Mendota Trail currently ends at the wildlife area, but it is planned to connect to Middleton's trail system soon. As you approach the curve, Borchers's Beach Rd will be on your left (east). Turn here and follow the road to the end and loop back. As you start down the road, notice the State Park parking area on the left (north). This provides access to the lakeside picnic area on the other side of the road as well as the Woodland Trail to access native burial mounds. Also notice the lakefront homes that have developed representing various eras of styles from the Cottage Era represented by 4954 Borchers's Beach Rd. built in 1907 to larger mid-century post-war homes to modern infill homes built in the 1980's.

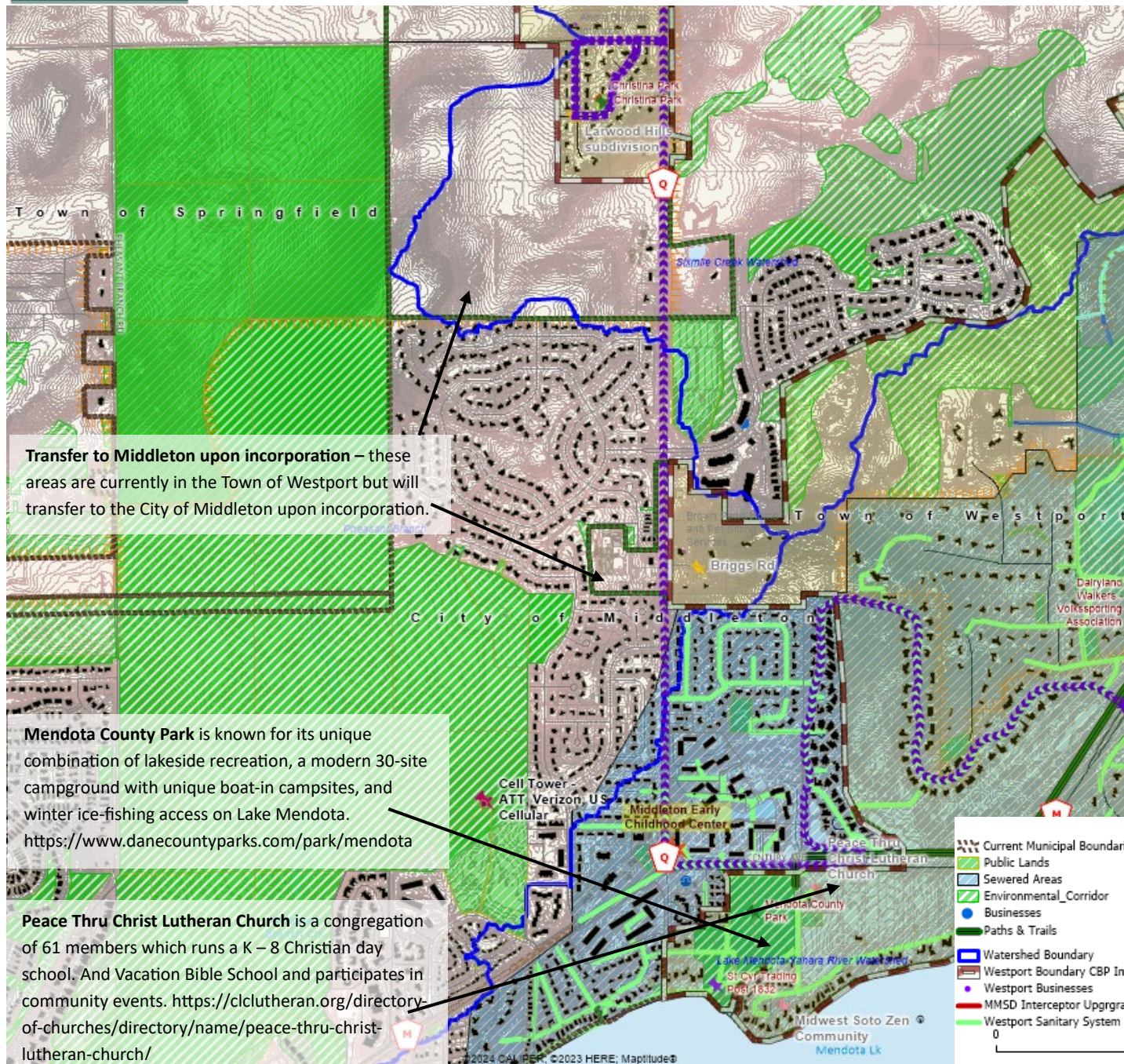
Holy Wisdom Monastery is an ecumenical Benedictine community with a LEED Platinum building and pioneering prairie restoration. It started in 1952 and transitioned away from the Roman Catholic church to become the first ecumenical Benedictine community in the U.S. in 2006. It sits on 170 acres of land in conservation easement overlooking Lake Mendota with public walking trails and open inclusive worship service and community events. This is yet another Westport hub of social connection.



Bishops Bay Golf Course is an 18-hole par-72 course known for its stunning finishing hole with panoramic views of the Wisconsin State Capitol and the Madison skyline. Stretching past 7,100 yards, its immaculate conditions draw elite local and national golfers. <https://www.bishopsbay.com/>

Bishops Bay Country Club is one of the metropolitan areas premier golf clubs. It is best known for its scenic setting and high-end family amenities. The 18-hole course was designed by Bob Lohman and renovated in 2019. Many metro area weddings take place here because of the stunning views and amenities. The Clubhouse was built in 1933 and originally served as the residence for Catholic Diocese bishops. The Club also offers an outdoor heated pool with beach-style entry, clay tennis courts and extensive youth and summer camp

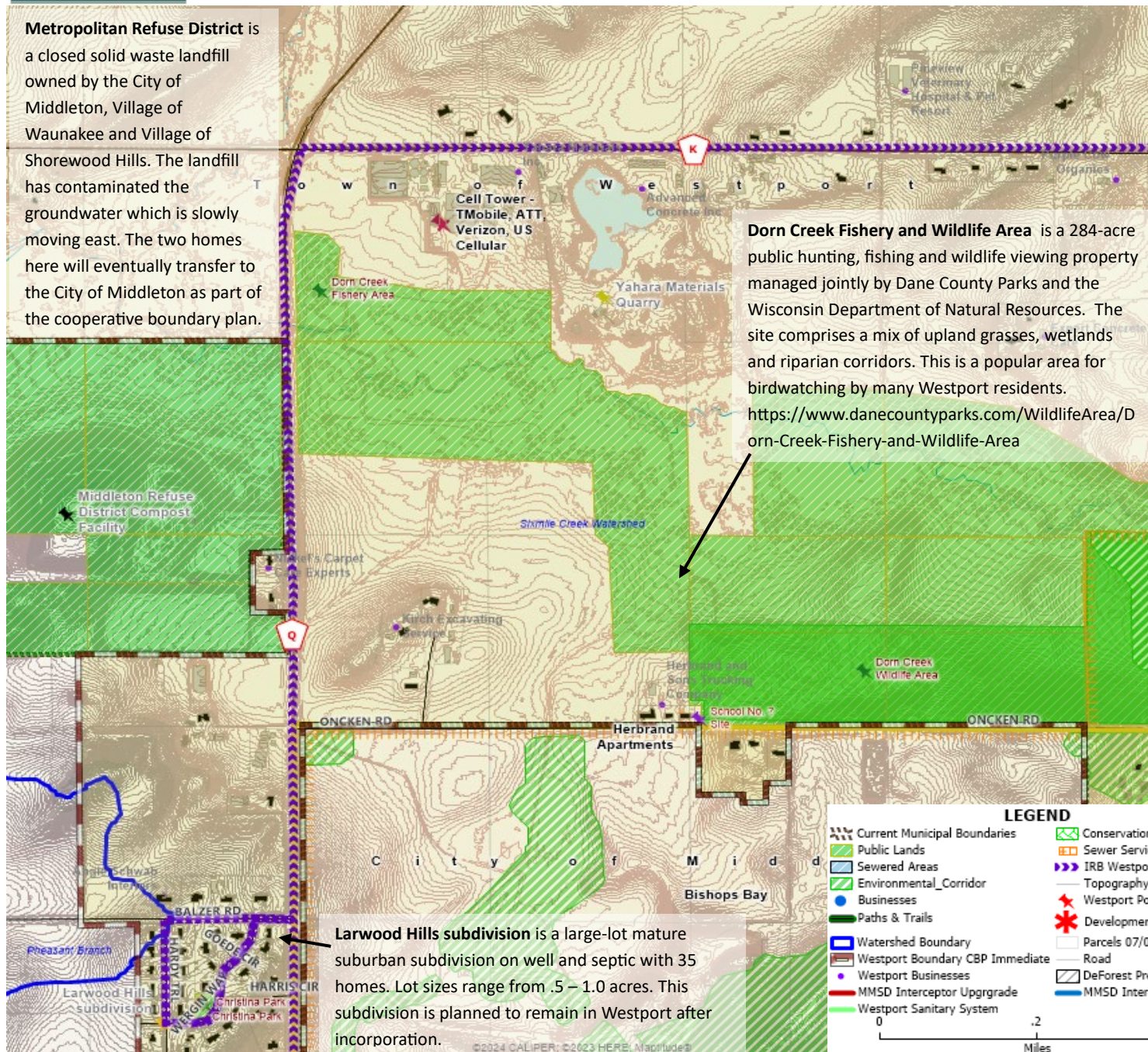
As you come out of Borchers's Beach Road, turn left (south) into CTH M. As you exit the curve, you will pass where the CTH M alignment intersects the historic Old Military Road. As you come around the next curve, on your right will be the Holy Wisdom Monastery. The next road on the left (east) is Bishops Way. Turn into Bishops Way (east) and turn left into Bishops Bay Dr. follow the road to the end and loop around the Bishops Bay Country Club and return to CTH M. Go straight across CTH M into East Signature Drive and the first phase of the Bishops Bay subdivision planned by the first developer Sam Jacobsen, owner of the former PDQ chain of convenience stores. A code is required to enter, available from the Town of Westport. Follow Signature Drive up the hill as the road follows the greens of the Bishops Bay Golf Course. As you reach the top of the hill, enjoy the view that makes this course renowned. From here, as you come through the curve, you will enter the City of Middleton. Continue along West Signature Dr. back to CTH M. Turn right (west) into CTH M.

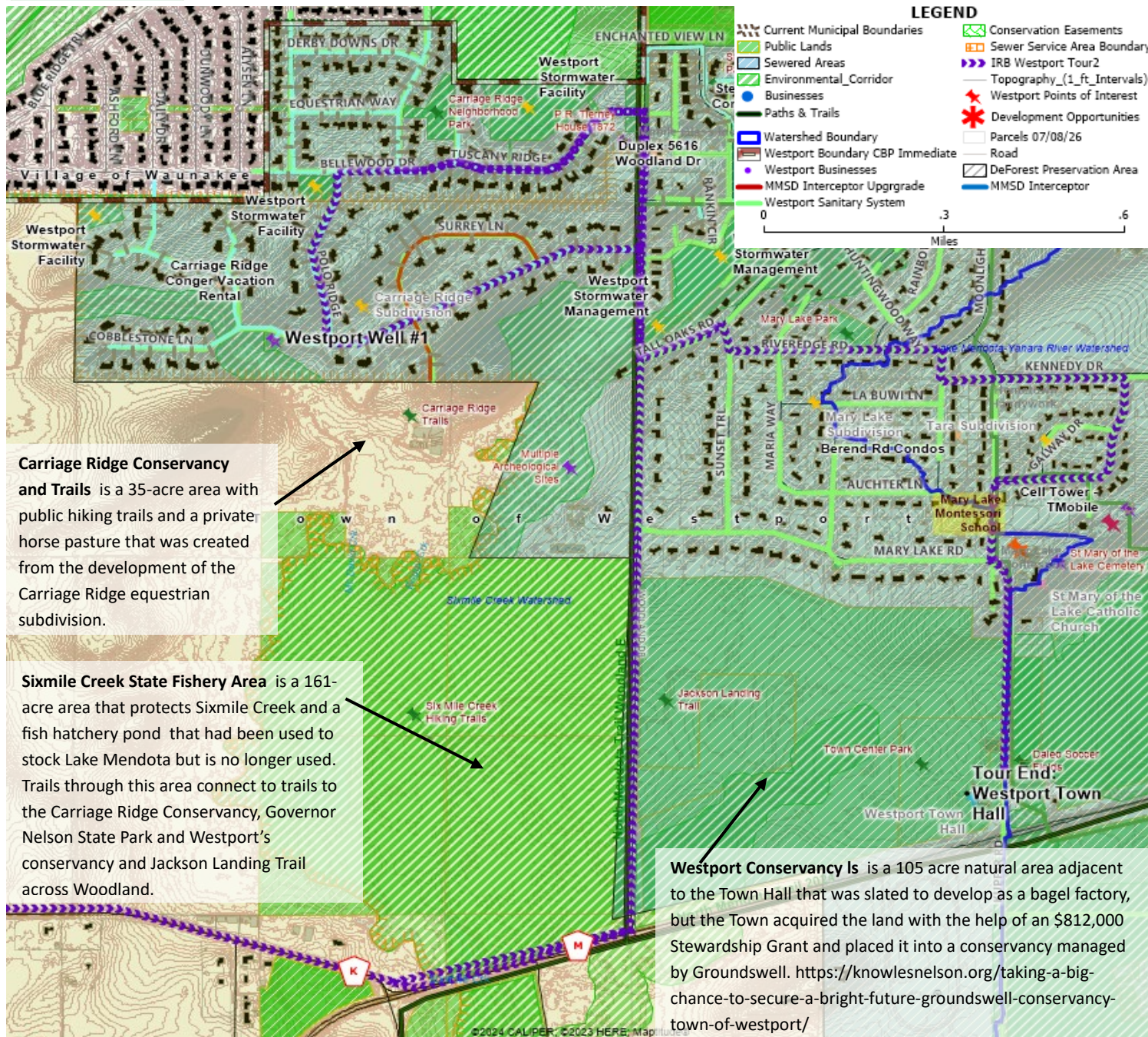


Continue west on CTH M and pass Peace Thru Christ Lutheran Church and Mendota County Park on your left. As you travel on CTH M you are in the City of Middleton, but the property on your left (south) is Town of Westport up to the western edge of the park. Ahead will be the intersection with CTH Q, where we will turn right (north). Although we are in the City of Middleton, property here (area in blue on map) is served by Westport sewer due to watershed boundaries. Shortly after passing Rolling Hill Dr. on the left (west), Westport will be on the right (east) with the Briggs Rd subdivision. On the left (west) is a former greenhouse that will transfer to Middleton upon incorporation. Continue north on CTH Q. After passing Heron Trail on the left, you cross back into Westport and another area that transfers to Middleton upon incorporation.

In .5-mile Balzer Rd will be on your left (west). Turn into Balzer Rd and take the 2nd left (south) into Hardy Trail. This is the Larwood Hills subdivision. Loop through on Wergin Way back to Balzer Rd and CTH Q. Turn left (north) into CTH Q. The land on your right is the long-term development area for Bishops Bay - this area is planned to be a high-density mixed-use commercial area but will require significant infrastructure to develop. Continue past Oncken Rd on your right (east). On your left (west) is a former landfill owned by three municipalities, now a dog park and compost facility. On the right is Dorn Creek Fishery Area (DNR) and Dorn Creek Wildlife Area (Dane Co.). At the traffic light ahead is CTH K. Take a right (east) into CTH K. This section of CTH K is another Westport business strip with Yahara Materials, Advanced Concrete, Pineview Veterinary Hospital, Purple Cow Organics and other businesses.

Larwood Hills subdivision is a large-lot mature suburban subdivision on well and septic with 35 homes. Lot sizes range from .5 – 1.0 acres. This subdivision is planned to remain in Westport after incorporation.





Continue along CTH K to the newly reconstructed intersection with CTH M. At the traffic light slip into the left (east) turn lane and note the multi-modal urbanized roadway improvements, although due to the wetlands and protected lands associated with Sixmile Creek, the immediate area does not appear to be urbanizing. Turn into CTH M heading east to the next traffic light at Woodland Ave and turn left (north) into Woodland. On the left (west) is DNR state fishery land protecting Sixmile Creek and the Woodland Extension of the North Mendota Trail and on the right is land owned by the Town of Westport and in a conservation easement managed by Groundswell Conservancy, both with public trails. Continue along Woodland and turn left (west) into Cobblestone Lane. This is the Carriage Ridge subdivision. Follow Cobblestone and at the third right, turn right (north) into Polo Ridge, then right (east) into Tuscany Lane and follow this back to Woodland Ave.

Mary Lake subdivision is a neighborhood at the geographic and historic heart of Westport. It features a mix of two-story, ranch-style and contemporary properties with a mature tree canopy. It is served with Westport sewer and water.

Turn right (south) into Woodland. As you make the turn, look to your right (west) and notice the old brick structure that is part of a much larger home. This is the PJ Tierney home, one of the original settlers. The brick portion was built in 1872. Take the 2nd left (east) into Tall Oaks Rd, then the first right (south) into Sunset Trail, then left (east) into Riveredge Rd. This is the Mary Lake subdivision, part of the town core.

As you follow the curve in Riveredge, take Clove Rd to the right (south), then an immediate left (east) into Kennedy Dr. and follow this to the next right, Shannon Way. Note the construction of Yahara Estates underway. Turn right (south) into Shannon Way. Follow Shannon Way to S. Kennedy Dr. and notice the Westport water tower serving the north part of the town core. Turn left (south) into S. Kennedy Dr. At the intersection with Mary Lake Rd turn left (east) and notice the historic St. Mary of the Lake Catholic Church, cemetery and school. Continue south on Mary Lake Rd. and turn into the Westport Town Hall parking lot to end the tour.

The P. R. Tierney House is the home of one of the early Irish settlers of Westport. This house was constructed in 1872. Although the original structure has been added onto, it retains much of its original character.

<https://www.wisconsinhistory.org/record/>

Yahara Estates subdivision is currently under construction with 38 estate-sized lots ranging in size from .34 to 1.1 acres. The lots are served with Westport sewer and water and many lots back up directly to protected DNR land and feature topography optimized for basement exposure.
<https://www.yaharaestates.com>

St. Mary of the Lake Catholic Church was established in 1867 by the Irish immigrants that first settled Westport. The original structure was destroyed in a lightning-induced fire in 1951 and rebuilt in 1953. With its active congregation, associated Montessori school, community events and cemetery, it is yet another Westport location fostering social cohesion for the incorporation territory. It is one of four churches of the St. Maximilian Kolbe Parish.
<https://www.saintmax.org/>

