



# Facts Supporting the Petition to Incorporate the Town of Westport, Dane County

August 4, 2026



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# Introduction

## Petitioners

Petitioners John Cucia and Dean Grosskopf, residents and property owners, with the support of the Town Board of the Town of Westport and 119 freeholder elector signers, petition the Circuit Court of Dane County and the Wisconsin Department of Administration to incorporate the Town of Westport into a metropolitan village (see Petition, Appendix). There are no intervenors in opposition to the petition, and the petition enjoys broad support among Westport residents.

## Cooperative Boundary Plan

On July 14, 2026, the Wisconsin Department of Administration approved a cooperative boundary plan agreed to by the Town of Westport, Village of Waunakee, Village of DeForest, City of Middleton and City of Madison. This plan lays the groundwork for the Town of Westport to meet certain Incorporation Review Board standards by addressing the compactness of the proposed Village and the impact on the metropolitan community. The boundary plan does this by transferring land to adjacent municipalities that they may use for urban development or preservation purposes. This results in no Westport islands embedded in neighboring municipalities, a boundary that is much more regular and compact, reduces intergovernmental competition, and an agreement that neighboring municipalities do not oppose Westport's incorporation. The boundary plan will only take effect upon the successful incorporation of the Town of Westport. Provisions of this plan are discussed in greater detail in various sections of the following document.

## Background

The Town of Westport is an urban town in north-central Dane County on the north shore of Lake Mendota, in south-central Wisconsin. The Town was organized on March 31, 1849, as the result of the splitting of the Town of Vienna. The original boundary was the same as for Public Land Survey Township 8 North Range 9 East, modified along the boundary with the Town of Madison (now City) to avoid Madison having a detached island separated from the rest of the Town of Madison by Lake Mendota. With this modified boundary, the original Town of Westport was about 35 square miles in size and further bounded on the west by the Town of Springfield, on the north by the Town of Vienna, and on the east by the Town of Burke. The Town of Burke will be dissolved by October 27, 2036, as the result of a 2007 cooperative boundary plan with the City of Madison, City of Sun Prairie and Village of DeForest. The current Town of Westport is 20.6 square miles.

Today, the Town is bordered by four municipalities – the City of Madison on the south and east, the City of Middleton on the southwest, the Village of DeForest on the northeast and the Village of Waunakee on the northwest. Waunakee was incorporated from a portion of the Town of Westport in 1893. Waunakee has grown and expanded significantly since its incorporation. The Village of DeForest will have a more significant border with Westport on the east after the Town of Burke is dissolved in 2036. The Town of Westport itself has adopted the exercise of village powers under Wis. Stats. 60.10 and 60.22, which gives the Town Board the ability to govern as a village, except where there are village powers that conflict with Town powers such as extra-territorial zoning jurisdiction.

By statute, each of these municipal jurisdictions possesses extraterritorial authority to define and regulate land use within the Town of Westport. This results in a patchwork quilt of erratic and contradictory land use regulation and development within the Town depending on which of the four municipalities possesses extraterritorial authority over the specific area. DeForest and Madison have chosen not to exercise their extra-territorial jurisdiction, while Waunakee and Middleton have negotiated agreements governing their jurisdictions. Westport is a populated area with a strong history, identity, social cohesiveness, and nearly \$1.5 billion in property value. Through incorporation Westport seeks to ensure cohesive development within its jurisdiction, determined by the officials elected by Westport residents, as opposed to those elected by other communities, and consistent with the needs and desires of Westport.

The Town Board petitioned the Circuit Court of Dane County for incorporation as a metropolitan village on October 4, 2024. The Court held a hearing on December 4<sup>th</sup>, 2024 at which all 6 parties to the hearing stipulated that Westport's petition met the circuit court standards for incorporation and the judge referred the petition to the Wisconsin Department of Administration Incorporation Review Board for determination of whether the state's legislative standards for incorporation have been met.

After the Town filed its incorporation petition with the Circuit Court, discussions began with adjacent municipalities to reach agreements on boundaries between the potential new Village of Westport and the adjacent municipalities. Those discussions resulted in a five-party cooperative boundary plan agreement setting permanent municipal boundaries for five municipalities – contingent upon a successful Westport incorporation. The cooperative boundary plan was approved by the Wisconsin Department of Administration on July 14, 2026. The cooperative boundary plan has Westport giving up another 3.7 net square miles to neighboring municipalities, to secure permanent self-determination and home rule. This leaves a proposed Village territory with over \$1.5 billion in property value – sufficient tax base for a fiscally viable municipality.

The proposed incorporation territory has several significant components that although not adjacent to one another due to wetlands and other landscape features, are still connected by an internally focused transportation and recreational network, institutions fostering local social networks, and shared “opulent homestead” lifestyle choices connecting the outer areas of the Town to its core:

- The most densely populated **Town Core** area is comprised of the Yahara/Mendota waterfront, the Gateway commercial area, and adjacent subdivisions. The Town Core contains approximately 2,319 people – over half the Town's population and an equivalent density as the City of Middleton, within a 1 square mile area. Yahara Estates is a new subdivision currently under construction that will add to the population of the core. The Town Core is the historic heart of the Town of Westport from its very founding. It has been disrupted by rail, dam and highway construction, but the Town Core still serves the vital social and commercial functions it has had for the past 175 years.

- **Bishops Bay**, a large 1.74 square mile subdivision spanning Westport and the City of Middleton and developed in cooperation with Middleton located 2.75 miles west of the Town Core, separated by a state park and environmental corridors. This subdivision is currently under development with approximately 36 homes built in Westport and another 510 homes planned in Westport.
- **Westport Commercial Gateway** – the intersection of CTH M and STH 113 is the gateway to the Town of Westport and the commercial heart of the Town with two marinas, restaurants and bars, banking, fuel and convenience, and other services. The Town of Westport's North Mendota Energy and Technology Park is at the intersection of HWY 113 and West River Road in the gateway area. It is adjacent to an electrical substation connected directly to the Columbia Power Plant in Portage and a rail line, making it an ideal location for a cold storage warehouse or large manufacturing facility. All 57 acres are currently available and being marketed for development by the property owner, Madison Gas & Electric.
- **CTH K Commercial District** – a 1-mile stretch of CTH K east of the intersection with CTH Q that contain more intensive commercial and industrial uses such as Yahara Materials, Advanced Concrete, Pineview Veterinary Hospital and Pet Resort and Purple Cow Organics. While the Gateway commercial district is more oriented to residents' daily needs as well as more intensive commercial and industrial uses, this area is focused solely on employment.
- **River Road Mixed-Use District** runs along the west side of the Yahara River from STH 113 to STH 19 and contains a mix of residential development and interspersed commercial activity including Madison Country Day School, Drumlin Ridge Winery and CaPaul's Christmas Tree Farm as well as significant areas of access to Cherokee Marsh.
- **Public Lands** – an extraordinary number of public lands are included in the incorporation territory and include a state park, 9 Dane County parks, wildlife and natural areas and trails, town parks and recreation areas, private lands with conservation easements and protected wetlands and environmental corridors.
- **Farmlands** – areas of open farmland in the northeast and southwest parts of the territory serve the local foods and export markets and are important to the character of the territory. The Town has had a policy of placing deed restrictions against development on farmland in these areas that request splits to build a house. These restrictions are in the Town's favor and can be lifted by the Town when it chooses. This has been one method the Town has found to gain greater control over the land uses within its territory. The restrictions do not mean the land will never develop, simply that the Town has control over its timing and nature.
- **Institutions** that play a significant role in connecting the Westport community and exhibit some permanence:
  - Holy Wisdom Seminary
  - Westport Town Government



- St Mary of the Lake Catholic Church
- Governor Nelson State Park
- Dane County Parks
- Madison Country Day School
- Dane County Law Enforcement Training Center

The residential neighborhoods in the Town are among the most sought after in the region. The Town has been a particularly attractive area for families with children because of the quality of the school system and the character of the residential neighborhoods, and community amenities.

The adjacent municipalities at each corner of the Town of Westport are all experiencing very strong growth –residential, commercial and industrial. Westport is part of this growth and needs the tools to properly manage the transition of land uses as the areas around it become increasingly dense and the desired land uses become increasingly difficult to maintain.

Westport expects significant development as the result of on-going existing development in Bishops Bay and Yahara Estates as well as commercial development and redevelopment at the CTH M and STH 113 intersection.

The cooperative boundary plan agreement between the four adjoining municipalities and the Town of Westport on which this incorporation petition is based is evidence of the positive impact the incorporation of the entire remaining Town will have on the general metropolitan community.

The petitioners believe they have met the standards for incorporation both through the characteristics of the territory proposed for incorporation and by mitigating any negative regional impacts by reaching agreement with its neighbors on both the idea that Westport should be a village and on the appropriate boundary between the neighbors and the prospective Village of Westport.

The Town is looking forward to participating with its neighbors on an equal footing to growing the north Lake Mendota area while protecting the area's unique natural resources, culture and history.

The following sections, organized by each of the six standards described in Wis. Stats. 66.0207 and the WisDOA guidance provided in [Information Needed for Municipal Incorporation Reviews](#) (August 2008) describe the facts supporting the Town's petition for incorporation. These facts document that the standards for review by the Incorporation Review Board have been met and that the incorporation of the territory described in the petition should be granted.

## Summary

This petition for incorporation meets all the standards described in Wis. Stats. 66.0207. In particular, the Incorporation Review Board standards are met by this petition:

### 1. Homogeneity and Compactness

The proposed boundary is rational, follows existing and negotiated political boundaries and physical features. The development of the territory is orderly and not random with a centralized and dense Town Core. The character of the territory proposed for incorporation is compact,

homogenous and distinct from the adjacent municipalities. This is supported by demographics, land use patterns and trends, natural features, local and regional plans, social organizations and government infrastructure that supports social cohesiveness and compact clustered development. A cooperative boundary agreement will take effect immediately upon incorporation that will make the new Village boundary significantly more regular and compact than it currently is.

## **2. Territory Beyond the Core**

The number of housing units in the territory beyond the most densely populated square mile averages 56 per quarter section compared to the standard of 30. The territory beyond the most densely populated square mile has the potential for continued development on a substantial scale within the next three years due to the ongoing development of Bishops Bay and Yahara Estates subdivisions, the expected development of the Gateway Business Park and North Mendota Energy and Technology Park, the redevelopment of two commercial sites with higher density and the availability of large acres of land with access to sewer and an owner wishing to develop.

## **3. Tax Revenue**

Westport's very high equalized value per capita supports a budget that provides the quality services desired by its residents at a tax rate that compares favorably with other municipalities in the metropolitan community. Westport has made provisions for enhancing law enforcement services following incorporation and even with an 18% higher budget, the tax rate remains lower than neighboring municipalities providing similar services.

## **4. Level of Services**

This standard is not applicable because no adjacent municipality filed a resolution to annex the territory.

## **5. Impact on the Remainder of the Town**

This standard is not applicable because there will be no remnant town.

## **6. Impact on the Metropolitan Community**

The effect upon the future rendering of governmental services both inside the territory and throughout the metropolitan community will be positive as evidenced by the cooperative boundary plan agreed to by all of Westport's municipal neighbors as well as the long history Westport has had working with its neighbors on a wide range of issues with cross-border impacts including land use planning, stormwater management and water resource protection, transportation, natural resource management, and public services. This will only improve as a metropolitan village.

# PART 1 CIRCUIT COURT STANDARDS

## Section 1 - Overview

The Town of Westport as it exists today comprises:

- ❖ 20.61 square miles
- ❖ 4,408 residents (U.S. Census population estimates, July 1, 2024)
- ❖ Density of 213 people per sq. mile
- ❖ 2025 equalized property values of \$1.61 billion

Wisconsin statutes 66.0205 describe the standards petitioners for incorporation must meet to pass Circuit Court review and be considered by the Incorporation Review Board. The standards vary according to the context of the area petitioning for incorporation. The incorporation territory will be filing as a metropolitan village within 5 miles of a 2<sup>nd</sup> class city and, therefore, will need a minimum incorporation area that contains:

- ❖ 4 square miles
- ❖ 2,500 residents, and
- ❖ at least 1 sq. mi. with >500 persons – the town core.

At the conclusion of a hearing on December 4, 2024, the Dane County Circuit Court found the Westport petition for incorporation met all the standards required under section 66.0205, Wis. Stats. Significantly, during the hearing all the adjoining municipalities and the Waunakee Community School District unanimously agreed the petition met the statutory standards for circuit court review.

# PART 2 – INCORPORATION REVIEW BOARD STANDARDS

## 1(A) Homogeneity and Compactness

The proposed incorporation territory is reasonably compact considering political boundaries, wetlands, steep slopes, flood zones and other landscape features of the territory and considering the unviable remnant town that would be left if the incorporation only included the most compact area of the Town. Evidence of compactness includes the fact that development of the Town is rational, well-planned, contains compact clusters of residential and commercial land uses, has a road network that is internally focused on the Town Core, developed parts have a dense structure, and development is concentrated on municipal sewer lines and not generally diffused. The boundary agreement with neighboring municipalities makes the incorporation territory significantly more compact by both giving up territory and making boundaries more regular. All the municipal neighbors understand how Westport is becoming increasingly compacted from their growth and agree with Westport's incorporation contingent on the cooperative boundary plan agreement.

Homogeneity is evidenced by the shared lifestyle preferences of the population and the general pattern of land uses which are characteristic of internodal spaces near the edge of a metropolitan area. The Villages of Waunakee and DeForest are nodes of higher density development just outside the City of Madison at the outer corners of Westport. If we envision a map of development density with the highest density in downtown Madison, it will show declining density from the city center toward the edge of the city and metro area. The density peaks typically arise around the edge of the metro area reflecting legacy villages that have grown with the metro area, or major intersections that attract development. The space between the primary city edge and the ring nodes has a typical pattern of legacy resource extraction (from which the city was built), more intensive/less neighborly land uses that don't fit in the city such as cement plants, landfills, large-item storage facilities, and pet boarding, and agricultural uses focused on urban markets such as vegetable, fruit, landscape plant or tree farms and associated processing facilities. This will be intermixed with dense residential development where sewer service is available or clusters of lower-density residential development where sewer is not available, caused by metropolitan resident's demand for various lifestyles and living environments within the metro area. Westport has managed its land uses to ensure growth in population can occur where appropriate while providing space in the metropolitan community for land uses that may not be suited in places fully built out with infrastructure. The City of Fitchburg and Village of Windsor are examples of nearby municipalities that are balancing the amount of its land served by urban infrastructure with other significant other land suited for land uses that don't belong in dense built-out areas.



Figure 1: North Mendota County Trail as it crosses The Farm at Bishop's Bay, Town of Westport. Governor Nelson State Park is the right side of the image on the other side of CTH M.



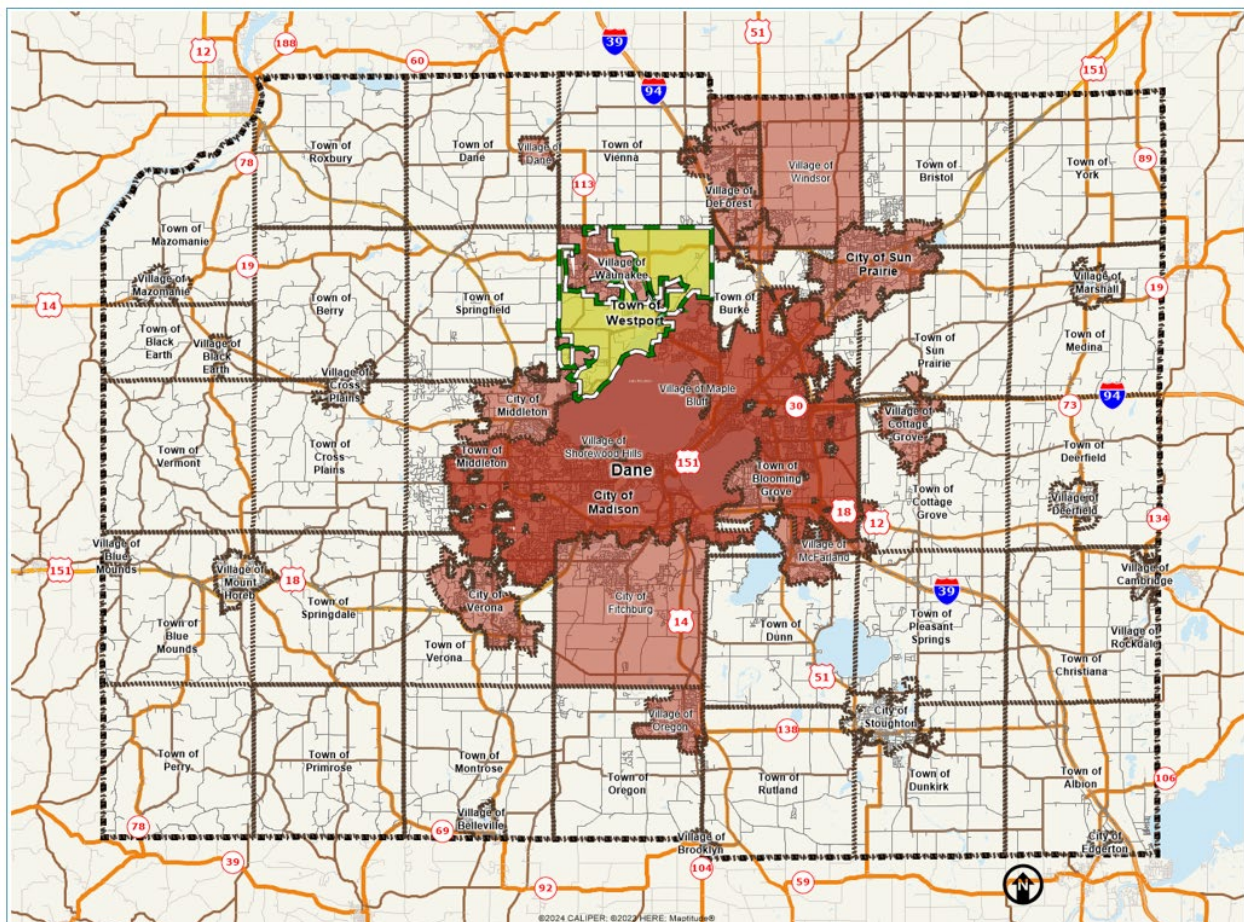
## Section 1 – Political, Physical and Natural Boundaries

Although Westport's boundary is entirely political, a significant portion generally conforms to natural features including the Yahara River along the southeast border with Madison and Lake Mendota along the southern border. The incorporation territory is within the boundaries of several physical and natural regions that make the territory unique, homogeneous and compact from a physical and natural perspective.

### Political Boundaries

Map 1 shows the location of the Town of Westport within the Madison metropolitan community. The red shaded jurisdictions are municipal members of the metropolitan community using the definition in the Wisconsin incorporation statutes. Because it is a town, Westport is currently not considered to be a part of the metropolitan community. Westport's incorporation will grow the metropolitan community and bring the north shore of Lake Mendota into a municipality with home rule and better legal tools to shape appropriate land uses and better protect the metro community's precious water resources. Note that the remaining "hole" in the metropolitan

Map 1: Location of Incorporation Territory Within Dane County and the Madison Metropolitan Community



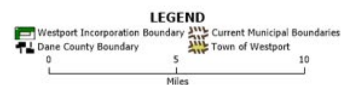
Westport Incorporation

June 17, 2026

Map 1: Location within Metropolitan Community

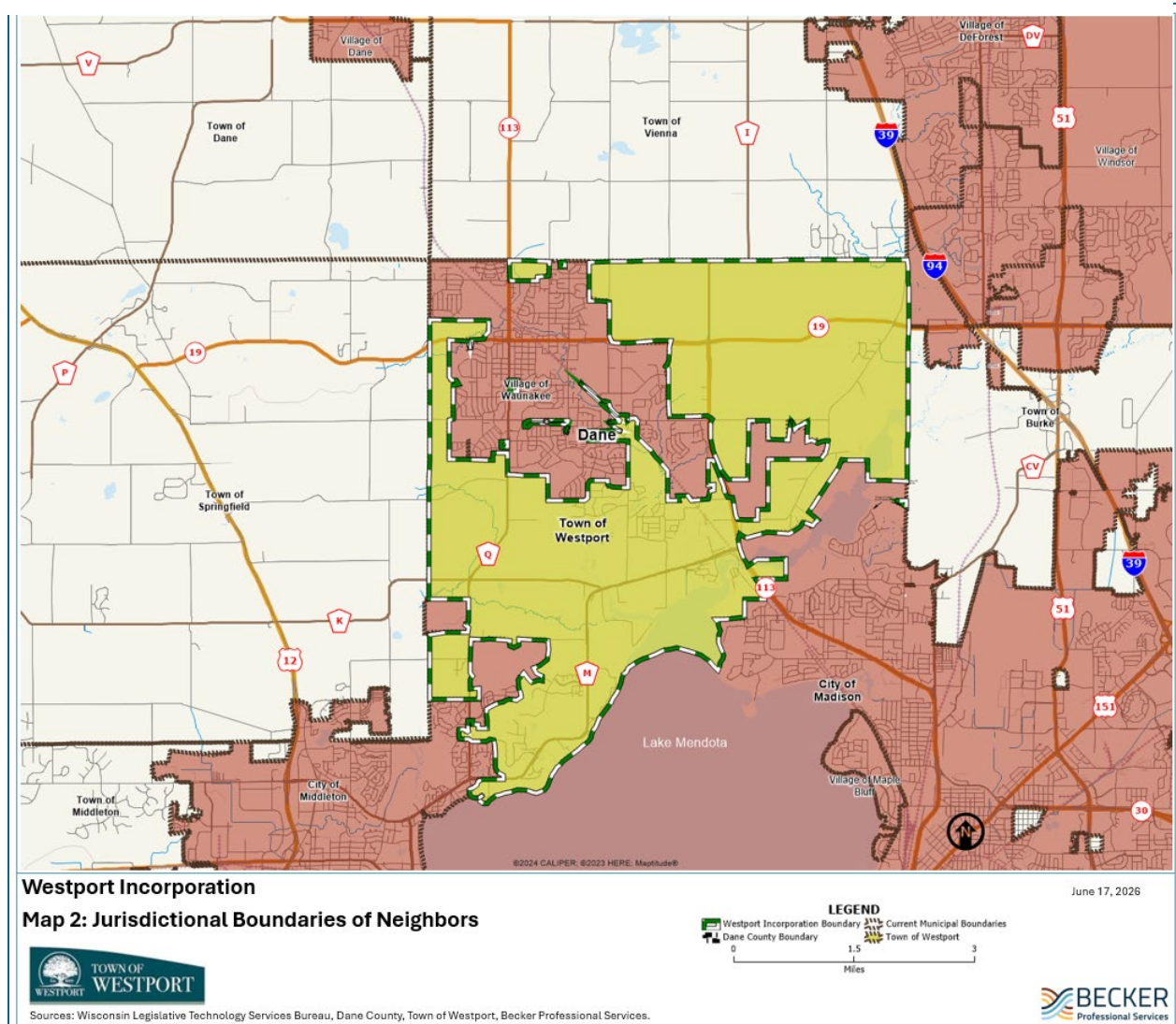


Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



community is the neighboring Town of Burke. This “hole” will disappear by 2036 as Burke gets absorbed by Madison, Sun Prairie and DeForest.

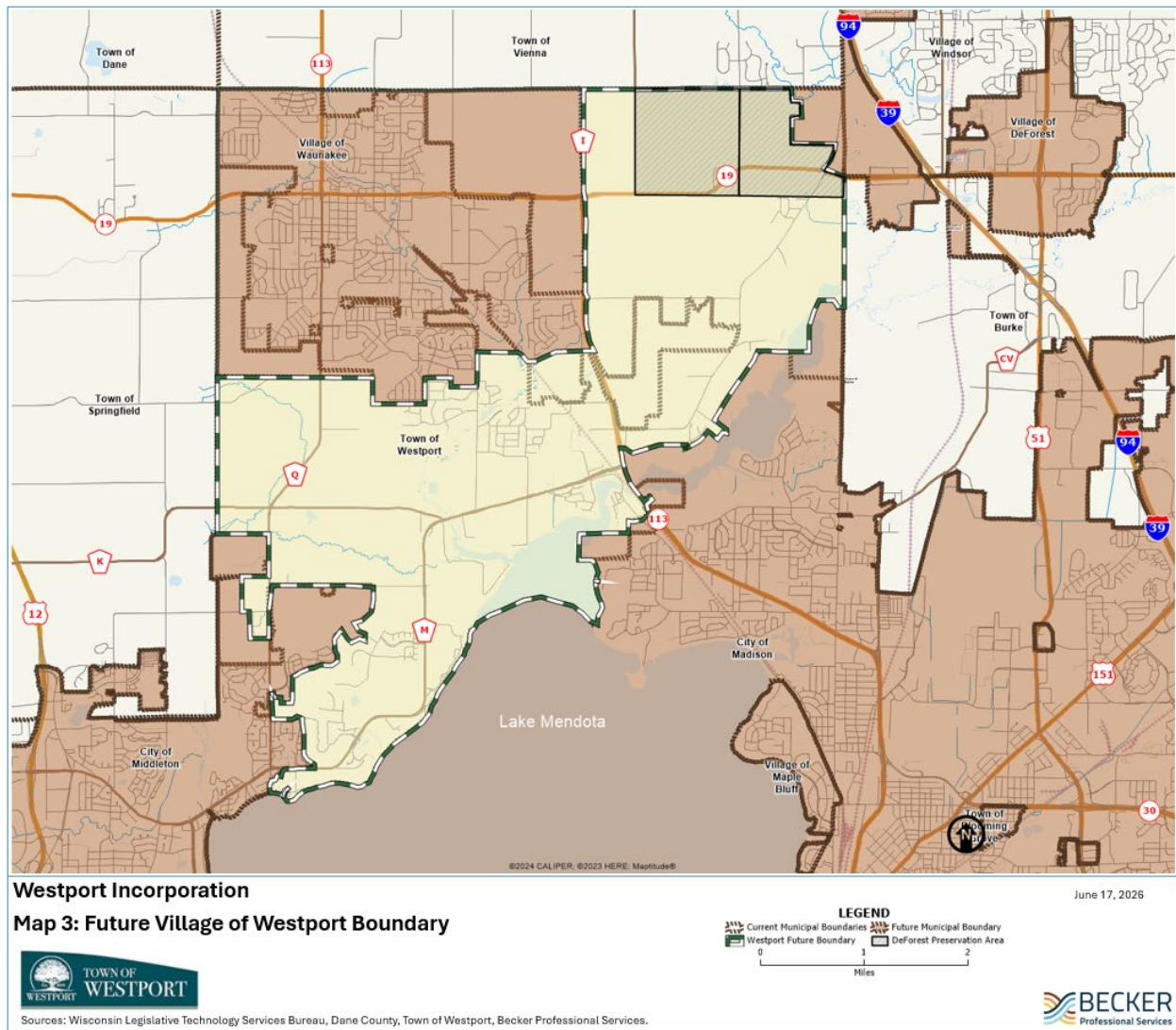
*Map 2: Proposed Incorporation Territory and Abutting Jurisdictions*



Map 2 shows the current Westport and neighboring municipal boundaries. The boundaries are convoluted and bifurcates the Town.



Map 3: Westport Village Boundary After Incorporation and Transfers Identified in the Cooperative Boundary Plan Agreement



Map 3 shows the impact of the cooperative boundary agreement upon the incorporation boundary. The integrity of Westport's territory improves significantly by taking territory back from Waunakee while providing both room for growth of the municipal neighbors and a preservation zone for DeForest to ensure the Villages of DeForest, Waunakee, and Westport maintain a separation zone. The improved compactness of the territory is evident. The cooperative boundary agreement only becomes effective upon Westport's successful incorporation.



### *Historical Context*

The Town of Westport is situated north of the City of Madison, sharing a long boundary along the north shore of Lake Mendota, a part of the lake being within the limits of the town. In 1846 the town of Westport was named by families from Westport, County Mayo, Ireland as they settled the area - among them were the families of O'Malley, Colling, Fitzgibbon and Ruddy. The original O'Malley farmstead, built in 1860 with significant additions in 1931, is still located at 5941 STH 113. The farm is now Colonial Crest and is a mix of agricultural and single and multi-family residential rental units. The farmhouse has been divided into apartments. The State of Wisconsin purchased the property around 1930 and used it as a rehabilitation facility for residents of the nearby Mendota State Hospital (also located in the Town at the time, but since annexed into Madison). The State expanded the house to its current footprint in 1931 to accommodate a dining hall and dormitory for the residents. At the same time a stable (still on the property) and a large dairy barn (nonextant) were constructed to support the facility. The State Hospital ran the property as a dairy farm where residents worked. In the 1950s the farm reverted to private ownership. The family used it as a dairy farm until about 1970, then focused on raising crops. This story encapsulates how development patterns in rural spaces next to a major city can range widely – even on a single property.

Other historic farmsteads still visible in the landscape include the Williamson Farmstead, which includes the original farmhouse built of stone in 1870, and the P.R. Tierney farmhouse, preserved as part of the Carriage Ridge subdivision.

A large catholic church – St Mary of the Lake - was built in 1866 and still serves the community, hiring teachers and providing spiritual and educational support for the community. The church is within the Town Core. A railway passes through the town from the southeast to the northwest, passing through and serving the Town Core and proposed Gateway Business Park as well as Waunakee's business park just a few miles down the line and terminating in Reedsburg. There are many archaeological sites located within the Town and Lake Mendota shoreland areas. Native camps and artifacts have been identified in the area.

The boundary of the Town is a mix of natural features and historical political boundaries. The boundary of the Town mostly follows the public land survey system (PLSS) section lines. The Town of Westport is Township 8 North, Range 9 East in Dane County WI. The Town of Westport 1873 Plat Map (Appendix) shows the original boundary of the Town of Westport.

Much of the southern boundary of Westport with the City of Madison follows the Lake Mendota shoreline, which looks different today than it did when the Town of Westport was formed. In 1873 there were no locks or dams on the lower Yahara (or Catfish) River so the Lake Mendota (or 4<sup>th</sup> Lake) shoreline – the natural feature forming the southern boundary of the Town of Westport is significantly lower at the mouth of the Yahara River than today.

The construction of dams on the Yahara River caused more land to be flooded at the mouth of the Yahara River at Lake Mendota. The 1911 Plat Map (Appendix ) shows lake levels have risen such that the Yahara River and Six Mile Creek each flow into Lake Mendota without

joining, submerging the original junction of the two which can be seen in Figure 1. Since the Town's boundary was fixed at its formation, what was originally a natural boundary is now a political boundary and the Town's southern boundary no longer faithfully follows the modern shoreline.

Although the Town's original boundary did not follow the Yahara River, the result of first the incorporation of the Village of Maple Bluff in 1931 and then years of annexations to the City of Madison – the most recent being January 2024, the Yahara River is now effectively Westport's southeastern boundary, although there is currently an irregular political boundary in this area that will be made more regular as the result of a cooperative boundary plan for the incorporation territory.

The remaining boundaries of the Town are either the original section lines or political boundaries formed with neighboring jurisdictions. The boundary with the Village of Waunakee began when it incorporated in 1893 in the northwest area of the Town of Westport.

Steady annexations over the years resulted in the current boundary except that the "tail" of Waunakee that extends to the southeast toward Madison was the result of an intergovernmental boundary agreement between Westport and the Village of Waunakee in 1996 to prevent annexation of Westport territory to the City of Madison.

The Waunakee-Westport Boundary Stipulation and Intergovernmental Cooperation Agreement was adopted on September 19, 1996, for a 20-year period, renewable in 10-year increments. Two 10-year renewals have occurred, extending the agreement to 2036. The agreement changed the boundary, transferring territory from Westport to Waunakee and thereby creating the Waunakee "tail". This area will be detached to the Village of Westport upon incorporation as the result of a cooperative boundary plan.

The agreement also created a joint planning area and a Joint Planning Commission which has the authority to extend water and sewer within the JPA and create and maintain stormwater management facilities. The agreement was amended in 1998 to specify that the Town will exercise the Village's extraterritorial land division approval in the "Town Restricted Extraterritorial Jurisdiction Area".

The boundary with the City of Middleton remained intact at the township line until the early 1970's when the City of Middleton started annexing Westport territory along Lake Mendota. Annexations continued to recent times. In 2010 the City of Middleton, Town of Westport and developer TWall Properties reached a joint agreement for development of the Bishops Bay subdivision with a portion of the subdivision in the City of Middleton (previously annexed from Westport) and a significant portion in the Town of Westport.

The City of Middleton annexed the Metropolitan Refuse District landfill site owned by the City of Middleton, Village of Waunakee and Village of Shorewood Hills, but located in the Town of Westport. Upon annexation, the site became a City island in the Town. The landfill was found to be contaminating groundwater in 1988 and closed in the early 1990's. The Town has agreed to transfer land to the City of Middleton to allow the City to connect the MRD island to the rest of the City and to address residential property impacted by the contaminated groundwater as part

of a cooperative boundary plan agreement. The City and Town enjoy a good working relationship and cooperation on land use issues.

The Village of DeForest has not yet annexed land from the Town of Westport. The Town has agreed to detach territory from the northeast corner of Westport to the Village of DeForest and to protect 2 sections to the west as preservation against development upon incorporation as part of a cooperative boundary plan agreement.

The remaining boundaries with the Town of Springfield, Town of Vienna, and Town of Burke follow the original township lines.

#### *Proposed Village Boundary Post-Incorporation*

All of Westport's municipal neighbors agree that with the appropriate boundaries, the Town of Westport should become a metropolitan village and that this action will be in the best interests of the metropolitan community. The boundary of the proposed Village of Westport has been negotiated with the adjacent municipalities to give each of them room to grow and make their boundaries more regular. At the same time, the Village of Westport's role to serve as a lower-density buffer between higher density municipalities has been recognized by its neighbors – the Village of Waunakee detached its southeast "tail" in furtherance of this goal.

#### *Impact of Cooperative Boundary Agreement on Incorporation Territory*

*Table 1: Summary of Parcel Transfers from Westport to Other Municipalities*

| Parcel Characteristics     | Transfer from Westport to Other Municipalities |                |                |
|----------------------------|------------------------------------------------|----------------|----------------|
|                            | Immediately                                    | Deferred       | Total          |
| Acres                      | (1,922.7)                                      | (1,005.5)      | (2,928.2)      |
| Assessed Land Value        | (\$7,418,100)                                  | (\$10,097,100) | (\$17,515,200) |
| Assessed Improvement Value | (\$13,084,700)                                 | (\$22,695,800) | (\$35,780,500) |
| # Housing Units            | (35)                                           | (68)           | (103)          |

Table 2: Summary of Transfer Detail for Each Municipality

| Transfer from Westport to Waunakee |               |                |                |
|------------------------------------|---------------|----------------|----------------|
| Parcel Characteristics             | Immediately   | Deferred       | Total          |
| Acres                              | (975.7)       | (997.1)        | (1,972.9)      |
| Assessed Land Value                | (\$4,426,900) | (\$9,535,200)  | (\$13,962,100) |
| Assessed Improvement Value         | (\$7,887,400) | (\$21,251,600) | (\$29,139,000) |
| # Housing Units                    | (23)          | (62)           | (85)           |

| Transfer from Waunakee to Westport |             |          |           |
|------------------------------------|-------------|----------|-----------|
| Parcel Characteristics             | Immediately | Deferred | Total     |
| Acres                              | 547.8       | 0.0      | 547.8     |
| Assessed Land Value                | \$515,100   | \$0      | \$515,100 |
| Assessed Improvement Value         | \$284,400   | \$0      | \$284,400 |
| # Housing Units                    | 1           | 0        | 1         |

| Transfer from Westport to Middleton |               |               |               |
|-------------------------------------|---------------|---------------|---------------|
| Parcel Characteristics              | Immediately   | Deferred      | Total         |
| Acres                               | (201.9)       | (8.4)         | (210.3)       |
| Assessed Land Value                 | (\$1,282,600) | (\$561,900)   | (\$1,844,500) |
| Assessed Improvement Value          | (\$2,517,300) | (\$1,444,200) | (\$3,961,500) |
| # Housing Units                     | (7)           | (6)           | (13)          |

| Transfer from Westport to DeForest |               |          |               |
|------------------------------------|---------------|----------|---------------|
| Parcel Characteristics             | Immediately   | Deferred | Total         |
| Acres                              | (361.4)       | 0.0      | (361.4)       |
| Assessed Land Value                | (\$1,708,600) | \$0      | (\$1,708,600) |
| Assessed Improvement Value         | (\$2,680,000) | \$0      | (\$2,680,000) |
| # Housing Units                    | (5)           | 0        | (5)           |

| Transfer from Westport to Madison |             |          |         |
|-----------------------------------|-------------|----------|---------|
| Parcel Characteristics            | Immediately | Deferred | Total   |
| Acres                             | (383.7)     | 0.0      | (383.7) |
| Assessed Land Value               | \$0         | \$0      | \$0     |
| Assessed Improvement Value        | \$0         | \$0      | \$0     |
| # Housing Units                   | 0           | 0        | 0       |

Table 3: Net Change in Westport Boundary Due to Boundary Agreement

| Parcel Characteristics     | Transfer from Westport to: |                |               |         | Transfer from<br>Waunakee to: | Total          |
|----------------------------|----------------------------|----------------|---------------|---------|-------------------------------|----------------|
|                            | Middleton                  | Waunakee       | DeForest      | Madison | Westport                      |                |
| Acres                      | (210.3)                    | (1,972.9)      | (361.4)       | (383.7) | 547.8                         | (2,380.4)      |
| Assessed Land Value        | (\$1,844,500)              | (\$13,962,100) | (\$1,708,600) | \$0     | \$515,100                     | (\$17,000,100) |
| Assessed Improvement Value | (\$3,961,500)              | (\$29,139,000) | (\$2,680,000) | \$0     | \$284,400                     | (\$35,496,100) |
| # Housing Units            | (13)                       | (85)           | (5)           | 0       | 1                             | (102)          |

Area of Westport Boundary Upon Incorporation: **20.61 square miles**

Area of Westport Boundary at End of Boundary Agreement Term: **17.14 square miles**

Net Change in Territory: **3.47 square miles**



## Impact of Annexations

The following table shows the number of annexations from 2005 – 2025 there were a total of 52 annexations from the Town of Westport to surrounding municipalities.

Table 4: Historical Annexations

| ID    | Petition ID | County | Annexor           | Annexee          | Ordinance #  | Effective Date | Create Date | Population | Acreage |
|-------|-------------|--------|-------------------|------------------|--------------|----------------|-------------|------------|---------|
|       |             | Dane   |                   | Westport         |              |                |             |            |         |
| 11916 | 14699       | Dane   | 13191 V Waunakee  | 13066 T Westport | 24-7         | 11/18/2024     | 03/05/2025  | 0          | 2.64    |
| 11757 | 14639       | Dane   | 13251 C Madison   | 13066 T Westport | ORD-24-00007 | 01/31/2024     | 02/01/2024  | 0          | 159.14  |
| 11656 | 14550       | Dane   | 13191 V Waunakee  | 13066 T Westport | 23-3         | 10/16/2023     | 05/02/2023  | 0          | 40.62   |
| 11410 | 14408       | Dane   | 13191 V Waunakee  | 13066 T Westport | 21-1         | 09/07/2021     | 11/12/2021  | 0          | 27.02   |
| 11194 | 14305       | Dane   | 13191 V Waunakee  | 13066 T Westport | R20-03       | 06/15/2020     | 07/16/2020  | 5          | 1.29    |
| 11193 | 14279       | Dane   | 13191 V Waunakee  | 13066 T Westport | R20-01       | 01/20/2020     | 07/16/2020  | 1          | 86.9    |
| 11042 | 14106       | Dane   | 13191 V Waunakee  | 13066 T Westport | 19-02        | 04/15/2019     | 08/16/2019  | 0          | 30.45   |
| 10953 | 14157       | Dane   | 13191 V Waunakee  | 13066 T Westport | 18-20        | 11/19/2018     | 01/08/2019  | 2          | 92.48   |
| 10883 | 14117       | Dane   | 13255 C Middleton | 13066 T Westport | O1466        | 08/07/2018     | 08/10/2018  | 0          | 4.98    |
| 10865 | 14093       | Dane   | 13191 V Waunakee  | 13066 T Westport | 18-11        | 05/21/2018     | 07/05/2018  | 2          | 130.36  |
| 10501 | 13891       | Dane   | 13255 C Middleton | 13066 T Westport | O1397        | 10/20/2015     | 12/07/2015  | 0          | 4.41    |
| 10476 | 13862       | Dane   | 13251 C Madison   | 13066 T Westport | 15-00090     | 09/01/2015     | 10/05/2015  | 0          | 6.42    |
| 10461 | 13873       | Dane   | 13255 C Middleton | 13066 T Westport | 2015-01394   | 08/18/2015     | 09/11/2015  | 0          | 14.11   |
| 10408 | 13832       | Dane   | 13255 C Middleton | 13066 T Westport | O1382        | 04/16/2015     | 05/20/2015  | 0          | 0.51    |
| 10165 | 13696       | Dane   | 13255 C Middleton | 13066 T Westport | 2013-01331   | 08/29/2013     | 09/25/2013  | 0          | 0.34    |
| 9985  | 13601       | Dane   | 13191 V Waunakee  | 13066 T Westport | 12-6         | 07/16/2012     | 08/02/2012  | 4          | 17.6    |
| 9976  | 13603       | Dane   | 13255 C Middleton | 13066 T Westport | O1298        | 06/19/2012     | 07/13/2012  | 0          | 0.85    |
| 9948  | 13527       | Dane   | 13191 V Waunakee  | 13066 T Westport | 11-4         | 12/31/2011     | 04/04/2012  | 5          | 263     |
| 9936  | 13578       | Dane   | 13255 C Middleton | 13066 T Westport | Jacobsen     | 12/22/2011     | 02/03/2012  | 0          | 0.14    |
| 9705  | 13360       | Dane   | 13251 C Madison   | 13066 T Westport | 09-00108     | 07/07/2009     | 02/02/2010  | 0          | 77.06   |
| 9583  | 13359       | Dane   | 13255 C Middleton | 13066 T Westport |              | 06/19/2009     | 07/08/2009  | 2          | 419.49  |
| 9567  | 13279       | Dane   | 13191 V Waunakee  | 13066 T Westport | 09-03        | 04/20/2009     | 06/01/2009  | 18         | 141     |
| 9337  | 13212       | Dane   | 13251 C Madison   | 13066 T Westport | ORD-08-00026 | 02/26/2008     | 03/26/2008  | 0          | 45.22   |
| 9319  | 12707       | Dane   | 13191 V Waunakee  | 13066 T Westport | 05-13        | 12/19/2005     | 03/18/2008  | 0          | 0.61    |
| 9252  |             | Dane   | 13251 C Madison   | 13066 T Westport | ORD-07-00079 | 06/19/2007     | 01/10/2008  | 0          | 10.43   |
| 7849  | 12278       | Dane   | 13191 V Waunakee  | 13066 T Westport | 04-11        | 05/03/2004     | 10/26/2005  | 0          | 61.06   |
| 7613  |             | Dane   | 13255 C Middleton | 13066 T Westport | R2003-8      | 05/06/2003     | 10/26/2005  | 0          |         |
| 7216  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 2002-08      | 09/16/2002     | 10/26/2005  | 0          | 98.41   |
| 6370  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 00-8         | 04/03/2000     | 10/26/2005  | 2          | 61.83   |
| 5816  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 99-2         | 02/15/1999     | 10/26/2005  | 0          |         |
| 5724  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 98-13        | 10/19/1998     | 10/26/2005  | 5          |         |
| 5350  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 98-1         | 03/02/1998     | 10/26/2005  | 0          |         |
| 4711  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 96-5         | 12/02/1996     | 10/26/2005  | 3          |         |
| 4530  |             | Dane   | 13191 V Waunakee  | 13066 T Westport |              | 01/18/1993     | 10/26/2005  | 4          |         |
| 4481  |             | Dane   | 13191 V Waunakee  | 13066 T Westport |              | 01/03/1989     | 10/26/2005  | 0          |         |
| 4097  |             | Dane   | 13255 C Middleton | 13066 T Westport |              | 06/21/1994     | 10/26/2005  | 0          |         |
| 3835  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 95-9         | 12/11/1995     | 10/26/2005  | 1          |         |
| 3737  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 3-92/4-92    | 03/02/1992     | 10/26/2005  | 0          |         |
| 3575  |             | Dane   | 13255 C Middleton | 13066 T Westport |              | 08/18/1992     | 10/26/2005  | 0          |         |
| 3491  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 239          | 10/24/1988     | 10/26/2005  | 0          |         |
| 3382  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 90-5         | 02/19/1990     | 10/26/2005  | 0          |         |
| 3196  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 95-5         | 06/19/1995     | 10/26/2005  | 0          |         |
| 3016  |             | Dane   | 13251 C Madison   | 13066 T Westport | 10135        | 11/20/1990     | 10/26/2005  | 0          |         |
| 2802  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 2-91         | 03/18/1991     | 10/26/2005  | 0          |         |
| 2742  |             | Dane   | 13251 C Madison   | 13066 T Westport | 8814         | 03/04/1986     | 10/26/2005  | 0          |         |
| 1708  |             | Dane   | 13255 C Middleton | 13066 T Westport |              | 09/06/1994     | 10/26/2005  | 4          |         |
| 1229  |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 4-91         | 03/25/1991     | 10/26/2005  | 3          |         |
| 1181  |             | Dane   | 13255 C Middleton | 13066 T Westport |              | 12/05/1995     | 10/26/2005  | 0          |         |
| 809   |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 238          | 05/12/1988     | 10/26/2005  | 0          |         |
| 701   |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 1-91         | 02/18/1991     | 10/26/2005  | 0          |         |
| 686   |             | Dane   | 13255 C Middleton | 13066 T Westport |              | 11/16/1993     | 10/26/2005  | 0          |         |
| 419   |             | Dane   | 13191 V Waunakee  | 13066 T Westport | 213          | 02/21/1984     | 10/26/2005  | 0          |         |

Source: Wisconsin Department of Administration [Municipal Boundary Review \(MBR\)](#) © 2015-2025 State of Wisconsin

Table 5: Annexations from Westport 2005 – 2024

**To Madison:**

| <b>Annexor</b>  | <b>Annexee</b>   | <b>Ordinance #</b> | <b>Effective Date</b> | <b>Create Date</b> | <b>Population</b> | <b>Acreage</b> |
|-----------------|------------------|--------------------|-----------------------|--------------------|-------------------|----------------|
| 13251 C Madison | 13066 T Westport | ORD-24-00007       | 01/31/2024            | 02/01/2024         | 0                 | 159.14         |
| 13251 C Madison | 13066 T Westport | 15-00090           | 09/01/2015            | 10/05/2015         | 0                 | 6.42           |
| 13251 C Madison | 13066 T Westport | 09-00108           | 07/07/2009            | 02/02/2010         | 0                 | 77.06          |
| 13251 C Madison | 13066 T Westport | ORD-08-00026       | 02/26/2008            | 03/26/2008         | 0                 | 45.22          |
| 13251 C Madison | 13066 T Westport | ORD-07-00079       | 06/19/2007            | 01/10/2008         | 0                 | 10.43          |
| 13251 C Madison | 13066 T Westport | 10135              | 11/20/1990            | 10/26/2005         | 0                 |                |
| 13251 C Madison | 13066 T Westport | 8814               | 03/04/1986            | 10/26/2005         | 0                 |                |

**To Middleton**

| <b>Annexor</b>    | <b>Annexee</b>   | <b>Ordinance #</b> | <b>Effective Date</b> | <b>Create Date</b> | <b>Population</b> | <b>Acreage</b> |
|-------------------|------------------|--------------------|-----------------------|--------------------|-------------------|----------------|
| 13255 C Middleton | 13066 T Westport | O1466              | 08/07/2018            | 08/10/2018         | 0                 | 4.98           |
| 13255 C Middleton | 13066 T Westport | O1397              | 10/20/2015            | 12/07/2015         | 0                 | 4.41           |
| 13255 C Middleton | 13066 T Westport | 2015-01394         | 08/18/2015            | 09/11/2015         | 0                 | 14.11          |
| 13255 C Middleton | 13066 T Westport | O1382              | 04/16/2015            | 05/20/2015         | 0                 | 0.51           |
| 13255 C Middleton | 13066 T Westport | 2013-01331         | 08/29/2013            | 09/25/2013         | 0                 | 0.34           |
| 13255 C Middleton | 13066 T Westport | O1298              | 06/19/2012            | 07/13/2012         | 0                 | 0.85           |
| 13255 C Middleton | 13066 T Westport | Jacobsen           | 12/22/2011            | 02/03/2012         | 0                 | 0.14           |
| 13255 C Middleton | 13066 T Westport |                    | 06/19/2009            | 07/08/2009         | 2                 | 419.49         |
| 13255 C Middleton | 13066 T Westport | R2003-8            | 05/06/2003            | 10/26/2005         | 0                 |                |
| 13255 C Middleton | 13066 T Westport |                    | 06/21/1994            | 10/26/2005         | 0                 |                |
| 13255 C Middleton | 13066 T Westport |                    | 08/18/1992            | 10/26/2005         | 0                 |                |
| 13255 C Middleton | 13066 T Westport |                    | 09/06/1994            | 10/26/2005         | 4                 |                |
| 13255 C Middleton | 13066 T Westport |                    | 12/05/1995            | 10/26/2005         | 0                 |                |
| 13255 C Middleton | 13066 T Westport |                    | 11/16/1993            | 10/26/2005         | 0                 |                |

**To Waunakee:**

| <b>Annexor</b>   | <b>Annexee</b>   | <b>Ordinance #</b> | <b>Effective Date</b> | <b>Create Date</b> | <b>Population</b> | <b>Acreage</b> |
|------------------|------------------|--------------------|-----------------------|--------------------|-------------------|----------------|
| 13191 V Waunakee | 13066 T Westport | 24-7               | 11/18/2024            | 03/05/2025         | 0                 | 2.64           |
| 13191 V Waunakee | 13066 T Westport | 23-3               | 10/16/2023            | 05/02/2023         | 0                 | 40.62          |
| 13191 V Waunakee | 13066 T Westport | 21-1               | 09/07/2021            | 11/12/2021         | 0                 | 27.02          |
| 13191 V Waunakee | 13066 T Westport | R20-03             | 06/15/2020            | 07/16/2020         | 5                 | 1.29           |
| 13191 V Waunakee | 13066 T Westport | R20-01             | 01/20/2020            | 07/16/2020         | 1                 | 86.9           |
| 13191 V Waunakee | 13066 T Westport | 19-02              | 04/15/2019            | 08/16/2019         | 0                 | 30.45          |
| 13191 V Waunakee | 13066 T Westport | 18-20              | 11/19/2018            | 01/08/2019         | 2                 | 92.48          |
| 13191 V Waunakee | 13066 T Westport | 18-11              | 05/21/2018            | 07/05/2018         | 2                 | 130.36         |
| 13191 V Waunakee | 13066 T Westport | 12-6               | 07/16/2012            | 08/02/2012         | 4                 | 17.6           |
| 13191 V Waunakee | 13066 T Westport | 11-4               | 12/31/2011            | 04/04/2012         | 5                 | 263            |
| 13191 V Waunakee | 13066 T Westport | 09-03              | 04/20/2009            | 06/01/2009         | 18                | 141            |
| 13191 V Waunakee | 13066 T Westport | 05-13              | 12/19/2005            | 03/18/2008         | 0                 | 0.61           |
| 13191 V Waunakee | 13066 T Westport | 04-11              | 05/03/2004            | 10/26/2005         | 0                 | 61.06          |
| 13191 V Waunakee | 13066 T Westport | 2002-08            | 09/16/2002            | 10/26/2005         | 0                 | 98.41          |
| 13191 V Waunakee | 13066 T Westport | 00-8               | 04/03/2000            | 10/26/2005         | 2                 | 61.83          |
| 13191 V Waunakee | 13066 T Westport | 99-2               | 02/15/1999            | 10/26/2005         | 0                 |                |
| 13191 V Waunakee | 13066 T Westport | 98-13              | 10/19/1998            | 10/26/2005         | 5                 |                |
| 13191 V Waunakee | 13066 T Westport | 98-1               | 03/02/1998            | 10/26/2005         | 0                 |                |
| 13191 V Waunakee | 13066 T Westport | 96-5               | 12/02/1996            | 10/26/2005         | 3                 |                |
| 13191 V Waunakee | 13066 T Westport |                    | 01/18/1993            | 10/26/2005         | 4                 |                |
| 13191 V Waunakee | 13066 T Westport |                    | 01/03/1989            | 10/26/2005         | 0                 |                |
| 13191 V Waunakee | 13066 T Westport | 95-9               | 12/11/1995            | 10/26/2005         | 1                 |                |
| 13191 V Waunakee | 13066 T Westport | 3-92/4-92          | 03/02/1992            | 10/26/2005         | 0                 |                |
| 13191 V Waunakee | 13066 T Westport | 239                | 10/24/1988            | 10/26/2005         | 0                 |                |
| 13191 V Waunakee | 13066 T Westport | 90-5               | 02/19/1990            | 10/26/2005         | 0                 |                |
| 13191 V Waunakee | 13066 T Westport | 95-5               | 06/19/1995            | 10/26/2005         | 0                 |                |
| 13191 V Waunakee | 13066 T Westport | 2-91               | 03/18/1991            | 10/26/2005         | 0                 |                |
| 13191 V Waunakee | 13066 T Westport | 4-91               | 03/25/1991            | 10/26/2005         | 3                 |                |
| 13191 V Waunakee | 13066 T Westport | 238                | 05/12/1988            | 10/26/2005         | 0                 |                |
| 13191 V Waunakee | 13066 T Westport | 1-91               | 02/18/1991            | 10/26/2005         | 0                 |                |
| 13191 V Waunakee | 13066 T Westport | 213                | 02/21/1984            | 10/26/2005         | 0                 |                |

Table 6: Summary of Annexations 2005 - 2025

| <b>Municipality</b> | <b>Acres</b>    |
|---------------------|-----------------|
| Waunakee            | 1,053.00        |
| Madison             | 298.27          |
| Middleton           | 444.83          |
| <b>Total</b>        | <b>1,796.10</b> |

*Note: actual amount annexed is higher as data is not available for 8 annexations in 2005. Source: Wis Dept of Administration, Municipal Data System*

Neighboring jurisdictions have annexed over 2.8 square miles of land from the Town of Westport over the past 20 years, land which is now mostly developed to a high degree. All these annexations have led to a highly convoluted boundary. The Town believes further annexations will result in similar or higher density development patterns which in turn will impact not only the identity and social cohesion of the Town but the sensitive environmental and historical resources that are present.

#### *Boundary and Intergovernmental Agreements*

Westport has boundary or intergovernmental agreements with Waunakee and Middleton that primarily serve to manage how development is reviewed and approved within each municipality's extraterritorial jurisdictions. Madison has no ETJ in Westport due to the Village of Waunakee being within ¼ mile of the City of Madison as the result of a boundary agreement.

Waunakee and Westport have a long history of collaboration with each other as well as with other entities. The two communities have three current joint plans in place, including the joint Comprehensive Plan, Extraterritorial Zoning District Plan and Bike/Ped Plan. Waunakee and Westport participated in the North Mendota Future Urban Development Area (FUDA) plan in 2012 and 2013. This effort was led by the Capitol Area Regional Planning Commission (CARPC) and involved the City of Middleton and Town of Springfield. Waunakee-Westport has been involved in other CARPC and Metropolitan Planning Organization (MPO) planning efforts and studies in the past.

The **Boundary Stipulation and Intergovernmental Cooperation Agreement Between the Village of Waunakee and the Town of Westport** was adopted on September 19, 1996 for a 20-year period, renewed for another 10 years in 2016 and recently renewed for an additional 10-year period and now expiring in September 2036. The agreement arose out of a lawsuit contesting the annexation of the "Tierney Territory" to the Village of Waunakee.

The agreement included the transfer of 561 acres of land from Westport to Waunakee (Fig. 2) – the Waunakee "tail" seen on the Village's boundary map that extends to the southeast to within ¼ mile of the City of Madison boundary. This had the effect of changing Waunakee's extra-

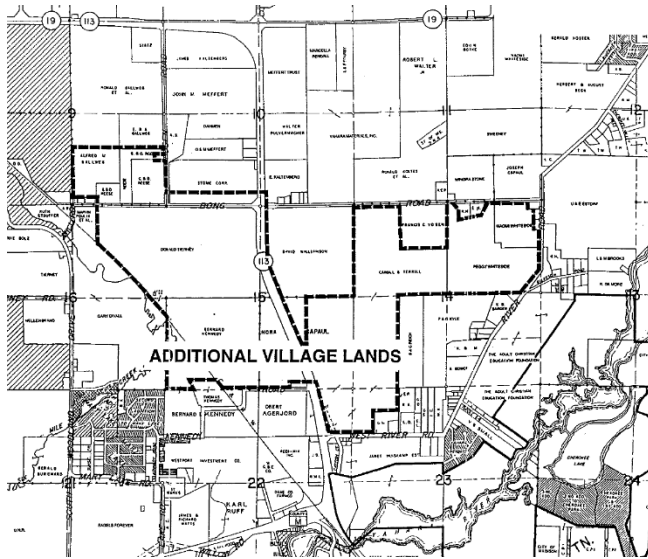


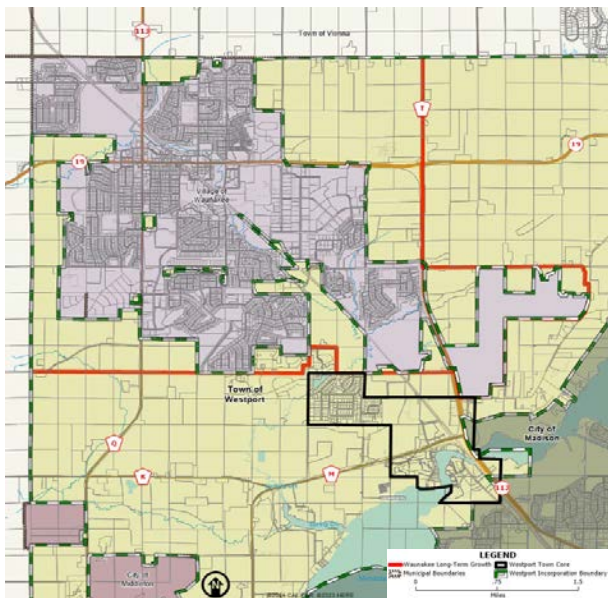
Figure 2: Map from Boundary Stipulation showing the lands added to Waunakee from Westport.

territorial zoning (ETJ) jurisdiction to include land that had previously been within the City of Madison's ETJ area, thereby stopping a large residential subdivision being proposed in an area that Westport opposed but Madison supported. This was a difficult decision by Westport, but they chose to give up significant land and divide the town but retain some land use control rather than be powerless and allow a development to occur in a location they felt was not appropriate.

The agreement also established long-term growth boundaries for the Village of Waunakee (Map 4), within which annexations to Waunakee requested by property owners would not be contested by

Westport. Waunakee agreed that no land outside the long-term growth boundary would be annexed, with a 20-year property tax reimbursement to the Town as penalty. The long-term growth boundary was set as CTH I and STH 113 to Bong Rd., then following the newly added Waunakee "tail" all the way to River Rd. on the east, then Kennedy Rd. and Meffert Rd on the south.

Map 4: Waunakee Long-term Growth Boundary as described in the 1996 Boundary Stipulation



Along with the significant change in boundary, the Boundary Stipulation establishes a Joint Planning Area within which land use decisions would be made by a Joint Planning Commission. At the time of the agreement, all the land in the JPA was zoned Agricultural. In 2003 a comprehensive plan for the Joint Planning Area was adopted by the Waunakee Village Board and the Westport Village Board which established land use and development objectives for the JPA. Preserving farmland and open space and encouraging well-planned development on appropriately situated land are key objectives. The JPA Comprehensive Plan was amended in 2006, adding three future major residential sites, including future

parkland areas and improvements. The JPA Comprehensive Plan was replaced by the 2017 Waunakee Westport Comprehensive Plan.

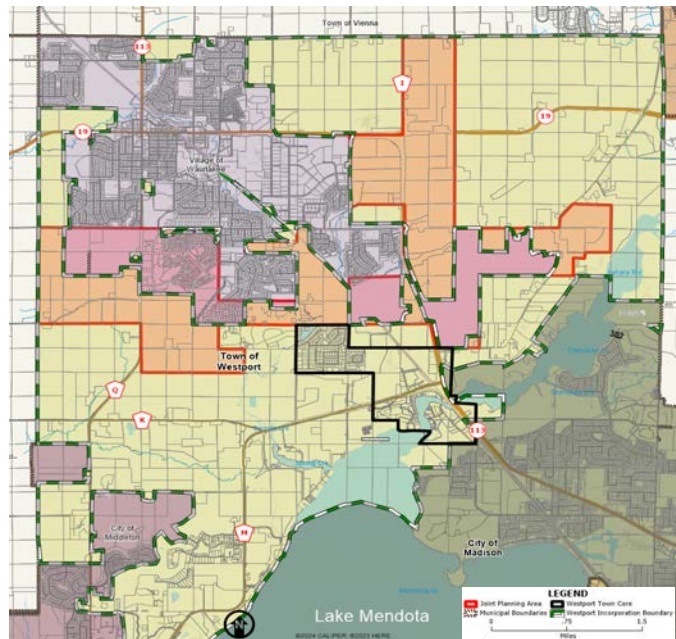


Although not part of the Boundary Stipulation but overlapping the JPA, the Village of Waunakee also exercises extraterritorial zoning jurisdiction over land within 1.5 miles of its boundary and had created an ETJ/ETZ District Plan in 2007. The District Plan provides a framework and guidelines for development within Waunakee's ETJ area. This District Plan was also replaced by the 2017 Waunakee Westport Comprehensive Plan. The Boundary Stipulation forbids Waunakee from exercising ETJ authority on lands outside (south and east) of the JPA, so the District Plan has little effect on Westport other than Westport islands and remote parcels on the north and west sides of Waunakee.

The Boundary Stipulation has the Village of Waunakee and the Town of Westport delegating authority to approve or disapprove preliminary plats, final plats, and certified survey maps for lands in the JPA to the Joint Planning Commission (JPC). The JPC will apply the provisions of the subdivision ordinances of the jurisdiction in which the proposed land division is located. If there is a conflict, the more restrictive standards apply.

The JPC is comprised of six members, 3 members appointed by each jurisdiction. In addition to authority to approve land divisions, the JPC also has authority to approve extensions of sewer and water service and creation and maintenance of surface drainage and stormwater management facilities within the JPA.

Map 5: Waunakee-Westport Joint Planning Area



*Joint Planning Area established by the Boundary Stipulation. Pink area are lands in Waunakee they have agreed to subject to Joint Planning Commission authority.*

Westport and Middleton also have a history of partnership and collaboration as attested to in Middleton's 2023 Comprehensive Plan: "For over two decades, the two communities have enjoyed a collegial relationship that stands out as a model for intergovernmental collaboration." It is the City of Middleton's stated intent to "Continue to implement existing intergovernmental agreements with surrounding communities and work collaboratively on future municipal boundary changes, sewer service areas, extraterritorial decisions, and planning." The Westport Town Board shares these sentiments and expects that the future Village Board will uphold this partnership.

**Intergovernmental Cooperation Agreement Between the City of Middleton and the Town of Westport**, adopted by both governing bodies on November 23, 1998, establishes an intergovernmental governing structure for managing land divisions, land uses and building design review within the City of Middleton's extraterritorial jurisdiction. It establishes a

Middleton/Westport Joint Zoning Committee which is responsible for preparing and maintaining a comprehensive zoning plan for the ETJ area as well as reviewing land subdivision requests and fulfilling the statutory requirements for an extraterritorial zoning committee.

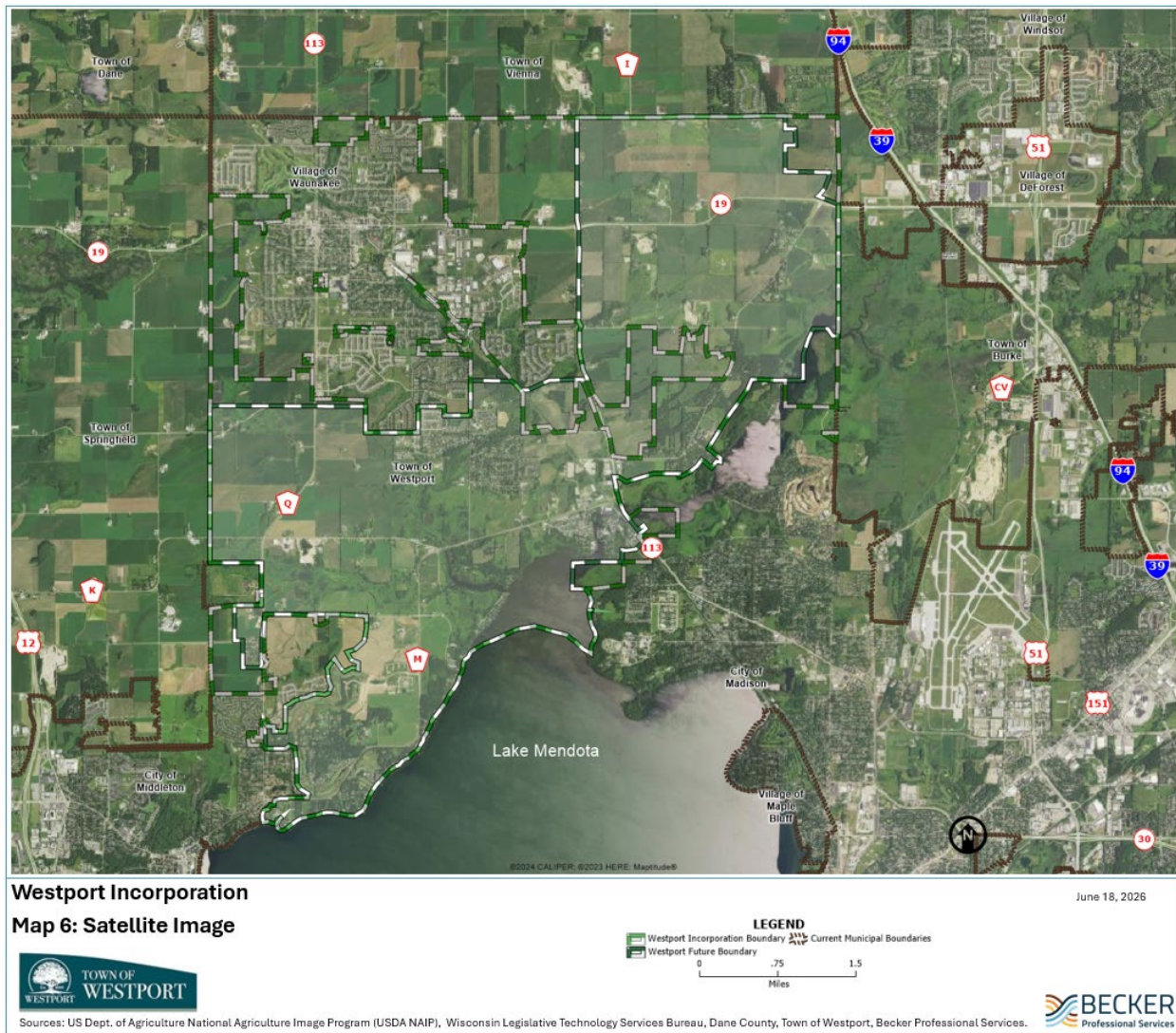
The Joint Zoning Committee (JZC) is comprised of three members from each community. The committee meets on average about 4 times per year. Most of the agenda items relate to the Community of Bishops Bay, but there is a fair amount of other land subdivision, zoning and development requests that come before the Committee from the extraterritorial zoning area.

**Intergovernmental Cooperation Agreement for an Adaptive Management Plan for the Yahara Watershed** <https://yaharawins.org/wp-content/uploads/2021/06/WINS-IGA.pdf>

The Town of Westport, along with most of the municipalities in Dane County within the Yahara watershed, have signed an intergovernmental cooperation agreement under Wis. Stats. 66.0301 to support an Adaptive Management Plan for the Yahara Watershed. Signatories to the intergovernmental agreement (IGA) created an organization to manage the attainment of the goals established by the watershed plan - the Yahara Watershed Improvement Network (Yahara WINS) Group. Through this agreement, which went into effect in April of 2016 for a 20-year period, Westport, along with the other signatories, have agreed to limit phosphorous in local waterbodies and contribute funding toward projects that would do so. This is an effort to reduce the phosphorous loading of the Yahara chain of lakes and improve water quality. Westport's contribution is a pro-rata share of all participating municipalities. All participating municipalities together contribute approximately \$1.5 million which goes toward phosphorus reduction services provided by various public and private entities.



Map 6: Satellite Map – Regional Context



*Satellite image of area proposed for incorporation relative to boundaries of adjacent jurisdictions.*

### Topography and Geology

The incorporation territory is distinct and identifiable on the Dane County landscape and helps give Westport its identity. Westport's topography is hilly and undulating with elevations ranging from 850 feet at the Lake Mendota shore to over 1,000 feet in several places. It is not unusual to have 150 feet of elevation change in less than a mile. To the west of Westport, in the Town of Springfield, the topography changes to the steep bluffs and drainages of the driftless area and to the north and east the landscape becomes flatter with less dense occurrence of drumlins. This topography along the north shore of Lake Mendota offers outstanding scenic views of the lake and downtown Madison with the state capital. This is one reason Westport is a highly desired location for residential development and recreation.

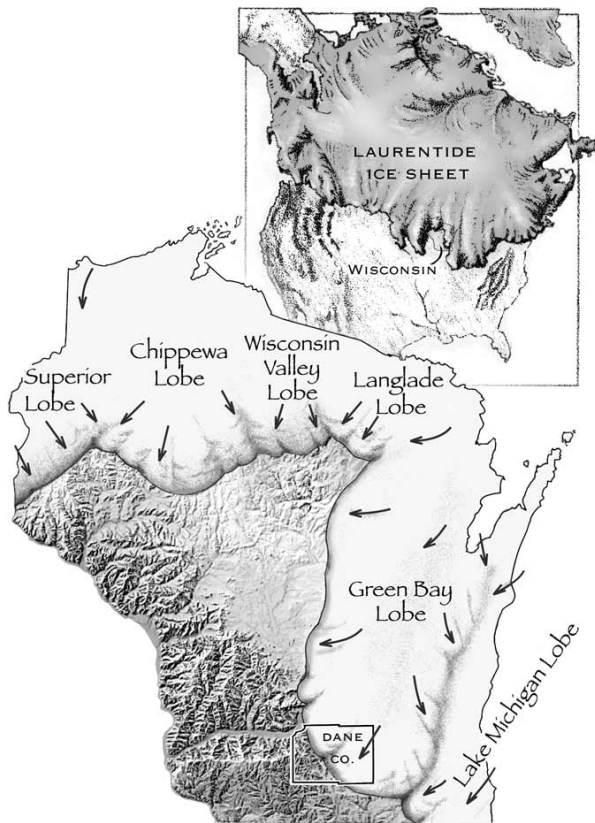


Figure 3: Maximum extent of glaciation. Note the star indicating Madison within the box indicating Dane County. Westport is the area at the glacier's edge just north of Madison.

The topography is this way because Westport was at the furthest extent of the last glaciation. Westport is part of a vast ground moraine (glacial deposits) area consisting of relatively flat and undulating landforms created by the glaciers about 15,000 years ago.

The deposits left by the glacier in piles (drumlins), ridges (eskers), hills (terminal moraines) and depressions (kettles) consist of sand and gravel generally over 100 feet thick. This material is valued for construction, consequently there are several active mining sites in Westport. There is also a closed quarry located on Oncken Road.

Beneath the glacial till the bedrock is comprised of layers of dolomite and sandstone. The sandstones create natural aquifers which provide the region with a large supply of high-quality water which is drawn by both public and private wells. The bedrock is too deep to mine in Westport, but since the town is located at the terminus of glaciation, bedrock is exposed and available for quarrying just a few miles to the west in the unglaciated, or "driftless" region and in isolated outcrops in the Westport area.

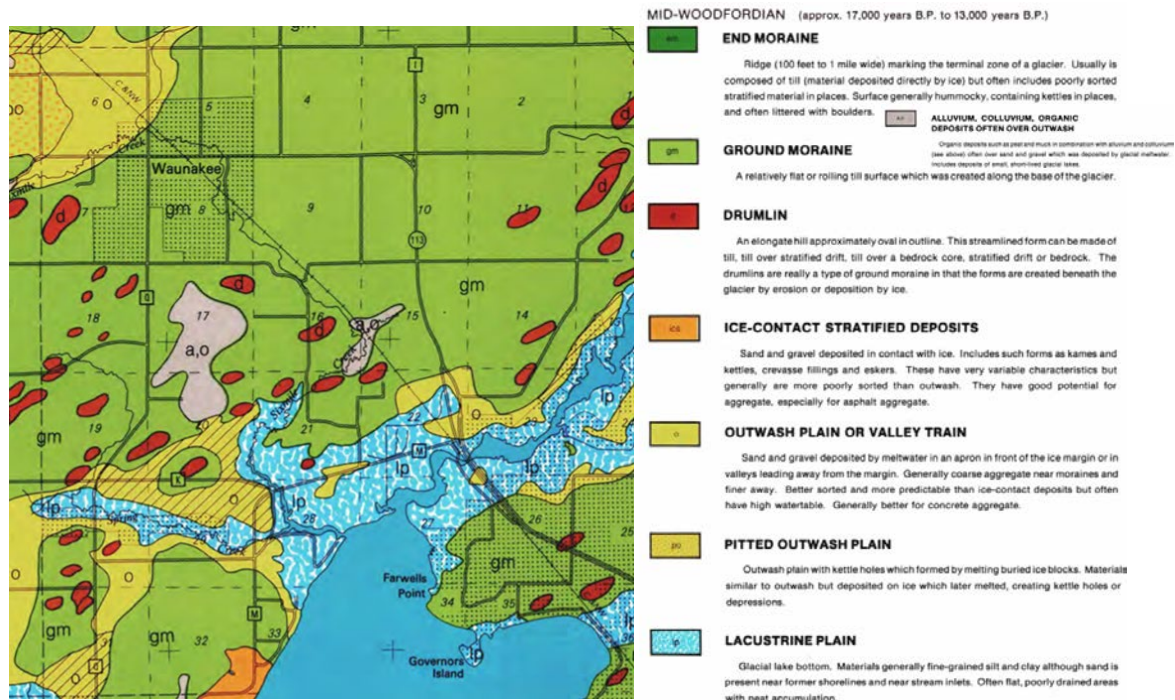
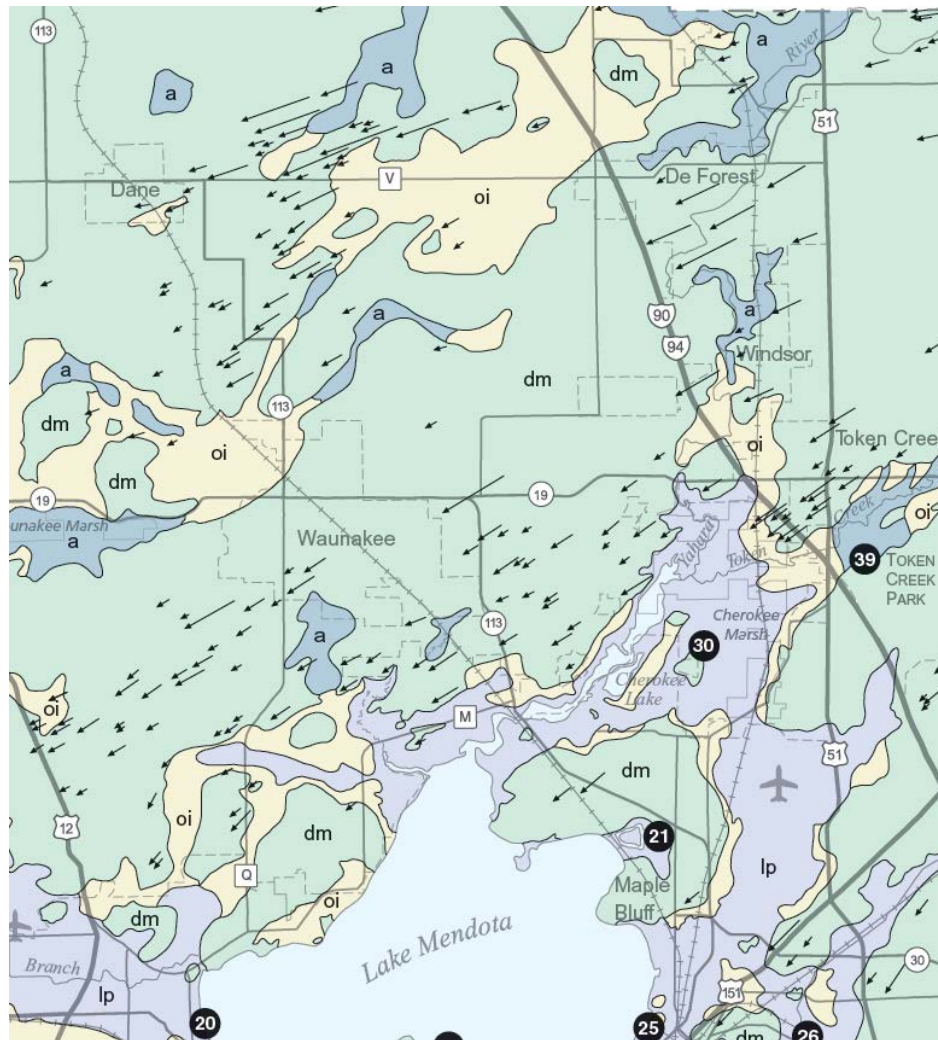


Figure 4: Glacial Geology of Dane County, Westport; D.M. Mickelson and M.C. McCartney; The latest glaciation is largely responsible for the natural landscape features of the Town of Westport from the marshes and wetlands in the south, the rolling hills of the ground moraine, the steeper drumlins and the rich farmlands formed by alluvial and organic deposits.



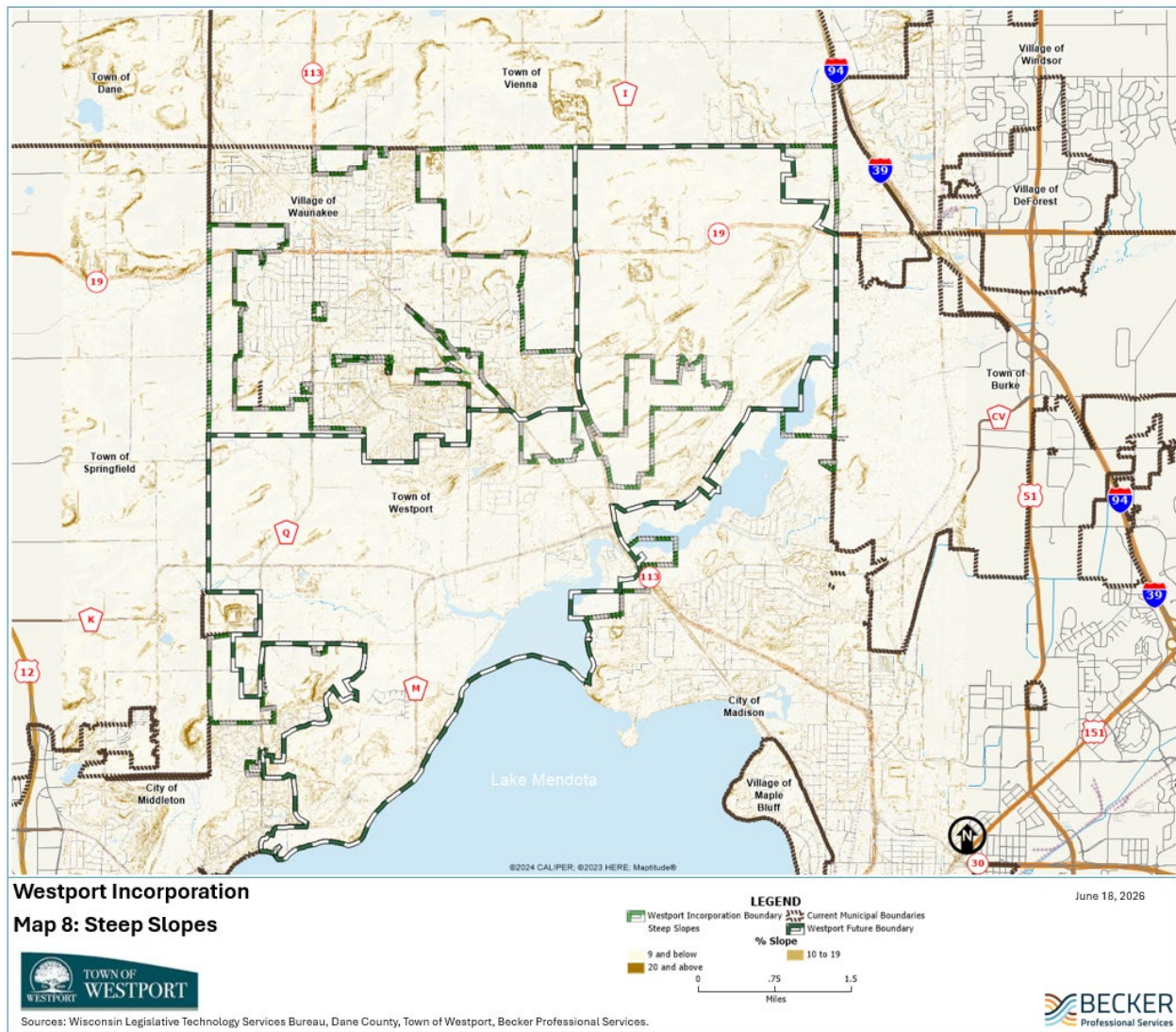
Map 7: Glacial Geology Map



- a** Postglacial deposits. Sand, silt, clay, and organic materials deposited in stream valleys and other lowlands.
- am** End moraine. Ridge parallel to the former ice margin; composed mostly of till. Surface is generally hummocky, contains kettle holes, and is in many places littered with boulders.
- dm** Drumlins and other till surfaces. Streamlined hills and valleys shaped by the bed of the glacier. Surface is smoother and contains fewer large boulders than does the end moraine.
- oi** Glacial stream deposits. Nearly flat outwash to hummocky sand and gravel deposited by streams flowing under, in, and away from ice.
- lp** Lake plains. Sand and silt surfaces deposited in glacial lakes, typically capped by organic material.
- ut** Uplands capped by till. Till was deposited by glaciations prior to the Late Wisconsin ice advance. Hilly terrain with thin, discontinuous cover of glacial deposits and loess.
- br** Uplands and slopes. Hilly bedrock terrain with thin, discontinuous cover of loess.

The glacial geology map shows the dense field of drumlins and glacial lake and stream deposits that characterize Westport's landscape. Source: Generalized Glacial Geologic Map of Dane County; 2007; UW Extension; Wisconsin Geological and Natural History Survey.

Map 8: Steep Slopes



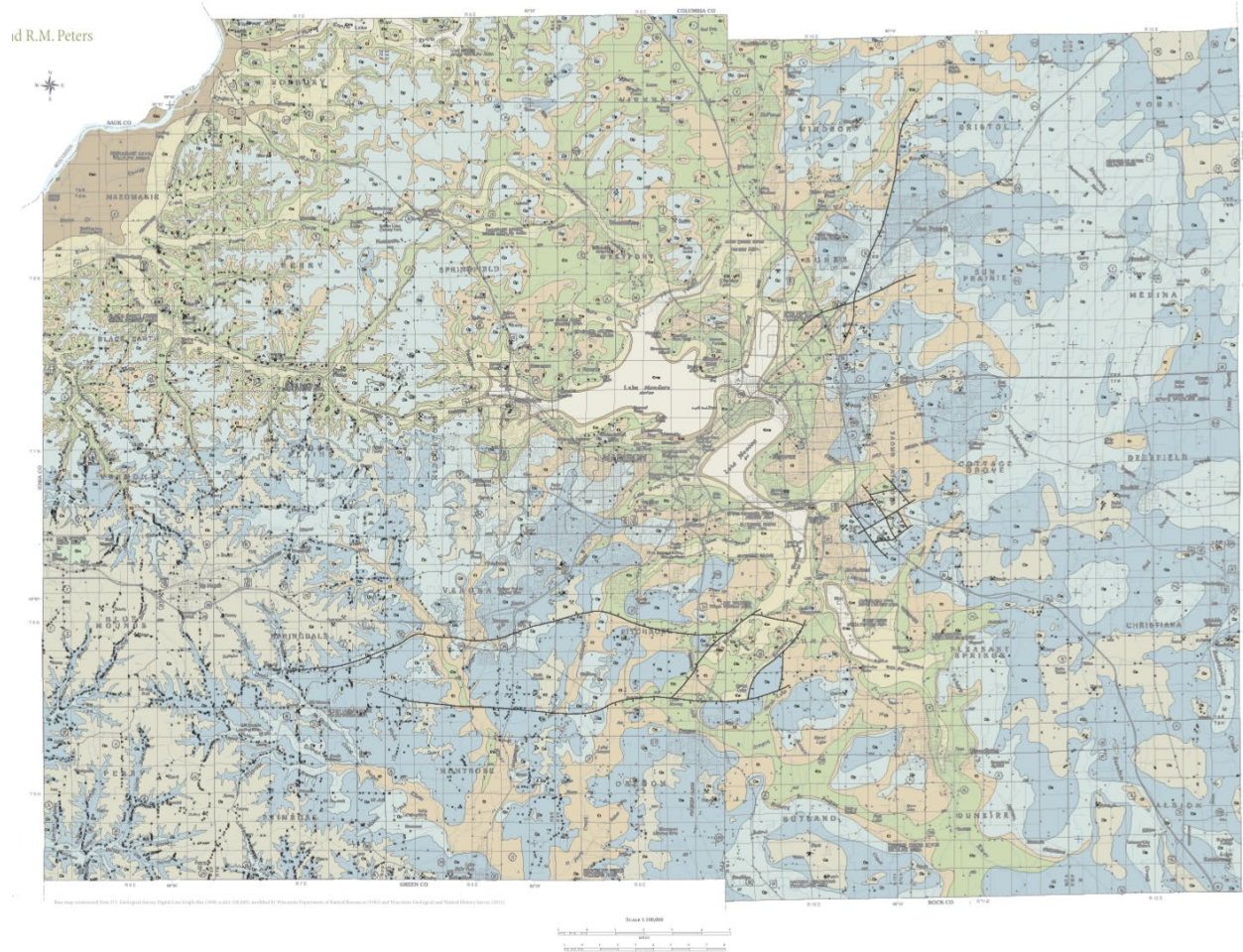
Map showing the distribution of steep slopes relative to the proposed incorporation boundary and the regional jurisdictional context.

The bedrock geology of Dane County (see Figure 5) indicates that beneath the glacial deposits there was still a deeply carved ancient Yahara River valley and that the incorporation territory, even then, was a naturally defined area from a geologic perspective. The geologic principle of superposition and original horizontality tells us the youngest layer of bedrock is at the highest elevation, and the oldest layer of bedrock would be at the lowest elevation. Figure 13 indicates that the top of Blue Mounds is the youngest bedrock layer (Ordovician Maquoketa Formation shown as a small light green circle) in Dane County while the oldest layer is the bedrock surface beneath the Madison lakes. The topography of the landscape underlying the 100+ feet of glacial deposits can be read from the various colors indicating distinct layers of bedrock. From the green circle representing the top of Blue Mounds, bands of different colors (bedrock layers) extend all the way to the chain of lakes and then reappear in reverse order on the east side of the lakes. Knowing that each successive layer is older rock can help us visualize how the bedrock was deeply carved by the ancient drainage patterns and how the current landscape is impacted.



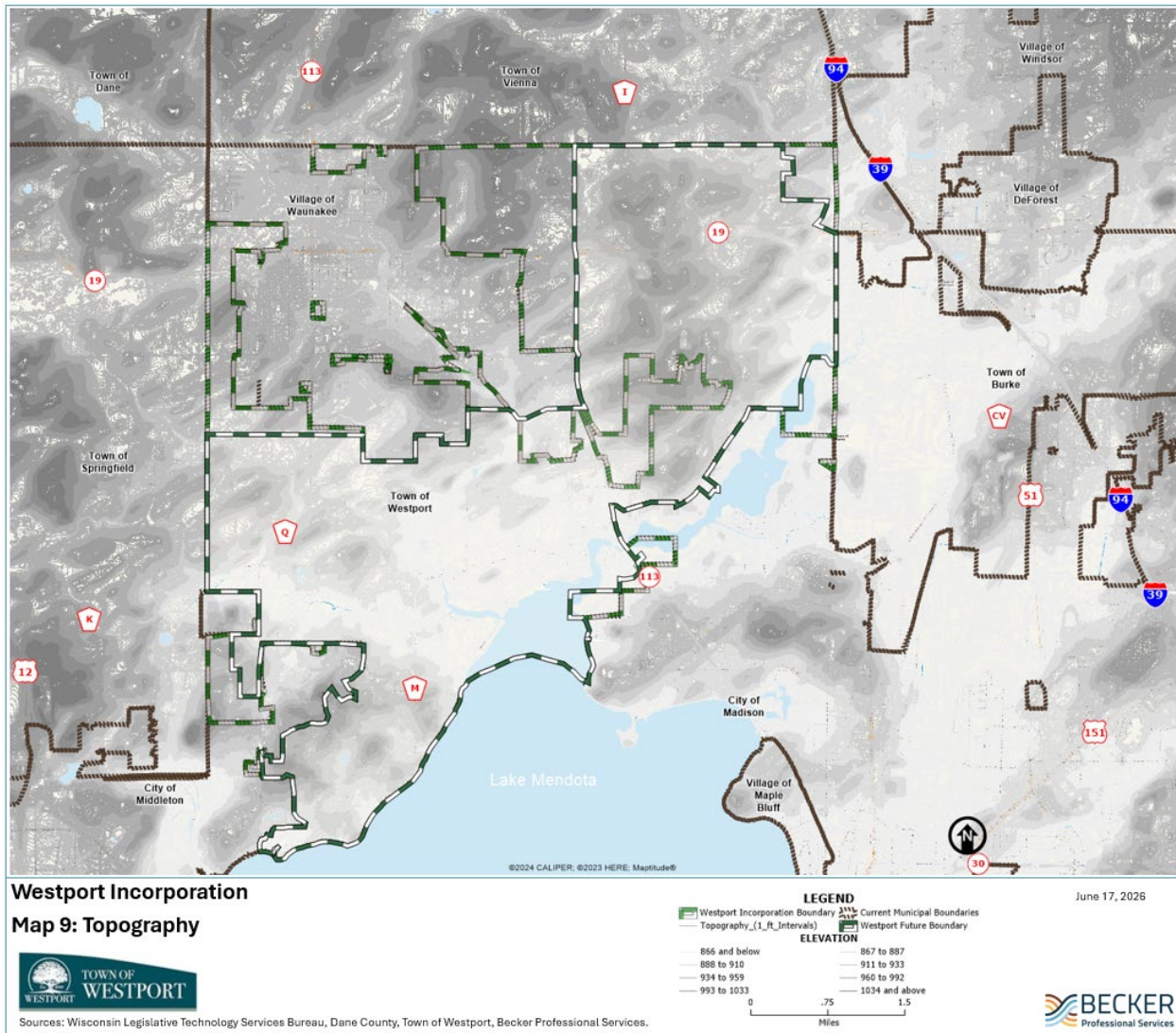
The incorporation territory in pre-glacial times would still have had wetlands fed by sandstone aquifers and rolling uplands but perhaps not as widespread wetlands and small hills (drumlins) as today. The area would have been relatively flat to gently sloping terrain surrounded by higher elevations to the west (Town of Springfield), north (Towns of Dane and Vienna) and east (Towns of Windsor and Burke). A distinct land that serves a similar topographical role as today.

### Preliminary bedrock geology of Dane County, Wisconsin



*Figure 5: Bedrock geology indicates that the area north of modern-day Lake Mendota has always been topographically distinct from the areas around it. Source: Preliminary Bedrock Geology of Dane County; 2013, Wisconsin Geologic and Natural History Survey.*

Map 9: Topographic Map



Topographic map at 1 foot contour intervals. Westport stands out as a transition area between low-lying land and higher elevations, generally copying the underlying bedrock geology. Source: Dane County.



### *Surface Water and Drainage*

The Town of Westport lies along the north shore of Lake Mendota, the crown jewel of the Madison chain of lakes and is where the Yahara River and Six Mile Creek enter Lake Mendota, draining lands to the north and east. The Town's underlying topography was created by ancient erosion of the underlying bedrock, and the current Yahara River drainage generally follows a pre-glacial river valley. The current landscape was created by the retreat of the last glaciation about 15,000 years ago and this is also responsible for the surface water features and the proximity of the water table to the surface. The chain of lakes and many wetlands exist as a remnant of the melting glaciers which initially left a large lake dammed by the terminal moraine (still present to the south and west of Madison}. As the land rebounded and drained (which is still occurring) it left the current chain of lakes with their buffering system of wetlands along the north shore and the Town of Westport.

Westport is in the Yahara Watershed with three sub-watersheds dividing the Town. The northwestern part of Westport is in the Six Mile & Pheasant Branch Creek sub-watershed. The remainder of Westport is in the Yahara River & Lake Mendota sub-watershed. All are listed on the WDNR's list of impaired waterways – pollutants causing these impairments are listed in parentheses:

- Six Mile Creek (Total Phosphorus),
- Pheasant Branch Creek (Total Phosphorus, Chloride and Total Suspended Solids),
- Yahara River (Total Phosphorus, Chloride and Total Suspended Solids) and
- Lake Mendota (Total Phosphorus, PCBs and E. Coli).

The Six-Mile & Pheasant Branch Creek sub-watershed was one of the WDNR's first Nonpoint Source Pollution Priority Watershed Projects. Despite project efforts to reduce runoff, polluted runoff is still a major threat to the watershed. Pollutants from this watershed contribute to pollutants downstream in the Yahara River.

Map 10 shows that Westport's boundary lies entirely within the Yahara River Basin with three sub-basins covering the incorporation territory:

- o Lake Mendota – Yahara River Basin
- o Cherokee Lake – Yahara River Basin
- o Six Mile Creek Basin (this used to drain to the Yahara River before the river was dammed, and lake levels rose causing Six Mile Creek to reach Lake Mendota before connecting with the Yahara)

The transfers of land to neighboring jurisdictions under the cooperative boundary plan significantly reduces the amount of territory in multiple watersheds, providing better alignment of political and natural boundaries.

The surface water resources of this Basin represent the most heavily used and highly valued in south-central Wisconsin. The Yahara Lakes are by far the most heavily used recreational resource in the region, and their scenic beauty is one of the prized assets of Dane County. Lake Mendota is a large (9,800 acres) moderately deep (maximum depth 83 feet) lake. Lake Mendota's watershed is primarily agricultural land; however, significant urban areas also drain to the lake.

The primary surface water features in the Town of Westport are:

- Yahara River
- Cherokee Marsh
- Dorn Creek
- Six Mile Creek

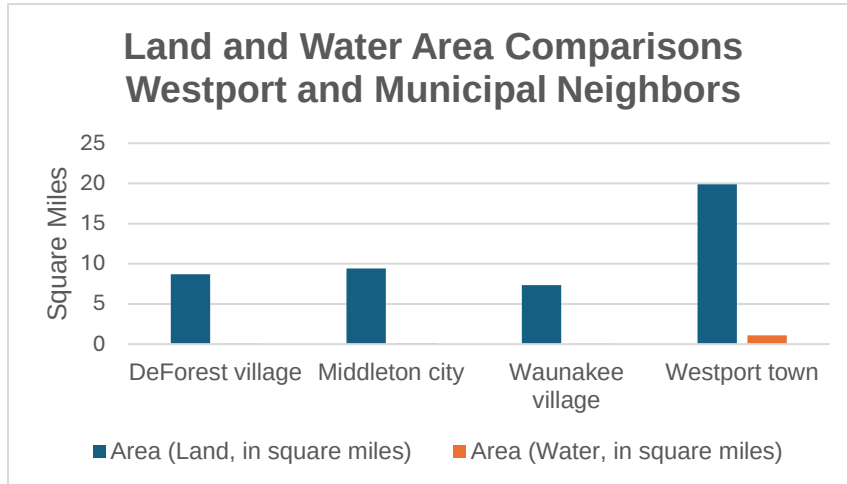


Figure 6: Chart comparing land and water areas of the Town of Westport and its municipal neighbors.

Table 7: Surface Water Data

| Surface Water                 | Acres    |
|-------------------------------|----------|
| Wetland                       | 1,063.56 |
| Drainage Network              | 1,227.05 |
| Internally Drained            | 882.26   |
| Drainage District (Suspended) | 845      |

Source: Wisconsin Department of Natural Resources.

Wetlands within Westport are primarily found in Governor Nelson State Park and adjacent to the Yahara River, Cherokee Marsh, Six Mile Creek, and its tributaries. Most of these lands have been protected through public acquisition or deed restrictions. Westport requires conservation easements for all wetland areas. The town has woodlands, wetlands, farmland, and open spaces from the southeast (Hwy 113) to the east (Hwy 19) and southwest (Hwy M).

### Surface water & Stormwater Management

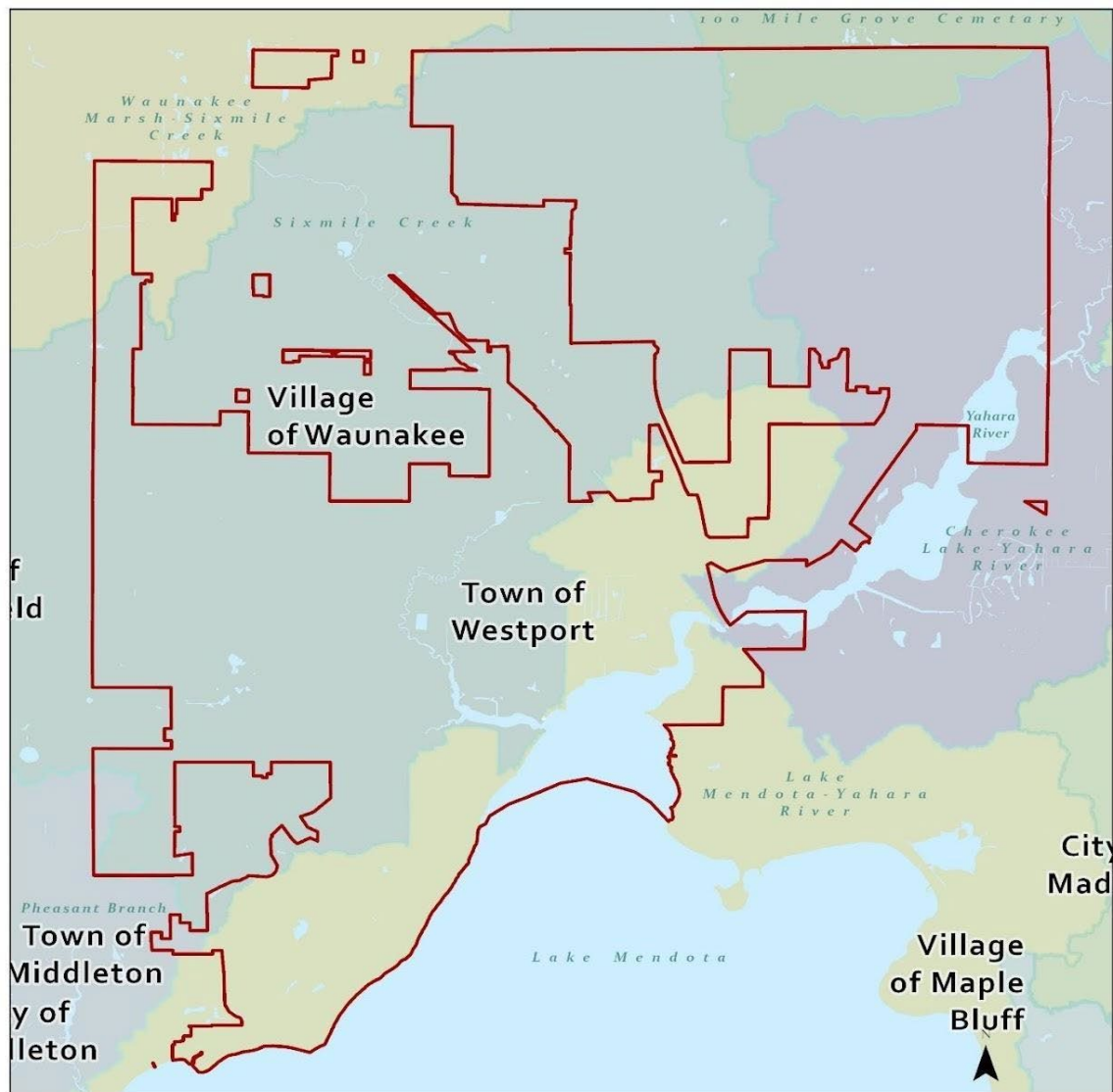
The Waunakee-Westport Boundary Stipulation was adopted in 1996 for a 20-year period and recently renewed for an additional 10-year period. Boundaries are established between the two communities, and a joint planning area is set aside for mutual efforts. The Stipulation created a



Joint Planning Commission which has the authority to extend water and sewer within the JPA and create and maintain stormwater management facilities.

Westport is an MS4 community, part of the Madison Area Municipal Storm Water Partnership (MAMSWaP) and engages in outreach activities as part of this group. Westport's Erosion and Stormwater Runoff Control ordinances can be found in Title 10, Chapter 4 of its ordinances. Westport does not have a stormwater utility.

Map 10: Watersheds

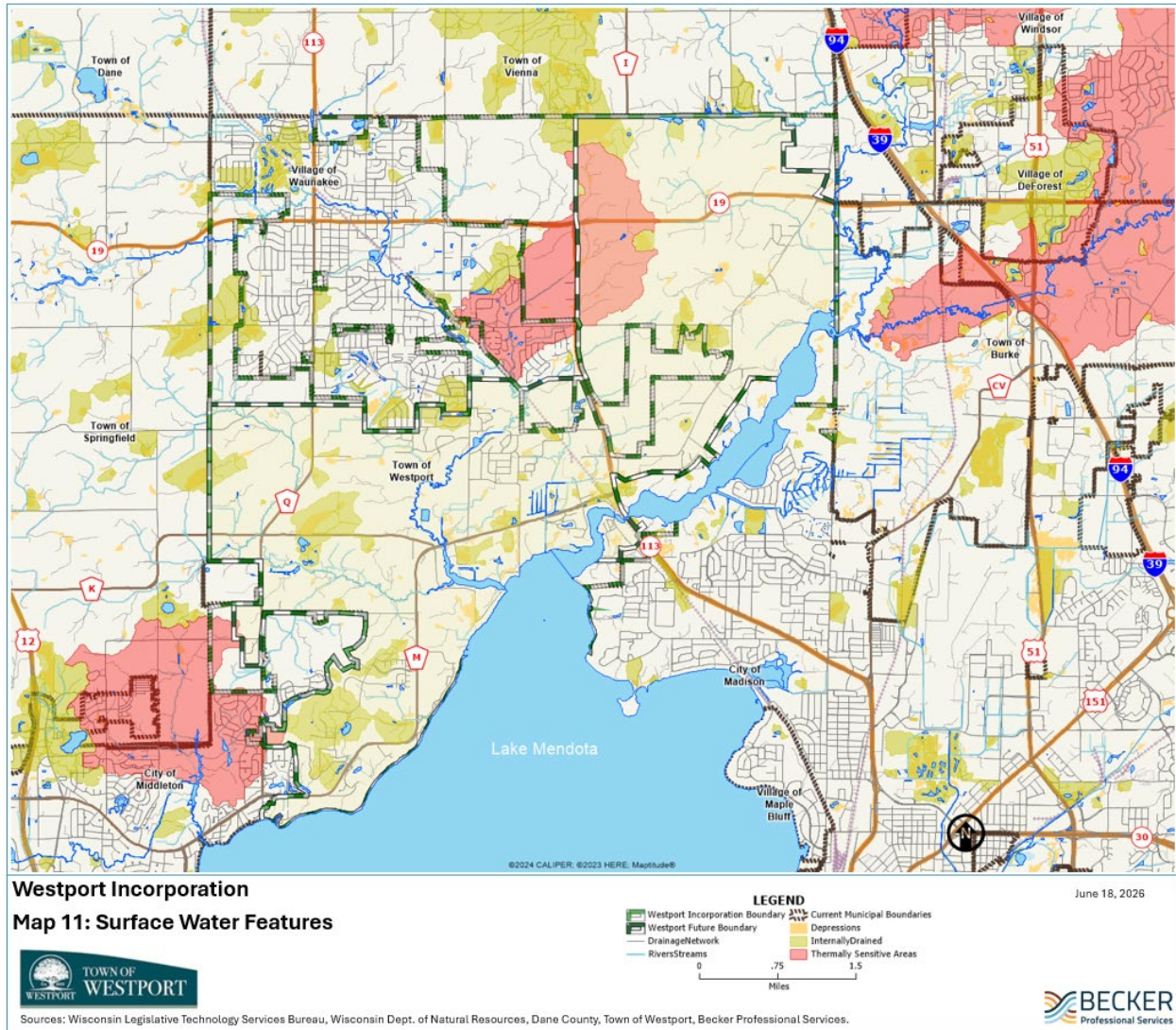


### Town of Westport Watersheds

July 8, 2024



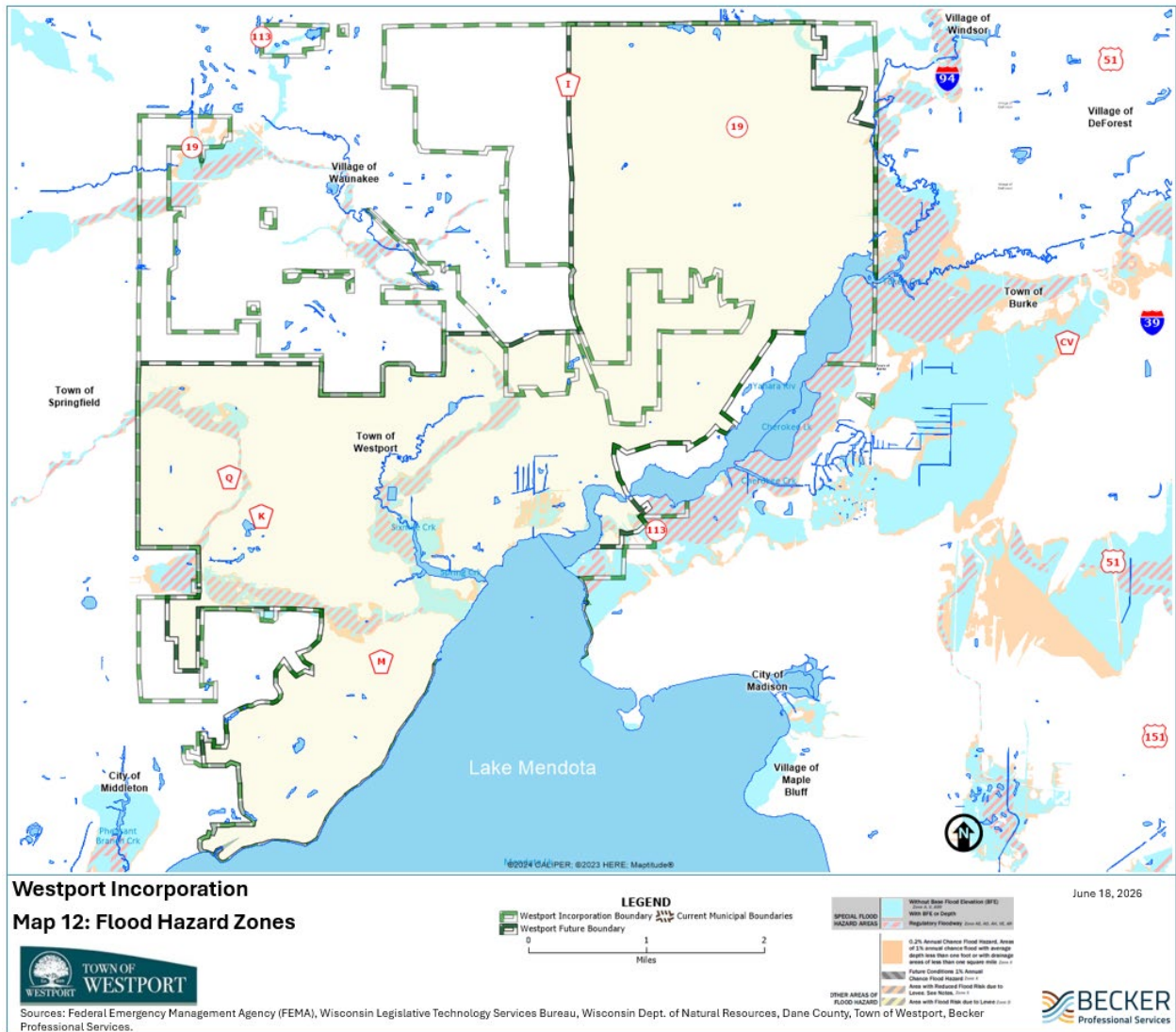
Map 11: Surface Water Features and Conditions



Surface water features show the important role the proposed incorporation territory plays in draining the area north of Lake Mendota and the extent of wetlands present in the territory. Source: Dane County and Wisconsin Department of Natural Resources.

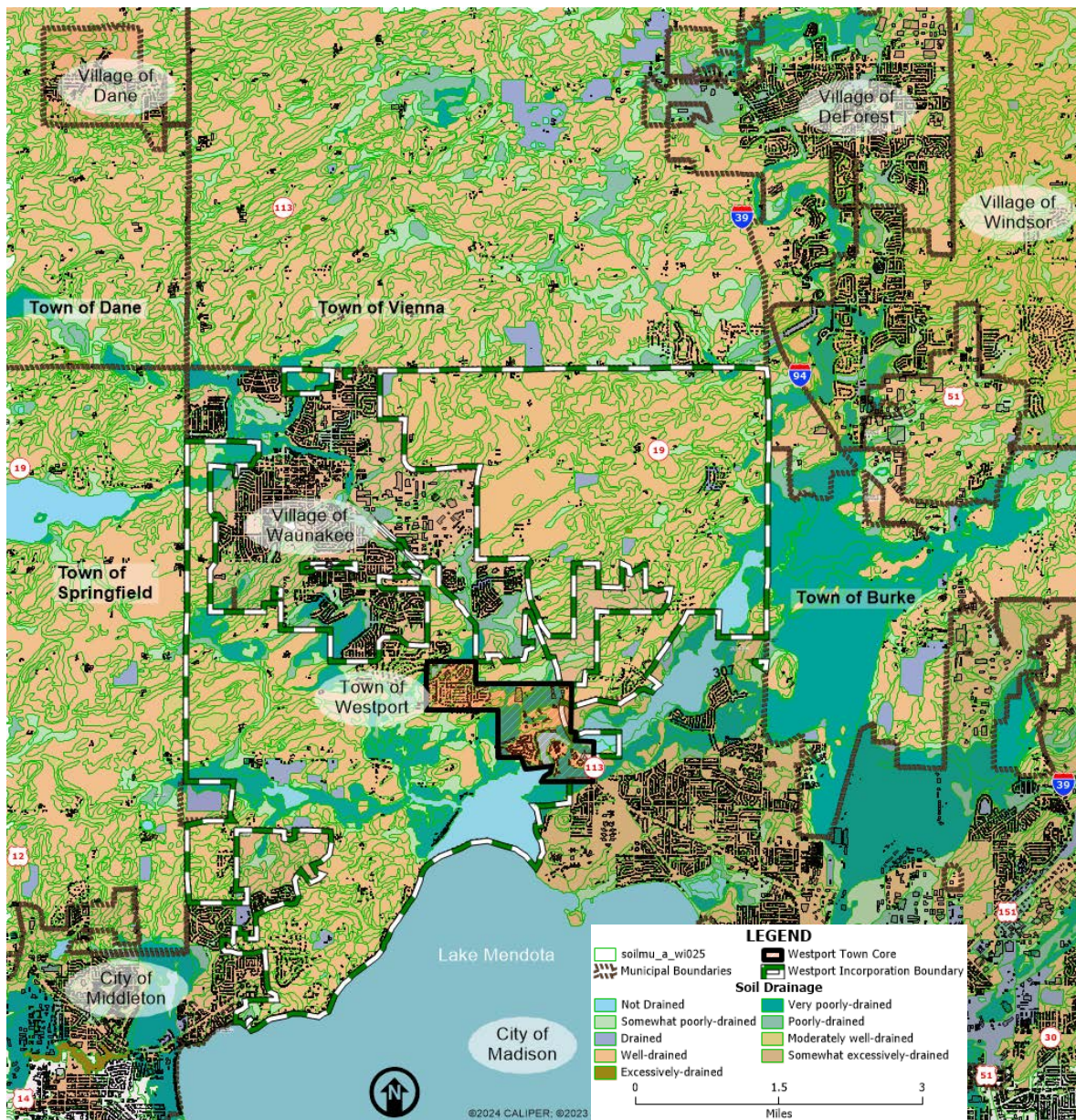


Map 12: Flood Hazard Zones





Map 13: Soils Map by Drainage Characteristics



Map showing the distribution of soils in the incorporation territory according to their drainage characteristics. Westport has significant amounts of soil that has varying degrees of poor drainage, particularly in the western half of the Town.



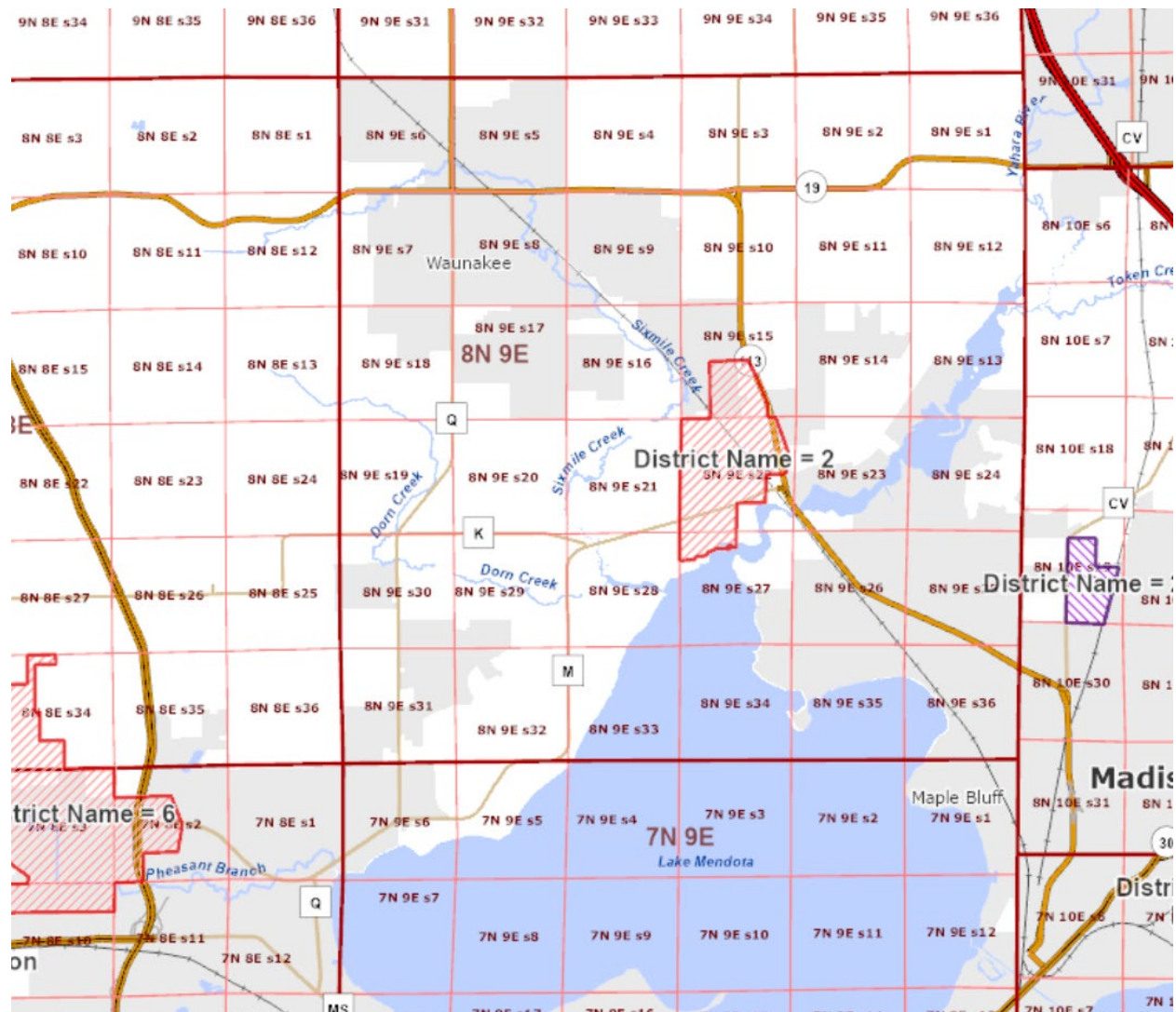


Figure 6: Inactive drainage districts. Drainage district #2 drains land in the Town Core.  
Source: Wisconsin Department of Agriculture, Trade and Consumer Protection.

## Section 2: Employment, Shopping and Social Customs

Westport is a hub of the metropolitan community for certain types of shopping, business opportunities and social customs – particularly as they relate to recreation and socializing. Residents of Westport are well served by convenient access to a wide range of shopping, employment, social and recreational opportunities – if not located within the Town, then nearby in one of the adjacent municipalities. No resident of Westport is more than a 10-minute drive from a grocery store, doctor's office, restaurant or bar, place of worship, place of employment, or recreational opportunity. Many residents, particularly in the Town Core, are within walking or biking distance of these opportunities.

Since Westport is petitioning to be a metropolitan village, it is not required to have a self-contained retail or services sector to meet incorporation standards. Being a major source of recreation for the metropolitan community, Westport's shopping and social customs have developed around this focus, particularly in the higher density areas of Westport near Lake Mendota. Westport was a regional destination for social activity starting during prohibition when Madison residents would come to Westport (the site of the former Hanson's Tavern and later Nau-Ti-Gal) to drink because the neighboring municipalities were dry. Today, Westport has the only full-service marinas on the chain of lakes and the largest watercraft retailer in Wisconsin – Skipper Bud's. Those residents of the metropolitan community desiring a boat likely come to Westport to buy a boat.

Lower density and rural character in parts of Westport allows certain types of businesses serving the metropolitan community to locate that would otherwise not have a place in denser parts of the metropolitan area, such as Purple Cow Compost, local farm-to-market operations such as Cellanie Farms, Terra Growers, CaPaul's Tree Farm, Drumlin Ridge Winery and other types of economic operations such as construction, trucking & excavating, that do not fit well in high-density environments. This gives Westport a similar role on the north side of the metropolitan community as does the City of Fitchburg on the south side of the metropolitan community for providing critical services to the metropolitan community.

As shown in the paragraphs below, the diversity of Westport's shopping and social customs provide homogeneity of opportunity for residents of Westport in an area compacted and compressed by four rapidly growing adjacent municipalities.

### *Employment*

The Westport Town Core is the center of economic activity in Westport, although economic activity of various types is distributed across the incorporation territory.

The intersection of STH 113 and CTH M is the commercial and employment heart of Westport with a newly renovated Research Products Corp. distribution center with rail access, banking, gas, restaurants, bars, boat sales and rentals, along with other retail and services. The area is expected to become more developed with commercial and employment. North Mendota Energy and Technology Park, owned by Madison Gas & Electric and currently undeveloped, is on the north end of this business and commercial district at West River Rd. It is adjacent to a substation connected directly to the Columbia Power Plant in Portage and a rail line, making it an ideal location for heavy power users, rail users or other larger users wanting a strategically located site. All 57 acres are currently available, although perhaps a quarter of the site is undevelopable due to wetlands.

Additionally, the Westport Town Board has been considering upgrading and increasing the density of commercial development in the northwest quad of the intersection. They have already established design district overlays for this area and have had preliminary discussions about the Westport Gateway Commercial District or Business Park.

There are 57 businesses located within the Town of Westport as listed in Section 3.

Resident shopping and social needs not met by Westport businesses are available nearby. For example, there are no full-service grocery stores in Westport; however, the Waunakee Piggly Wiggly and the Willy Street Coop North are 3.5 miles from the Town Hall and the Metro Market in Middleton is 5.5 miles from the Town Hall. Three significant grocery shopping choices within a few minutes' drive for most Westport residents.

### *Social Opportunities*

The Town of Westport offers a vibrant community life with numerous events and activities that encourage residents to volunteer, observe, and participate. Key events include those organized by the Westport-Waunakee Lions Club, the VFW, and the Clean Lakes Alliance, as well as the Arbor Day tree planting celebration and Eagle Scout project opportunities. Community engagement is further supported through garage sales and electronic recycling events. The town also hosts the annual Walktoberfest, a fundraiser co-op between service clubs. The parks, trails and paths provide opportunities for outdoor enthusiasts, while the Deleo soccer fields adjacent to the Town Hall are maintained by Westport and frequently host tournaments. The Town Hall itself is a focus of social opportunity.

A new playground with shelter and picnic tables has been installed behind the Town Hall, enhancing the space for community events. Residents have access to various amenities, including local favorites such as Athens Restaurant, Willow Tavern, and Bishop's Bay Country Club.

The Waunakee Volunteer Fire Department has volunteers from the Town of Westport, building social bonds in service of the protection of life and property of their neighbors.

Schumacher Farm, a Dane County living history park, is another social gathering space for residents, offering events, weddings, and educational field trips, including fall pumpkins and historical reenactments. Programming and museum development is sponsored by Friends of Schumacher Farms. The Park is an outdoor museum that represents local farm life during the 1920-1930s. The Ella Wheeler Wilcox (Wisconsin's most famous poet) homestead is an historic site in Westport that occasionally hosts gatherings to commemorate the poet.

Westport also maintains tennis and pickleball courts.



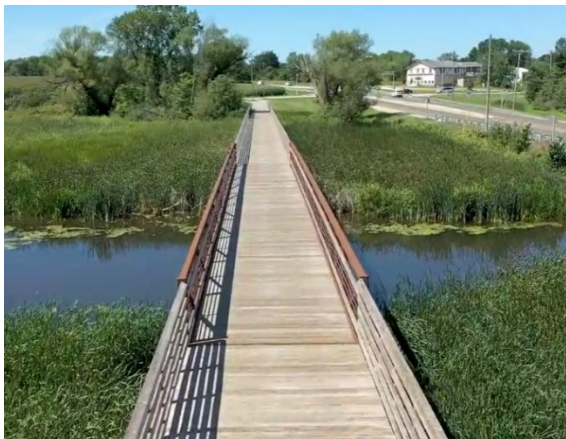
### Parks and Recreation

The residents of Westport value the conservation, protection, and enjoyment of the area's water and natural resources, continuing a conservation tradition begun generations ago. This has been supported by state, county, town and private investment to not only protect water quality and natural resources for Wisconsin's 2<sup>nd</sup> most populated metro area but to provide recreational opportunities for residents of the entire metropolitan community.

Extensive Westport land is committed to park, recreation and resource conservation – 2,678 acres, or 20% of the incorporation area. Westport is in a similar position as Fitchburg in being an important resource protection area while accommodating recreation, urbanization and population growth. Fitchburg was a town on the south side of Madison but incorporated as a city in 1983.



*Figure 7: North Mendota Trail, Dane County Parks.*



*Figure 8: Photo of North Mendota Trail bridge crossing Sixmile Creek.*



*Figure 9: One of the trails in Westport's Town Core.*



*Figure 10: One of the trails in Westport's Town Core.*



Table 8: Recreational Opportunities Located in Westport

| State of Wisconsin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Governor Nelson State Park</b></p> <p>A 422-acre day-use park on Lake Mendota between the Town Core and Bishops Bay, features a sand beach, boat launch, fish cleaning facility, picnic areas, playground equipment, prairie restorations, Native American effigy mounds, State Capitol views and over 8 miles of hiking trails.</p>                                                                                                                                                                                                              |
| <p><b>Dorn Creek County Fishery and Wildlife Area</b></p> <p>A 287-acre property north of Oncken Road features a mix of upland grasslands, Dorn Creek and associated wetlands with public hunting and fishing opportunities – deer, pheasant and waterfowl are the primary hunting opportunities.</p>                                                                                                                                                                                                                                                   |
| <p><b>Sixmile Creek Hiking Trails</b></p> <p>A 120-acre property with hiking trails adjacent to Town Center Park and privately owned Carriage Ridge equestrian area with hiking trails.</p>                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Towell Family State Habitat Area</b></p> <p>A 40-acre parcel was donated to the Wisconsin DNR by the Towell Family. Access is from the Town Center Park parking lot on the east side of Mary Lake Road. Fishing, hunting, trapping, hiking and cross-country skiing are allowed on this property.</p>                                                                                                                                                                                                                                             |
| Dane County                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Schumacher Farm County Park</b></p> <p>A 116-acre outdoor museum just east of the Waunakee village boundary, representing local farm life during the 1920's-30's and features a 10-acre prairie restoration with trails to a hilltop with views of Waunakee and the State Capitol. A 116-acre outdoor living history museum just east of the Waunakee village boundary, representing local farm life during the 1920's-30's and features a 10-acre prairie restoration with trails to a hilltop with views of Waunakee and the State Capitol.</p> |
| <p><b>Mendota County Park</b></p> <p>A 19-acre park on Lake Mendota, just east of the Middleton city boundary, features a campground, including a 5-unit boat camping area, a reservable shelter, and a swimming area with accessible swimming ramp. The park is currently closed for renovations.</p>                                                                                                                                                                                                                                                  |
| <p><b>Yahara Heights County Park</b></p> <p>A 138-acre park just north of the Madison city boundary and adjacent to Cherokee Marsh features 3,000 feet of water frontage, 21-acre off-leash dog park, hiking trails and a canoe/kayak launch. The trail is currently closed for an MMSD sewer project.</p>                                                                                                                                                                                                                                              |
| <p><b>Dane County Law Enforcement Shooting Range</b></p> <p>A 156-acre property, the Dane County Law Enforcement Training Center features 5 shooting ranges, each offering a different type of shooting environment – including a 100-yard rifle range, a 15-yard pistol range; target stands</p>                                                                                                                                                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>are provided but shooters should bring their own eye and ear protection. It is open to the public on weekends during various times of the year. The fee for public use of the shooting range is \$10.</p>                                                                                                                                                                                                                                                                                                                           |
| <p><b>Cherokee Marsh County Natural Resource Area</b></p> <p>A 208-acre property that is part of the Cherokee Marsh wetland complex, features woodland, grassland, and prairie habitats offering opportunities for activities like wildlife viewing, fishing, and hiking on unestablished trails.</p>                                                                                                                                                                                                                                  |
| <p><b>Cherokee Marsh County Wildlife Area</b></p> <p>A 126-acre property is a public hunting area just west of the DeForest village boundary at the intersection of STH 19 and River Road, features Yahara River shoreline, canoe/kayak landing, agricultural lands, grasslands, wetlands and riparian areas. Deer, turkey and waterfowl are the primary hunting opportunities.</p>                                                                                                                                                    |
| <p><b>Waakikizu County Natural Resource Area</b></p> <p>A 206-acre property along Sixmile Creek just south of the Waunakee village boundary designated for the protection of valuable natural environments, wildlife habitat, open space and green belt corridors features a paved bike path along Woodland Drive that connects to the North Mendota Trail.</p>                                                                                                                                                                        |
| <p><b>North Mendota Wildlife Area Prairie Unit</b></p> <p>A 63-acre property between Bishops Bay and Holy Wisdom along CTH M features an expansive prairie restoration with excellent hiking, snowshoeing and cross-country skiing opportunities. A future segment of the North Mendota Trail will go through the property.</p>                                                                                                                                                                                                        |
| <p><b>North Mendota Trail</b></p> <p>A currently 4-mile shared-use trail that connects the Village of Waunakee as well as the Bishops Bay area to Governor Nelson State Park and the STH 113/CTH M intersection. Future phases will connect Mendota County Park and the City of Middleton at the proposed Pheasant Branch trailhead. The trail was jointly developed by Dane County, the Village of Waunakee, the Town of Westport and the Wisconsin Department of Natural Resources.</p>                                              |
| <p><b>Conservancies</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Holy Wisdom Monastery</b></p> <p>A 130-acre property owned by the Benedictine sisters with a restored tall grass native prairie for which the sisters received the International Assisi Award from the Society for Conservation Biology in 2017. The site features hiking trails with vistas overlooking Lake Mendota and the City of Madison that connect trails on the adjacent Dane County-owned North Mendota Wildlife Area. The LEED-certified building on the site hosts public social gatherings, classes and events.</p> |
| <p><b>Westport Drumlin Prairie</b></p> <p>A 227-acre conservancy property protects a prominent glacial drumlin and native prairie habitat managed by Groundswell Conservancy and the Wisconsin Department of Natural Resources and features 1.5 miles of hiking trails, wildlife viewing, birding, and cross-country skiing. The area preserves prairie remnants and is part of a larger restoration project aimed at restoring the historical Empire Prairies landscape.</p>                                                          |
| <p><b>Six Mile Creek Wetlands</b></p> <p>An 84-acre property acquired by the Groundswell Conservancy from the O'Malley farm in partnership with the Wisconsin Department of Natural Resources, Dane County Conservation Fund, Village of Waunakee, and Town of</p>                                                                                                                                                                                                                                                                     |

Westport. The Village of Waunakee will be the long-term owner, and the property is planned to transfer to Waunakee as part of a cooperative boundary plan agreement.

### Westport

#### **Town Center Park**

A 4.27-acre park located around the Town Hall and Kennedy Administration Building along Mary Lake Road. Contains Daleo Soccer Fields with 7 soccer fields – 4 game fields and 3 practice fields, two team benches, 3 tennis courts, a Pickleball court, a ball diamond, restrooms, a small parking area, and open space. Access to Towell Family State Habitat Area from the parking lot on the east side of Mary Lake Rd..

#### **Westshire Conservancy Jackson Landing Park and Trails**

A 102-acre Westport property, one of the last remaining pieces of undeveloped Lake Mendota shoreline was purchased by the Town of Westport to protect the land, prevent development and provide recreational opportunities, including a hiking trail located south of Willow Road and the Westshire Senior Housing Community.

#### **Christina Park**

A 12-acre park, also known as Larwood Hills Neighborhood Park, is located within the Larwood Hills subdivision off CTH Q. The park has a bench, playground equipment, and grassy areas.

#### **Mary Lake Park**

A 1.7-acre park located at Riveredge and Rainbow Roads in the Mary Lake neighborhood. The park has two basketball hoops on an asphalt paved area, playground equipment, and grassy areas.

#### **Steeplechase Park**

A .5-acre park located adjacent to the Steeplechase Condominium Community. The park has a gazebo, a bench, playground equipment, and grassy areas.

### Private

#### **Bishops Bay Country Club**

A 220-acre, 18-hole private golf course with luxurious clubhouse in what was until 1994 the residence of the Bishops of the Catholic Diocese of Madison lived. This is a membership club with a variety of membership types. Full memberships are currently waitlisted.

#### **Dairyland Walkers Volkssporting Association**

The Madison Area Volkssport Association is a private organization promoting and facilitating the sport of walking. The club's address is 4306 Fox Bluff Court in Westport. Although its club address is Westport, this is a club for the entire metropolitan community and walks occur both locally and within the region. [www.dairylandwalkers.com](http://www.dairylandwalkers.com)

#### **Carriage Ridge Trails**

The Carriage Ridge subdivision includes 35.4 acres of open space and trails on the south edge of the subdivision, intended as an amenity for homeowners in the subdivision.



Figure 12: Steeplechase Park, Town of Westport.



Figure 11: Mary Lake Park, Town of Westport.

Table 9: Summary of Parks and Recreational Lands in Westport

| Summary of Parks and Recreational Lands in Westport   | Size (acres)   |
|-------------------------------------------------------|----------------|
| Governor Nelson State Park                            | 422            |
| Dorn Creek County Fishery & Wildlife Area             | 287            |
| Sixmile Creek Hiking Trails                           | 120            |
| Towell Family State Habitat Area                      | 40             |
| Schumacher Farm County Park                           | 116            |
| Mendota County Park                                   | 19             |
| Yahara Heights County Park                            | 138            |
| Dane County Law Enforcement Shooting Range            | 156            |
| Cherokee Marsh County Natural Resource Area           | 208            |
| Cherokee Marsh County Wildlife Area                   | 126            |
| Waakikizu County Natural Resource Area                | 206            |
| North Mendota Wildlife Area Prairie Unit              | 63             |
| North Mendota Trail                                   | n/a            |
| Holy Wisdom Monastery                                 | 130            |
| Westport Drumlin Prairie                              | 227            |
| Sixmile Creek Wetlands                                | 84             |
| Town Center Park                                      | 4.27           |
| Westshire Conservancy Jackson Landing Park and Trails | 102            |
| Christina Park                                        | 12             |
| Mary Lake Park                                        | 1.7            |
| Steeplechase Park                                     | 0.5            |
| Carriage Ridge Trails                                 | 35.4           |
| Bishops Bay Country Club & Golf Course                | 220            |
| <b>Total Acres</b>                                    | <b>2,717.9</b> |
| Incorporation Territory                               | 13,222         |
| % in Parks & Recreational Land                        | 20.6%          |

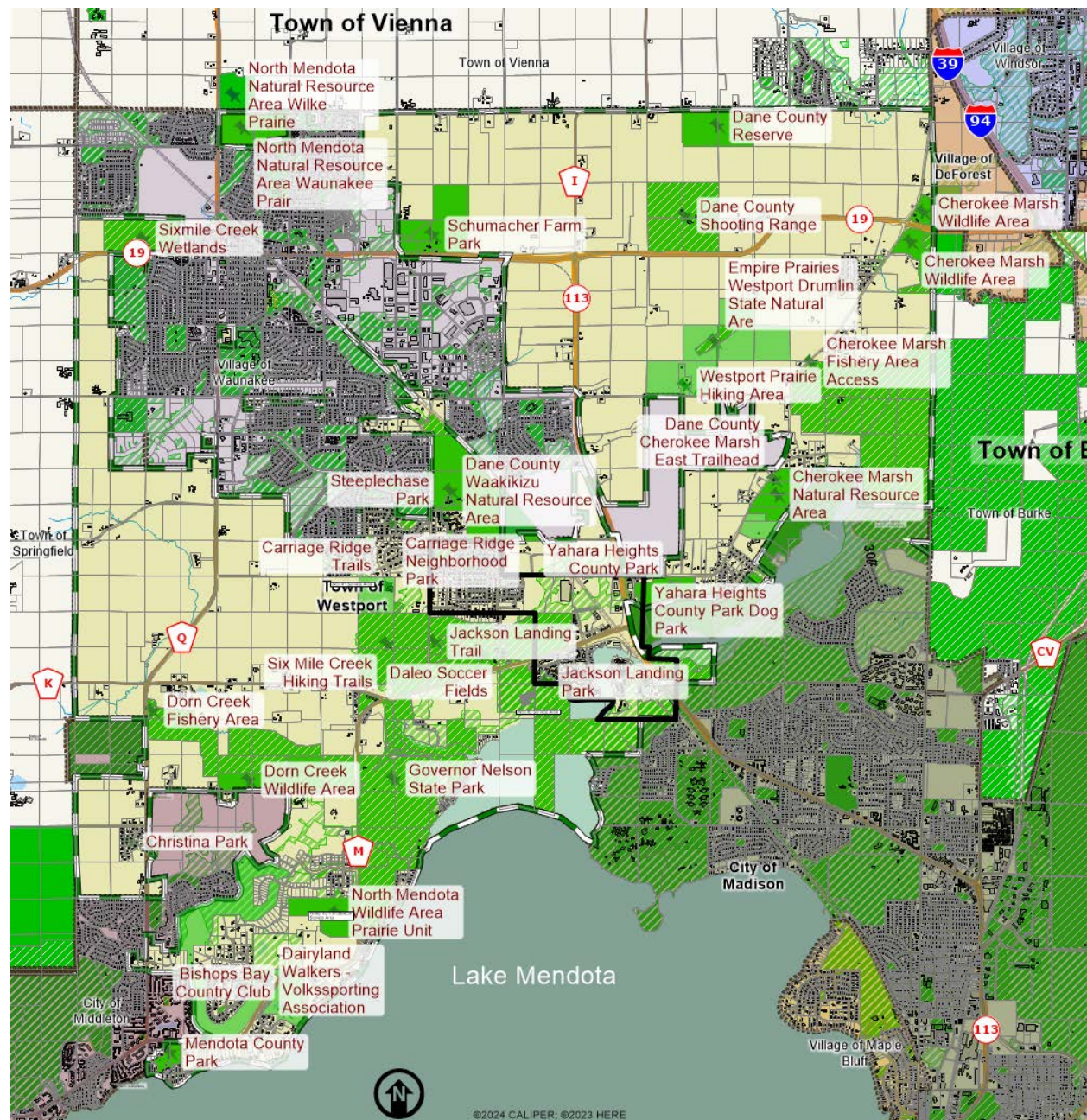
Source: Becker Professional Services.

Most of the park and recreation land in Westport is intermixed with urban or residential development, including the state and county parks. Rather than viewing this land as potentially



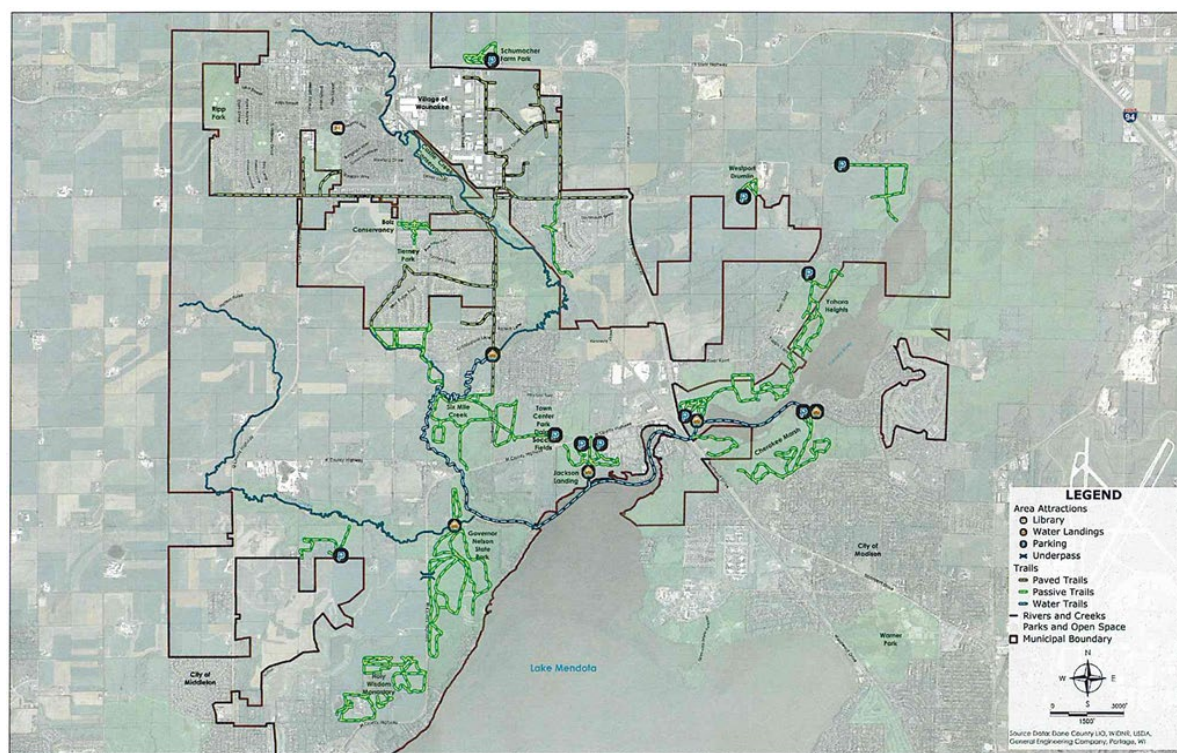
interfering with compactness and homogeneity, it should be viewed as part of a compact and homogeneous area that accounts for ecosystem protection while accommodating development.

Map 14: Parks and Recreation Opportunities in Westport



Over 20% of Westport's area is comprised of park and recreation land.





## YAHARA HEIGHTS

Westport, WI



## HOLY WISDOM

Middleton, WI



## JACKSON LANDING

Westport, WI



## SIX MILE CREEK

Waunakee, WI

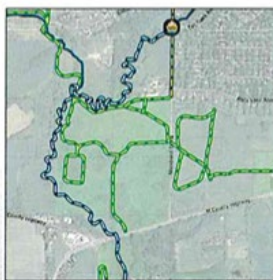


Figure 13: Town Brochure Describing Local Trails. The Town of Westport publishes a Pedestrian Trails Guide to help residents take advantage of the hiking opportunities within the town. Source: Town of Westport.



Figure 14: Aerial image of the Westport administration complex. Source: Dane County DCI Maps.

## **Town Hall**

The Town of Westport has a Town Hall complex that includes the Kennedy Administration Building - containing administrative offices and meeting rooms and a set of garages to house and maintain equipment and supplies needed to service the town's public infrastructure – roads, water, sewer and stormwater facilities. The site also hosts a major Town park with recreation facilities. The complex is located at 5387 Mary Lake Rd at the intersection of Mary Lake Road and CTH M.

The Town Hall is a center of social activity in the Town. Residents regularly use the park and recreational facilities and there is good participation in town government activities such as elections, debating local policy decisions, and the site is used for family and social events.



The meeting room has a seating capacity of up to 70 people and is wired for virtual meetings with 2 cameras, multiple microphones, and 4 monitors.



*Figure 15: In July 1977 the Westport Town Hall was in a smaller building located where the parking lot and driveway currently exist just south of the current public works garage. These structures were demolished in 2014.  
Source: Wisconsin State Historical Society.*

The Westport Town Hall has been located at this site since approximately 1935. The 1873 plat map for the Town of Westport showed the U.S. Post Office located on this site. The Town of Westport acquired the site around 1935 and constructed the town hall building shown in Figure 46. In 1983 the Town began construction of a new town hall. The town hall was enlarged to its current size in 2003. The current garage was built in 2015, the salt shed in 1997, the cold storage garage in 2001 and the park shelter with an open room and restrooms in 2002.

Westport is planning for a new tennis court and pickle ball court facility on the west side of Mary



*Figure 16: Westport Town Hall, Mary Lake Road.*

Lake Road. Additional storage for equipment and supplies will also be needed soon.



Table 10: Summary Table of Service Changes Resulting from Incorporation

| System & Services               | Current Status                                                                            | After Incorporation                                                                                            |
|---------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|                                 | Town of Westport                                                                          | Proposed Village of Westport                                                                                   |
| Law Enforcement                 | Provided by Dane County Sheriff's Office and Waunakee Police Department.                  | <b>Dane County Sheriff's Office</b> intent to provide enhanced services.                                       |
| Fire Protection                 | Provided by Waunakee Fire and City of Middleton Fire department.                          | <b>No proposed change.</b>                                                                                     |
| EMS Service                     | Provided by Waunakee Area Emergency Medical Services.                                     | <b>No proposed change.</b>                                                                                     |
| Schools                         | Waunakee Community School District & City of Middleton- cross plains Area School District | <b>No proposed change.</b>                                                                                     |
| Garbage & Recycling             | LRS Garbage & Recycling                                                                   | <b>No proposed change.</b>                                                                                     |
| Sewer & Water                   | Madison Metropolitan Sewerage District (MMSD)                                             | <b>No proposed change.</b>                                                                                     |
| Building Permits & Inspections  | General Engineering Company                                                               | <b>No proposed change.</b>                                                                                     |
| Snow Plowing                    | Town of Westport Public Works                                                             | <b>Village of Westport - No proposed change.</b>                                                               |
| Road maintenance                | Town of Westport Public works                                                             | <b>Village of Westport - No proposed change.</b>                                                               |
| Subdivision & Zoning Ordinances | Town of Westport and Dane County                                                          | <b>Village of Westport - No proposed change</b>                                                                |
| Elections                       | Town of Westport                                                                          | <b>Village of Westport - No proposed change.</b>                                                               |
| Licensing and Permits           | Town of Westport                                                                          | <b>Village of Westport - No proposed change.</b>                                                               |
| Leadership & Authority          | Town Board                                                                                | Village Board - newly elected officials who live in the new village: A village president and village trustees. |
| Postal Addresses                | Address listed as                                                                         | <b>No proposed change.</b>                                                                                     |
| Residency                       | Town of Westport                                                                          | <b>Village of Westport.</b>                                                                                    |

## Post Office

Westport used to have a post office (located in the Town Core at the former Nau-ti-gal site, but it was closed and relocated to Waunakee in the late 1870's.

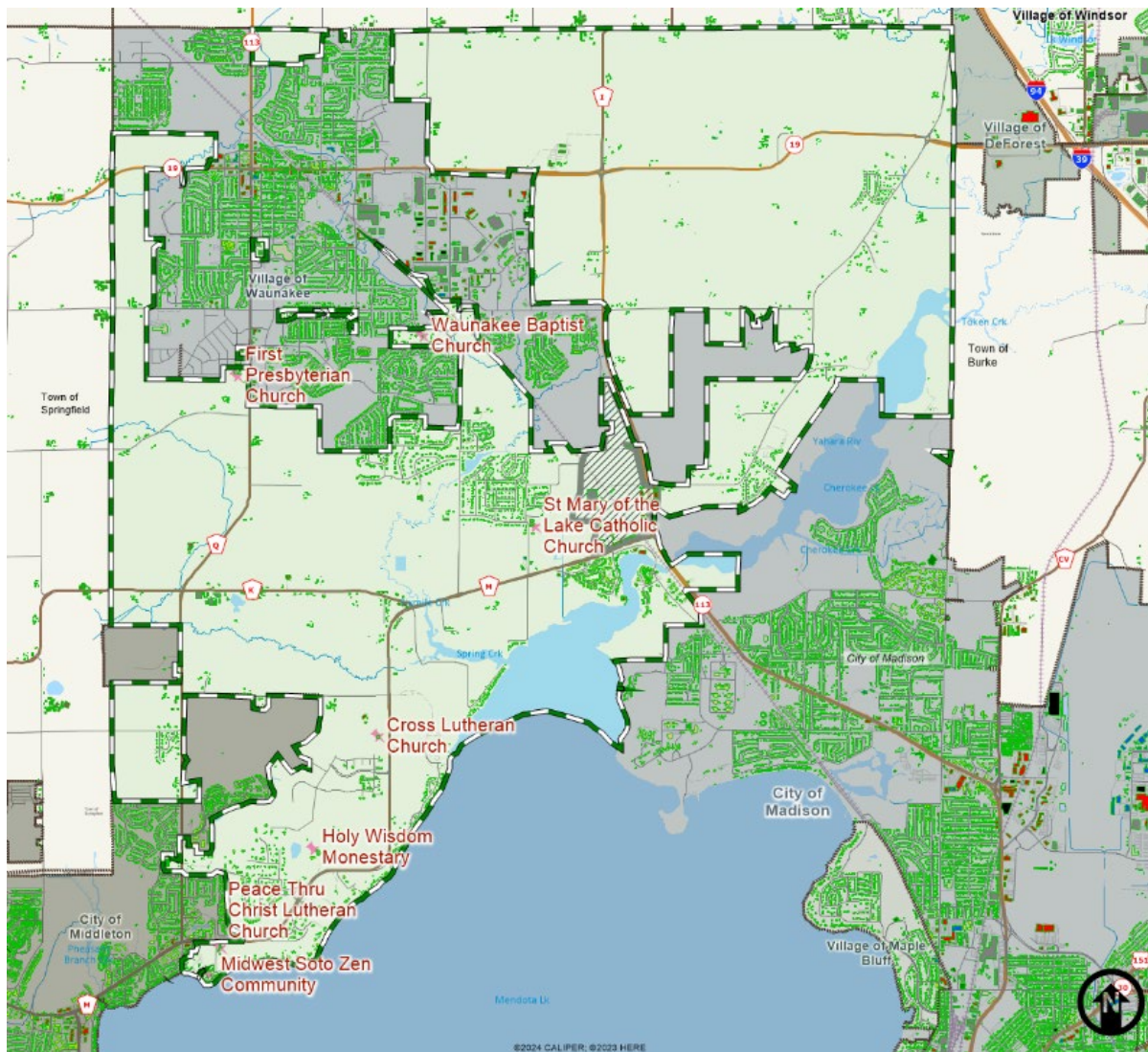
### *Places of Worship*

The incorporation territory is home to 7 places of worship and spiritual reflection. Each one offers community engagement in various ways.

*Table 11: Places of Worship and Spiritual Reflection in Westport*

|                                     |
|-------------------------------------|
| Cross Lutheran Church               |
| First Presbyterian Church           |
| Holy Wisdom Monastery               |
| Midwest Soto Zen Community          |
| Peace Thru Christ Lutheran Church   |
| St Mary of the Lake Catholic Church |
| Waunakee Baptist Church             |

Map 15: Westport Places of Worship



#### *Other Points of Interest Located in Town of Westport*

The Town of Westport boasts a diverse array of places that contribute to its cohesive and vibrant community. From recreational parks and trails to essential utilities, educational institutions, and historical landmarks, each site plays a role in shaping the character of the town.

Recreational areas such as the Dane County Cherokee Marsh East Trailhead, Yahara Heights County Park Dog Park, and Governor Nelson State Park provide residents with ample opportunities to engage in outdoor activities, promoting a healthy and active lifestyle. The town's commitment to preserving natural spaces is further exemplified by locations like Westport Prairie Hiking Area and Empire Prairies Westport Drumlin State Natural Area, which offer serene environments for hiking and nature appreciation.



Educational institutions such as Mary Lake Montessori School and Madison Country Day School reflect the town's focus on fostering learning and growth, while the presence of multiple churches, including St. Mary of the Lake Catholic Church and Peace Thru Christ Lutheran Church, highlights the importance of spiritual and communal connections within Westport.

The town's infrastructure, including the Westport Water Tower, MG&E Substation, and various stormwater facilities, ensures that the community remains functional and resilient. Meanwhile, historical sites like the Nau-Ti-Gall Site, a critical spot for Westport history, and the Westport Pet Memorial, underscore the town's rich history and respect for tradition. Multi-family housing units, such as Mariner's Cove, Lighthouse Bay, and Pine Ridge

Apartments, along with community-focused neighborhoods like Westshire Village, create spaces where residents can live comfortably and connect with one another. Additionally, facilities like the American Legion Post 481 and Sylvan Crossings at Westshire provide support and care to specific community groups, reinforcing Westport's inclusive and supportive environment.

Overall, the Town of Westport's blend of natural beauty, educational and spiritual resources, recreational opportunities, and essential infrastructure fosters a strong, interconnected and socially cohesive community where residents of all ages can thrive.

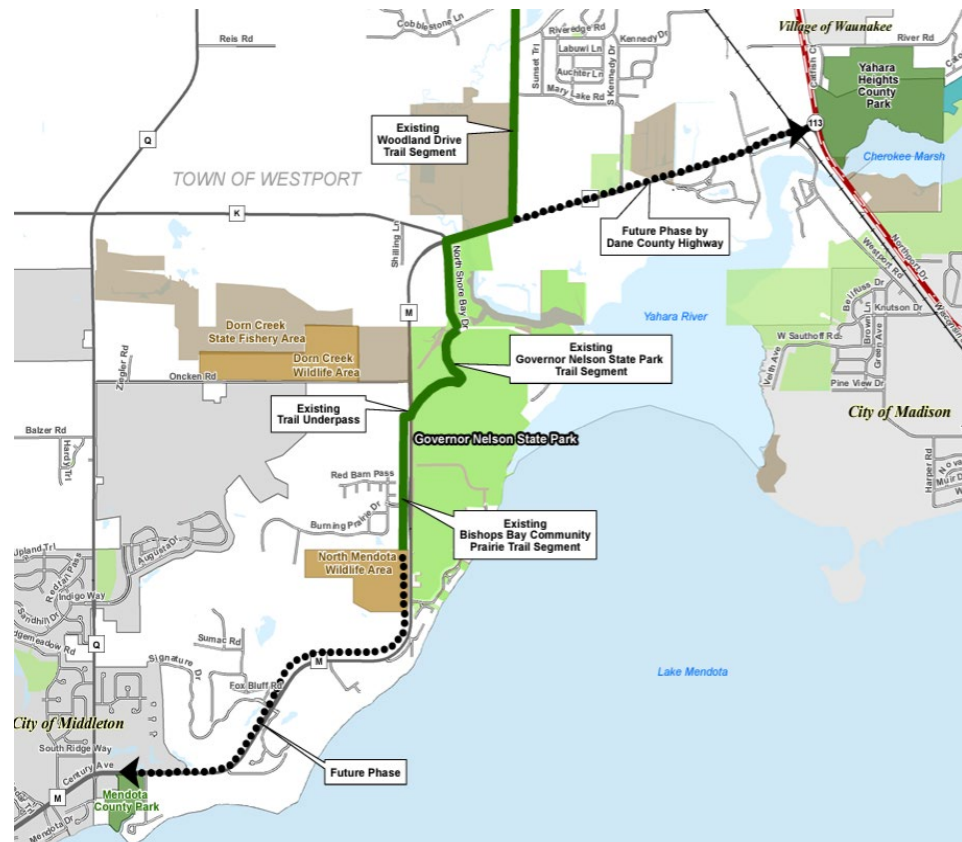


Figure 17: Dane County's North Mendota Trail currently connects Waunakee to Governor Nelson State Park through the Town of Westport. Future phases will connect Yahara Heights County Park on the east side of the Town to Mendota County Park on the west.

Table 12: Points of Interest Located in Town of Westport

|    | <b>Name</b>                                 | <b>Type</b>                   |
|----|---------------------------------------------|-------------------------------|
| 1  | Westport Pet Memorial                       | Cemetery                      |
| 2  | American Legion Post 481                    | Veterans Organization         |
| 3  | Mary Lake Montessori School                 | School                        |
| 4  | Sylvan Crossings at Westshire               | Assisted Living Facility      |
| 5  | Carriage Ridge Stables                      | Horse Boarding & Event Center |
| 6  | Madison Country Day School                  | School                        |
| 7  | Madison Metro Sewerage District             | Open Space                    |
| 8  | Dane County Law Enforcement Training Center | Training Center               |
| 9  | Dane County Cherokee Marsh East Trailhead   | Recreation                    |
| 10 | Yahara Heights County Park Dog Park         | Recreation                    |
| 11 | Mariner's Cove Lighthouse Bay               | Multi-family Housing          |
| 12 | Nau-Ti-Gal Site                             | Historic Restaurant           |
| 13 | O'Malley/Mendota/Meffert Farmstead          | Historic Farmstead            |
| 14 | Pine Ridge Apartments                       | Multi-family Housing          |
| 15 | Twin Oaks Condominiums                      | Multi-family Housing          |
| 16 | Lake Pointe Apartments                      | Multi-family Housing          |
| 17 | Westshire Village                           | Multi-family Housing          |
| 18 | Nicola Townhomes                            | Multi-family Housing          |
| 19 | MG&E Substation                             | Electric Distribution         |
| 20 | Westport Town Hall                          | Government                    |
| 21 | Town Center Park                            | Recreation                    |
| 22 | Daleo Soccer Fields                         | Recreation                    |
| 23 | St Mary of the Lake Catholic Church         | Church                        |

|    |                                                    |                          |
|----|----------------------------------------------------|--------------------------|
| 24 | Westport Water Tower                               | Utilities                |
| 25 | Mary Lake Park                                     | Recreation               |
| 26 | Steeplechase Park                                  | Recreation               |
| 27 | Westport Stormwater Facility                       | Utilities                |
| 28 | Carriage Ridge Neighborhood Park                   | Recreation               |
| 29 | Westport Stormwater Facility                       | Utilities                |
| 30 | Private Stormwater Facility                        | Utilities                |
| 31 | Westport Prairie Hiking Area                       | Recreation               |
| 32 | Empire Prairies Westport Drumlin State Natural Are | Recreation               |
| 33 | Schumacher Farm Park                               | Historic Farmstead, Park |
| 34 | Six Mile Creek Hiking Trails                       | Recreation               |
| 35 | Jackson Landing Trail                              | Recreation               |
| 36 | Governor Nelson State Park                         | Recreation               |
| 37 | Inspire Early Childhood Learning Center            | Education                |
| 38 | Natural Cemetery                                   | Cemetery                 |
| 39 | Cross Lutheran Church                              | Church                   |
| 40 | Yahara County Park                                 | Recreation               |
| 41 | North Mendota Wildlife Area Prairie Unit           | Recreation               |
| 42 | Holy Wisdom Monastery                              | Church                   |
| 43 | Bishops Bay Country Club                           | Recreation               |
| 44 | Dairyland Walkers - Volkssporting Association      | Recreation               |
| 45 | Community of Bishops Bay                           | Housing                  |
| 46 | Peace Thru Christ Lutheran Church                  | Church                   |
| 47 | Midwest Soto Zen Community                         | Church                   |
| 48 | Mendota County Park                                | Recreation               |

|    |                                            |                  |
|----|--------------------------------------------|------------------|
| 49 | Middleton Refuse District Compost Facility | Waste Management |
| 50 | Dorn Creek Fishery Area                    | Recreation       |

Sources: Dane County Interactive Maps; Google Maps; Becker Professional Services.



Figures 19: Arbor Day Tree Planting Celebration at Town Hall.



Figure 18: All ages are involved in the tree-planting activities.



Figure 20: Painting storm drain murals - one of many social and community events focused on protecting the environment.

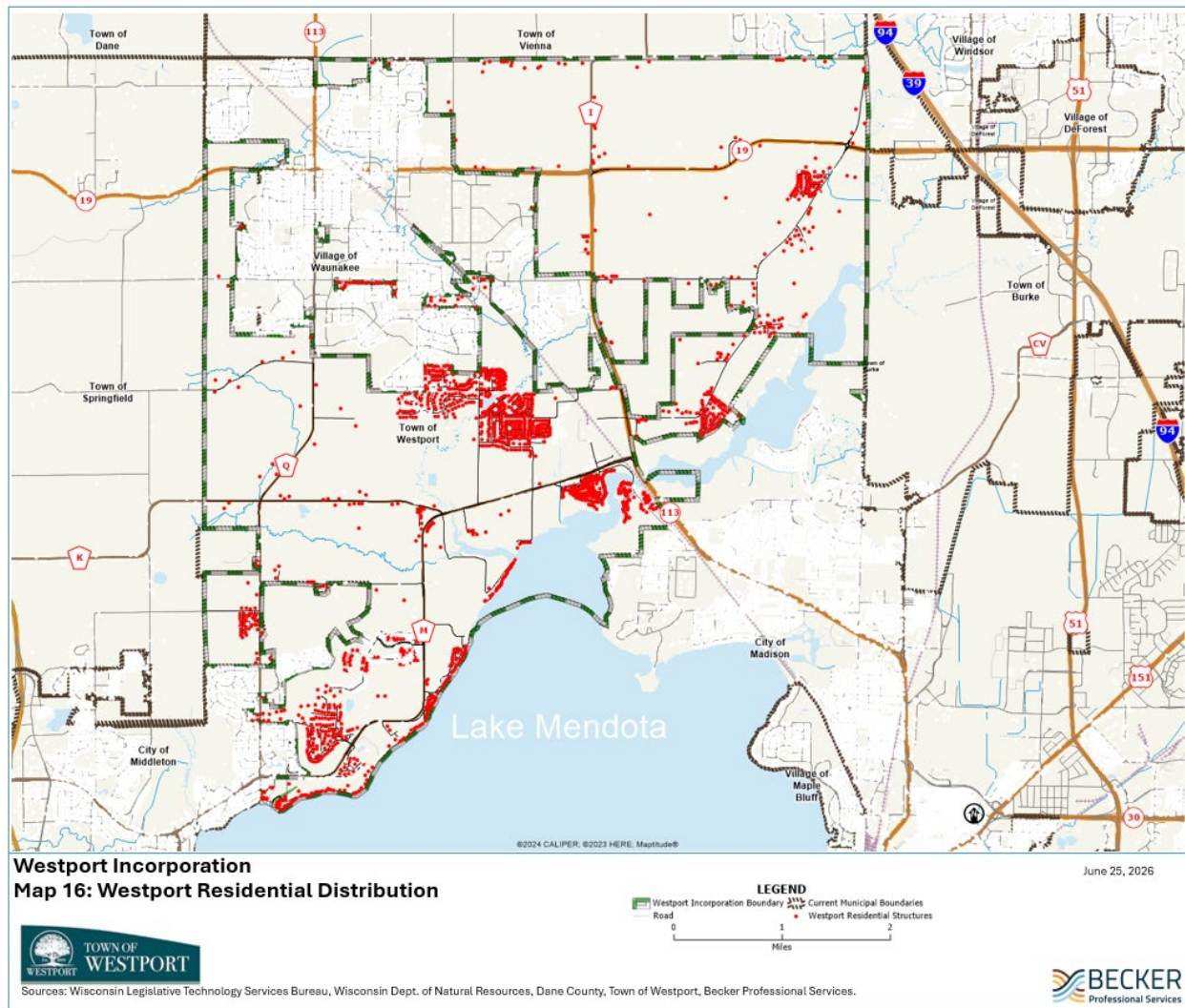
### Characteristics of the Population

Westport's population can be characterized as clustered in dense pockets separated by natural features and is generally older and less diverse than its neighbors. While Westport is home to



many wealthy individuals with large estates, the overall household income in Westport is not significantly higher than its neighbors.

Map 16: Westport Residential Distribution



### Population Distribution

While population is dispersed across the incorporation territory, its density varies greatly with 6 dense clusters of population ranging across the incorporation territory from River Road in the east to Bishops Bay on the Middleton border to the lakefront to the subdivisions and condos of the Town Core. Those clusters can be seen on Map 43: Westport Residential Distribution. The cluster pattern arises from a combination of the large number of wetlands and protected lands that interfere with a regular development pattern and the availability of sewer service to allow denser development patterns as well as the disparate ETZ decisions by adjoining municipalities.

Upon incorporation, Westport would be the 57<sup>th</sup> most populous village in Wisconsin out of 415 villages, placing it in the top 15%. The following table shows how Westport compares to several recent incorporations on the basis of population and equalized property value.

Table 13: Comparison to Recent Incorporation Petitions

|                        | French Island | Fox Crossing    | Bloomfield    | Bristol         | Summit          | Harrison        | Richfield       | Westport        |
|------------------------|---------------|-----------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Population             | 4,188         | 10,649          | 5,095         | 2,547           | 11,385          | 7,373           | 11,817          | 4,408           |
| Equalized Value (2024) | \$498,778,700 | \$2,564,300,200 | \$628,717,400 | \$1,151,447,900 | \$1,818,609,600 | \$1,906,862,300 | \$2,557,956,000 | \$1,441,668,300 |

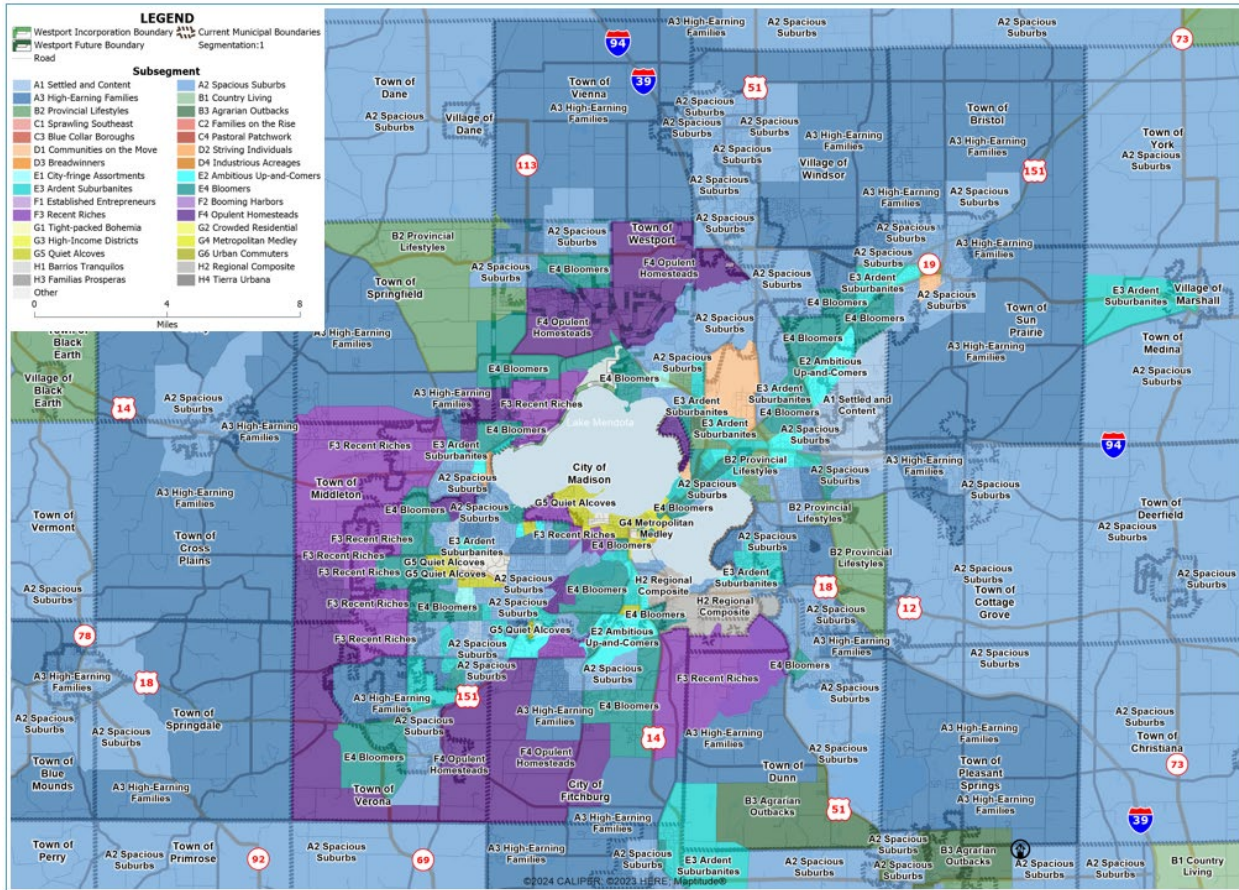
### Resident Lifestyle Preferences

Further insight into population characteristics can be found in the marketing industry. Marketing firms use a method of targeting consumers for advertising based on their income and lifestyle characteristics. Households that share similar incomes and lifestyles tend to cluster geographically. Map 40 above shows the geographic distribution of these consumer lifestyle segments in the Dane County area and including the incorporation territory.

Westport’s population is homogenous relative to their lifestyle choices as shown in Map 40. An important factor in where people choose to live is lifestyle – what can they afford, does it provide access to their employment, their preferred shopping, their hobbies and recreational pursuits, and other households with similar interests. These factors combine to express a lifestyle preference that can be described by demographic characteristics according to various lifestyle segments.

Westport is a suburban community with opportunities for people who desire a certain lifestyle that only a growing suburban location can provide. Westport’s “Opulent Homestead” lifestyle is also found in the City of Fitchburg and Town of Verona, places that are not fully developed and where larger residential lots are available.

Map 17: Consumer Lifestyle Subsegments



Westport Incorporation

June 22, 2026

Map 17: Consumer Segmentation in the Madison Metro Area



Sources: Caliper Corp., Wisconsin Legislative Technology Services Bureau, Wisconsin Dept. of Natural Resources, Dane County, Town of Westport, Becker Professional Services.



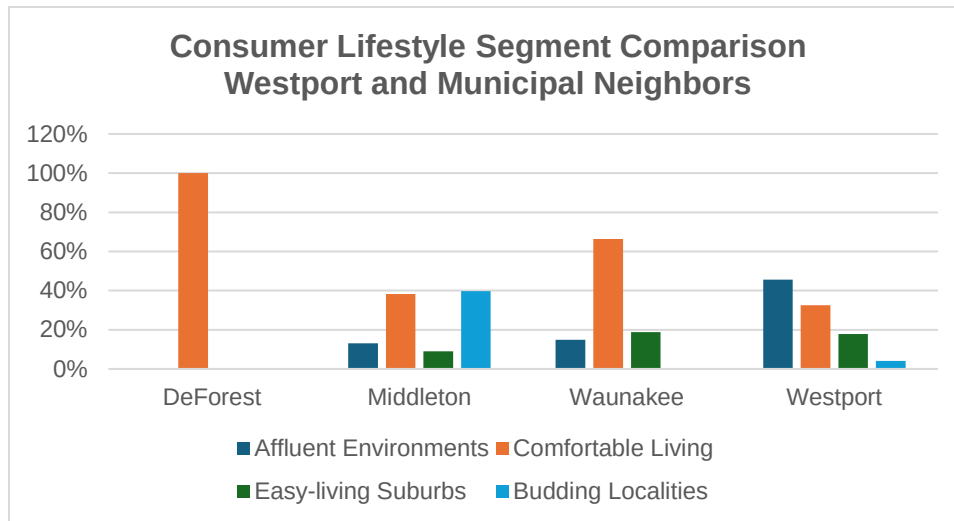


Figure 21: Bar chart showing consumer lifestyle segment comparison.

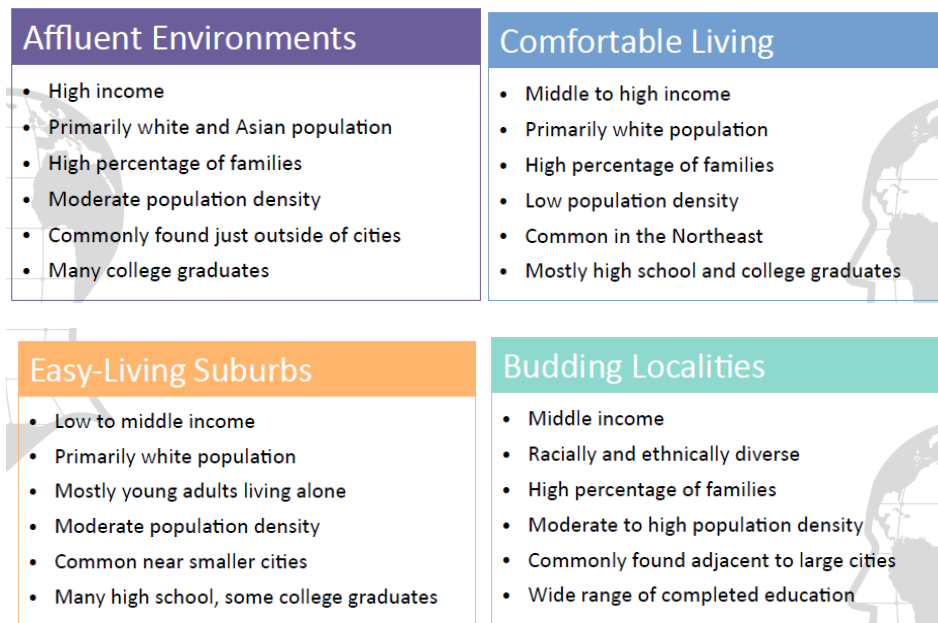


Figure 22: Major segments containing Westport subsegments.



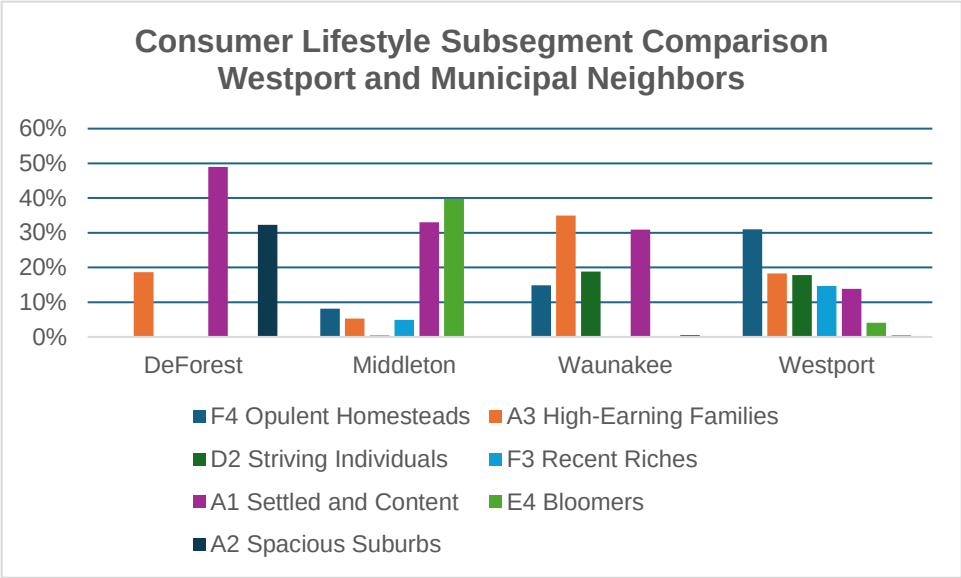


Figure 23: Bar chart showing consumer lifestyle subsegment comparison.

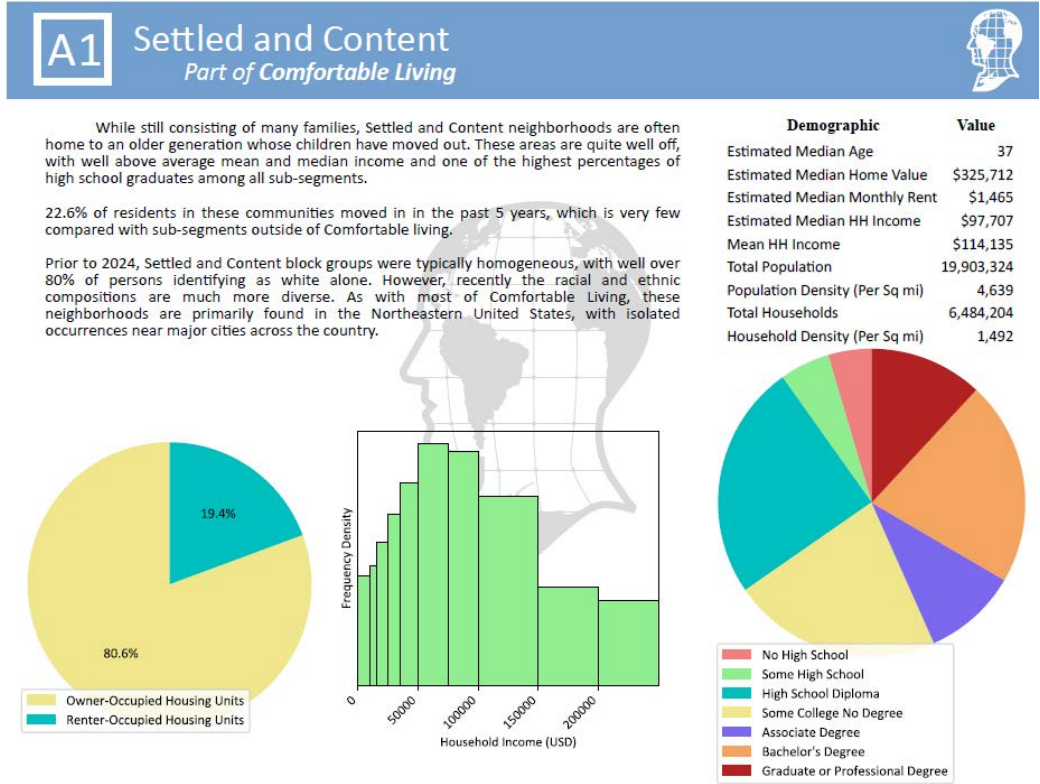


Figure 24: Settled and Content subsegment.

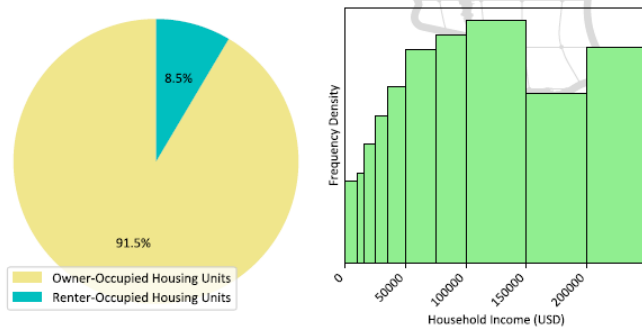
## A3 High-Earning Families Part of Comfortable Living



High-Earning Families boasts the highest mean and median income of the three Comfortable Living sub-segments, as well as a sizable percentage of households consisting of families with children 5 and up. These areas are clustered around cities, with a larger average family size and household size than their counterparts.

Individuals living in these neighborhoods are typically very well educated, with 50.4% of the population holding a bachelors degree or higher. Vehicle ownership is the highest of any subsegment, with 94.8% of households owning a vehicle. The poverty rate is understandably low, at only 2.1% of households, while the homes are quite large, with a high number of rooms per housing unit and an estimated median value of over \$350,000.

With its high median income, high percentage of home ownership, and family-oriented nature, High-Earning Families can be viewed as a slightly less wealthy version of the Opulent Homesteads subsegment, which is a part of Affluent Environments (F4).



| Demographic                    | Value      |
|--------------------------------|------------|
| Estimated Median Age           | 41         |
| Estimated Median Home Value    | \$364,163  |
| Estimated Median Monthly Rent  | \$1,105    |
| Estimated Median HH Income     | \$128,708  |
| Mean HH Income                 | \$151,508  |
| Total Population               | 24,687,303 |
| Population Density (Per Sq mi) | 2,283      |
| Total Households               | 8,510,917  |
| Household Density (Per Sq mi)  | 769        |

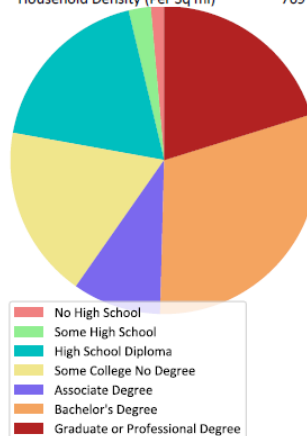


Figure 25: High-Earning Families subsegment.

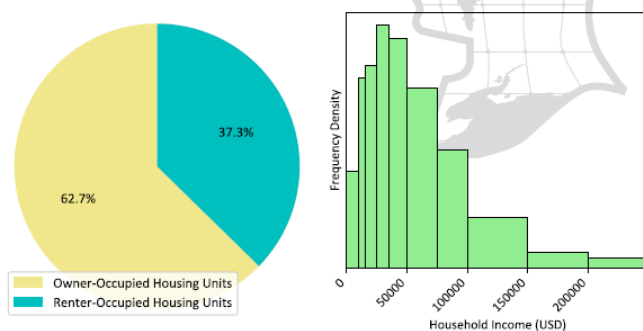
## D2 Striving Individuals Part of Easy-Living Suburbs



Striving Individuals are neighborhoods similar to others in Easy-Living Suburbs, however individuals here typically earn more, are more likely to own homes, and have completed more formal education. These communities can be found across the Eastern United States. They are of moderate population density and typically within or just outside of city limits of small cities.

Individuals of different age groups are represented somewhat evenly, however there is a spike in population of those ages 20-29 and a relative spike among those ages 80+. Mean and median income are below the national average, as are home value and monthly rent. The racial make-up of these areas varies; some areas contain an all-white population and others contain a mix of white, black, and Asian. At a high level, the population is still mostly homogeneous, with 79.2% of the population identifying as white.

These communities also have one of the highest percentages of individuals living alone of any sub-segment. This is likely a result of the high percentage population of elderly and young adults.



| Demographic                    | Value     |
|--------------------------------|-----------|
| Estimated Median Age           | 42        |
| Estimated Median Home Value    | \$113,403 |
| Estimated Median Monthly Rent  | \$867     |
| Estimated Median HH Income     | \$51,885  |
| Mean HH Income                 | \$66,825  |
| Total Population               | 5,024,757 |
| Population Density (Per Sq mi) | 3,106     |
| Total Households               | 2,224,593 |
| Household Density (Per Sq mi)  | 1,424     |

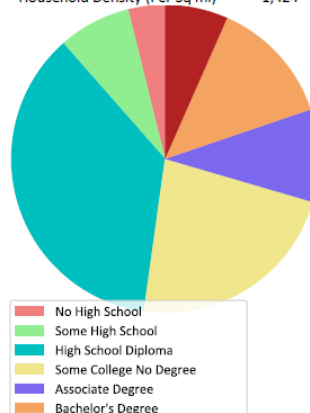


Figure 26: Striving Individuals subsegment.

F3

## Recent Riches

Part of Affluent Environments



With a high population of persons aged 20-49, Recent Riches represents a demographic of wealthy, well-educated young families and individuals. These communities are typically found near or within wealthy cities such as Los Angeles, New York, Boston, San Francisco, and Washington DC. Only 23.9% of households in Recent Riches identify as married couples with children.

Home ownership is the lowest of all the Affluent Environments, likely due to the subsegment's proximity to major cities known for having a high population of renters. Likewise, the number of detached, single housing units is only 67.1%, well below the other three sub-segments.

Median income in these areas is above the national level. The distribution of education is in line with the rest of the segment, with 55.0% of the population holding a bachelors degree or higher.

With 22.7% of the population having moved in in the past 5 years, these neighborhoods are likely to contain more mobile individuals than other subsegments of Affluent environments.

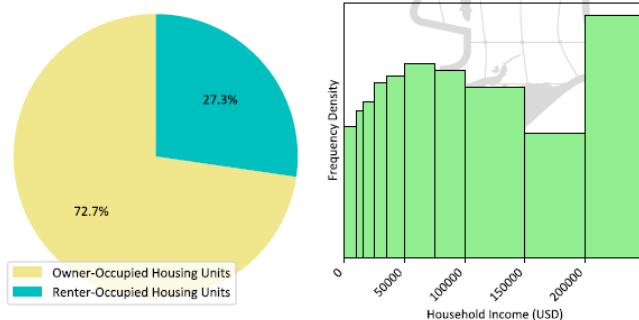


Figure 28: Bloomers subsegment. Recent Riches subsegment.

E4

## Bloomers

Part of Budding Localities



Bloomers are well-educated members of the Budding Localities. 48.3% of their total population have earned a bachelors degree or higher, with nearly all residents having finished high school. These neighborhoods are scattered throughout the US, mainly appearing around the edges of cities.

The population here is mainly consistent of folks between the ages of 20 and 35. This group consists of a mix of individuals and young families. The racial make-up of these areas is mostly white, with 74.0% of the population identifying as such.

Although the household income remains near the national average, both the median home value and monthly rent are much higher. Despite this, life here is likely to come at a lower cost than in the nearby Cosmopolitan Communities or Affluent Environments. Income is also highly variant; there are some particularly high frequency densities above \$150,000 annual income, despite the moderate median of around \$71,000.

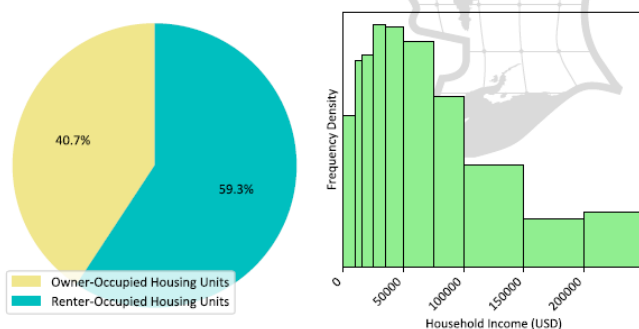


Figure 27: Bloomers subsegment.

### Demographic Characteristics

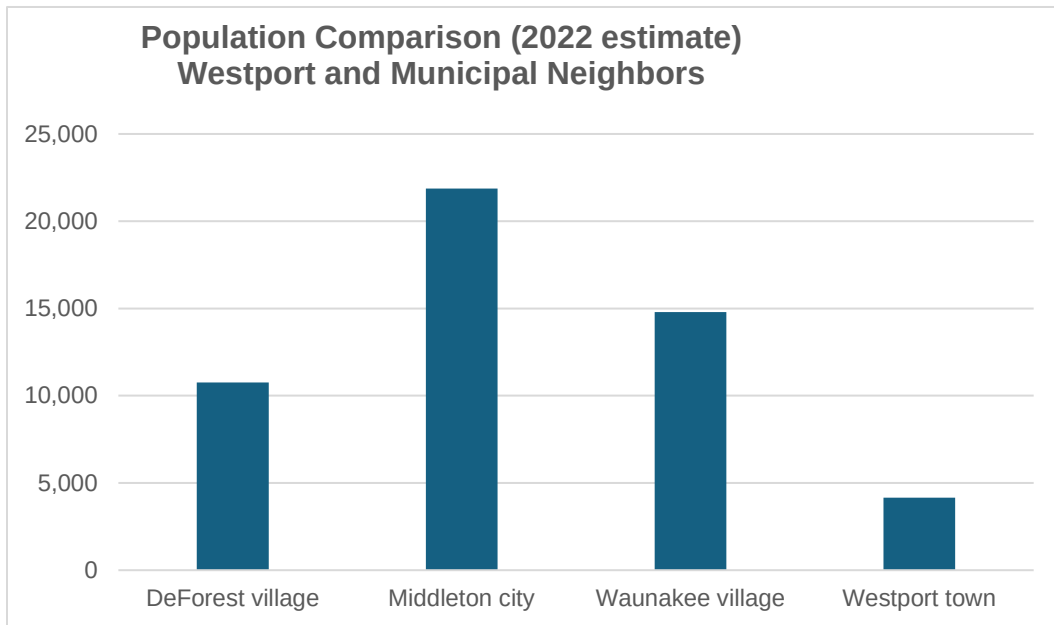


Figure 29: Bar chart showing population comparison of Westport and its neighbors (2022).

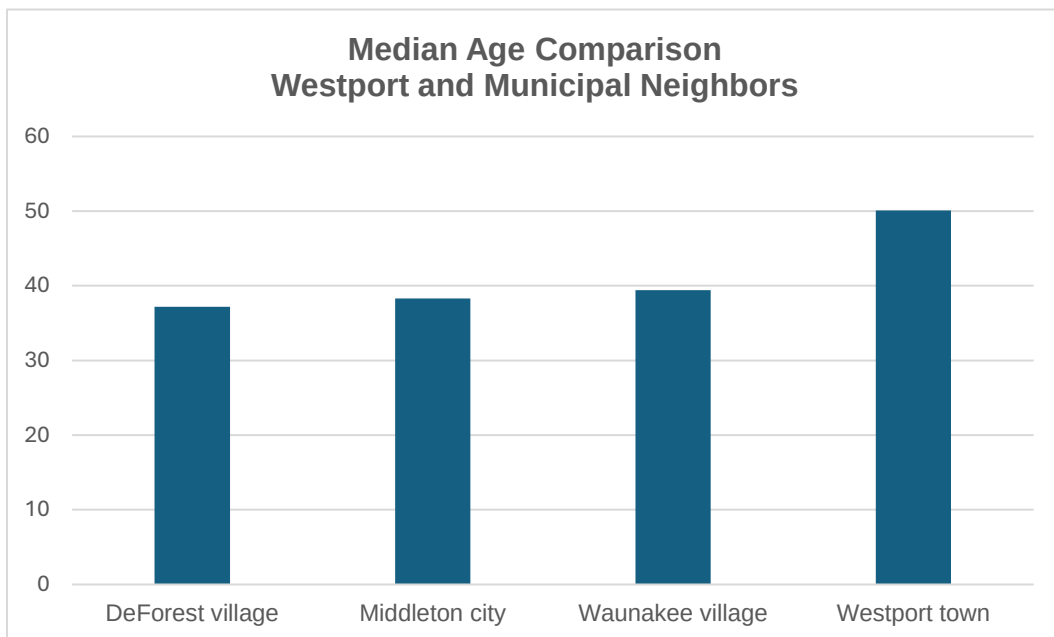


Figure 30: Bar chart showing median age comparison of Westport and its neighbors.



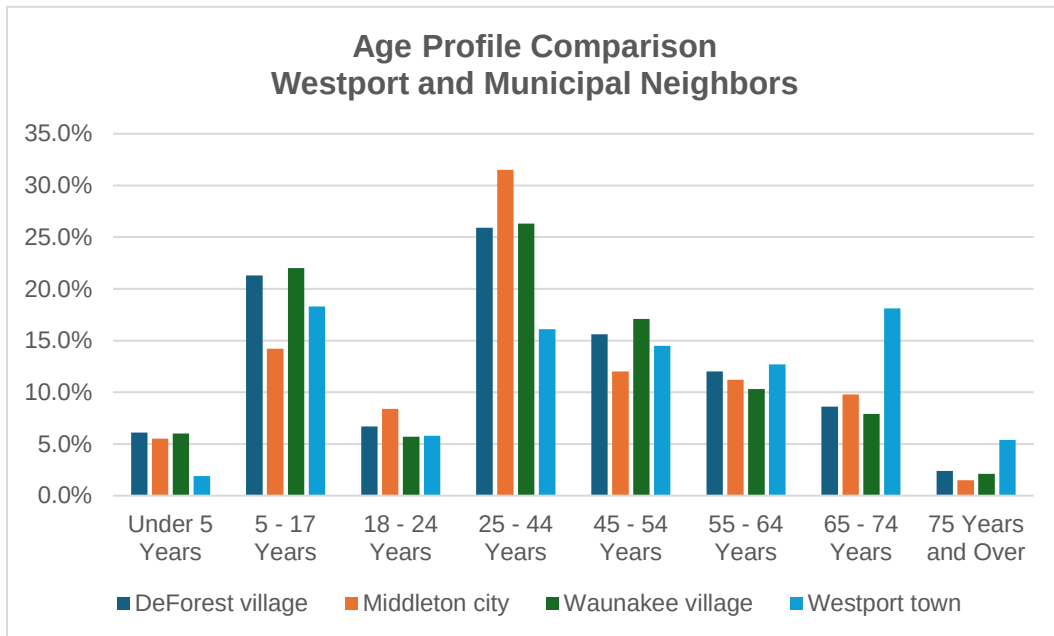


Figure 31: Bar chart showing age profile comparison of Westport and its neighbors.

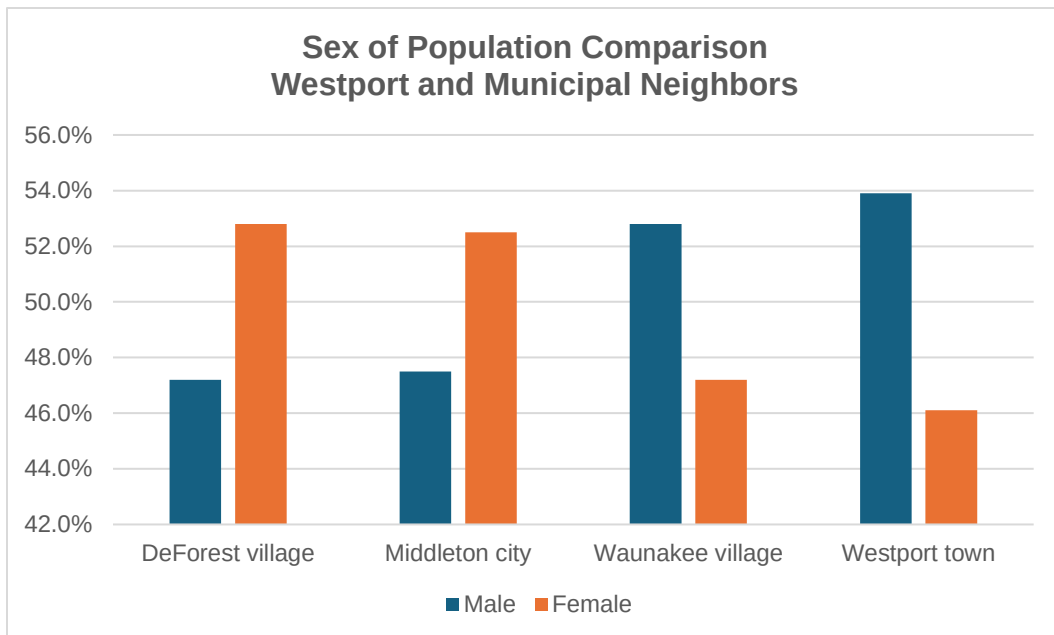


Figure 32: Bar chart showing sex of population comparison of Westport and its neighbors.

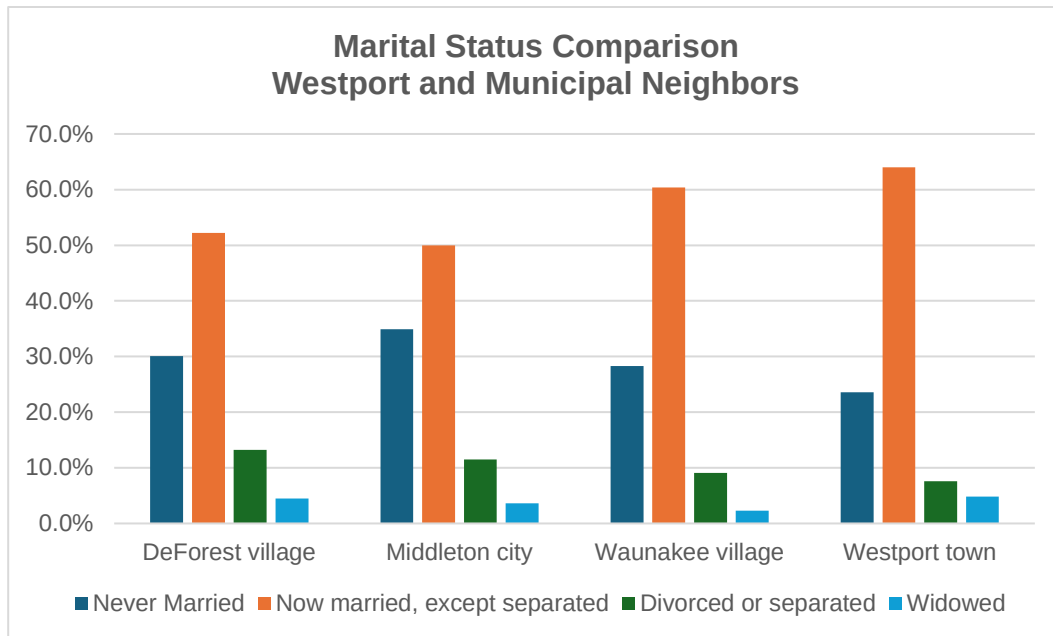


Figure 33: Bar chart showing marital status comparison of Westport and its neighbors.

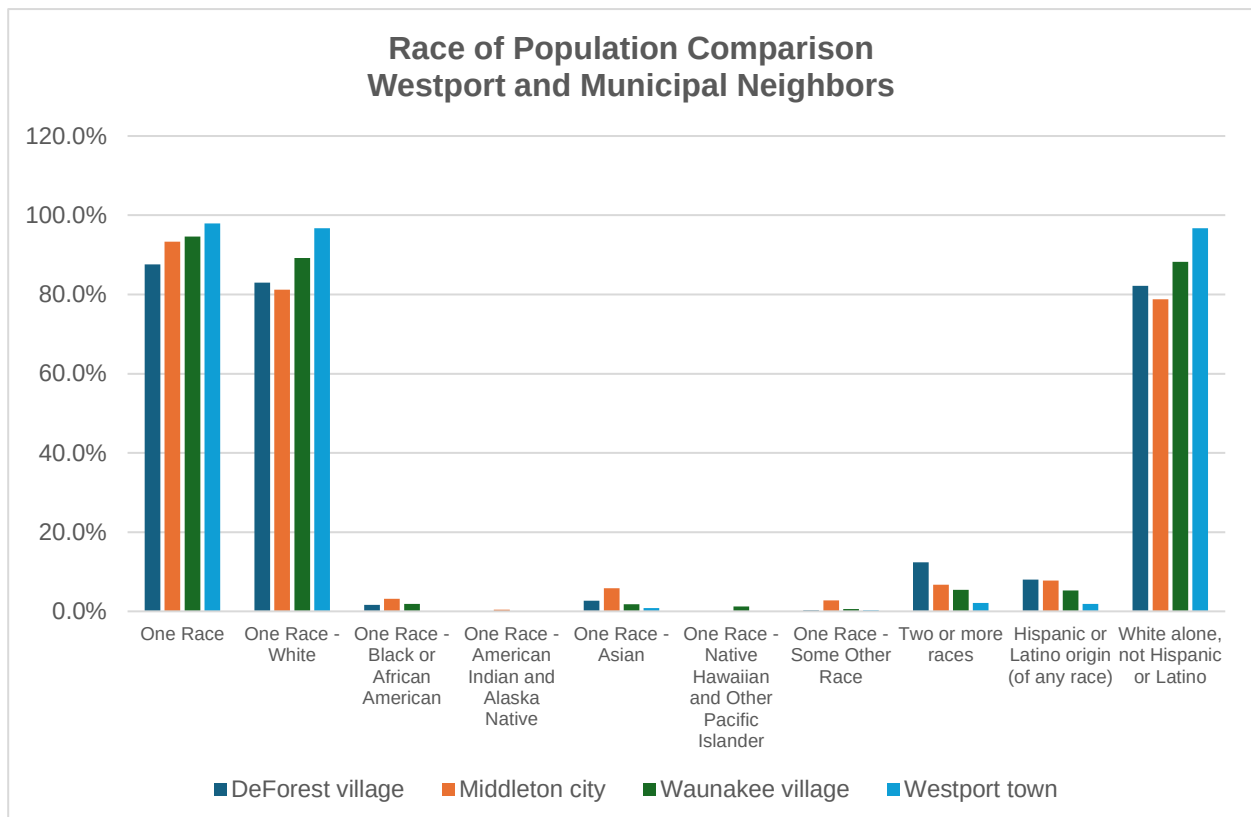


Figure 34: Bar chart showing race of population comparison of Westport with its neighbors.

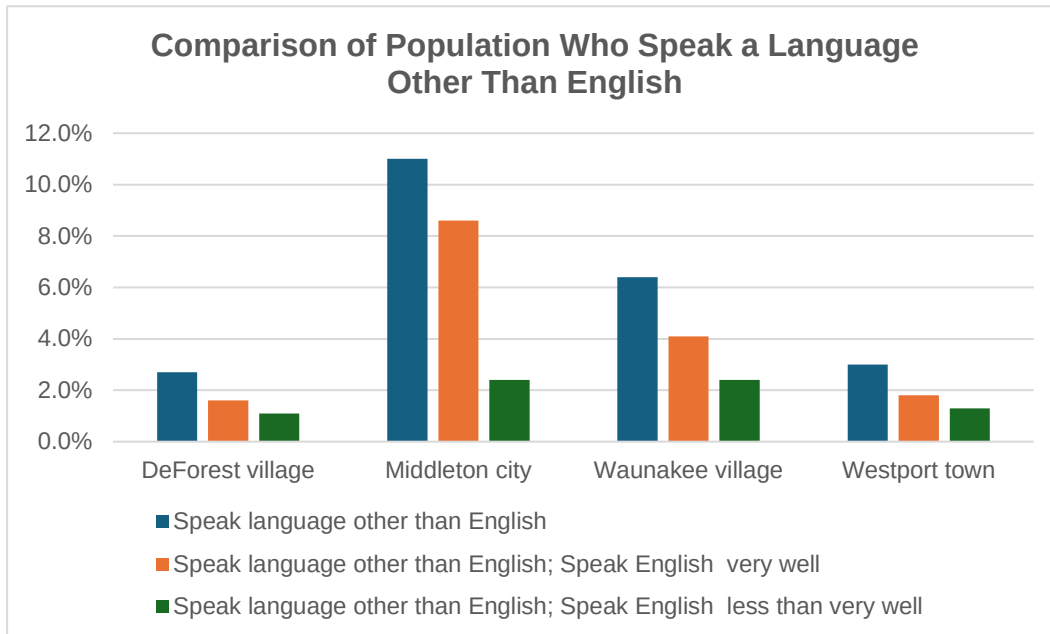


Figure 36: Bar chart showing population who speak a language other than English comparison of Westport and its neighbors.

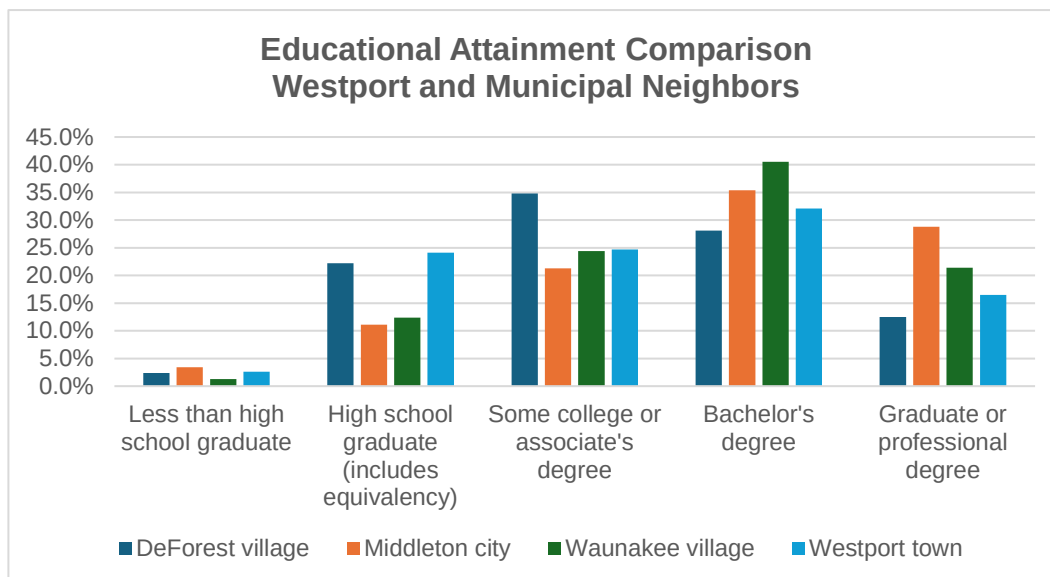


Figure 35: Bar chart showing educational attainment comparison of Westport and its neighbors.

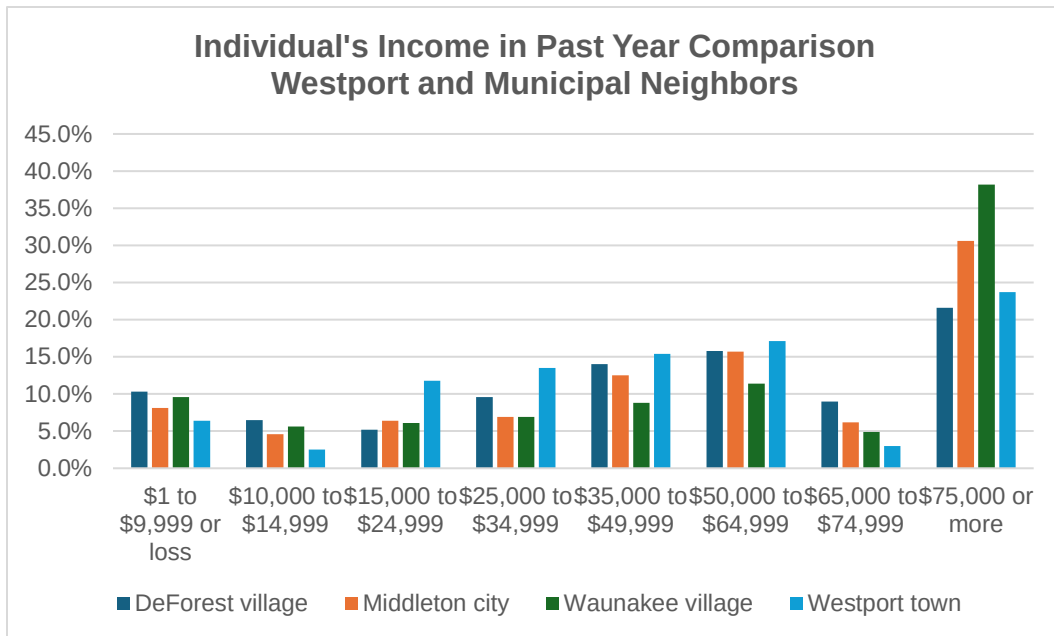


Figure 38: Bar chart showing individual's income in past year comparison of Westport and its neighbors.

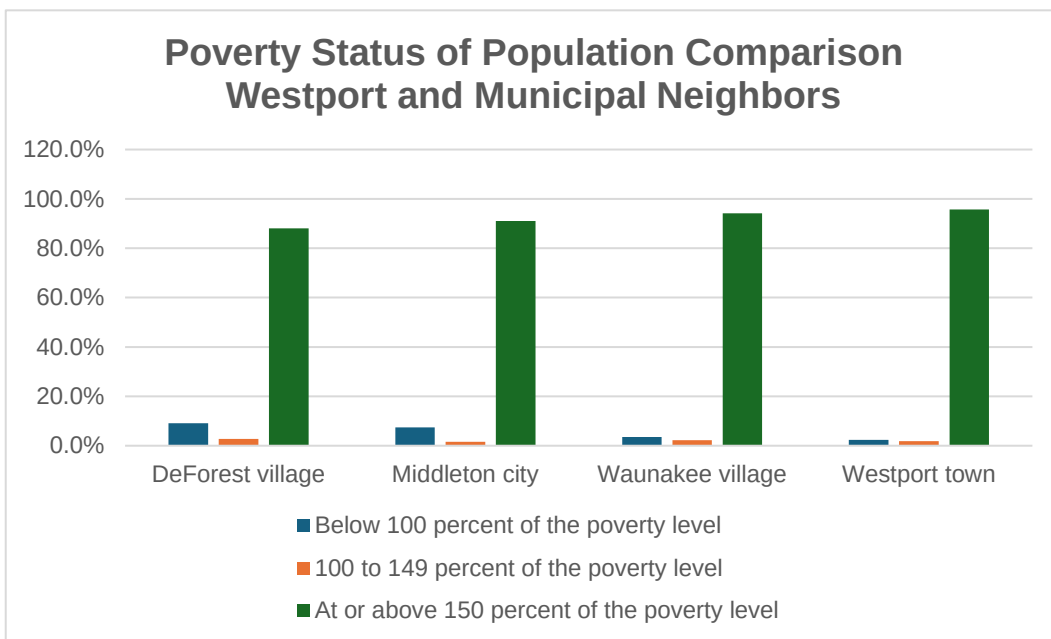


Figure 37: Bar chart showing poverty status of population comparison of Westport and its neighbors.



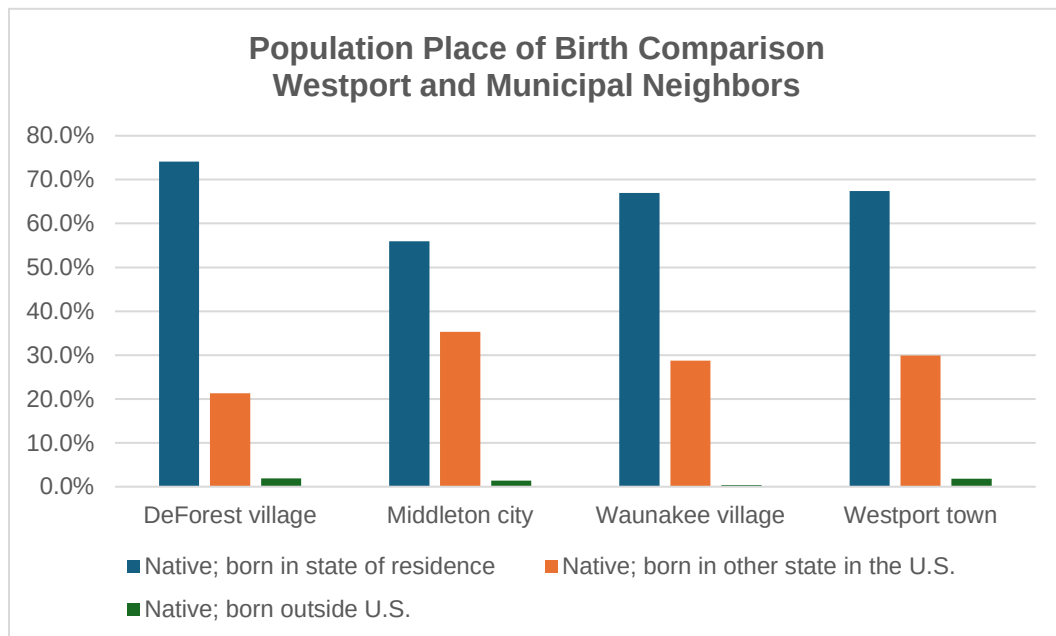


Figure 39: Bar chart showing population place of birth comparison of Westport and its neighbors.

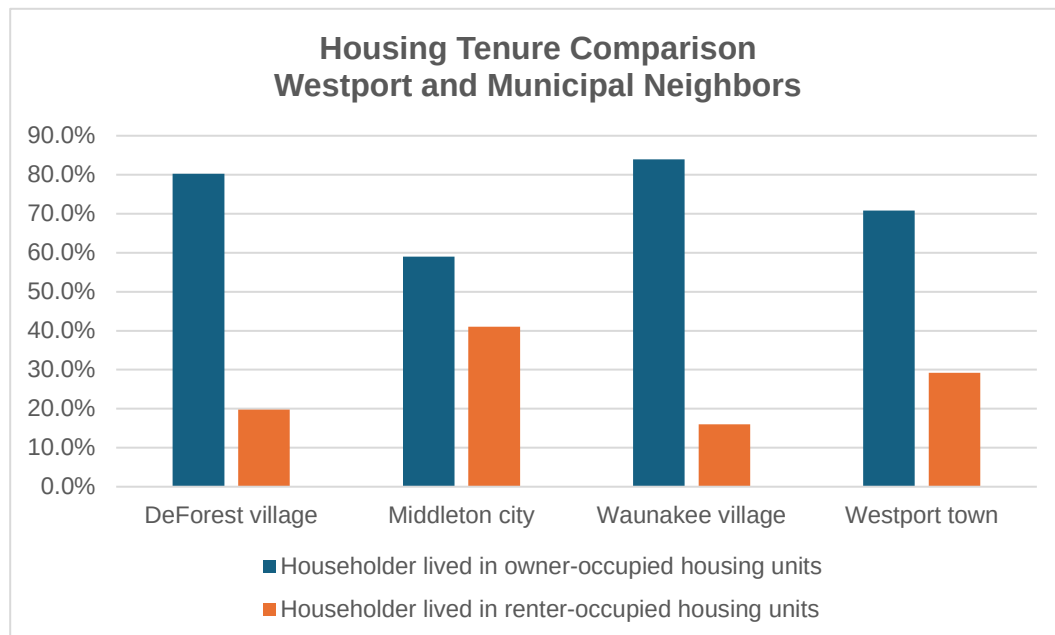


Figure 40: Bar chart showing housing tenure comparison of Westport and its neighbors.

Demographics and lifestyle characteristics demonstrate that Westport has a relatively homogeneous population distinct from its neighbors.

## Section 3: Businesses

Table 14: Businesses Located in Westport

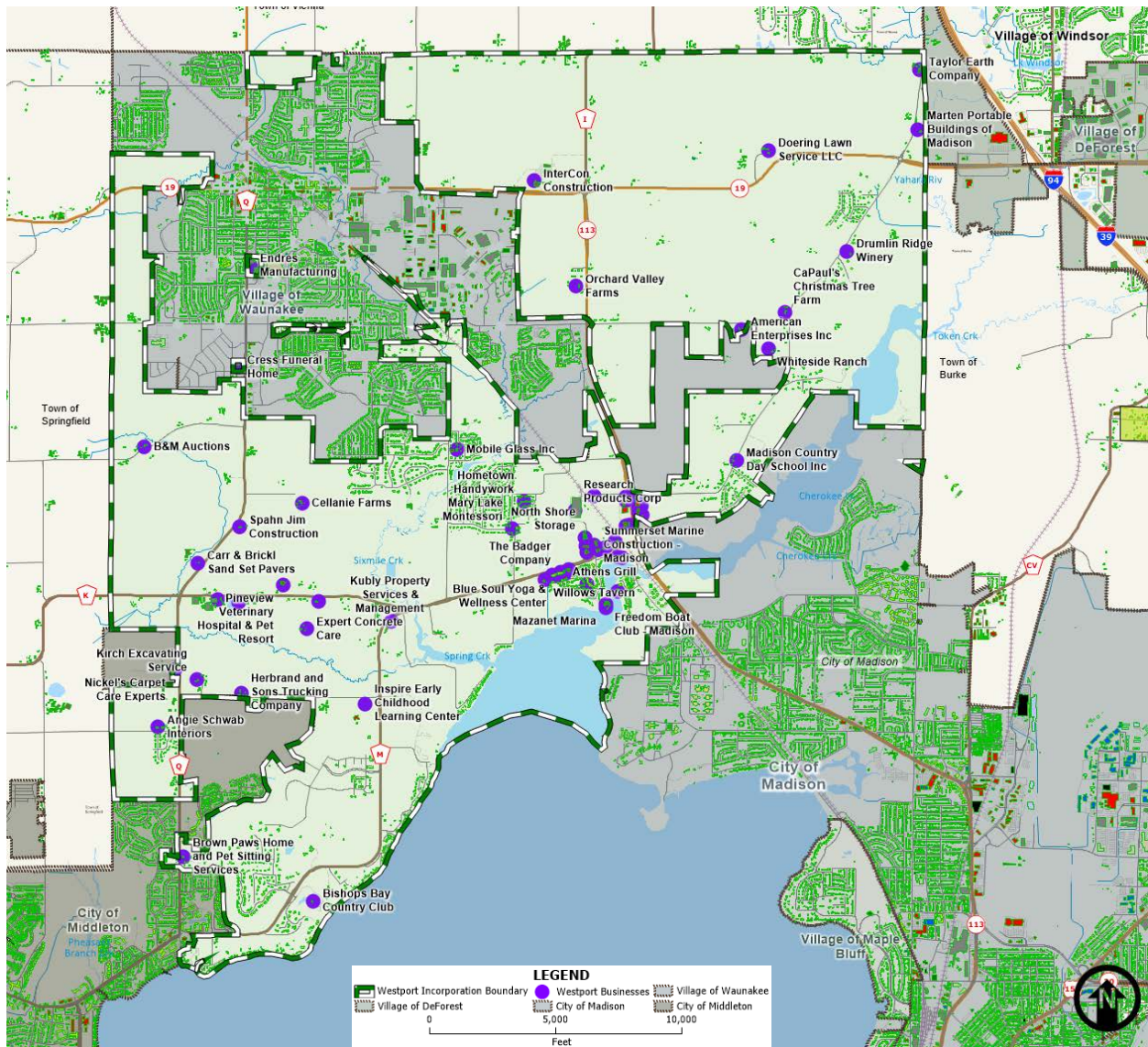
### Businesses Located Within the Town of Westport

| Business Name                           | Industry Sector                                                                       | NAICS  | Employment<br>Size Range | Address                |
|-----------------------------------------|---------------------------------------------------------------------------------------|--------|--------------------------|------------------------|
| Cellanie Farms                          | Other Vegetable (except Potato) and Melon Farming                                     | 111219 | 0-10                     | 5975 Reis Rd.          |
| CaPaul's Christmas Tree Farm            | Nursery and Tree Production                                                           | 111421 | 0-10                     | 5895 River Rd          |
| Whiteside Ranch                         | Beef Cattle Ranching and Farming                                                      | 112111 | 0-10                     | 5085 Bong Rd           |
| Yahara Materials Inc                    | Construction Sand & Gravel Mining                                                     | 212321 | 70 to 80                 | 6117 County Road K     |
| InterCon Construction                   | Construction of Buildings                                                             | 236000 | 20 to 30                 | 5512 WI-19             |
| Spahn Jim Construction                  | Construction                                                                          | 236200 | 0 - 10                   | 5490 CTH Q             |
| Carr & Brickl Sand Set Pavers           | Construction                                                                          | 236200 | 0 - 10                   | 5343 CTH Q             |
| Summerset Marine Construction - Madison | Other Heavy and Civil Engineering Construction                                        | 237990 | 10 to 20                 | 5371 Farmco Dr         |
| Ageless Concrete LLC                    | Concrete Floor Surfacing                                                              | 238110 | 10 to 20                 | 5440 Willow Rd         |
| Expert Concrete Care                    | Poured Concrete Foundation and Structure Contractors                                  | 238110 | 0-10                     | 5816 Co Rd K           |
| Mobile Glass Inc                        | Glass and Glazing Contractors                                                         | 238150 | 0-10                     | 5626 Woodland Dr       |
| The Badger Company                      | Roofing Contractors                                                                   | 238160 | 0-10                     | 5440 Willow Rd., Suite |
| American Enterprises Inc                | Electrical Contractors and Other Wiring Installation Contractors                      | 238210 | 0-10                     | 5119 Bong Rd           |
| Pharo Heating Co Inc                    | Plumbing, Heating, and Air-Conditioning Contractors                                   | 238220 | 20 to 30                 | 5341 W River Rd        |
| Kirch Excavating Service                | Site Preparation Contractors                                                          | 238910 | 0-10                     | 5145 Ziegler Rd        |
| Drumlin Ridge Winery                    | Wineries                                                                              | 312130 | 0-10                     | 6000 River Rd          |
| Marten Portable Buildings of Madison    | Prefabricated Wood Building Manufacturing                                             | 321992 | 0-10                     | 6242 River Rd          |
| Kramer Madison Inc                      | Commercial Printing (except Screen and Books)                                         | 323111 | 10 to 20                 | 5515 Catfish Ct        |
| SpeedPro Preferred                      | Commercial Printing (except Screen and Books)                                         | 323111 | 0-10                     | 5379 Farmco Dr.        |
| Purple Cow Organics                     | Compost Manufacturing                                                                 | 325315 | 10 to 20                 | 5935 County Road K     |
| Wingra Redi-Mix Inc                     | Ready-Mix Concrete Manufacturing                                                      | 327320 | 10 to 20                 | 5385 W River Rd        |
| Advanced Concrete Inc                   | Ready-Mix Concrete Manufacturing                                                      | 327320 | 10 to 20                 | 6075 County Road K     |
| Endres Manufacturing                    | Manufacturing                                                                         | 332000 | 20-40                    | 802 S. Century Ave.    |
| Research Products Corp                  | Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing | 333413 | 20 to 30                 | 5487 Blue Bill Park Dr |
| Skipper Bud's Service Center            | Ship Building and Repairing                                                           | 336611 | 0-10                     | 5345 W River Rd.       |
| Boat Works of Madison                   | Boat Dealers                                                                          | 441222 | 0-10                     | 5345 W River Rd        |
| Skipper Bud's Boating Super Center      | Boat Dealers                                                                          | 441222 | 10 to 20                 | 5380 Farmco Dr.        |
| SkipperBud's Madison                    | Boat Dealers                                                                          | 441222 | 20 to 30                 | 5381 Westport Road     |
| Taylor's Liquor                         | Beer, Wine, and Liquor Stores                                                         | 445310 | 0-10                     | 5331 W. River Rd.      |
| Kwik Trip                               | Convenience Food With Gasoline Station                                                | 447110 | 20 to 30                 | 5420 Willow Rd         |
| Kelley's Market                         | Convenience Food With Gasoline Station                                                | 447110 | 20 to 30                 | 5418 N Blue Bill Park  |
| Isthmus Sailboards                      | Sporting Goods Stores                                                                 | 451110 | 0-10                     | 5495 Catfish Ct        |
| B&M Auctions                            | Sales                                                                                 | 453998 | 0-10                     | 6264 Meffert Rd        |
| Herbrand and Sons Trucking Company      | Transportation                                                                        | 484110 | 0 10                     | 6084 Oncken Rd         |
| Summit Credit Union                     | Credit Unions                                                                         | 522130 | 10 to 20                 | 5419 Blue Bill Park Dr |
| Orchard Valley Farms                    | Real Estate                                                                           | 531000 | 0-10                     | 5939 STH 113           |
| Hwy 113 & River Rd Warehousing          | Lessors of Miniwarehouses and Self-Storage Units                                      | 531130 | 0-10                     | 5305 River Rd.         |
| North Shore Storage                     | Lessors of Miniwarehouses and Self-Storage Units                                      | 531130 | 0-10                     | 5455 N Blue Bill Park  |
| All Star Properties                     | Residential Property Managers                                                         | 531311 | 0-10                     | 5440 Willow Rd. ste101 |
| Kubly Property Services & Management    | Residential Property Managers                                                         | 531311 | 0-10                     | 5287 Corner Ct         |

|                                           |                                                           |        |          |                        |
|-------------------------------------------|-----------------------------------------------------------|--------|----------|------------------------|
| Midnight Splash Houseboat Rental          | Recreational Goods Rental                                 | 532284 | 0-10     | 5381 Westport Road     |
| Angie Schwab Interiors                    | Interior Design Services                                  | 541410 | 0-10     | 6420 Balzer Rd         |
| Pharm Fresh Media                         | Marketing Consulting Services                             | 541613 | 0-10     | 5515 Catfish Ct        |
| Pineview Veterinary Hospital & Pet Resort | Veterinary Services                                       | 541940 | 10 to 20 | 6000 County Road K     |
| Taylor Earth Company                      | Landscaping Services                                      | 561730 | 0-10     | 6379 River Rd          |
| Doering Lawn Service LLC                  | Landscaping Services                                      | 561730 | 0-10     | 5064 Walter Rd         |
| Julie's Carpet Cleaning                   | Carpet & Upholstery Cleaning                              | 561740 | 0-10     | 5339 W. River Rd.      |
| Nickel's Carpet Care Experts              | Carpet and Upholstery Cleaning Services                   | 561740 | 0-10     | 5189 Co Rd Q           |
| Madison Country Day School Inc            | Elementary & Secondary Schools                            | 611110 | 40 to 50 | 5606 River Rd          |
| Mary Lake Montessori                      | Elementary & Secondary Schools                            | 611110 | 10 to 20 | 5464 Mary Lake Rd      |
| Sylvan Crossings at Westshire             | Assisted Living Facilities for the Elderly                | 623312 | 10 to 20 | 5475 Westshire Cir     |
| Castleberry Children's Center             | Child Day Care Services                                   | 624410 | 0-10     | 5488 Catfish Ct        |
| Inspire Early Childhood Learning Center   | Child Day Care Services                                   | 624410 | 20 to 30 | 5821 Oncken Rd.        |
| Bishops Bay Country Club                  | Golf Courses and Country Clubs                            | 713910 | 20 to 30 | 3500 Bishops Bay Dr.   |
| Mazamet Marina Storage                    | Marinas                                                   | 713930 | 0-10     | 5433 BLUE BILL PARK DR |
| Mazanet Marina                            | Marinas                                                   | 713930 | 10 to 20 | 5320 Blue Bill Park Dr |
| Freedom Boat Club - Madison               | Marinas                                                   | 713930 | 0-10     | 5320 Blue Bill Park Dr |
| Blue Soul Yoga & Wellness Center          | Fitness and Recreational Sports Centers                   | 713940 | 0-10     | 5440 Willow Rd         |
| Mariner's Inn                             | Full-Service Restaurants                                  | 722511 | 20 to 30 | 5339 Lighthouse Bay Dr |
| Willows Tavern                            | Full-Service Restaurants                                  | 722511 | 0-10     | 5485 Willow Rd.        |
| Athens Grill                              | Full-Service Restaurants                                  | 722511 | 0-10     | 5430 Willow Rd         |
| Hometown Handywork                        | Other Personal and Household Goods Repair and Maintenance | 811490 | 0-10     | 5550 Galway Dr         |
| Cress Funeral Home                        | Health Care Services                                      | 812210 | 10 - 20  | 5785 CTH Q             |
| River Paws                                | Pet Care (except Veterinary) Services                     | 812910 | 0-10     | 5305 W. River Rd.      |
| Brown Paws Home and Pet Sitting Services  | Pet Care (except Veterinary) Services                     | 812910 | 0-10     | 6196 Briggs Rd         |



Map 18: Businesses Located in Westport

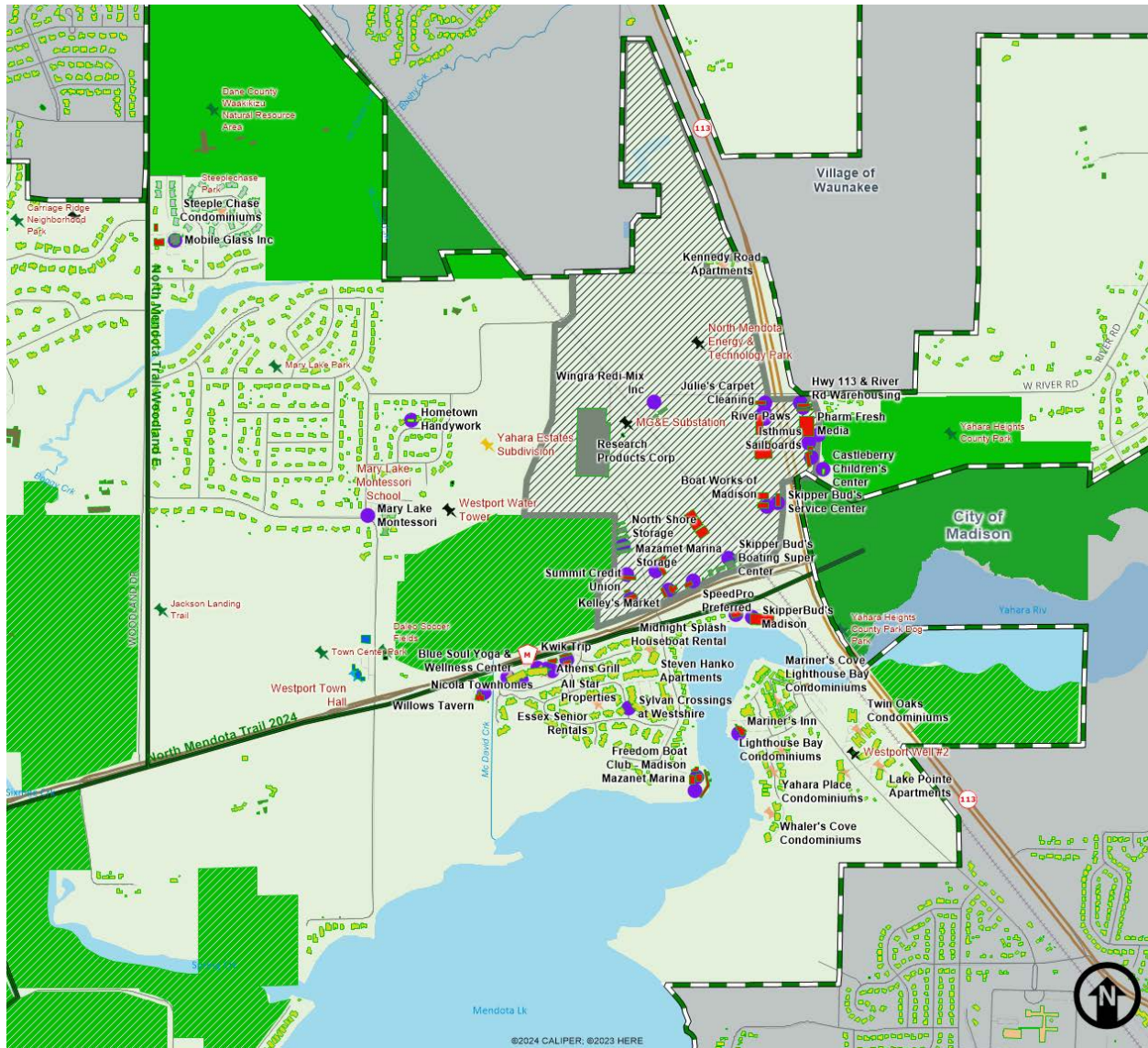


A wide variety of economic activity can be found distributed around the incorporation territory.



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Map 20: Businesses Located in Westport Town Core



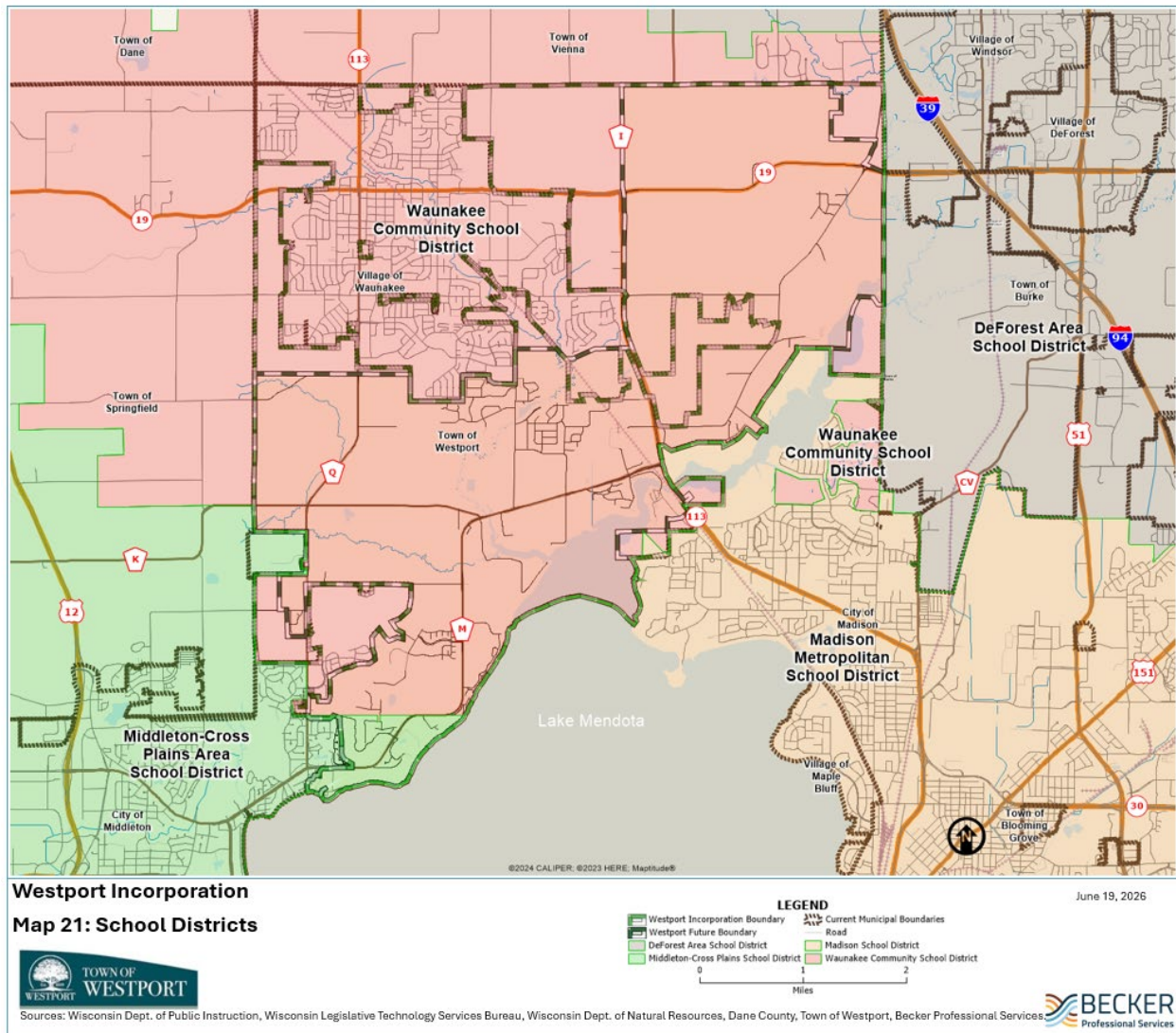
The Town Core represents the economic heart of the incorporation territory as well as the highest population densities.



## Section 4: Schools

Nearly the entire incorporation territory is within the Waunakee Community School District as shown on Map 19. Only a small area in the far southwest corner of the territory will remain in the Middleton-Cross Plains School District. Municipal incorporations do not affect school district boundaries so historic school attendance patterns will not change. Most future growth in the incorporation territory will occur within the Waunakee School District boundary.

Map 21: School Districts



New residents are drawn to the area because of the quality of its schools. The Waunakee Community School District enrolled 4,202 students for the 2024-2025 school year. Of this enrollment, 4,138 students were residents of the district, 273 students were open enrollment students from outside the district while 64 student residents of the district chose to enroll in another school outside the district.

Map 22: Schools and Education Facilities Serving the Incorporation Territory

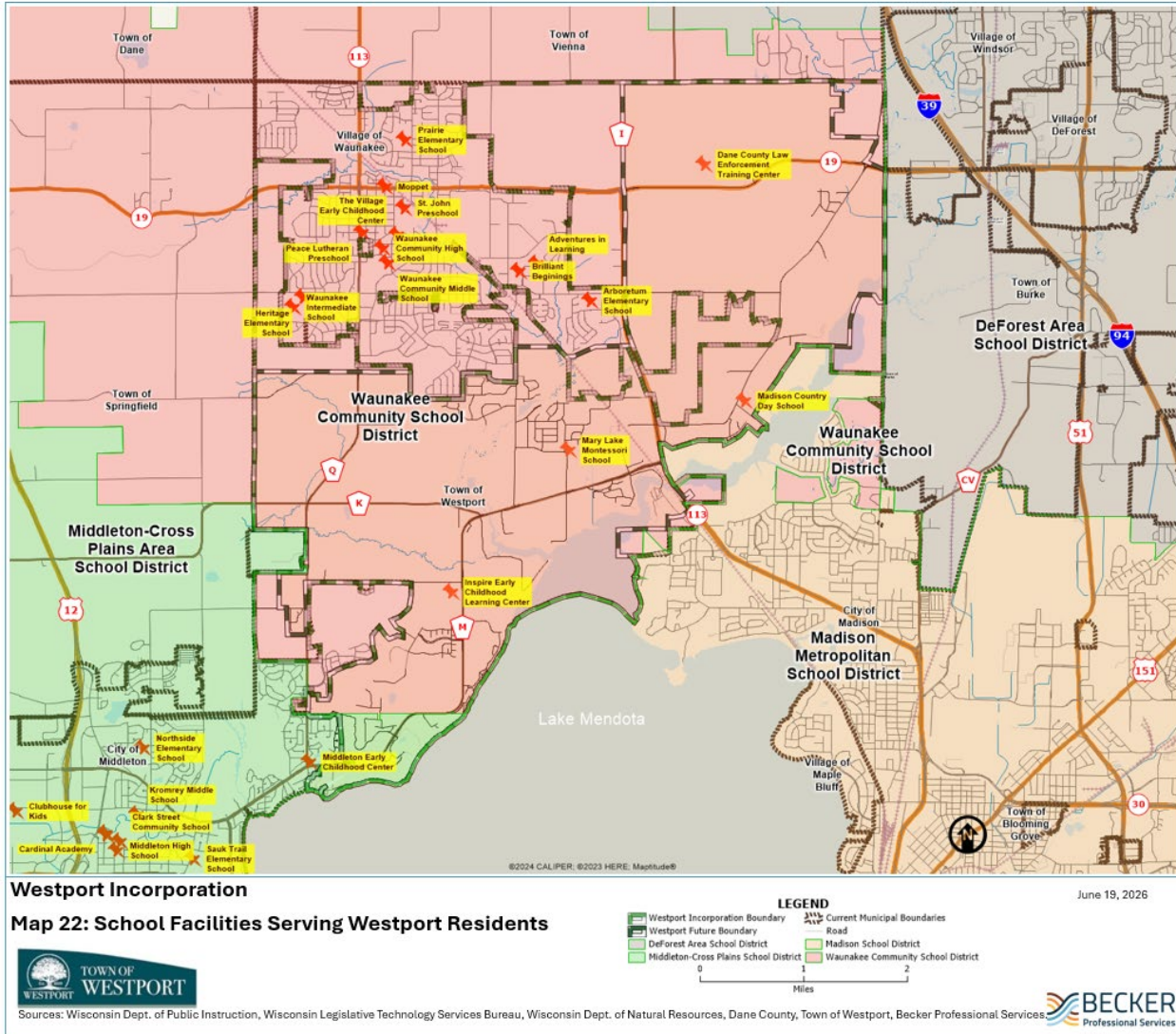




Table 15: School Enrollment Trends – North Lake Mendota Districts

| District                                                                    | 2020 –<br>2021 | 2021 –<br>2022 | 2022 –<br>2023 | 2023 –<br>2024 | 2024 –<br>2025 | % Change<br>2020 - 2025 |
|-----------------------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|-------------------------|
| <b>Waunakee</b>                                                             | 4,304          | 4,388          | 4,408          | 4,410          | 4,415          | <b>2.6%</b>             |
| High School                                                                 | 1,376          | 1,352          | 1,327          | 1,346          | 1,335          | -3.0%                   |
| Middle School                                                               | 599            | 653            | 682            | 681            | 667            | 11.4%                   |
| Elementary School                                                           | 2,329          | 2,383          | 2,399          | 2,383          | 2,413          | 3.6%                    |
| <b>Middleton-CP</b>                                                         | 7,410          | 6,892          | 7,263          | 7,059          | 7,167          | <b>-3.3%</b>            |
| High School                                                                 | 2,401          | 2,376          | 2,409          | 2,340          | 2,411          | 0.4%                    |
| Middle School                                                               | 2,195          | 2,140          | 2,126          | 2,133          | 2,154          | -1.9%                   |
| Elementary School                                                           | 2,814          | 2,376          | 2,728          | 2,586          | 2,602          | -7.5%                   |
| <b>DeForest</b>                                                             | 3,870          | 4,039          | 4,147          | 4,153          | 4,349          | <b>12.4%</b>            |
| High School                                                                 | 1,015          | 1,076          | 1,099          | 1,118          | 1,240          | 22.2%                   |
| Middle School                                                               | 1,089          | 553            | 561            | 568            | 602            | -44.7%                  |
| Elementary School                                                           | 1,766          | 2,410          | 2,487          | 2,467          | 2,507          | 42.0%                   |
| <b>Lodi</b>                                                                 | 1,491          | 1,500          | 1,491          | 1,487          | 1,461          | <b>-2.0%</b>            |
| High School                                                                 | 450            | 458            | 451            | 451            | 444            | -1.3%                   |
| Middle School                                                               | 327            | 331            | 335            | 326            | 324            | -0.9%                   |
| Elementary School                                                           | 714            | 711            | 705            | 710            | 693            | -2.9%                   |
| <b>Madison</b>                                                              | 26,134         | 25,481         | 25,218         | 25,224         | 25,053         | <b>-4.1%</b>            |
| High School                                                                 | 7,896          | 7,915          | 7,695          | 7,689          | 7,783          | -1.4%                   |
| Middle School                                                               | 5,476          | 5,265          | 5,167          | 5,086          | 4,900          | -10.5%                  |
| Elementary School                                                           | 12,762         | 12,301         | 12,356         | 12,449         | 12,370         | -3.1%                   |
| Source: Wisconsin Department of Public Instruction, WISEdash Public Portal; |                |                |                |                |                |                         |

Enrollment trends for the three north Lake Mendota adjacent districts indicate varying levels of enrollment growth. Note that school enrollment is declining even though population is growing due to declining birth rates and growing private school enrollment.

Table 16: Westport Students in Waunakee Community School District 2023 –2024

| School Type                                                             | Westport Students | Total Students | % Westport<br>Students |
|-------------------------------------------------------------------------|-------------------|----------------|------------------------|
| Elementary                                                              | 147               | 2,383          | 6.2%                   |
| Middle                                                                  | 115               | 681            | 16.9%                  |
| High                                                                    | 131               | 1,346          | 9.7%                   |
| <b>Total</b>                                                            | <b>393</b>        | <b>4,410</b>   | <b>8.9%</b>            |
| Source: Waunakee Community School District; MD Roffers Consulting, Inc. |                   |                |                        |

Table 17: Westport Students in the Middleton – Cross Plains School District 2023-2024

| School Type                                                             | Westport Students | Total Students | % Westport Students in District |
|-------------------------------------------------------------------------|-------------------|----------------|---------------------------------|
| Elementary                                                              | 74                | 2,586          | 2.9%                            |
| Middle                                                                  | 59                | 2,133          | 2.8%                            |
| High                                                                    | 72                | 2,340          | 3.1%                            |
| <b>Total</b>                                                            | <b>205</b>        | <b>7,059</b>   | <b>2.9%</b>                     |
| Source: Waunakee Community School District; MD Roffers Consulting, Inc. |                   |                |                                 |

*Schools in the Waunakee Community School District include:*

- Eight 4-year-old-Kindergarten community sites:
  - o Adventures in Learning, 1036 Quinn Drive (Waunakee)
  - o Brilliant Beginnings, 1008 Quinn Drive (Waunakee)
  - o **Inspire Early Childhood, 5821 Oncken Road (Westport)**
  - o The Village Early Childhood Center, 101 Kearney Way (Waunakee)
  - o **Mary Lake Montessori, 5464 Mary Lake Road (Westport)**
  - o Moppet, 203 West Main Street (Waunakee)
  - o Peace Lutheran Preschool, 701 S. Century Avenue (Waunakee)
  - o St. John Preschool, 114 East Third Street (Waunakee)
- Arboretum Elementary (4K-4), 1350 Arboretum Dr, Waunakee, 435 students
- Heritage Elementary (4K-4), 6271 Woodland Dr, Waunakee (shared campus with Waunakee Intermediate School), 537 students
- Prairie Elementary (4K-4), 700 N Madison St, Waunakee, 531 students
- Waunakee Intermediate School (5-6), 6273 Woodland Dr, Waunakee (shared campus with Heritage Elementary), 660 students
- Waunakee Community Middle School (7-8), 1001 South St, Waunakee (shared campus with Waunakee Community High School), 664 students
- Waunakee Community High School (9-12), 301 Community Dr, Waunakee (shared campus with Waunakee Community Middle School), 1,335 students

The Town of Westport is also served by the **Middleton-Cross Plains Area School District** (MCPASD), which includes residents in the very southwest corner of the Town just outside the City of Middleton. MCPASD has 7,167 students enrolled for the 2024-2025 school year.

Schools in the Middleton-Cross Plains School District include:

- Ten 4-year-old-Kindergarten community sites:
  - o Academy for Little Learners, 9649 Silicon Prairie Parkway (Middleton)
  - o Clubhouse for Kids, 3150 Deming Way (Middleton)
  - o Goddard School – Middleton, 102 Veritas Drive (Middleton)
  - o MCPASD Early Learning Center, 2429 Clark St. (Middleton)
  - o Little Red Preschool – Middleton, 7739 Terrace Avenue
  - o Little Red Preschool - Cross Plains (In St. Martin's Church Building), 2427 Church Street

- o Middleton Early Childhood Center (Spanish Supported program), 5219 Century Ave
- o Middleton Preschool, 7118 Old Sauk Road
- o Orchard Ridge Nursery School, 1025 McKenna Blvd (Madison)
- o Pooh Bear Childcare and Preschool, 1340 Deming Way (Middleton)
- West Middleton Elementary School, 7627 West Mineral Point Road (Middleton)
- Sunset Ridge Elementary School, 8686 Airport Road (Middleton)
- Sauk Trail Elementary School, 2205 Branch Street (Middleton)
- Park Elementary School, 1209 Park Street (Cross Plains)
- Northside Elementary School, 3620 High Road (Middleton)
- Elm Lawn Elementary School, 6701 Woodgate Road (Middleton)
- Glacier Creek Middle School, 2800 Military Road (Cross Plains)
- Kromrey Middle School, 7009 Donna Drive (Middleton)
- Cardinal Academy (18 – 21-year-old transition school), 2429 Clark Street (Middleton)
- Clark Street Community School (grades 9 – 12) (on Middleton High School campus), 2100 Bristol Street (Middleton)
- Middleton High School, 2100 Bristol Street (Middleton)

There are no public-school facilities within the incorporation territory. The incorporation territory hosts 3 private schools which are all in excellent physical condition. The scope of programming for each is described below.

*Private Schools in Westport include:*

- **Mary Lake Montessori School**, 5464 Mary Lake Road (Westport) – early childhood/pre-school program and after school program serving students from 2 ½ years to 11 years of age. This school is a community site for the Waunakee School District's 4-year-old kindergarten (4K) program. Enrollment is 38 students.
- **Madison Country Day School**, 5606 River Road (Westport) – full-range private college preparatory school with students from early childhood (pre-K) through high school (grade 12). Enrollment is 468 students.
- **Inspire Early Childhood Learning Center**, 5821 Oncken Road (Westport) – preschool in a unique environment with exotic animals in the Bishops Bay development. Enrollment is 250 students with 150 on a wait list.

The schools serving Westport, whether public or private, play a crucial role in fostering social cohesion among town residents. By maintaining the same school district boundaries and bus routes, the schools ensure that children from different parts of the community come together in the same educational environment. This continuity helps build a sense of unity and community belonging among the students and their families.

*Growth Projections Waunakee Community School District*

The Waunakee Community School District projects construction of over 4,304 new housing units within the boundaries of the district between 2023 and 2040 – an average of 253 new housing units per year. The district's projections expect that 49% of the new housing units will be single-family homes and that 70%, or 3,000 new housing units will be constructed in the Village of Waunakee. The portion of the school district within the City of Middleton is projected to add 800 new housing units, while the Town of Westport is expected to add 400 new housing units, most of which is expected to occur at Bishops Bay (*Community Growth & Projections Report, Feb. 29, 2024; MD Roffers Consulting*).

## Section 5: Existing Ordinances and Regulations

The Town of Westport has adopted Village powers (Westport Code of Ordinances Sec. 2-1-2) and has a set of ordinances and regulations like many small villages in Wisconsin, including a municipal court. There is an exception to village normalcy - land use ordinances which are much more complex and cumbersome than any village due to the extra-territorial zoning jurisdiction that the villages of Waunakee and DeForest and the cities of Madison and Middleton each exercise over Westport territory.

Upon incorporation relevant existing ordinances will be adopted by the new village board until such time as individual ordinances may be amended. The most critical ordinance updates will be the comprehensive plan and zoning ordinance as this is where incorporation will have its biggest impact.

*The Westport Code of Ordinances (<https://www.townofwestport.org/code-ordinances>) is comprised of ten titles outlined as follows:*

### **Title 1 General Provisions**

- Chapter 1: Use and Construction
- Chapter 2: Issuance of Citations

### **Title 2 Government & Administration**

- Chapter 1: General Provisions and Elections
- Chapter 2: Town Meetings
- Chapter 3: Town Board
- Chapter 4: Town Officers and Employees
- Chapter 5: Boards, Commissions and Committees
- Chapter 6: Ethics Code
- Chapter 7: Finance
- Chapter 8: Special Assessments
- Chapter 9: Public Records
- Chapter 10: Review of Administrative Determinations
- Chapter 11: Municipal Court

### **Title 3 Public Safety**

- Chapter 1: Fire Prevention
- Chapter 2: Fire Prevention and Safety Codes
- Chapter 3: Hazardous Materials
- Chapter 4: Disposal of Surplus Property
- Chapter 5: Illicit Discharge Control
- Chapter 6: Snow and Ice Removal

### **Title 4 Public Works**

- Chapter 1: Public Works
- Chapter 2: Laying Out and Construction of Town Highways and Roads
- Chapter 3: Road Excavations; Trees
- Chapter 4: Driveways; Culverts
- Chapter 5: Regulation of Parks and Navigable Waters

### **Title 5 Public Utilities**

- Chapter 1: Sewer Use



Chapter 2: Cable Television  
Chapter 3: Reserved for Future Use  
Chapter 4: Water Use  
Chapter 5: Well Abandonment  
Chapter 6: Wellhead Protection  
Chapter 7: Fire Protection Utility District

**Title 6 Health & Sanitation**

Chapter 1: Refuse Disposal; Recycling  
Chapter 2: Health and Sanitation  
Chapter 3: Holding Tanks

**Title 7 Licensing & Regulation**

Chapter 1: Licensing of Dogs and Regulations of Animals  
Chapter 2: Fermented Malt Beverages and Intoxicating Liquor  
Chapter 3: Cigarette Licenses  
Chapter 4: Direct Sellers  
Chapter 5: Mobile Homes  
Chapter 6: Regulation and Licensing of Fireworks  
Chapter 7: Amusement Devices  
Chapter 8: Street Use Permits  
Chapter 9: Regulation of Large Assemblies of Persons  
Chapter 10: Licenses to Pay Local Claims; Appellate Procedures  
Chapter 11: Regulation and Licensing of Short-term Rentals  
Chapter 12: Collection of Tax on Overnight Lodging  
Chapter 13: Solar Energy System Licensing

**Title 8 Motor Vehicles & Traffic**

Chapter 1: Traffic and Parking  
Chapter 2: Neighborhood Electric Vehicles (NEV)  
Chapter 3: Agricultural Commercial Vehicles and Implements of Husbandry

**Title 9: Offenses & Nuisances**

Chapter 1: State Statutes Adopted  
Chapter 2: Offenses Against Public Safety and Peace  
Chapter 3: Offenses Against Property  
Chapter 4: Offenses Involving Alcoholic Beverages  
Chapter 5: Offenses by Juveniles  
Chapter 6: Public Nuisances  
Chapter 7: Exterior Lighting  
Chapter 8: Storage of Automobiles  
Chapter 9: Lawns, Grasses and Weeds

**Title 10 Land Use Regulations**

Chapter 1: Building, Plumbing, Electrical and Heating and Ventilation Codes  
Chapter 2: Land Division and Subdivision Code  
Chapter 3: Mobile Homes  
Chapter 4: Erosion and Stormwater Runoff Control  
Chapter 5: Minimum Housing Code  
Chapter 6: Commercial Exterior Maintenance Code

Chapter 7: Historic Preservation  
Chapter 8: Forestry Management  
Chapter 9: Zoning Code

### *Village of Waunakee & Town of Westport Comprehensive Plan*

The Town of Westport's current comprehensive plan (<https://www.townofwestport.org/plan-commission/files/waunakee-westport-joint-comprehensive-plan>) was prepared jointly with the Village of Waunakee and adopted as ordinance #17-01 on January 16, 2017. The Village and Town have been working collaboratively to manage growth and development since the 1990's and have previously adopted several joint plans addressing land use and bike and pedestrian routes.

The Westport Zoning Ordinance describes the Town's comprehensive plan as providing "an integrated approach to the town's physical development and economic and social potential. It emphasizes moving the Town toward economic, social, and environmental sustainability, enhancing education and health systems, improving transportation coordination, supporting economic development, strengthening agriculture, and developing prosperous places to live."

Clearly the values described here envision an approach to developing the town that balances residential and economic growth with sustainability and preserving the role of agriculture in the community. These values are consistent with and support the incorporation standards of compactness and homogeneity and support the idea that substantial development in the territory beyond the core will not be hindered by the existing comprehensive plan. The Town Board expects that these values will carry over to the new Village Board when they prepare the Village's comprehensive plan.

Wisconsin State Statute §66.1001 requires that all jurisdictions with land use regulation authority prepare a comprehensive plan and that the plan be updated every 10 years. The 2017 plan is an update and integration of Waunakee's 2003 and Westport's 2004 individual Comprehensive Plans, the 2003 Joint Planning Area Comprehensive Plan, and the joint 2007 Extraterritorial Jurisdiction (ETJ)/Extraterritorial Zoning (ETZ) District Plan. This plan is also prepared in compliance with Wisconsin Statutes 62.23(7a) (c), which require preparation and adoption of a "district plan" for areas subject to extraterritorial zoning. The District Plan (the Comprehensive Plan) is intended for use as a land use framework by the Waunakee Westport Joint Planning Committee (JPC), and the Westport-Middleton Joint Zoning Committee (JCZ) in the respective jurisdictions. This is described in more detail in the zoning ordinances section below.

The Town and Village chose to use the Joint Planning Commission (JPC) to guide the development of the Comprehensive Plan, complemented by check-ins with each jurisdiction's individual Planning Commissions.

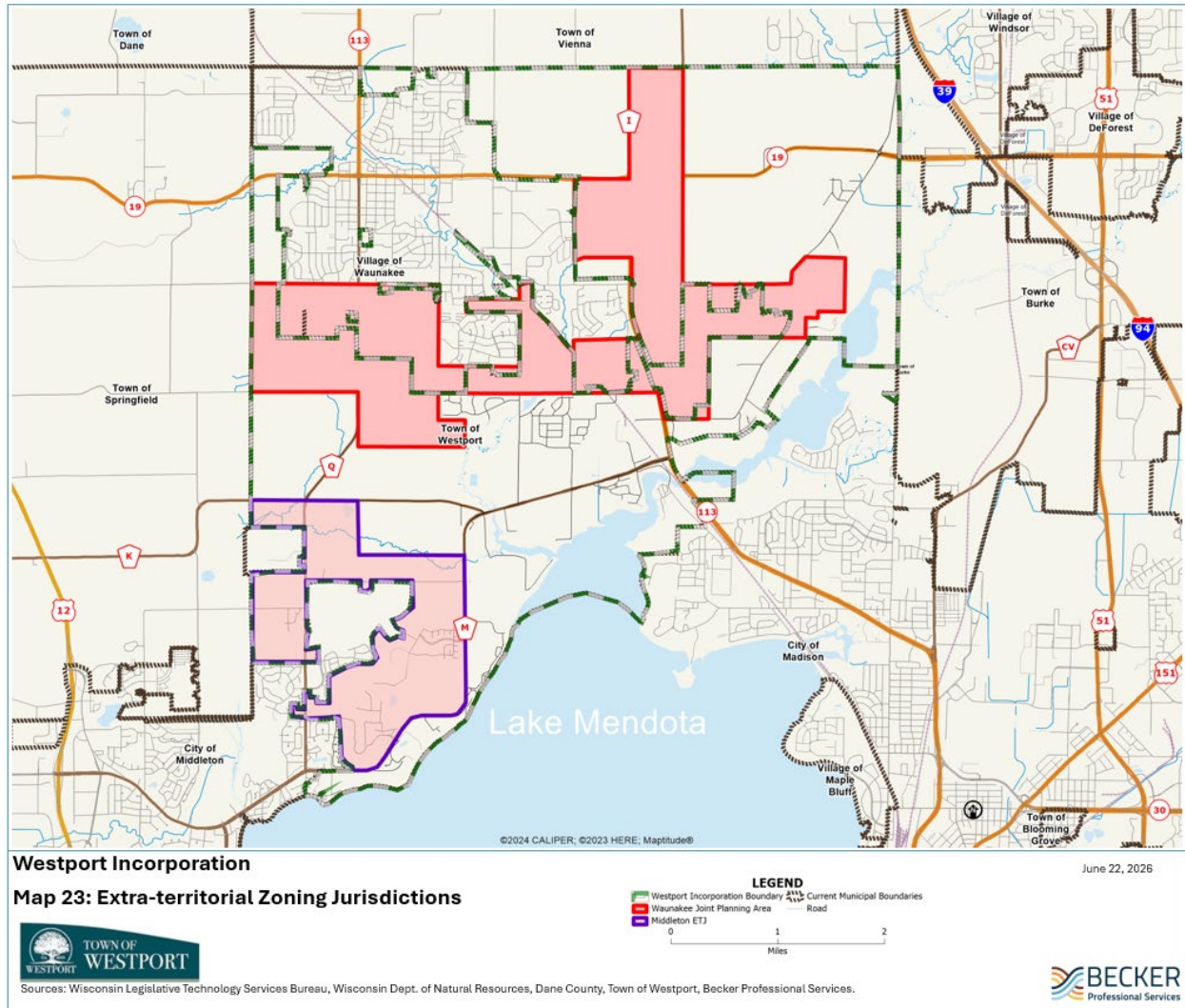
### *Town of Westport Zoning Ordinances*

Town of Westport land uses are governed by three zoning ordinances:

- o Town of Westport
- o Village of Waunakee
- o City of Middleton

Each ordinance impacts a different area of the Town depending upon which municipality has extra-territorial zoning jurisdiction.

Map 23: Negotiated Extra-Territorial Jurisdictions



### *Westport Zoning Ordinance*

Westport's own Zoning Ordinance ([https://www.townofwestport.org/sites/g/files/vyhlif6051/f/pages/compiled\\_westport\\_zoning\\_ordinance\\_updated\\_8.19.2025.pdf](https://www.townofwestport.org/sites/g/files/vyhlif6051/f/pages/compiled_westport_zoning_ordinance_updated_8.19.2025.pdf)) is the Town's major tool for implementing its comprehensive plan.

Westport's Zoning Ordinance Subchapter III contains 15 zoning districts as follows:

- Agriculture Zoning District (AG)
- Exclusive Agriculture Zoning District (EA)
- Agricultural Enterprise District (AE).
- Resource Conservancy Zoning District (RC)
- Nature-Based Recreational District (NBR)
- Planned Rural Development District (PRD).
- Commercial Zoning District (COM)
- Industrial Zoning District (IND).
- Neighborhood Retail District (NR).
- Recreation Commercial Zoning District (RCOM)
- Rural-Based Business District (RBB).
- Rural Community Zoning District (RUC).
- Planned Unit Development District (PUD).
- Single Family Residential Zoning District (SFR)
- Multiple family residential zoning district (MFR)

In addition to the districts, which each have permitted, and conditional land uses described in Subchapter IV, there are 7 special zoning regulations specified in Subchapter V that affect how the zoning regulations apply to certain types of development:

- Planned Rural Development
- Standards For Approving A Planned Rural Development (PRD).
- Mobile Tower Siting.
- Mobile Telecommunications; Structural, Design, And Environmental Standards.
- Adult Entertainment Establishments.
- Non-Metallic Mining and Extraction
- Planned Unit Development.

56 specified land uses have additional secondary standards that need to be met for zoning approval. These are wide ranging and include uses from accessory structures to subdivision standards and are listed individually in Subchapter VI.

Subchapter VII of the zoning ordinance regulates dimensional standards for lots governing lot area, lot coverage, setbacks, structures permitted within setbacks, floor area and building height, along with special conditions that can modify dimensional standards such as manure storage setbacks, road setbacks, driveway, field road and parcel access locations, maintenance of topography, parking and loading and required parking spaces.

Signs are regulated under Subchapter VIII of the zoning ordinance.

A few key elements of Westport's zoning ordinance include:



**Planned Rural Development (PRD)** is one of Westport's zoning overlay districts that allows an owner or developer use of "density units" to increase the intensity of development, to mix land uses, and/or to allow open space conservation while meeting the underlying district's density and use requirements. Specifically, land subject to exclusive agricultural zoning or resource conservancy may transfer the density units associated with that land to develop residential uses on property and at locations within the town that are more optimal for development. The "PRD sending area" is known as the conservation area and will continue to be zoned exclusive agricultural but is no longer permitted to be used for residential development.

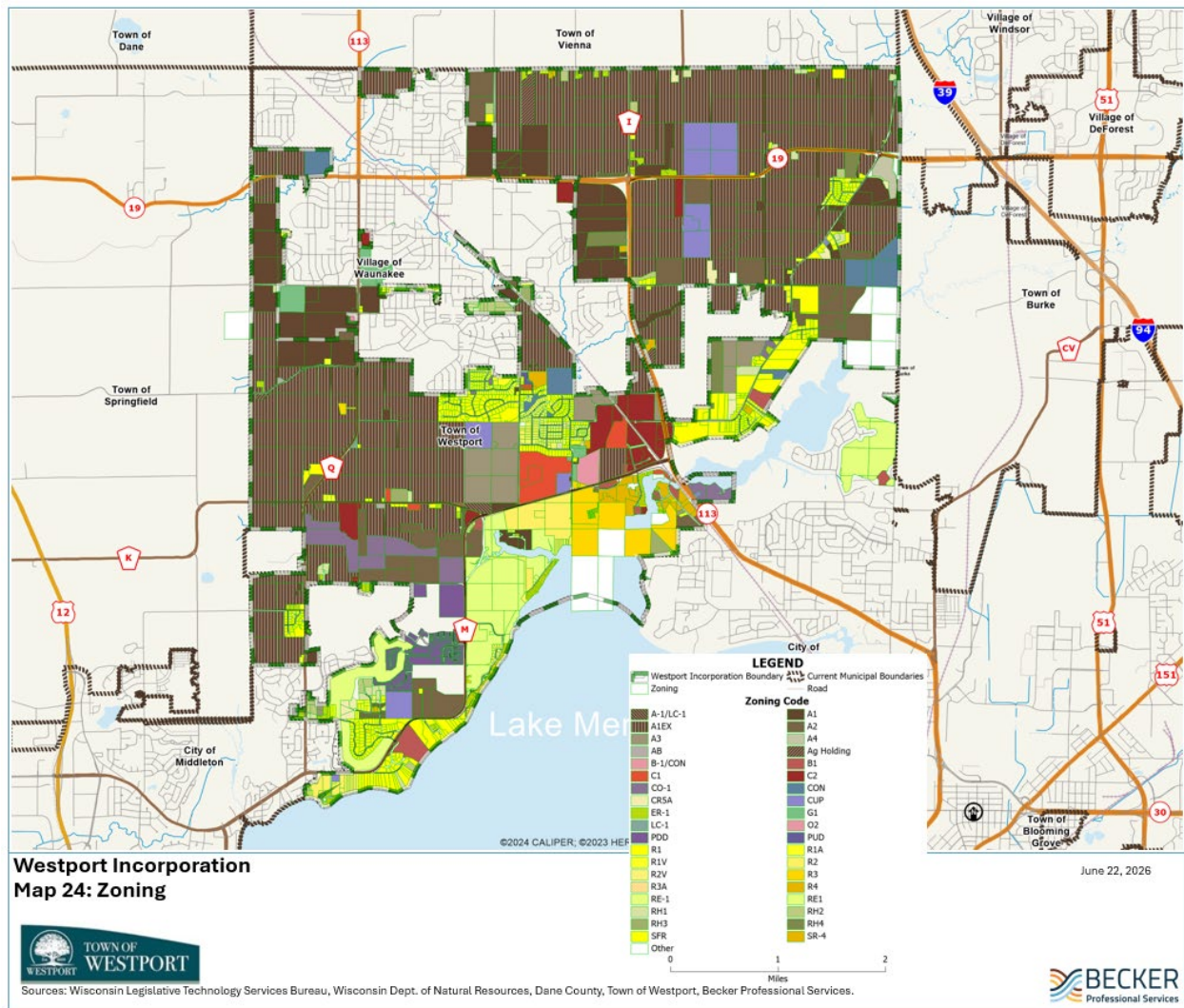
A plan for the development is required. The CSM or plat to be developed as a PRD becomes the "PRD receiving area" – receiving density unit credits that can be applied to the intensity of development. Another area of undeveloped land that is part of the PRD must be designated as the "PRD sending area" and is placed under a PRD notice. PRD conservation restrictions are limitations placed on development or the type of development that can occur on land within a PRD that contains environmentally and culturally sensitive lands that significantly contribute to the economic and natural resource base of the community. Certain lands are protected from residential development: wetlands, lakes, rivers, intermittent rivers or streams, floodplains, or historical or archeological site.

**Density Units** – the right to create, by CSM or plat, an additional lot from an existing lot, otherwise known as a "lot split". Density units may be transferred from one property to another and such transfers of development rights to another property are recorded as a notation on the CSM or plat that the density units for that property have been transferred to another property.

**Planned Unit Development (PUD)** is another zoning overlay district intended to encourage more efficient use of land and provision of more amenities by allowing a more flexible means of land development and redevelopment than is otherwise permissible through other zoning districts. PUD provisions allow site specific plans to address commercial, mixed-use and subdivision residential developments through innovative site planning and design techniques. With a PUD, general street width, setback, lot size, height, lot coverage and area regulations of the underlying zoning districts do not apply. By allowing planning and approval of more intense uses of property on a case-by- case basis which is suited to the location and neighborhood, reliance on the PUD to handle most complex development allows for a simpler zoning code. It allows the Town to retain consultants to work on specific projects, avoiding the need to maintain a substantial planning and zoning staff while allowing the Town to respond to periods of high activity in the development field

Westport's zoning ordinance has special consideration for **Agricultural Tourism** uses which include corn mazes, pick (or cut)-your-own operations, hayrides, sleigh rides, petting farms, on-farm tours, agricultural museums, wineries or breweries, demonstrations of farming practices, fee-based fishing or hunting, horseback riding, haunted barns and similar activities. This support for agricultural tourism is an indicator of Westport's location in the metropolitan community and desire to balance a mix of urban and rural uses for the benefit of everyone in the region.

Map 24: Zoning



Notice the compact village form illustrated by the zoning map.

### *Waunakee/Westport Joint Planning Area*

The Waunakee/Westport Joint Planning Area or JPA is the area of land within the Town of Westport as defined in the Boundary Stipulation and Intergovernmental Cooperation Agreement between the Village of Waunakee and the Town of Westport dated September 19, 1996. In the JPA area, the Village and Town governing bodies have agreed to delegate certain review and approval abilities over land use decisions to the Joint Planning Committee (JPC) created by that agreement. All actions of the JPC must be approved by a majority vote of the entire membership of the JPC.

For those areas of the Town which lie within the JPA, the JPC acts as the Plan Commission for any land division review and conducts all public hearings on applications for land divisions within this area. Upon approval of a land division within the JPA, the land division application goes to the Town Board for final approval.

### *Design Guidelines and Design Overlay Districts*

The Town of Westport's (the "Town") Design Guidelines (the "Guidelines") have been developed to guide the appearance, form, and function of new development and redevelopment in nonresidential zoning districts within the Town. In utilizing these guidelines, the applicant, the staff, or any other users should consider the characteristics of the site and its immediate context, applicable plans for an area, the nature of the use, and the intent of the guidelines and performance standards as they apply to the specific design district. The provisions of the Guidelines apply to all nonresidential zoned areas in the Town.

They apply to new construction as well as expansions or redevelopment of existing buildings and sites. They will apply to isolated commercial developments located outside of Design Districts referenced below, and the provisions below will be applied to those developments at the approving review body.

In Rural Preservation Areas, new subdivisions with five or more lots should not be permitted. Individual rural lots may be created through Certified Survey Maps (CSM) only if 40 acres of land are permanently preserved as farmland for each lot created. These lots should minimize the use of productive agricultural land and be located on less fertile soil. Additionally, they must be sited in a way that avoids disrupting farm fields or hindering the farming of adjacent undeveloped land. Preservation of mature woodlands is prioritized, and no new lots or rezoning for commercial purposes, except for agricultural-related businesses, are allowed. Agricultural production and resource extraction are permitted, subject to zoning and permitting requirements. The future land use categories include Institutional, Commercial, Business Park, Mixed Use, Central Business District, and Historic Downtown.

### **Westport has established three design districts:**

- **High-Tech Business Park District** This District is essentially the entire area designated as "Business Park" in the Comprehensive Plan, located North of CTH M and West of STH 113 (Kennedy Drive to W. River Road), which will remain in the Town when developed. This area is a flat and open area, currently farmed, and mainly owned by Madison Gas and Electric (MGE) looking for businesses that can best utilize the existing robust electric infrastructure. Its location along STH 113 close to the North entrance of Madison, and a short distance from both the airport and the Interstate system, makes it very attractive for energy-intensive technology-based businesses and manufacturers.

This District is a unique asset to the Town. A substantial portion of the district is currently a Certified Site through the Wisconsin Economic Development Corporation and is one of only twenty sites in the State designated as shovel-ready for development intended to increase employment and tax base. The Comprehensive Plan promotes this District as industrial and commercial in nature. As such, this District is likely focused on a small number of larger users.

- **Westport Town Center District** This District is established running the length and width of the Town Center as described in the Comprehensive Plan along the Town's main thoroughfare. This District includes the Yahara River frontage as well, and one small commercial area at the intersection of CTH's M and K. The Town of Westport believes that the Westport Commons District will become the hub for the Town commercial areas and residential neighborhoods. It will be a new and major connection point for commerce, traffic, multimodal travel, and recreational activity on the north side of Lake Mendota.
- **Westport Commons District** This District is established covering the area along CTH M from Mary Lake Road to Woodland Drive, including the Town Center Park and facilities. This area is unique in its link to several Westport and Waunakee residential neighborhoods north of the area to the businesses and recreational opportunities in the Town Center District.

The Westport design guidelines have a section about Transit Connections. Redevelopment and/or site improvements should plan for access and connectivity to existing and future transit facilities, including, but not limited to, park-and-ride locations, pullouts, stops, and shelters. Transit stops should be incorporated into the layout of the site, and should be protected from automobiles, where feasible, to become safe pedestrian spaces. The Town is planning for future development and ensuring all modes of transportation are considered within the development.

#### *Subdivision Control/Land Division Ordinance*

Sec 10-2-20 General Provisions: No person shall divide any land located within the jurisdictional limits of these regulations which results in a subdivision, land division or a replat as defined herein; no such subdivision, land division or replat shall be entitled to record; and no street shall be laid out or improvements made to land without compliance with all requirements of this Chapter.

#### *Stormwater and Erosion Control Ordinances*

Sec. 10-2-58 Storm Water Drainage Facilities. Pursuant to Section 10-2-74, the subdivider shall provide storm water drainage facilities which may include curb and gutter, catch basins and inlets, storm sewers, road ditches, stormwater detention/retention, and open channels, as may be required. Storm sewers are to be of adequate size and grade to hydraulically accommodate the ten (10) year storm; culverts shall be designed to accommodate the ten (10) year storm and shall be sized so that the twenty-five (25) year frequency storms do not cause flooding of the adjacent roadway. Upon the approval of the Town Engineer, storm water swales and ditches may be sized for from twenty-five (25) to one hundred (100) year frequency storms, depending upon the estimated amount of damage that would be incurred by adjacent properties if flooding occurred. Storm drainage facilities shall be so designed as to minimize hazards to life or property, and the size, type and installation of all storm water drains and sewers proposed to be constructed shall be in accordance with the plans and specifications approved by the Town



Board, upon the recommendation of the Town Engineer. Storm sewers oversized to handle runoff from offsite properties will be installed by the subdivider.

Westport's ordinances support the rational growth and development of the incorporation territory, recognizing the transition in land uses as more of the town develops, while protecting the large areas of natural resources and environmentally sensitive lands. This is yet another factor supporting the compactness and homogeneity of the incorporation territory.

#### *Intent for the Future*

The current Town Board expects the future Village Board to continue its role as a collaborative neighbor engaged in joint planning and jointly solving common problems. The future land use regulations of the new Village will be guided by the ethic of responsible stewardship of the land while allowing development where and when appropriate.

## Section 6: Land Use Trends

The Town of Westport has a history of working with both Middleton and Waunakee to jointly plan the areas in which those jurisdictions have extraterritorial control of land uses. Westport is interested in continuing to work with its neighbors to plan areas that have mutual impacts, but with its own land use and zoning regulations as its guide, not those developed by our neighbors.

Westport has both encouraged development within its territory in areas that are appropriate (Bishops Bay, Mary's Lake, Mariners Cove, Westshire Village, Carriage Ridge, Yahara Estates to name just a few areas) and has actively discouraged development in areas where it may not be appropriate due to environmental, farmland or simply timing issues (the reason for the Waunakee "tail" to the southeast and deed restrictions on farmland).

The Town of Westport wants to control the development of land within its territory in such a way as to maintain the character of the community while accommodating appropriate and planned growth and development.

Within the boundary of the Town of Westport 83% of the proposed incorporation territory consists of agricultural, open lands, recreation land, woodlands and water. Much of this land is public land or otherwise protected by conservancy or deed restrictions. The critical role of the incorporation of territory to the ecological and human health of the metropolitan community is reflected in these statistics on land use. One of the reasons the adjacent municipalities are supporting Westport's incorporation petition is so that it will acquire better tools to protect this important regional resource by gaining the ability to control its own land uses. Of the remaining land uses, residential is the largest, followed by institutional, commercial, manufacturing, utilities and industrial.

Approximately **22.5%** of all agricultural land (1,488 out of 6,599 acres) has development restrictions imposed by the Town. Adding additional acres with private development restrictions totals 1,760.5 acres under development restrictions

Table 18: Land Uses

| Summary of Land Uses, Town of Westport |                  |           |
|----------------------------------------|------------------|-----------|
| Land Use Category                      | Acres            | % of Town |
| Agriculture                            | 6,580.66         | 49.7%     |
| Open Lands                             | 2,215.61         | 16.7%     |
| Residential                            | 1,143.33         | 8.6%      |
| Recreation                             | 952.39           | 7.2%      |
| Water                                  | 694.53           | 5.2%      |
| Transportation                         | 656.83           | 5.0%      |
| Woodlands                              | 605.50           | 4.6%      |
| Mineral Extraction                     | 113.36           | 0.9%      |
| Vacant Subdivided Land                 | 98.35            | 0.7%      |
| Institutional                          | 82.26            | 0.6%      |
| Commercial                             | 64.45            | 0.5%      |
| Manufacturing                          | 17.50            | 0.1%      |
| Utilities                              | 10.42            | 0.1%      |
| Industrial                             | 1.78             | 0.0%      |
| <b>Total</b>                           | <b>13,236.97</b> |           |

Undeveloped land includes recreation, woodland, open lands, water and agriculture. All other land uses are considered developed land.

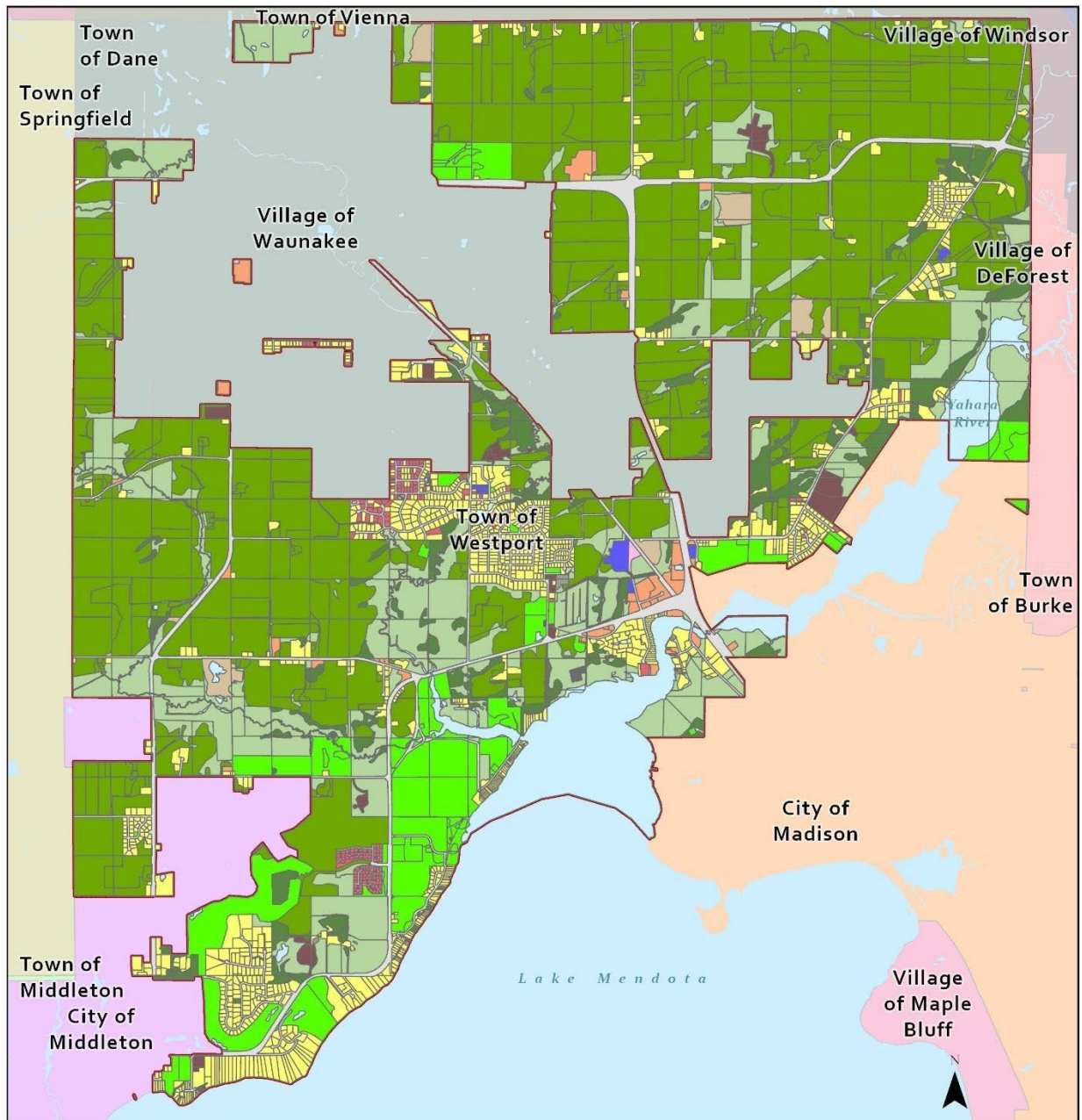
Source: Dane County Open Data, LandUse2020; Becker Professional Services

Table 19: Number of Structures

| <b>Town of Westport</b> | <b># of Structures</b> |                  |                |
|-------------------------|------------------------|------------------|----------------|
| <b>Structure Use</b>    | <b>Total</b>           | <b>Accessory</b> | <b>Primary</b> |
| Agriculture             | 343                    | 318              | 25             |
| Commercial Sales        | 43                     | 27               | 16             |
| Commercial Services     | 37                     | 17               | 20             |
| Education               | 3                      | 1                | 2              |
| Government              | 9                      | 5                | 4              |
| Industrial              | 58                     | 46               | 12             |
| Religion                | 10                     | 4                | 6              |
| Recreation              | 38                     | 29               | 9              |
| Residential             | 1,987                  | 548              | 1,439          |
| Transportation          | 3                      | 1                | 2              |
| Utility                 | 17                     | 9                | 8              |

Map 25 is the current land use map and Maps 27 and 28 show the future land use map as part of the Comprehensive Plan. It is anticipated that the areas within the proposed village will develop substantially as indicated in the future land use map. It should be noted that the Comprehensive Plan identifies future growth in selected areas of the proposed village. Development will generally be compact, to make efficient use of land and infrastructure while also protecting green spaces, farmland and community separation.

Map 25: Current Land Use Map



## Town of Westport Current Land Use

July 2, 2024



0 0.5 1 2 Miles

Sources: Wisconsin Dept of Administration, Dane County, Town of Westport, Becker Professional Services

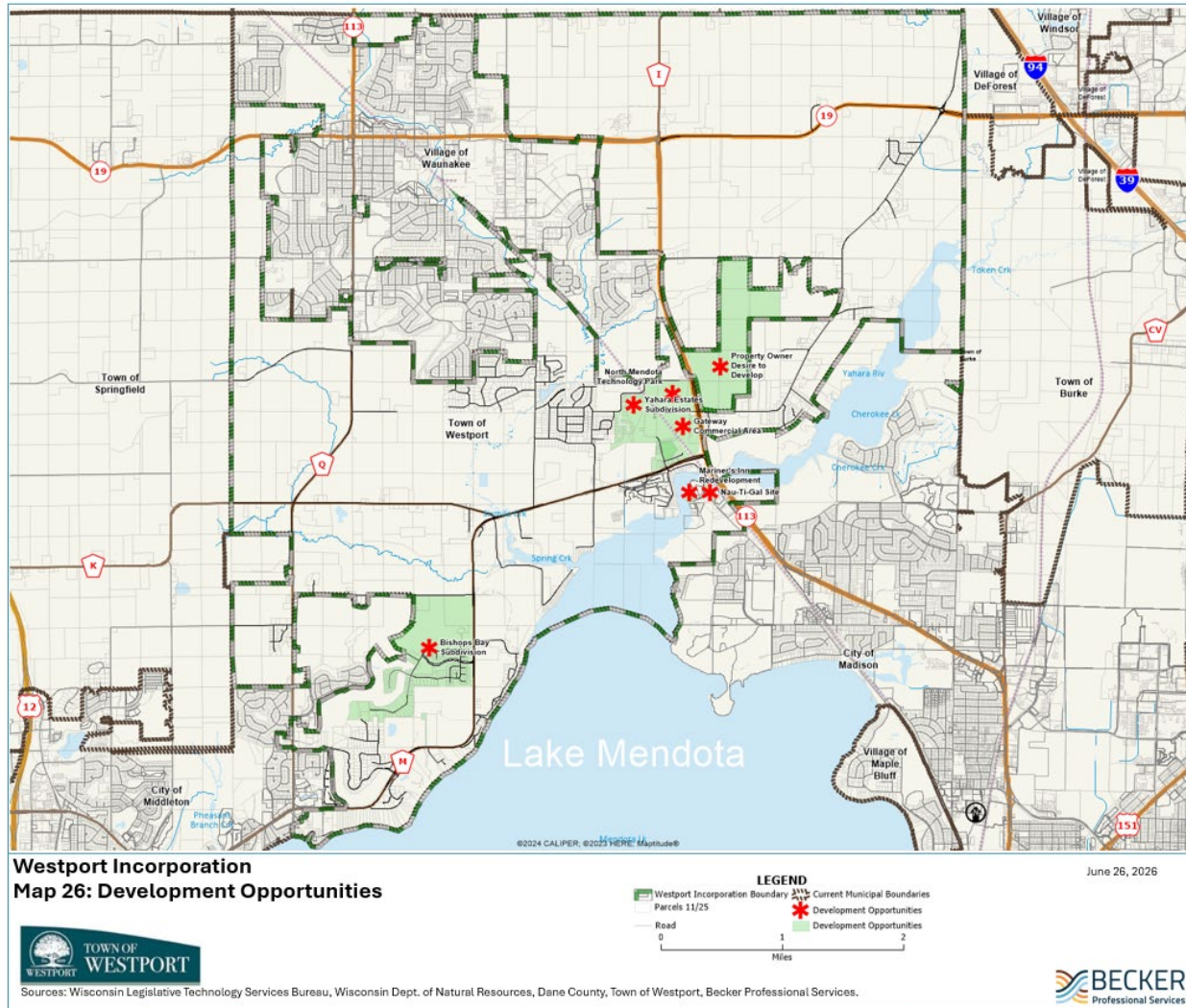




### Development Potential

Although much of the incorporation territory is undevelopable for all the reasons described above, the Town provides regulatory support for development as expressed in the future land use map and zoning ordinance and has seen significant development as evidenced by building permit data. This support for appropriate development combined with significant opportunities for near-term development, particularly around the Town Core and within sewer or potentially sewer areas suggests that the new Village will see substantial development in the three years following incorporation.

Map 26: Development Opportunities



There is significant development potential within the incorporation territory.

[illegible]



*Map 28: Future Land Use (South) Map*

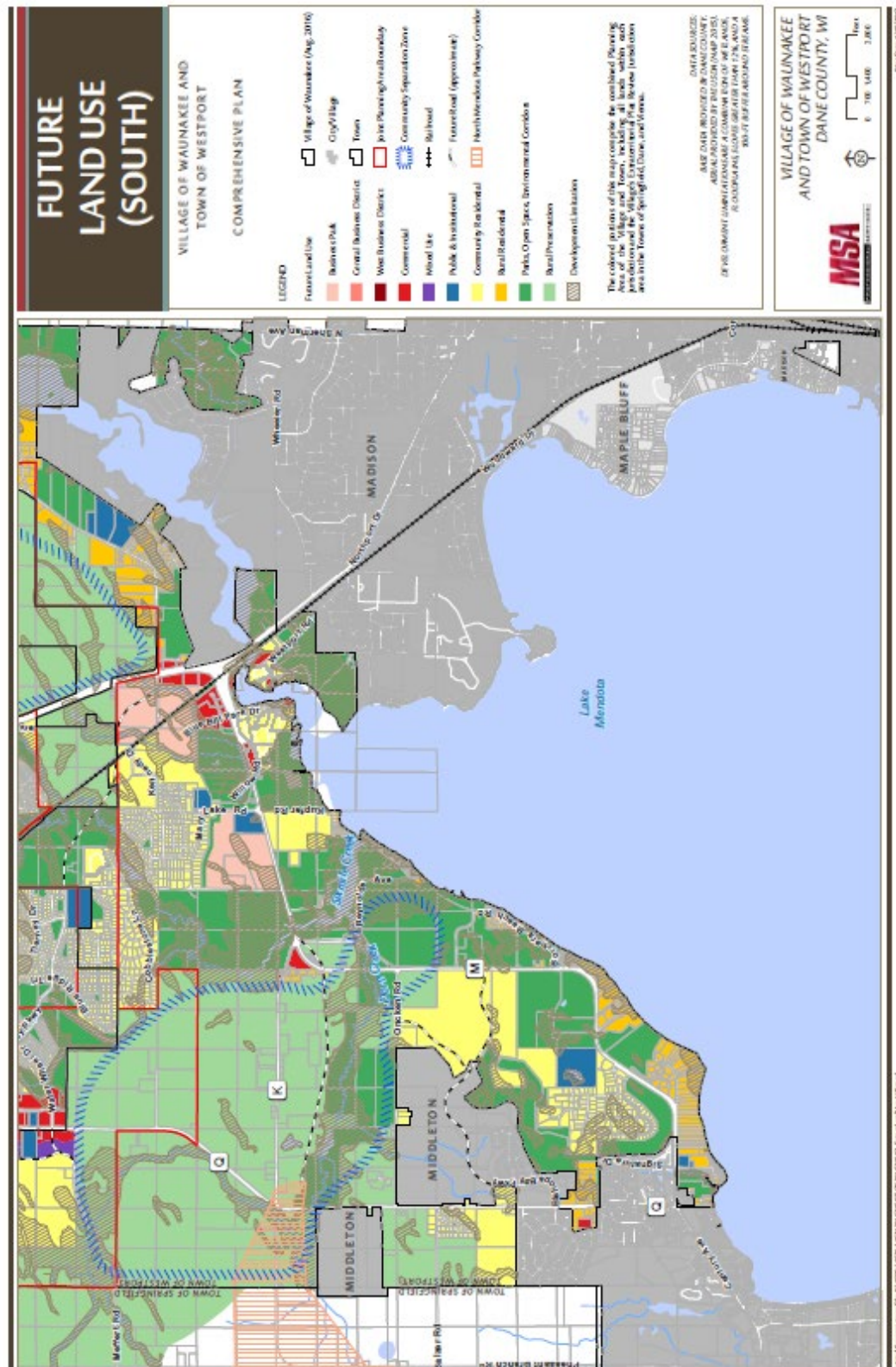


Table 20: Dane County Building Permits Ranked by Average per Year

| Municipality               | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 thru<br>05/05/26 | Total | Avg per Year<br>2020 - 2025 |
|----------------------------|------|------|------|------|------|------|-----------------------|-------|-----------------------------|
| City of MADISON            | 571  | 397  | 244  | 265  | 177  | 186  | 96                    | 1,936 | 306.7                       |
| City of FITCHBURG          | 101  | 166  | 128  | 109  | 109  | 120  | 48                    | 781   | 122.2                       |
| City of SUN PRAIRIE        | 164  | 144  | 111  | 96   | 85   | 88   | 33                    | 721   | 114.7                       |
| Village of WAUNAKEE        | 70   | 131  | 100  | 110  | 120  | 105  | 39                    | 675   | 106.0                       |
| Village of WINDSOR         | 78   | 98   | 80   | 60   | 101  | 103  | 20                    | 540   | 86.7                        |
| Village of DEFOREST        | 52   | 108  | 47   | 98   | 105  | 58   | 16                    | 484   | 78.0                        |
| City of VERONA             | 41   | 63   | 61   | 72   | 76   | 66   | 20                    | 399   | 63.2                        |
| Village of OREGON          | 46   | 44   | 52   | 60   | 89   | 81   | 14                    | 386   | 62.0                        |
| City of SToughton          | 17   | 27   | 57   | 70   | 78   | 91   | 35                    | 375   | 56.7                        |
| City of MIDDLETON          | 12   | 0    | 1    | 1    | 133  | 104  | 42                    | 293   | 41.8                        |
| Town of WESTPORT           | 37   | 37   | 54   | 31   | 26   | 23   | 9                     | 217   | 34.7                        |
| Village of COTTAGE GROVE   | 30   | 26   | 30   | 40   | 42   | 38   | 14                    | 220   | 34.3                        |
| Village of BELLEVILLE      | 62   | 32   | 7    | 8    | 10   | 79   | 1                     | 199   | 33.0                        |
| Village of MOUNT HOREB     | 19   | 35   | 29   | 31   | 19   | 8    | 14                    | 155   | 23.5                        |
| Village of MCFARLAND       | 8    | 10   | 33   | 25   | 33   | 21   | 12                    | 142   | 21.7                        |
| Town of MIDDLETON          | 33   | 7    | 18   | 7    | 22   | 9    | 2                     | 98    | 16.0                        |
| Town of VERONA             | 0    | 25   | 17   | 17   | 7    | 7    | 3                     | 76    | 12.2                        |
| Town of DUNN               | 7    | 19   | 10   | 12   | 10   | 13   | 8                     | 79    | 11.8                        |
| Village of CROSS PLAINS    | 0    | 4    | 14   | 15   | 25   | 13   | 2                     | 73    | 11.8                        |
| Village of CAMBRIDGE       | 13   | 27   | 2    | 9    | 2    | 0    | 2                     | 55    | 8.8                         |
| Town of COTTAGE GROVE      | 8    | 14   | 7    | 7    | 6    | 8    | 2                     | 52    | 8.3                         |
| Town of PLEASANT SPRINGS   | 12   | 8    | 10   | 4    | 5    | 8    | 1                     | 48    | 7.8                         |
| Village of MARSHALL        | 22   | 22   | 1    | 1    | 1    | 0    | 1                     | 48    | 7.8                         |
| Village of SHOREWOOD HILLS | 1    | 28   | 2    | 2    | 4    | 4    | 1                     | 42    | 6.8                         |
| Town of ALBION             | 5    | 3    | 6    | 9    | 6    | 9    | 4                     | 42    | 6.3                         |
| Village of DEERFIELD       | 9    | 5    | 9    | 6    | 3    | 3    | 6                     | 41    | 5.8                         |
| City of MONONA             | 3    | 3    | 7    | 7    | 5    | 8    | 1                     | 34    | 5.5                         |
| Town of BLUE MOUNDS        | 6    | 2    | 1    | 10   | 4    | 10   | 3                     | 36    | 5.5                         |
| Town of BERRY              | 4    | 3    | 8    | 5    | 3    | 8    | 4                     | 35    | 5.2                         |
| Village of DANE            | 0    | 2    | 5    | 5    | 11   | 7    | 0                     | 30    | 5.0                         |
| Town of RUTLAND            | 5    | 3    | 7    | 2    | 6    | 3    | 3                     | 29    | 4.3                         |
| Town of DEERFIELD          | 5    | 4    | 6    | 3    | 3    | 4    | 2                     | 27    | 4.2                         |
| Town of SPRINGDALE         | 1    | 3    | 3    | 2    | 10   | 6    | 3                     | 28    | 4.2                         |
| Town of SUN PRAIRIE        | 4    | 1    | 5    | 6    | 1    | 7    | 3                     | 27    | 4.0                         |
| Village of BLACK EARTH     | 10   | 5    | 2    | 1    | 5    | 1    | 1                     | 25    | 4.0                         |
| Town of SPRINGFIELD        | 5    | 5    | 4    | 3    | 5    | 1    | 1                     | 24    | 3.8                         |
| Town of CROSS PLAINS       | 2    | 3    | 6    | 6    | 1    | 2    | 0                     | 20    | 3.3                         |
| Town of MEDINA             | 3    | 4    | 3    | 3    | 4    | 3    | 2                     | 22    | 3.3                         |
| Town of PRIMROSE           | 2    | 3    | 5    | 3    | 4    | 2    | 1                     | 20    | 3.2                         |
| Town of MONTROSE           | 1    | 2    | 3    | 3    | 2    | 7    | 1                     | 19    | 3.0                         |
| Town of VIENNA             | 2    | 5    | 3    | 4    | 1    | 2    | 1                     | 18    | 2.8                         |
| Town of DUNKIRK            | 1    | 1    | 2    | 3    | 6    | 3    | 2                     | 18    | 2.7                         |
| Town of PERRY              | 2    | 3    | 2    | 4    | 3    | 2    | 1                     | 17    | 2.7                         |
| Town of OREGON             | 4    | 3    | 4    | 2    | 1    | 1    | 1                     | 16    | 2.5                         |
| Town of CHRISTIANA         | 1    | 2    | 2    | 0    | 5    | 2    | 1                     | 13    | 2.0                         |
| Town of BURKE              | 1    | 2    | 2    | 5    | 0    | 1    | 1                     | 12    | 1.8                         |
| Village of MAZOMANIE       | 3    | 0    | 3    | 2    | 1    | 1    | 1                     | 11    | 1.7                         |
| Village of BLUE MOUNDS     | 2    | 1    | 2    | 1    | 1    | 2    | 1                     | 10    | 1.5                         |
| Town of DANE               | 2    | 0    | 3    | 2    | 1    | 0    | 0                     | 8     | 1.3                         |
| Town of ROXBURY            | 0    | 0    | 1    | 1    | 4    | 1    | 5                     | 12    | 1.2                         |
| Town of YORK               | 0    | 3    | 0    | 1    | 0    | 3    | 1                     | 8     | 1.2                         |
| Village of MAPLE BLUFF     | 0    | 1    | 0    | 2    | 1    | 2    | 2                     | 8     | 1.0                         |
| Town of BLOOMING GROVE     | 1    | 0    | 1    | 1    | 1    | 1    | 1                     | 6     | 0.8                         |
| Town of BLACK EARTH        | 0    | 0    | 1    | 1    | 1    | 1    | 1                     | 5     | 0.67                        |
| Town of MAZOMANIE          | 0    | 0    | 0    | 2    | 1    | 1    | 1                     | 5     | 0.7                         |
| Town of VERMONT            | 0    | 1    | 1    | 0    | 1    | 1    | 0                     | 4     | 0.7                         |
| Town of BRISTOL            | 1    | 0    | 1    | 0    | 0    | 1    | 1                     | 4     | 0.5                         |

The pace of building permits in Westport surpasses that of most villages in Dane County.



Gateway Commercial Area

Map 29: Town of Westport Gateway Area Boundary



The Town Board intends to promote more intense development of the commercial heart of the Town – the STH 113/CTH M intersection for both local and regional uses. The Town Board has already placed design review standards on this area and last year started planning for the Gateway Business Park, which was put on hold until the incorporation has been completed.

Most of this area is currently comprised of a Wingra Read-Mix plant on 27 acres with improvement value of just \$176,000, an MG&E electric substation on 12 acres, and boat servicing and storage. The potential value of the Gateway Business Park was estimated by taking the average improvement value of business park land within the 6-county Madison region (\$6,100,000) per acre (Source: MadREP; Sector Strategy for Economic Recovery – A Study of the Region's Business Parks; 2022). Given the number of wetlands in this area, we assume only 25% of the land in this area is buildable. This gives us potential value in the Gateway Business Park of \$127 million, which would be 35% of the total value of the Town Core.

#### North Mendota Energy and Technology Park

North Mendota Energy and Technology Park is at the intersection of HWY 113 and West River Road in the gateway area. It is adjacent to an electrical substation connected directly to the Columbia Power Plant in Portage and a rail line, making it an ideal location for any number of industrial or commercial uses. All 57 acres are currently available and being marketed for development by the property owner, Madison Gas & Electric. Approximately 33 contiguous acres are suitable for development.

Land | For Sale or Lease

**CBRE**

## North Mendota Energy and Technology Park

Land for Sale or Development

Highway 113 & West River Road  
Westport, WI 53597



North Mendota Energy and Technology Park  
Highway 113 & West River Road | Westport, WI 53597

### Property Overview

|                          |                                                                         |
|--------------------------|-------------------------------------------------------------------------|
| Sale Price               | \$3.50 - \$4.50 / SF<br>Price incentive possible for high energy users. |
| Potential Building Sizes | 50,000 SF - 500,000 SF                                                  |
| Lease Rate               | TBD<br>Not tied to a specific developer                                 |
| Location                 | Hwy 113 & West River Road, Westport, WI<br>10 minutes north of Madison  |
| Property Size            | Up to 57 Acres (Divisible)                                              |



#### Shovel Ready

Site is shovel ready; due diligence development reports are complete:

- ALTA Survey
- Environmental Phase I
- Geotechnical Survey
- Topography Map
- Wetlands Delineation

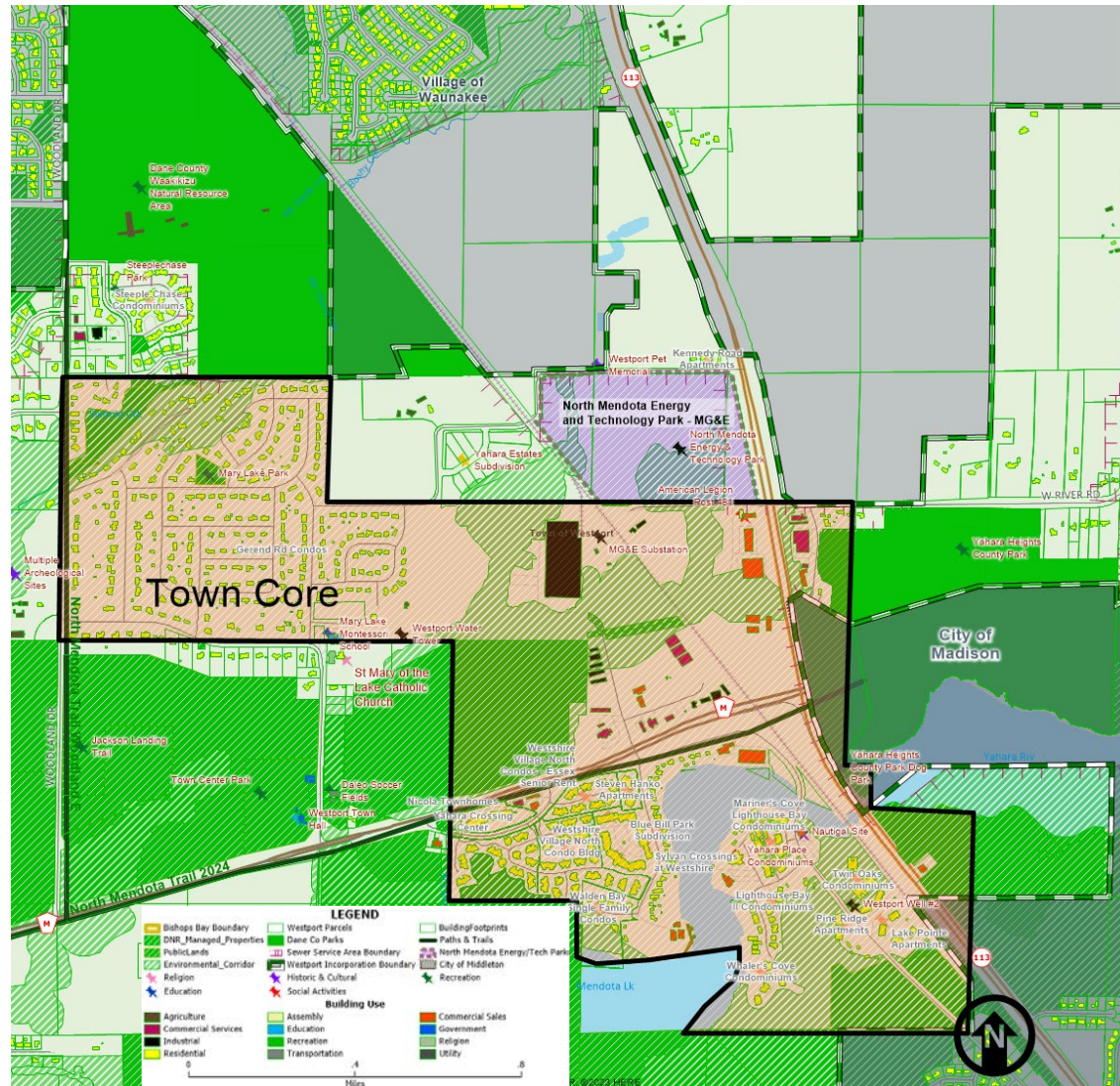
Figure 41: Aerial photograph of vacant site at North Mendota Energy and Technology Park.

Figure 42: Description of vacant site at North Mendota Energy and Technology Park.



The park aims to attract businesses in the energy and technology sectors to the area. It has been designated as a certified “shovel ready” site by the Wisconsin Economic Development Corporation and Deloitte Consulting.

Map 30: Relationship of North Mendota Energy and Technology Park to the Town Core



The North Mendota Energy and Technology Park is poised for significant development over the next 3 years.

Factors which favorably impact on the potential for development of this site within three years include:

- Madison Gas & Electric, the site's owner has been actively talking to the Town about the site's development.
- Infrastructure: The has excellent infrastructure for heavy commercial or clean manufacturing or energy-intensive uses:

- o Electric: Located adjacent to Madison Gas & Electric's Huiskamp Substation, providing ample power from three transmission sources (including a 138 kV line), with dual-feed service available at the site boundary.
  - o Natural Gas: A high-pressure natural gas line runs along the western and southern boundaries of the site.
  - o Water & Wastewater: A 12-inch water main runs along the southern boundary, and a wastewater line bisects the western and southern parts of the site. The wastewater treatment plant in Madison has sufficient capacity for future growth.
  - o Rail: The Wisconsin & Southern Railroad line runs along the western boundary, with two possible spurs up to 2,100 feet in length.
  - o Internet: Fiber optic lines are adjacent to the property on the west, north, and east property lines.
- Access: It is conveniently located 5 miles from I-94 and I-90/39 and 5 minutes from Dane County Regional Airport.
  - Workforce: The area benefits from a highly educated workforce due to the presence of numerous colleges and universities, including the University of Wisconsin-Madison and Madison College.
  - Zoning: Most of the site is zoned C2 Commercial, which includes industrial activities, except for a small eastern parcel zoned A3 Agricultural, which is mostly wetlands. Deed restrictions limit the use to "clean" manufacturing and other commercial uses.

The site has the potential to host nearly \$200 million in assessed value upon build-out as well as hundreds of jobs.

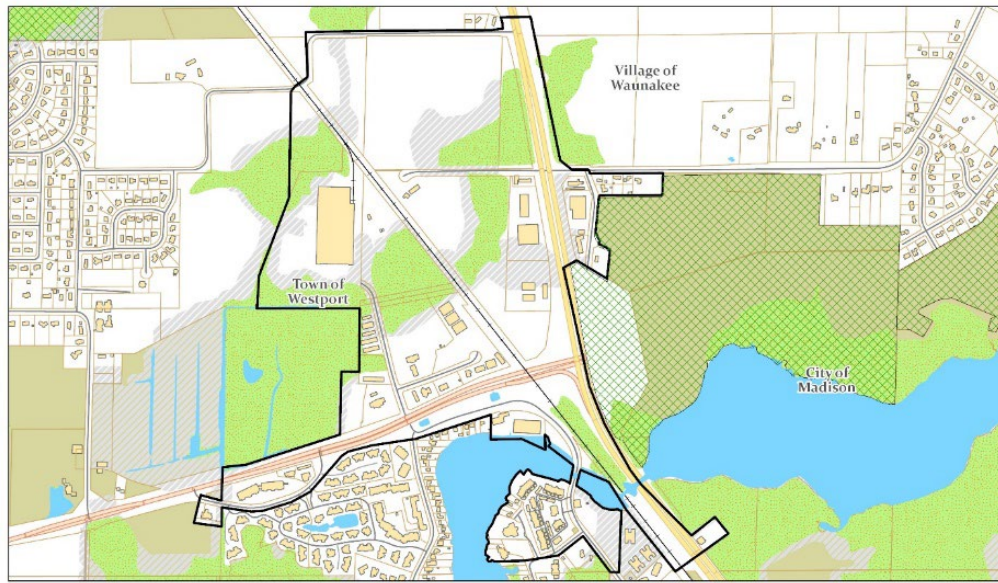


The site is within the Town of Westport's High-Tech Business Park Design District, one of three commercial property design districts approved by the Town Board.

Figure 43: Satellite image of the Westport Gateway and Yahara/Mendota waterfront.



Map 32: Gateway Area Plan Development Restrictions



**Gateway Area Plan  
Development  
Restrictions**



Sources: Wisconsin DDA, Wisconsin DNR, Town of Westport, CAPPC, Dane County, Becker Professional Services

**Legend**

- Gateway Boundary
- Building Footprints
- Parks
- Environmental Corridor
- Wetlands



Map 31: Gateway Area Plan Current Land Use



**Gateway Area Plan  
Current Land Use**



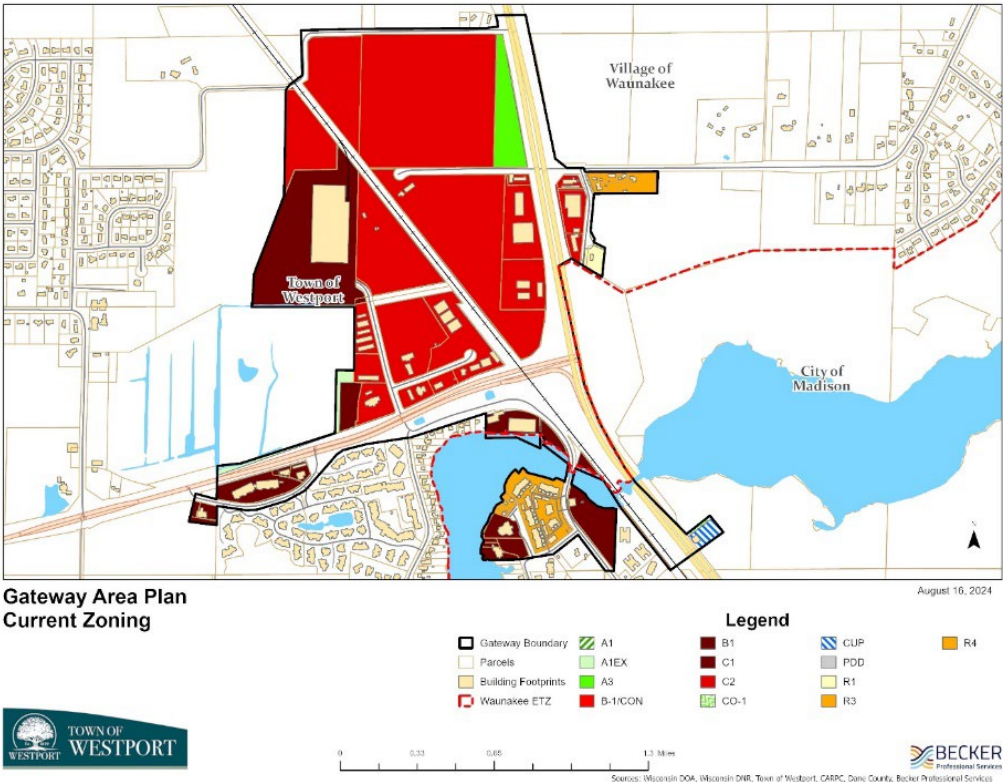
Sources: Wisconsin DDA, Wisconsin DNR, Town of Westport, CAPPC, Dane County, Becker Professional Services

**Legend**

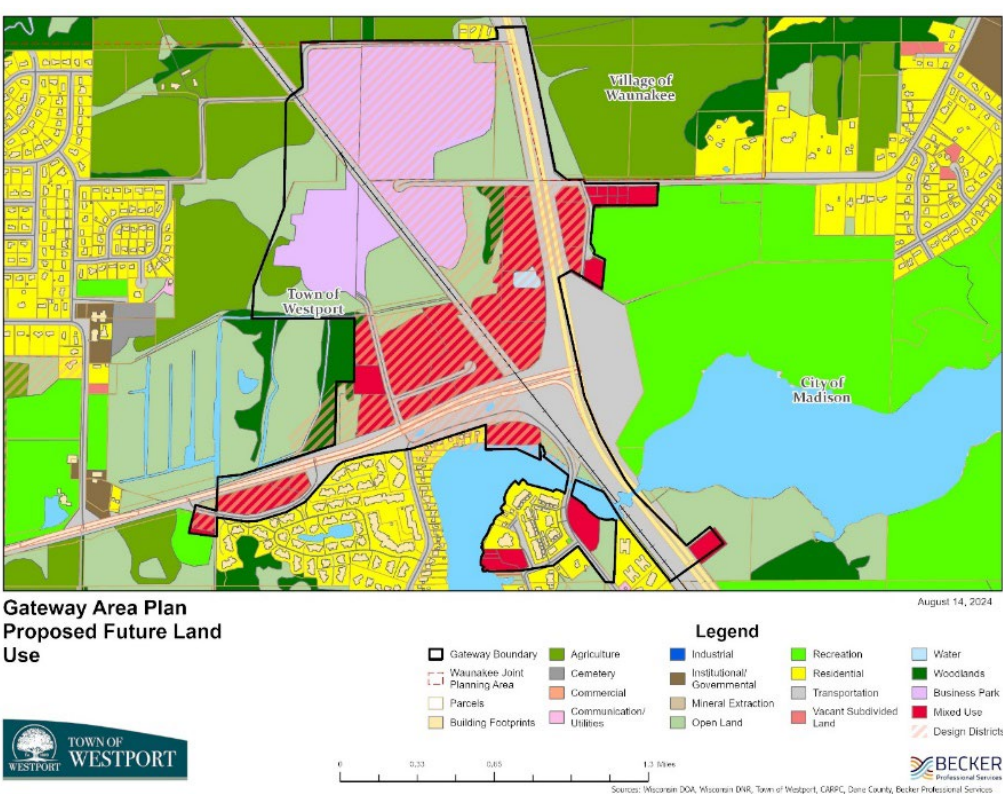
- Gateway Boundary
- Parcels
- Building Footprints
- Agriculture
- Cemetery
- Commercial
- Communication/Utilities
- Industrial
- Institutional/Governmental
- Mineral Extraction
- Open Land
- Recreation
- Residential
- Transportation
- Vacant Subdivided Land
- Water
- Woodlands



Map 34: Gateway Area Plan Current Zoning



Map 34: Gateway Area Plan Proposed Future Land Use





### Yahara/Mendota Waterfront Area

The surface water resources of the Yahara River Basin are highly valued in Dane County. The Yahara Lakes are by far the most heavily used recreational resource in the region, and their scenic beauty is one of the prized assets of Dane County. Westport is the only location on either Lakes Mendota or Monona with marinas and those marinas are in the Town Core. Well before there were motorboats, this spot has been an ideal location to access the resources of the chain of lakes as evidenced by the number of archeological sites showing various indigenous settlements stretching back for thousands of years.

Access to the water or views of the water and the Madison skyline is likely what drove the dense residential development of this area. Most of the multi-family residential buildings in the Town of Westport are in this area, most of which are condominiums.

*Map 35: Yahara/Lake Mendota Waterfront Area*



Although this area is mostly built out, there are opportunities for redevelopment and increasing density. The Mariner's inn site is currently under redevelopment, the well-known metro area restaurant is being replaced with 3-floors of apartments (45 units), and the ground floor continues as a premier restaurant with docks and other waterside amenities. The nearby Nauti-Gal site, a local historic landmark, is vacant and awaiting redevelopment of its 4.7 acres.



*Figure 44: The former Mariner's Inn Restaurant, demolished in 2026, originally opened in 1966.  
Source: Waunakee Tribune, August 13, 2025; photo credit: Roberta Baumann.*



Figure 45: Aerial view of the Mariners Inn site, 2024.  
Source: Dane County Interactive Maps.

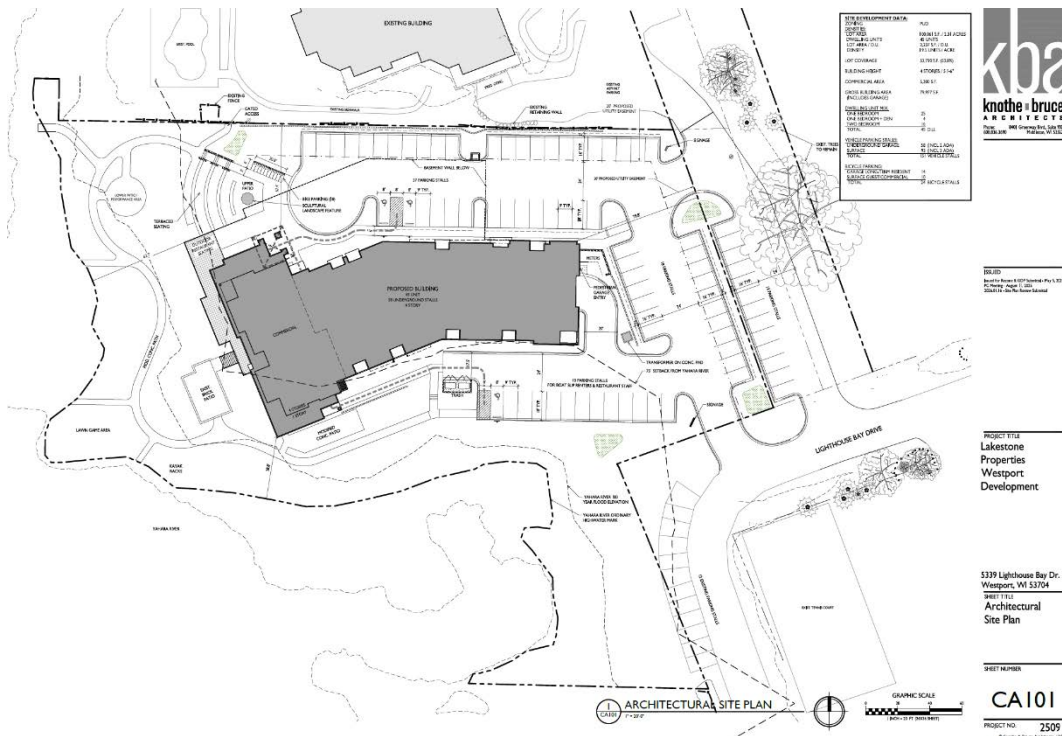


Figure 46: Site plan for the proposed new mixed-use development expected to open in 2027.  
Source: Knothe Bruce Architects.





Figure 47: Rendering of the proposed redevelopment of the Mariner's Inn, expected to add almost \$10 million in value.  
Source: Knothe Bruce Architects



Figure 48: The 4.7-acre Nau-ti-Gal site is available for redevelopment.

### *Bishops Bay*

Located 2.75 miles west of the Town Core along CTH M and Oncken Road just east of the City of Middleton and directly west of Governor Nelson State Park, the Bishops Bay – T Wall development area is a large subdivision being developed by T Wall Properties. Development began in 2014 on the Middleton side of the development and began on the Westport side in 2019.

In 2010 the City of Middleton, Town of Westport and developer TWall Properties reached a joint agreement for development of the Bishops Bay subdivision with a portion of the subdivision in the City of Middleton (previously annexed from Westport) and a significant portion in the Town of Westport.

The area is 602-acres and represents about 4.6% of the Town's area. The area is entirely within the Waunakee School District. This area spans two watersheds with the north and west parts of the area draining to Six Mile Creek to the north and the south and the south and east part draining to Lake Mendota to the south and east.

The area is predominantly clusters of single-family residential large lots intermixed with protected open space in a mix of woods and prairies on rolling hilly terrain (a glacial ground moraine). The greens and paths of the Bishops Bay Golf Course is overlain on a large part of the landscape of this area providing both immediate recreational opportunities for member residents but also highly scenic golfing for area golfers.

There are two commercial uses along the CTH M frontage – Cross Lutheran Church and Inspire Early Childhood Learning Center. A natural burial cemetery is located along the north border on Oncken Road. The large southeastern part of the area bordering on CTH M is open space and protected land with Dane County North Mendota Wildlife Area Prairie Unit and Holy Wisdom Monastery lands.

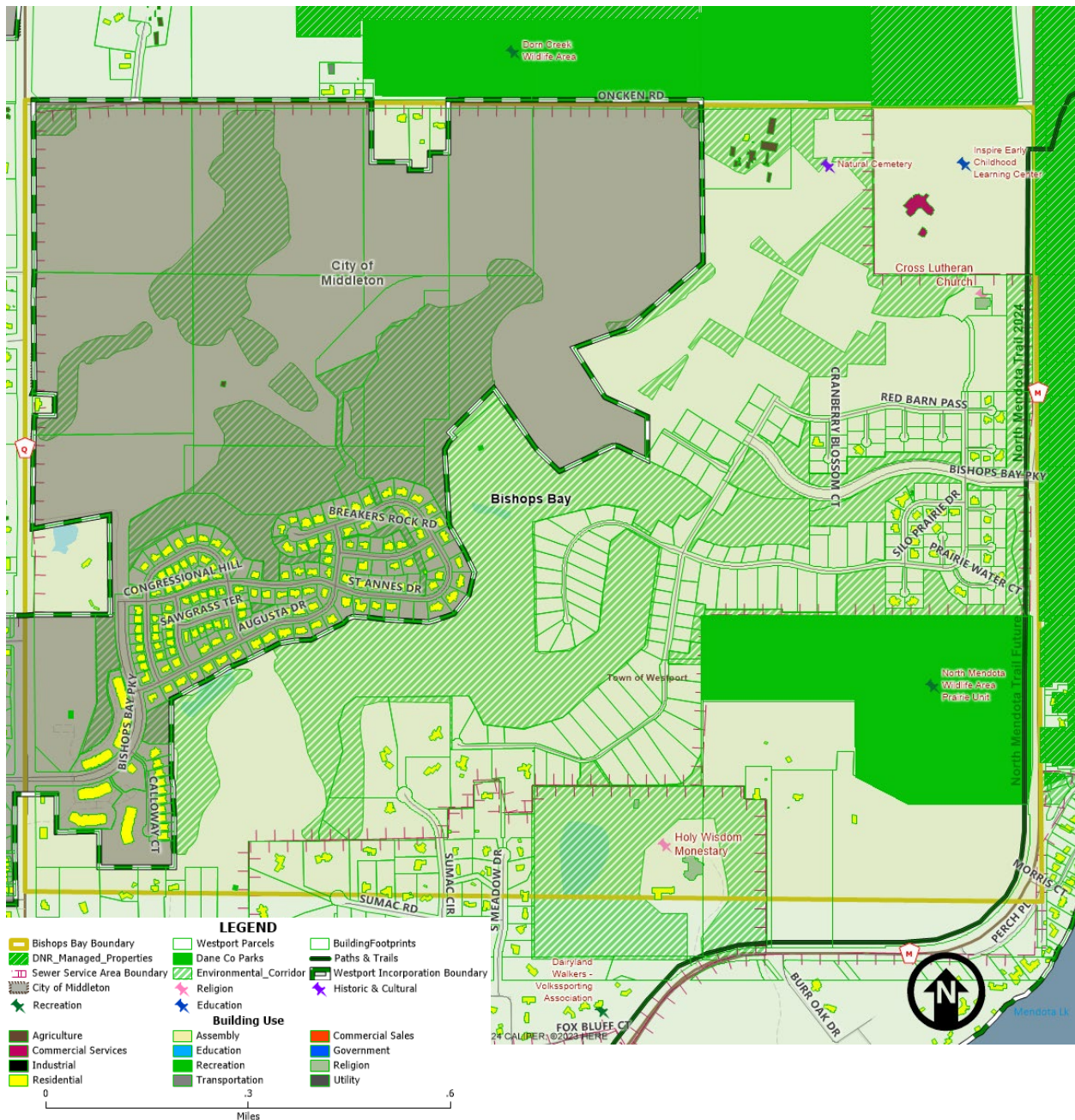
All but in the north and west most parts of this area are served by Westport sewer and all the lots in this area are on private wells. There are 224 parcels in this area and 83 of them have been developed, reflecting the “under development” status of this subdivision. The average parcel size is 2.38 acres compared to the Town's average parcel size of 8.59 acres.

This area is primarily zoned with Planned Development District (PDD) with several other zoning classifications including:

- A2 (Holy Wisdom)
- RE1 (Bishops Bay Golf Course)
- R1 (Holy Wisdom)



Map 36: Bishops Bay – T Wall Planned Development



The total assessed land value of the area is \$22,153,000 or 5.4% of the Town's total assessed land value and the average land value per acre is \$98,897. The total assessed value of improvements in this area is \$46,151,500 on 83 parcels with improvements. The average improvement value of each parcel with improvements is \$556,042. 33 primary residential structures have been built in the past several years with an estimated 77 residents.



This area currently has a population density of 82 people per square mile. There is significant developable land remaining as shown on the subdivision's General Implementation Plan (GIP) below with significant development expected in the next three years. A total of 510 single-family homes is planned with an expected population of 1,196 when fully built out. This will be a population density of 1,273 people per square mile. Assessed values are expected to be more than \$340,000,000 upon completion.

Dane County's North Mendota Trail crosses under CTH M and traverses the east edge of this area on land reserved for this purpose by the Bishops Bay developer. The trail currently terminates at the North Mendota Wildlife Area Prairie Unit.

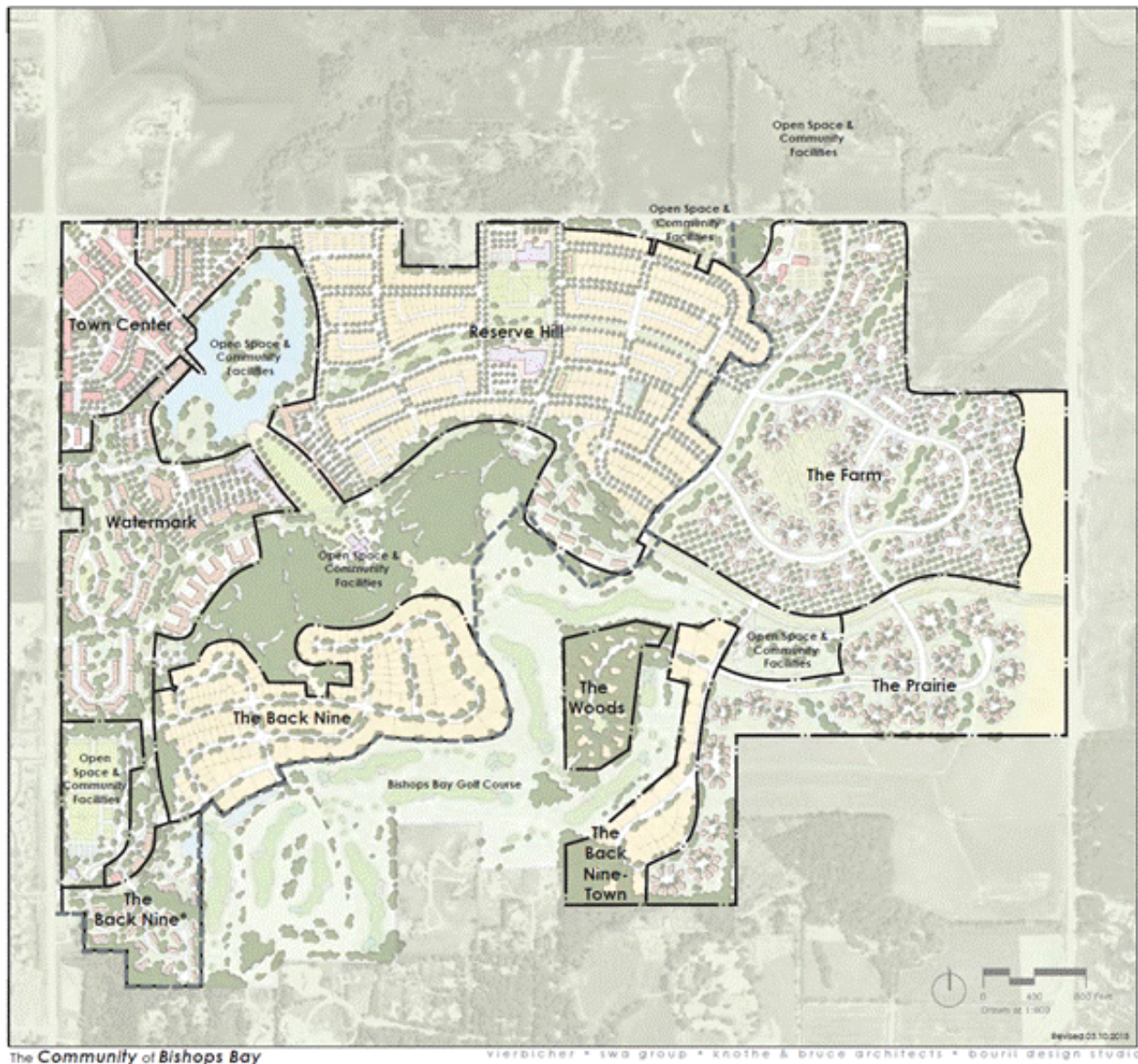


Figure 49: The Community of Bishops Bay master plan.



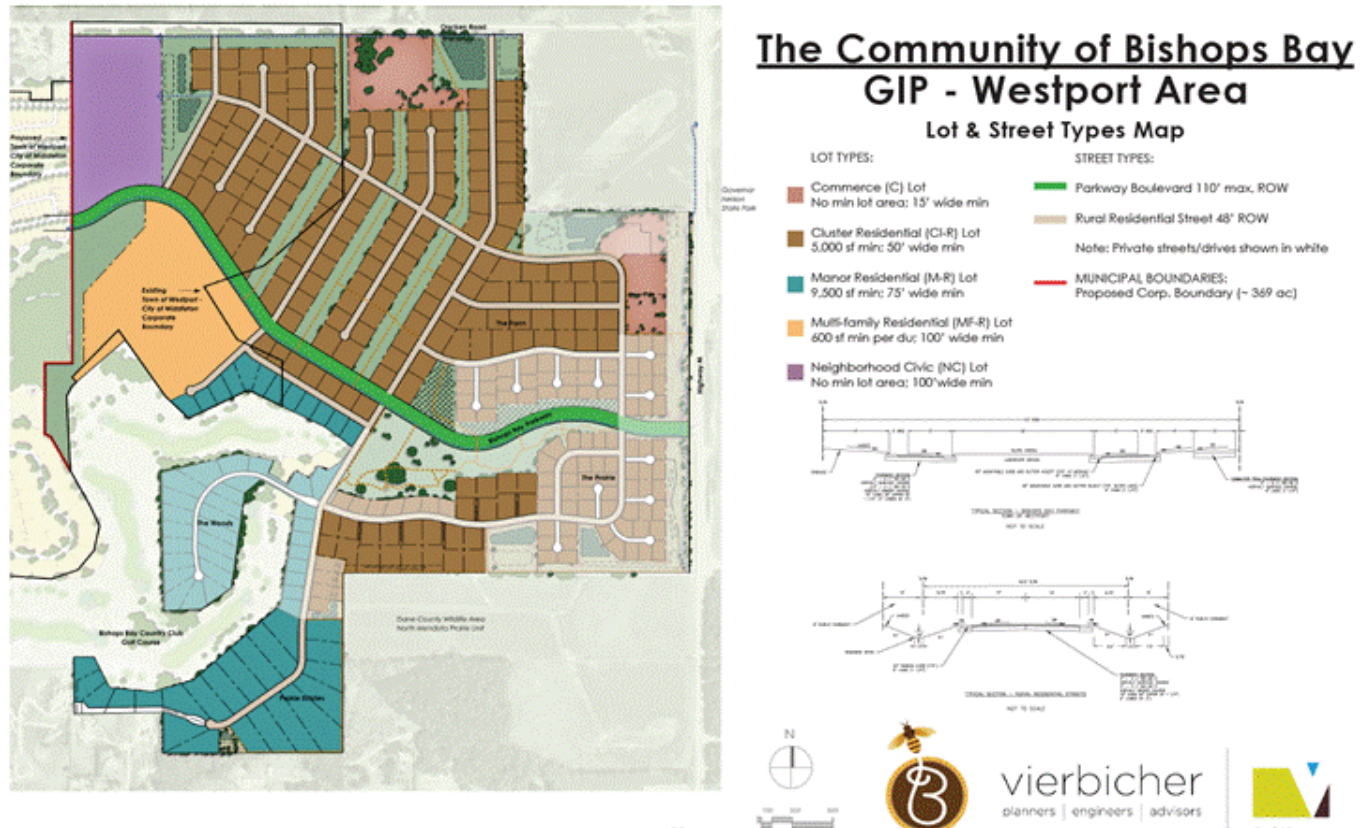


Figure 50: Community of Bishops Bay Westport area.



Figure 51: Bishops Bay Parkway looking into the development from CTH M.

### Yahara Estates

Yahara Estates is a 52.4 acre, 38-lot single-family subdivision which started construction in 2025. All 38 lots are expected to be developed within 3 years. The subdivision is located along the north edge of the Town Core, and a portion of the subdivision extends south into the Town Core. The lots range in size from .3 – to .5 acres in size. Upon being built up, the population of this subdivision is expected to be 90 on about 18 acres of land. This subdivision is served by Westport utilities and is within the urban service area.

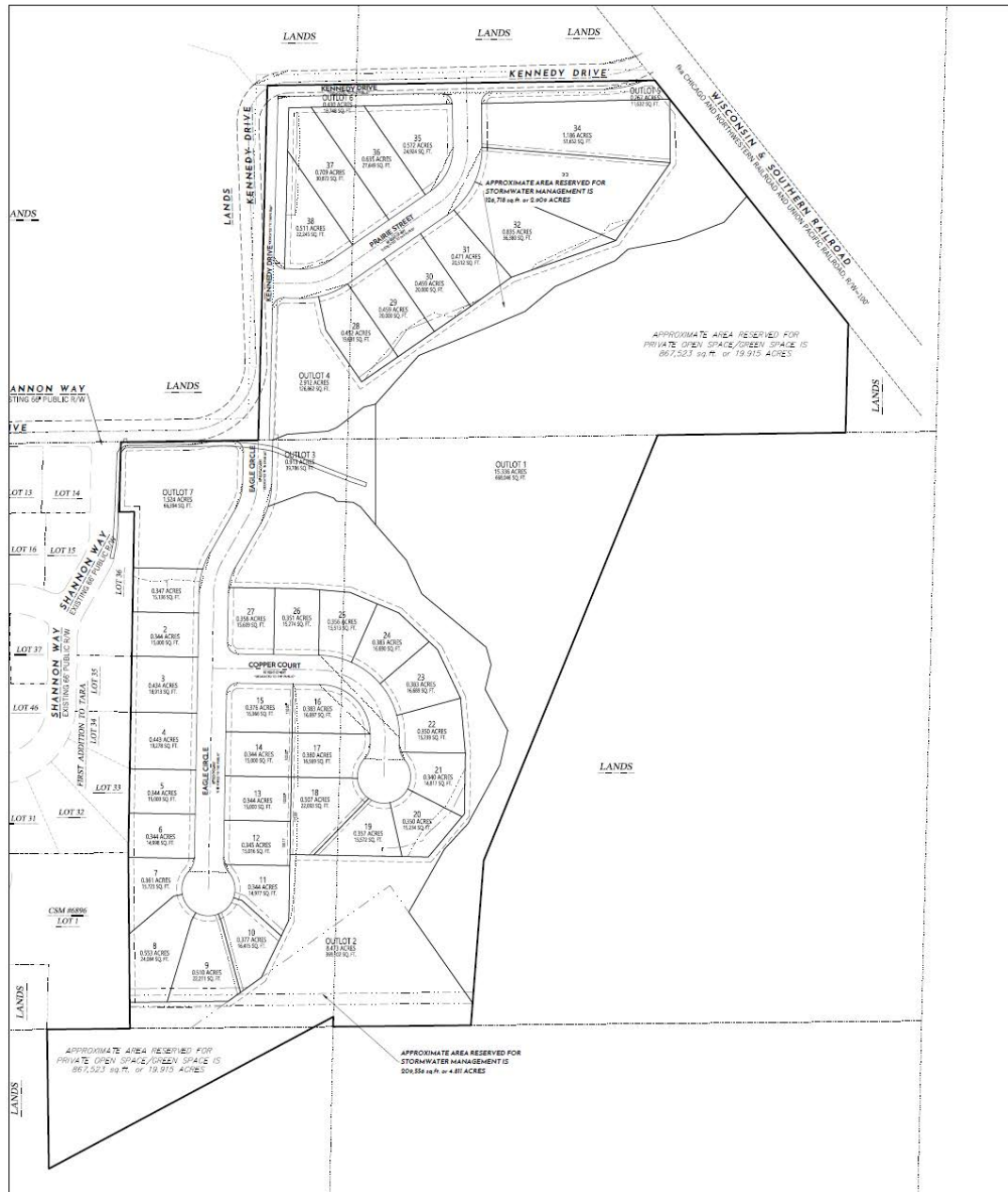


Figure 52: Plat of the Yahara Estates subdivision. Yahara Estates subdivision is adjacent to and part of the Town Core.



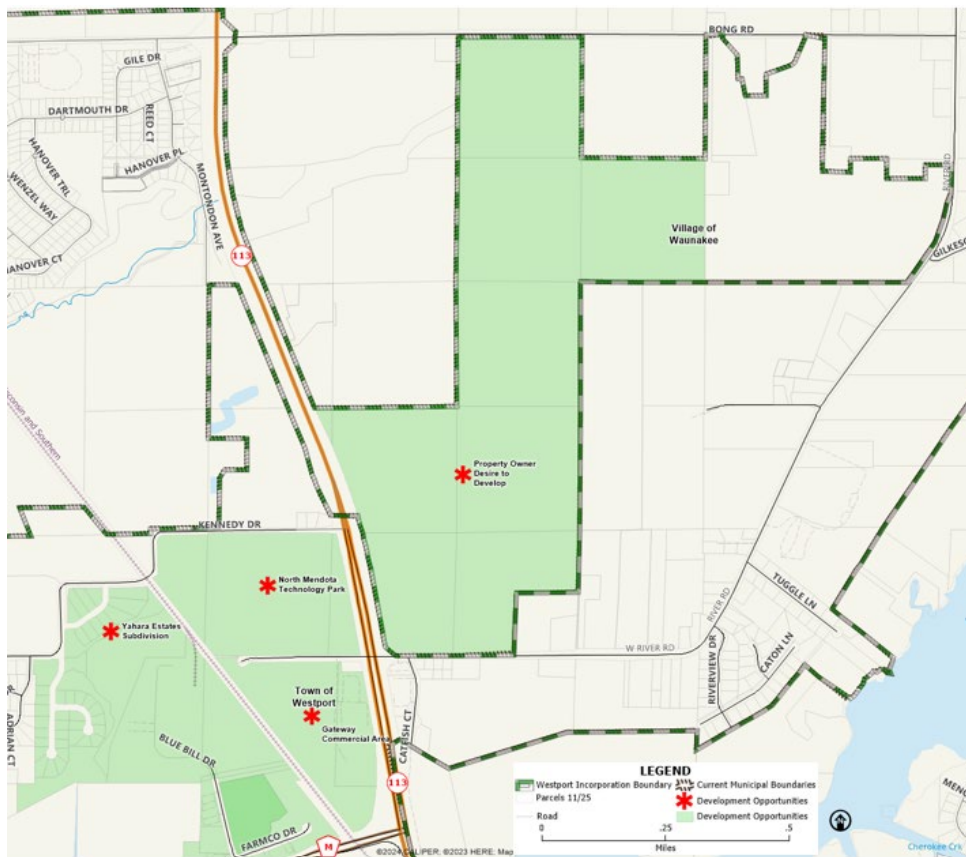
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### Property Owner Desiring to Develop

A Westport property owner who owns 297 contiguous acres in the area to be transferred from Waunakee back to Westport under the cooperative boundary plan recently met with the town and testified at the boundary plan's public hearing regarding a strong desire that the land along the east side of STH 113 from the Town Core to Bong Rd. be allowed for primarily residential development. This area is currently not allowed to be developed in this way due to the comprehensive plan and zoning ordinance.

The new Village of Westport will need to prepare a comprehensive plan and adopt a new zoning ordinance. This land is almost entirely within the Lake Mendota – Yahara River watershed which drains to the River Road Limited Service Area which connects to a MMSD interceptor. In theory this area could develop, but it would require time for the new Village Board to debate appropriate land uses, establish a comprehensive plan and new zoning ordinance as well as request an amendment of the River Road Limited Service Area (a limited service area means that public sewer service is available, but not public water). These are things that can be accomplished within 3 years, so there is potential that active development will occur (if public bodies agree that it should) within that time.

Map 38: Potential Residential Development



A landowner has expressed a desire to develop land in green to the east of STH 113.



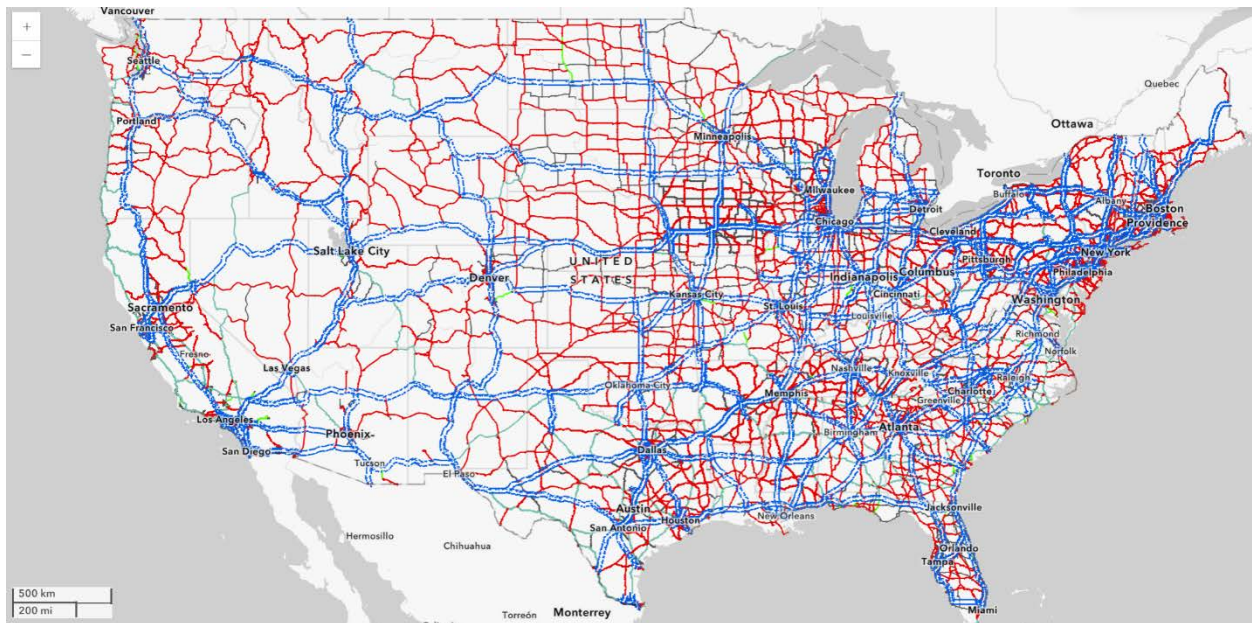
## Section 7 – Transportation

Westport's boundary contains state, county, local roads and a railroad and is adjacent to federal highways on both the east and west boundaries and airports on the west, north and southeast boundaries. As a result, the Town is impacted by the U.S. Department of Transportation (Federal Highway Administration, Federal Aviation Administration, and Federal Railroad Administration), the Wisconsin Department of Transportation (WisDOT), and the Dane County Highway Department.

### *Streets and Highways*

The Federal Highway Administration has field districts aligned with state and territorial boundaries. There are 52 districts – one for each state plus the District of Columbia and Puerto Rico. FHA offices are in the same city as the state's department of transportation office.

*Map 39: National Highway System Map*



*The National Highway System Map indicates Westport's location on the system*

The Wisconsin Department of Transportation (WisDOT) has 5 districts. Westport is in the Southwest Region District which includes Columbia, Crawford, Dane, Dodge, Grant, Green, Iowa, Jefferson, Juneau, La Crosse, Lafayette, Monroe, Richland, Rock, Sauk and Vernon counties. The Southwest Region District office is in Madison at 2101 Wright St., just 6.6 miles, or a 13-minute drive from the Town Hall.





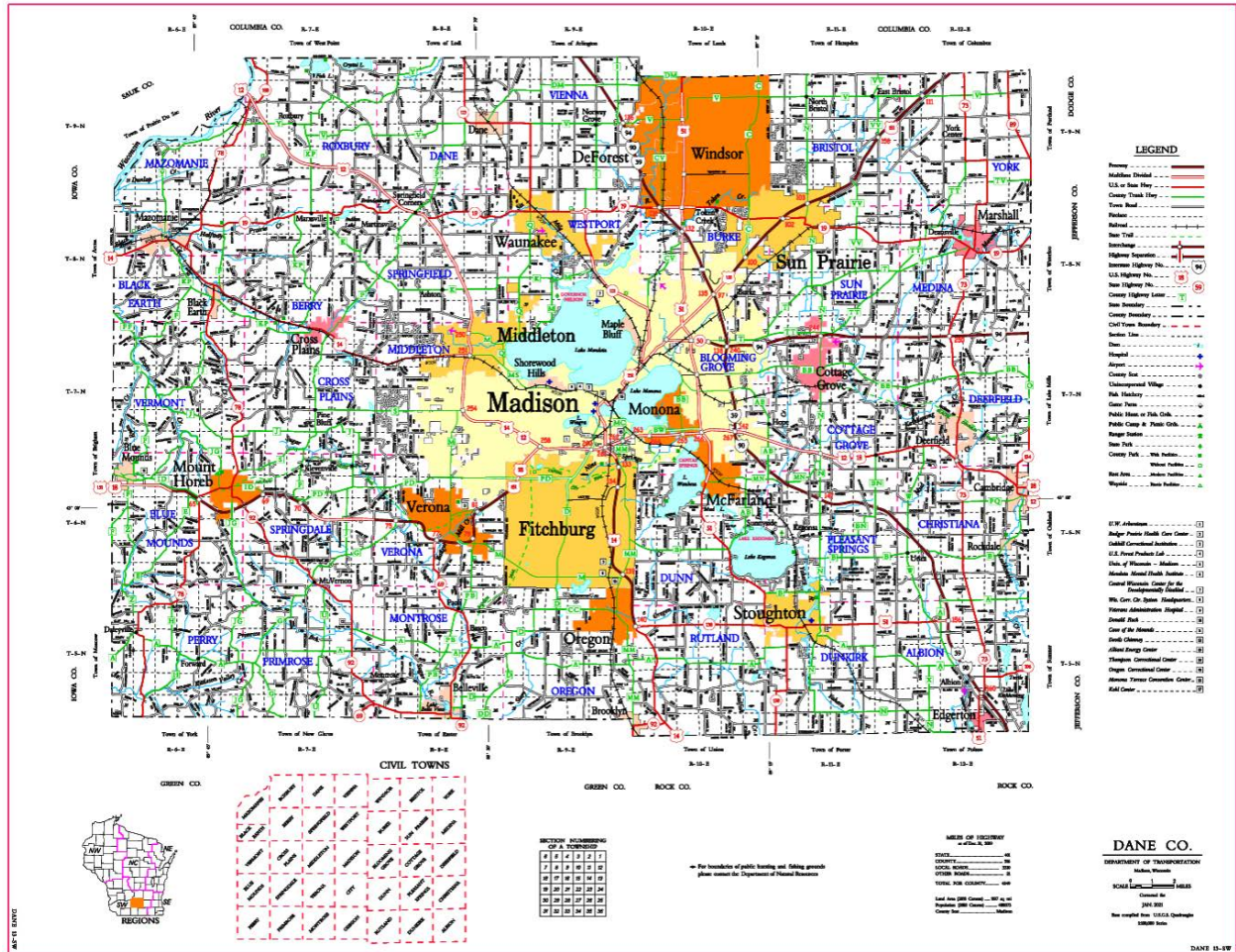


Figure 55: Dane County highway map. Source: WisDOT.

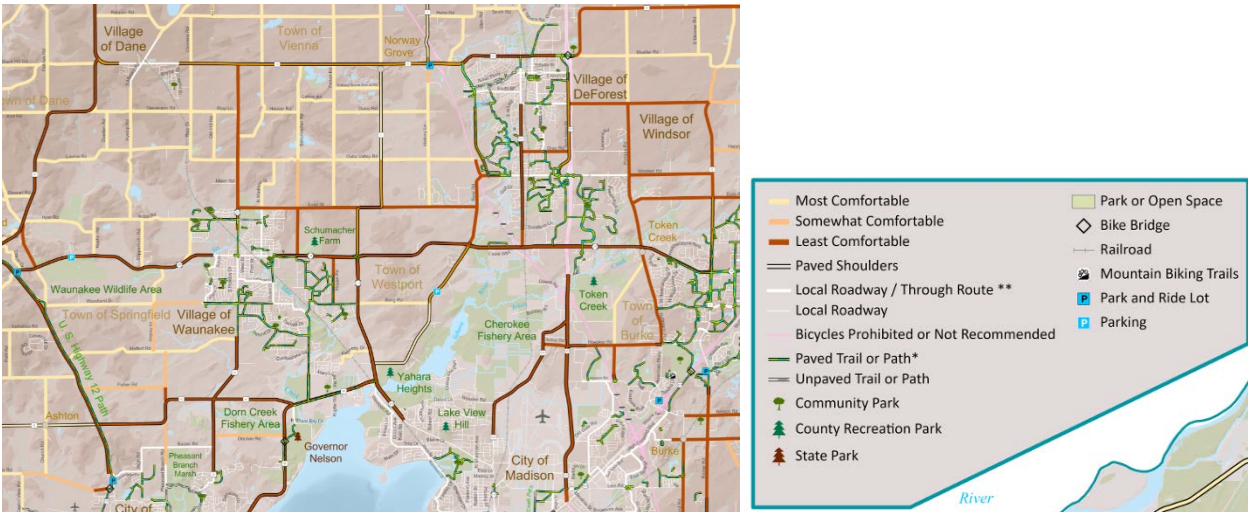
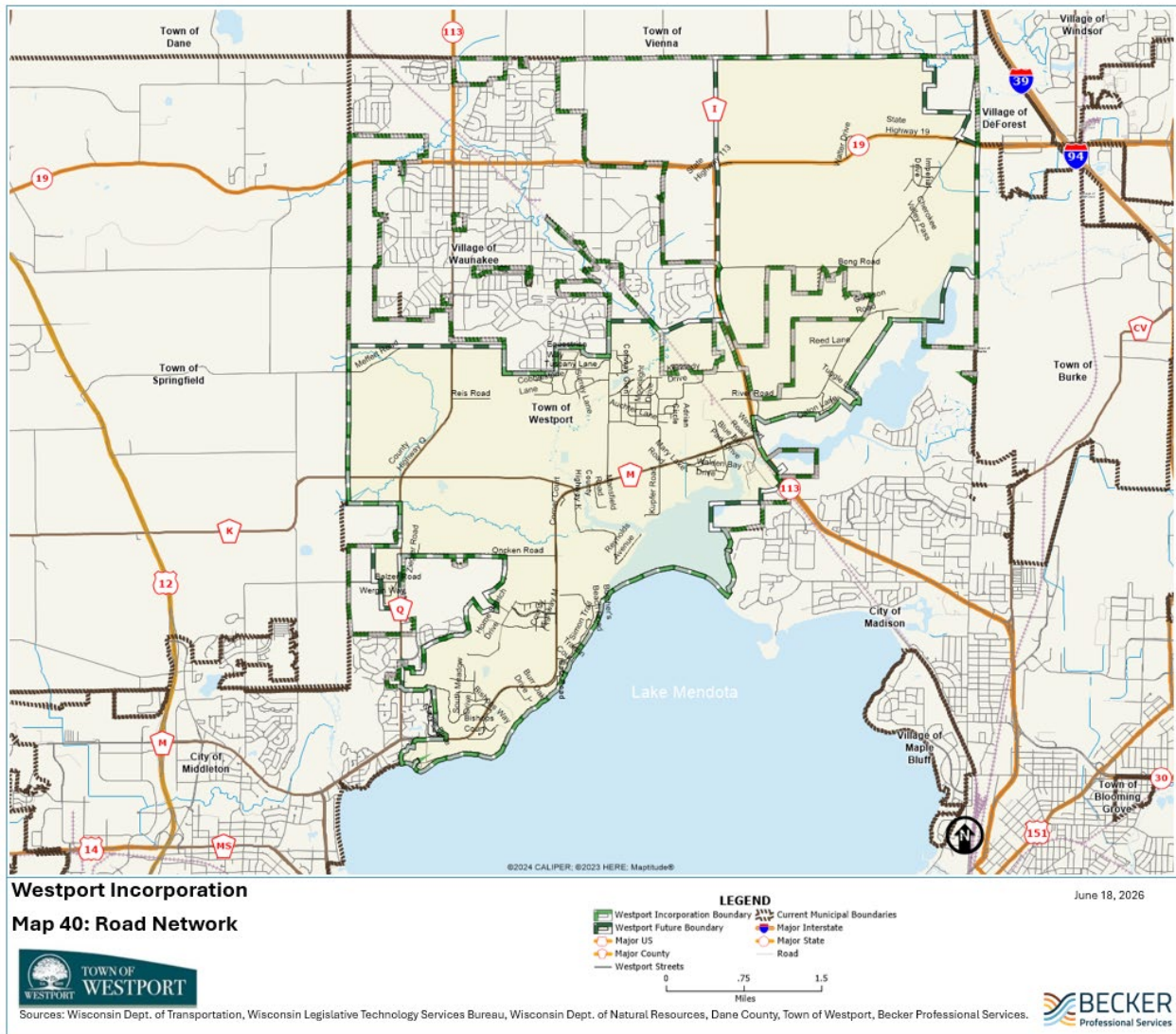


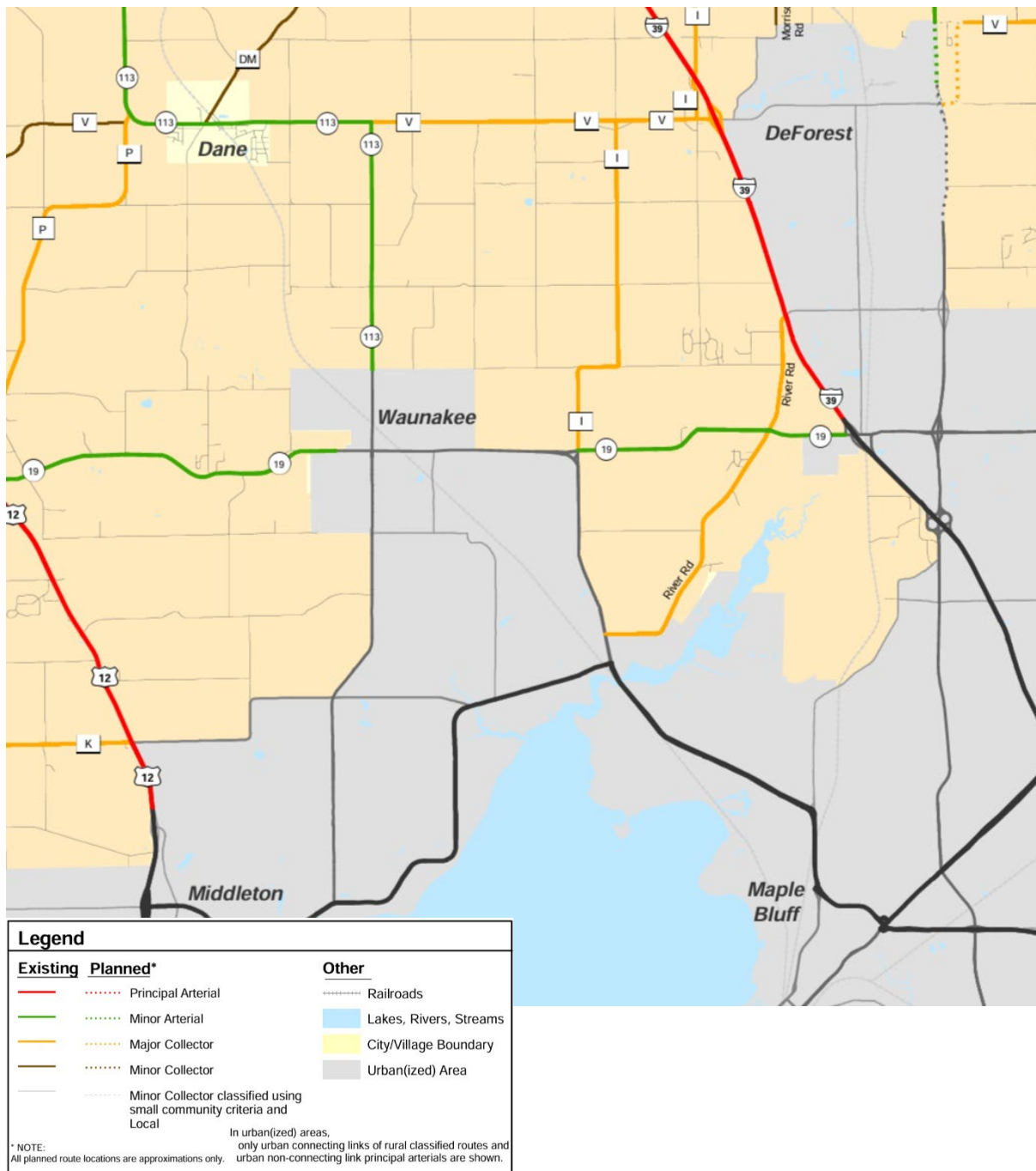
Figure 56: Dane County Bicycle Map excerpt showing existing bicycle network for the north Lake Mendota area. Westport is among the Madison outlying communities becoming connected internally as well as to the greater metropolitan community. Source: Dane County Highway Department.



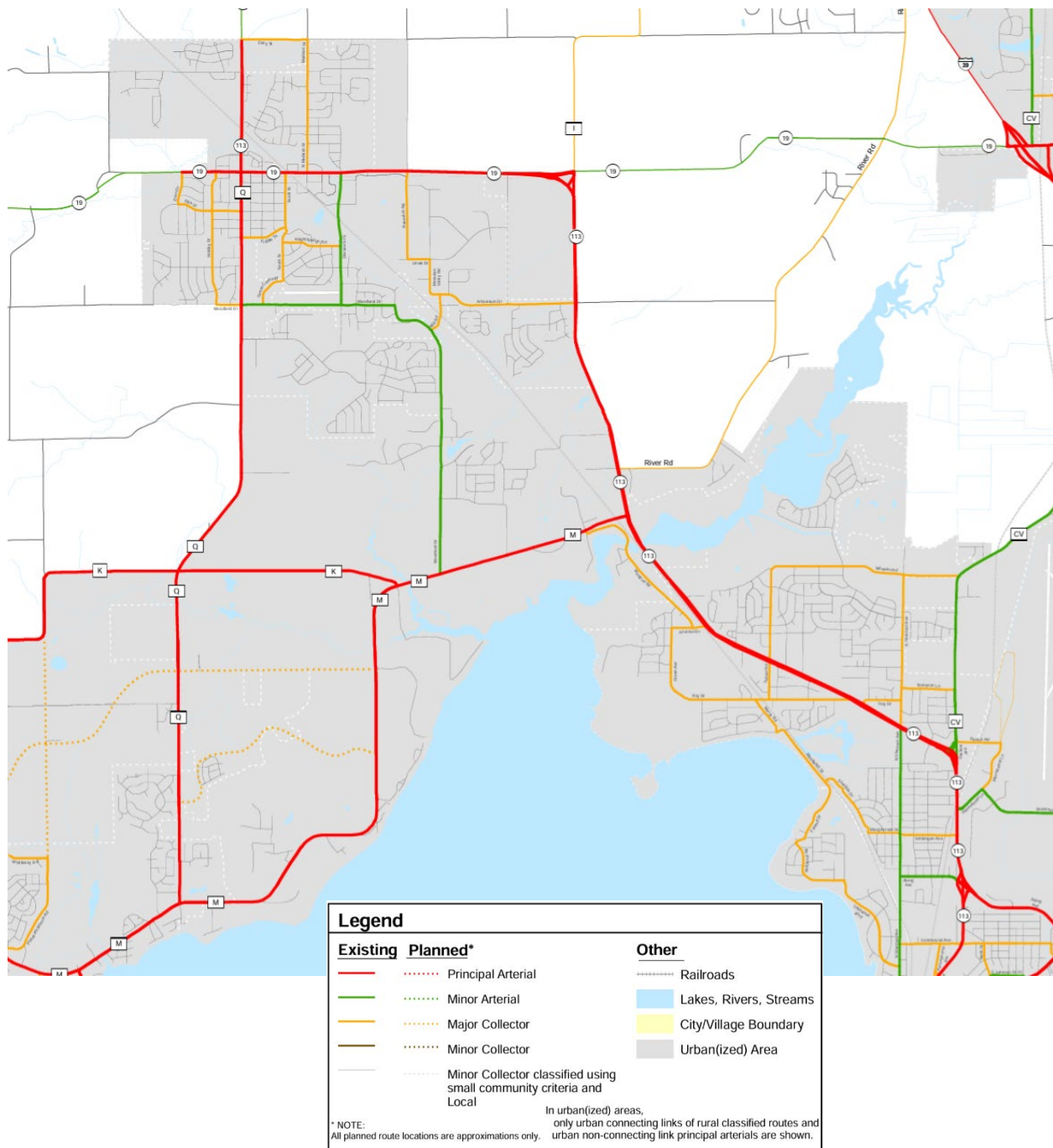
Map 40: Transportation Network Except Bicycle, Relative to Incorporation Boundary



Map 41: Rural Functional Highway Classifications of North Lake Mendota Highways



Map 42: Urban Functional Highway Classifications of North Lake Mendota





The incorporation territory contains 49.69 miles of public roads. 38.19 miles are under the Town of Westport's jurisdiction, and 11.5 miles are under the jurisdiction of Dane County. 29.52 miles of road are local service roads under Westport's jurisdiction. Westport maintains most of the collector roads in the incorporation territory – 6.36 miles compared to Dane County's 1.25 miles. Dane County maintains most of the arterial roads with 10.26 miles compared to 2.31 miles of arterials maintained by Westport.

The Westport street network is designed to bring Westport residents to the center of the town as well as to connect residents with the rest of the metropolitan community supporting territorial compactness.

Significant local roads include:

- River Road
- Oncken Road
- Woodland Road
- Meffert Road
- Easy Street
- Bong Road
- Kennedy Drive

Several state and county transportation facilities serve the town. Specifically, these are:

- CTH K
- CTH M
- CTH I
- STH 113
- STH 19

Federal transportation facilities serve the Town just outside its boundaries:

- U.S. Highway 12
- Interstate Highway 39/90/94

These facilities contain Park and Ride lots that are conveniently located on both the west and east sides of Westport.

#### [Proposed Street Network](#)

Westport is not planning major additions to its street network, other than future public streets internal to residential, commercial or industrial developments.

#### [Service Levels](#)

According to the Wisconsin Policy Forum (*Eyes on the Road, Assessing the Quality of Wisconsin's Local Roads*, April 2024), Westport roads maintain an average PASR quality rating of 7.68, among the highest quality ratings in Wisconsin. The average quality rating for all local roads in Wisconsin is 6.17. This indicates that the Town of Westport has the financial and administrative capacity to be a metropolitan village.

#### Traffic Counts Within the Incorporation Territory

Comparing traffic counts in Westport's Town Core (19,900 along CTH M at the Town Hall and 18,100 at STH 113 and the Westport/Madison border) to counts in the downtown areas of adjacent municipalities:

*Table 21: Traffic Counts at Key Intersections in the Town of Westport Compared to Adjacent Jurisdictions*

| Highway                                                                  | Average Daily Traffic |
|--------------------------------------------------------------------------|-----------------------|
| CTH Q north of CTH K                                                     | 12,300                |
| CTH K east of CTH Q                                                      | 8,400                 |
| CTH Q at Bishops Bay                                                     | 5,800                 |
| CTH M at Perch Place                                                     | 10,300                |
| Woodland Rd north of CTH M                                               | 3,900                 |
| CTH M east of CTH K                                                      | 20,500                |
| STH 113 at the Westport/Madison border                                   | 18,100                |
| River Rd south of Bong Rd                                                | 1,300                 |
| River Rd north of STH 19                                                 | 2,600                 |
| STH 19 east of River Rd                                                  | 19,300                |
| STH 113 south of Bong Rd                                                 | 9,600                 |
| STH 19 east of STH 113                                                   | 16,200                |
| CTH M at Town Hall                                                       | 19,900                |
| Waunakee STH 19 at Water St.                                             | 14,800                |
| DeForest CTH V east of N. Main St.                                       | 6,500                 |
| Middleton – University Ave.                                              | 23,000                |
| Madison Blair St at E. Washington Ave.                                   | 24,700                |
| Madison W. Washington Ave at Braxton Pl                                  | 13,300                |
| Source: Wisconsin Dept of Transportation, Traffic Counts Map; 04/24/2025 |                       |

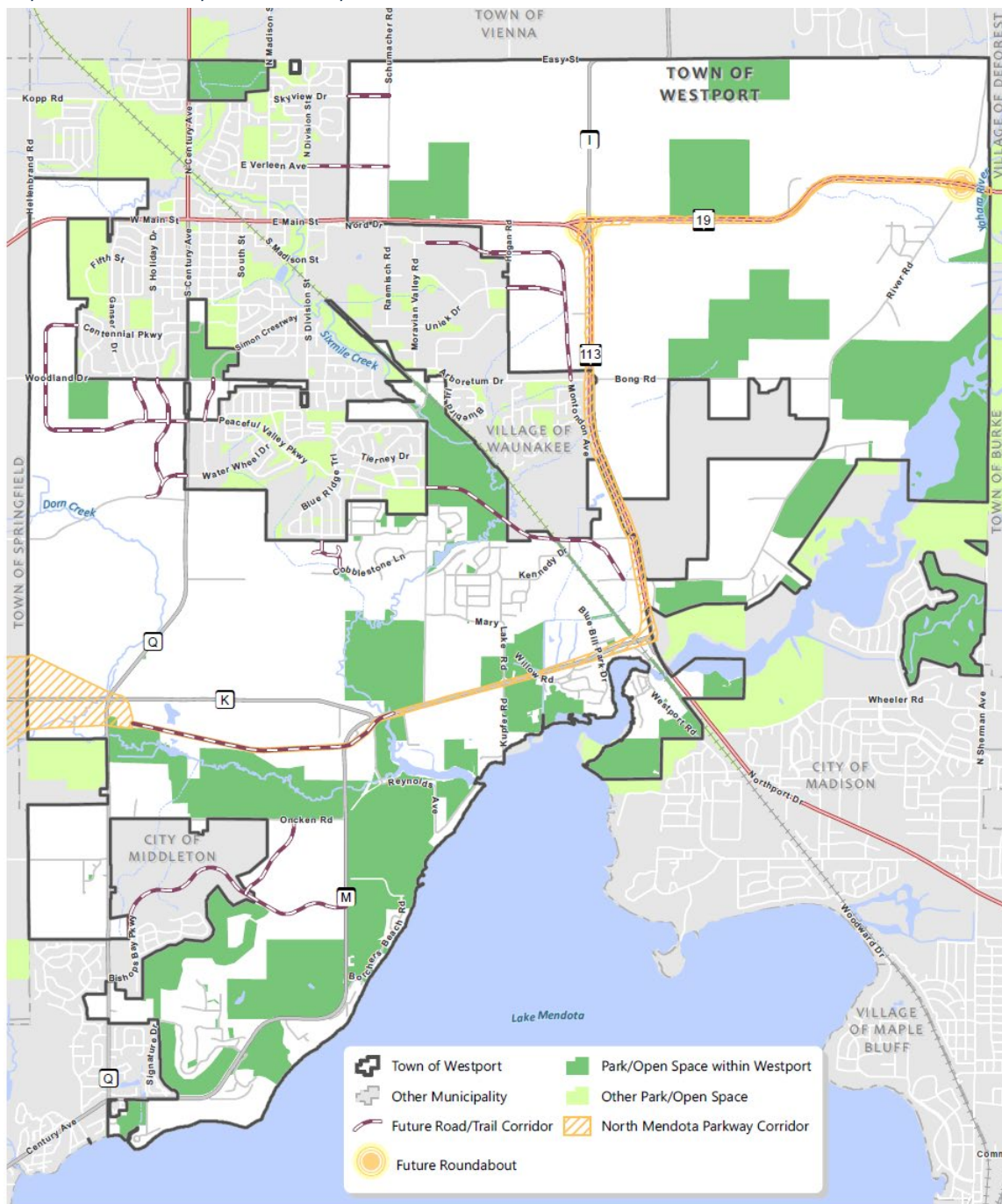
The road network of the incorporation territory provides similar functions at equivalent scale and quality to any of its neighboring municipalities relative to efficiently serving both local and regional traffic. Most of the incorporation territory is considered part of the urbanized area of the Madison metropolitan area for transportation planning purposes (Maps 14 & 15).

#### North Beltline

The area north of Lake Mendota has been the subject of long debate in terms of its role in the regional transportation system. The North Mendota Parkway Alternatives Study examined the long-range future of the area north of Lake Mendota between US 12 and I-39/90/94 and transportation options to support the land use planning goals of communities in the area. The North Mendota Parkway Alternatives Study recommended that a “North Mendota E-Way” is developed between USH 12 and I-39/90/94, Lake Mendota and STH 19 to preserve potential open space system sites. The Plan also recommends that the Parkway contain a route that would connect from I-39/90/94 at STH 19 westerly along STH 19 corridor to STH113 at Waunakee; southerly along STH 113 corridor to CTH M at Westport; and westerly along the CTH M corridor. The STH 19 section has already been improved as has the CTH M section completed in 2025 west to Governor Nelson State Park, upgrading what was primarily a

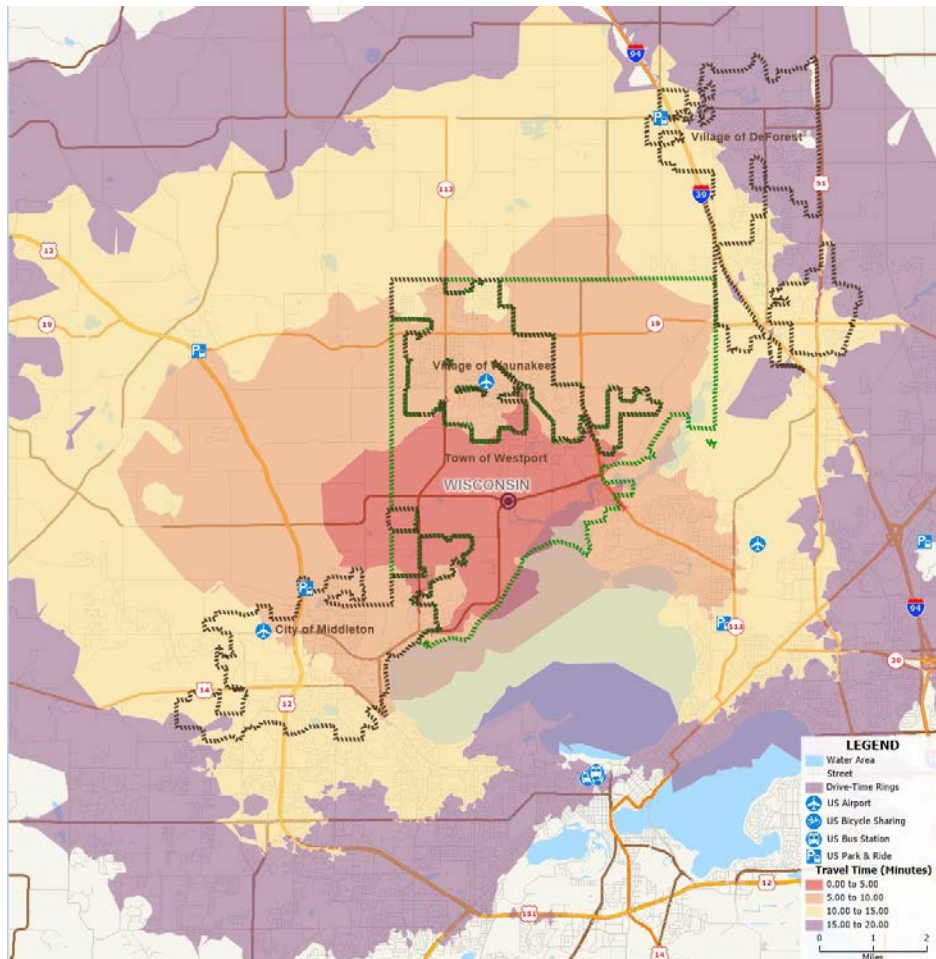
Westport-serving road to one that is now a regional collector still serving to connect Westport residents.

Map 43: Town of Westport Official Map





Map 44: Drive-Time Rings from Westport, 5, 10, 15 and 20 minutes



Most residents of Westport can access the Town Core within 5 minutes and the rest of the Madison area and regional transportation facilities within 20 minutes.

## Air

The Federal Aviation Administration (FAA) administers regulations that protect the airways and the facilities that are needed to access those airways as safe transportation spaces for passengers and freight. The southeast quarter of the incorporation territory is impacted by the 3-mile radius in which the FAA has authority to regulate building heights and other land uses that could potentially impact air traffic in and out of the Dane County Regional Airport (see Map 14). The FAA has 9 regions for administrative purposes. Each regional district has an administrative office in the major city of the district. Westport is served by the Great Lakes Region whose district office is in Chicago. Most matters related to FAA regulations impacting the incorporation territory can be handled by Dane County Regional Airport.



Figure 58: The FAA has 9 regional districts. The incorporation territory is in the Great Lakes Region district which is administered out of an office in Chicago.  
Source: Federal Aviation Administration.

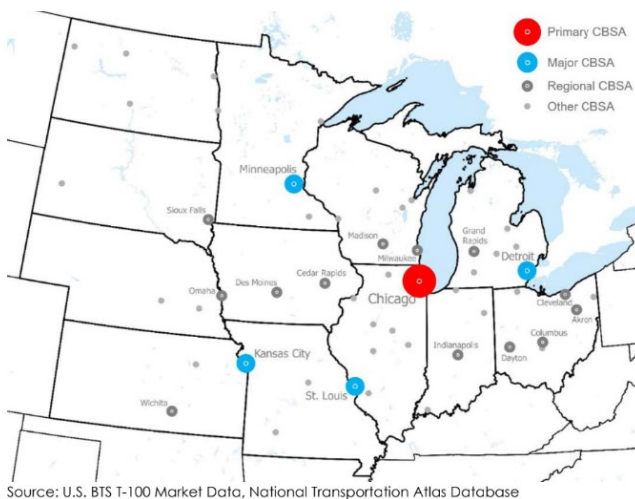


Figure 57: Important Midwest Region Airports for Air Passengers.  
Source: FRA Midwest Regional Rail Plan.

Westport Town Hall is located 4.9 miles from Dane County Regional Airport, accessible via a short drive on WIS 113. The airport is a convenient amenity for both residents and businesses with service from six airlines (American, United, Delta, Frontier, Breeze, and Sun Country). In 2024, Dane County Regional Airport served 2,347,990 passengers with direct flights to Denver, Washington D.C., Orlando, Detroit, Chicago, Newark, Phoenix, Minneapolis, New York, Los Angeles, Atlanta, and Dallas/Fort Worth. The airport has a 3-mile building height limitation zone that covers the southeast

part of the incorporation territory (Figure 16),

Morey Field is a Middleton municipal airfield which serves as a secondary airport to Dane County Regional airport. Morey Field is located 8.1 miles, or 13 minutes west of the Westport Town Hall. The City of Middleton has plans to expand the runway to serve larger planes. Morey Field building height limitations have little effect on the incorporation territory.

Waunakee Airport is a privately owned airfield located in the Village of Waunakee, 3.1 miles, or 7 minutes north of the Westport Town Hall, and just yards north of one of the Town islands within the Village of Waunakee and is one of only a few active airfields with adjoining residences that have direct access to the taxiway and airfield. Height restrictions only impact adjacent parcels. All Town islands will be absorbed into the Village either upon incorporation or over a 20-year period as property ownership changes hands as the result of the Cooperative Boundary Plan agreement.

*Dane County Regional Airport Zone of Building Height Limitation*

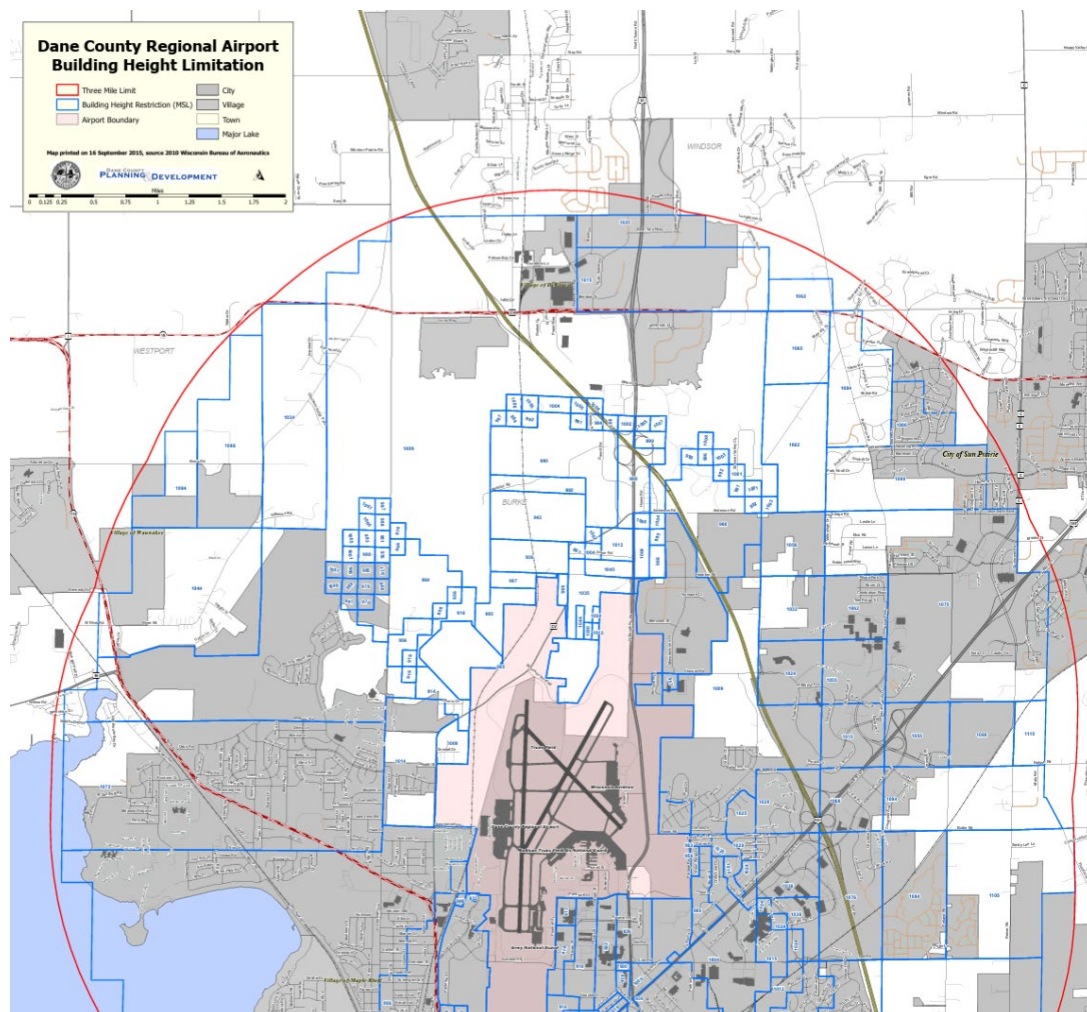


Figure 59: The red line indicates the 3-mile zone where certain land use conditions such as building height are regulated for the safety of air traffic in and out of Dane County Regional Airport.

Source: Dane County Regional Airport.



## Rail

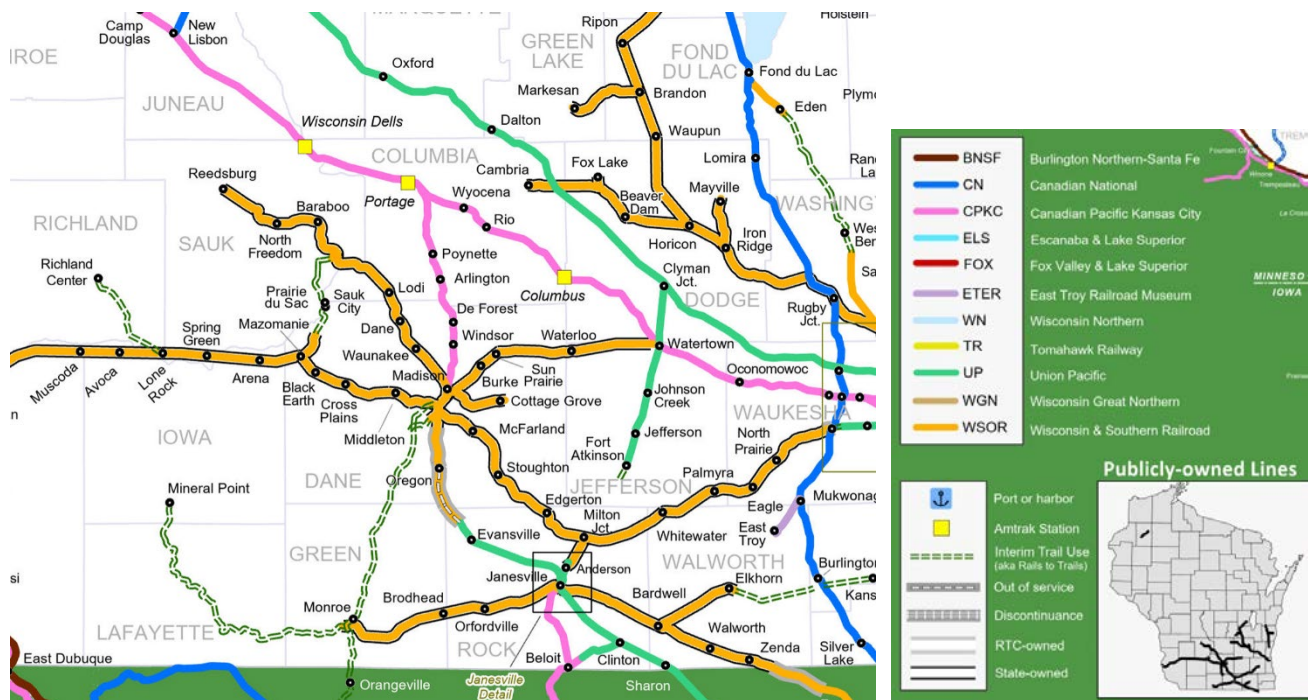
Westport is served by freight service on publicly owned tracks (State of Wisconsin). The rail service operator is the Wisconsin & Southern Railroad Company. The tracks traverse southeast to northwest through the incorporation territory, roughly paralleling STH 113. The rail facilities are important to several area businesses. The new April Aire distribution center in Westport's Gateway Business District is served by the rail line as is the Waunakee Business Park.



Figure 60: April Aire facility in Westport's Gateway Business Park served by rail spur.

Freight rail service is regulated at the federal level by the Federal Rail Administration (FRA) within the U.S. Department of Transportation and at the state level by the Office of the Commissioner of Railroads.

Map 45: Freight Rail in South-Central Wisconsin



The heavy gold line going from Madison to Waunakee to Reedsburg in Sauk County is the line that runs through the incorporation territory. The color of the line indicates that Wisconsin Southern is the operator while the black outside lines indicates state-owned tracks. Source: WisDOT.

The nearest passenger rail service (AMTRAK) is located approximately 30 miles north of Westport in Portage. This stretch of rail is part of Amtrak's Empire Builder Route, which is a major east-west route that runs between Chicago and the Pacific Northwest.

Map 46: Midwest High-Speed Passenger Rail Lines



Source: Midwest Interstate Passenger Rail Commission

This connection would likely use the rail right-of-way of the Canadian Pacific Kansas City Railroad which has a line that connects Madison to Portage. This line splits from the line that serves Westport at the Fordem Ave. railyard on the Madison isthmus (less than a mile from the original Town boundary) and runs along the southeast side of the Yahara River and through Cherokee Marsh to DeForest and on to Portage. While not within the incorporation territory, it is adjacent and wherever the station is in this area, it will be a passenger rail service convenient (within minutes) to residents of the incorporation territory and likely widely used by them.

### Transit

No public transit currently directly serves the incorporation territory. The closest Madison Metro Transit stop is less than a mile from residents of the Mariners Cove area on the southeast corner of the Town Core and less than a mile from residents of the Fox Bluff neighborhood in the southwest corner of the Town. The system connects several outlying communities including Sun Prairie, Verona and Middleton.

The FRA's Midwest Regional Rail Plan calls for connecting Madison to AMTRAK by connecting Milwaukee to Madison and then to Portage. Final design and construction as well as initial operations were selected for funding by FRA with WisDOT as the lead agency.

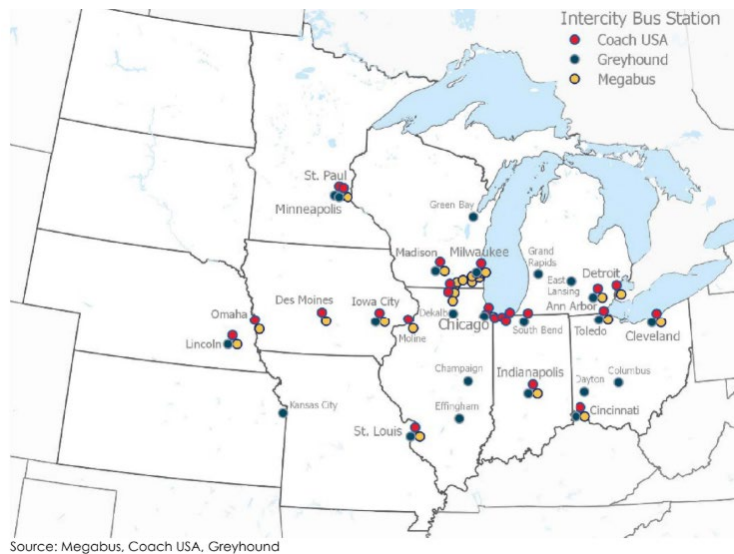


Figure 61: Three inter-city bus carriers serve the Madison area, providing robust regional bus service to major cities.

Numerous programs provide transportation services to eligible population groups throughout Dane County, accessed through a Transportation Call Center operated by Dane County.

The City of Madison, Madison Metro and Village of Waunakee are in discussions to provide Madison bus service to Waunakee that would extend up STH 113, through Westport to Waunakee.

The metropolitan community is served by three inter-city bus carriers – Megabus, Coach USA and Greyhound.

### *Pedestrian and Bicycle*

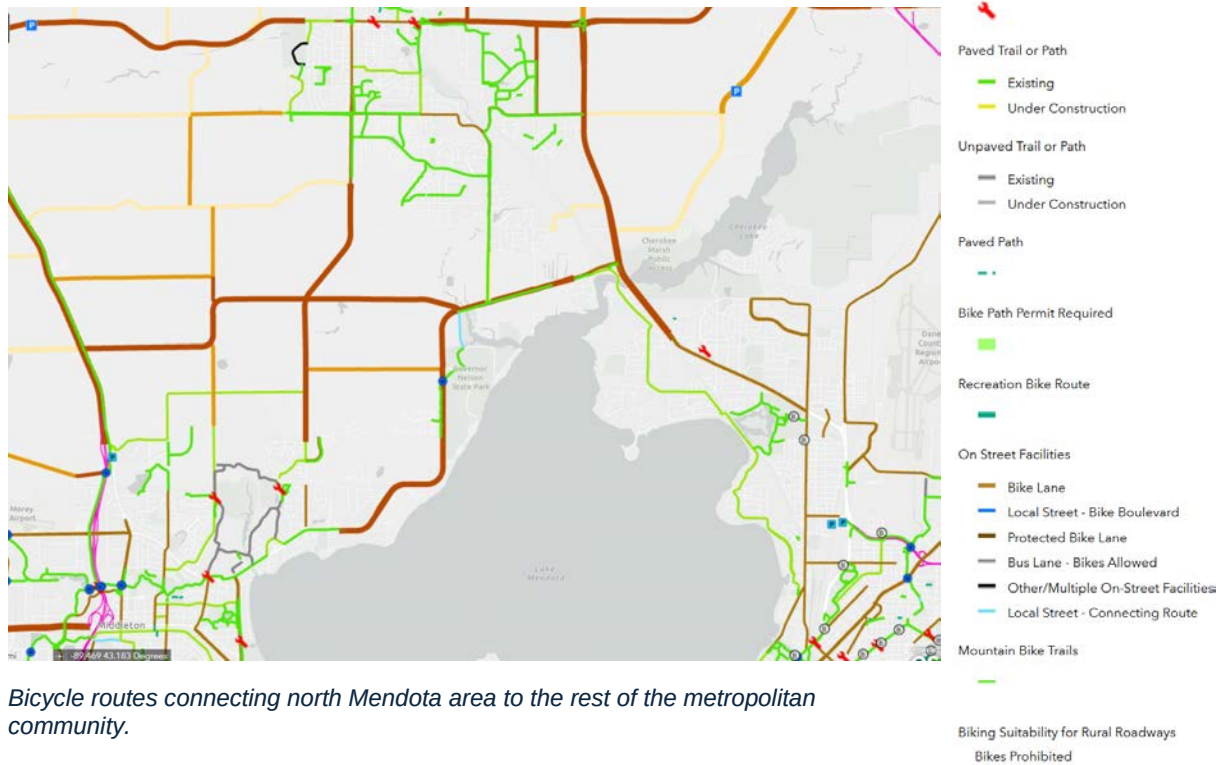
Westport is well-connected for pedestrians and cyclists to travel safely from the populated areas of the Town to the Town Core, including the North Mendota Trail that parallels CTH M from Bishops Bay to STH 113 and the Woodland Ave. Trail that connects Waunakee and the Mary Lake neighborhood to the North Mendota Trail.

The Westport comprehensive plan describes accommodating bicycles and pedestrians through the creation of safe bicycle routes which can serve the greater community. The Town maintains a detailed plan for the improvement of safe bike and pedestrian routes as part of the Village and Town's joint Comprehensive Bicycle, Pedestrian and Outdoor Recreation Plan (CBPORP). There are several County and State Parks and Natural Areas located in Westport for biking and hiking activities. Dane County's North Mendota Trail crosses under CTH M and traverses the east edge of this area on land reserved for this purpose by the Bishops Bay developer. The trail currently terminates at the North Mendota Wildlife Area Prairie Unit but is planned to eventually connect to the City of Middleton and the Madison westside trails. The City of Middleton Comprehensive Plan identifies this connection at the Pheasant Branch trail hub.

Westport has many parks with hiking and biking trails. Many of these parks have direct connections to Westport residential areas (see Figure 62). This is one of the characteristics of Westport that make it such an attractive place to live.



Map 47: Dane County Bicycle Map



Bicycle routes connecting north Mendota area to the rest of the metropolitan community.

## Transportation Improvement Plans

### Dane County

**CTH M** was recently improved in 2025 from STH 113 to Governor Nelson State Park. According to Dane County's justification for the project, the existing roadway was highly congested, especially during weekday commuter travel times. Residential and commercial development is planned along and near the corridor, traffic volumes are expected to increase along with congestion and potential safety issues. Improvements included widening to four lanes, improving the CTH K/CTH M intersection, installing traffic control devices and improving the North Mendota Trail which parallels CTH M.

There are no other near-term plans for improving Dane County highway facilities in the incorporation territory.

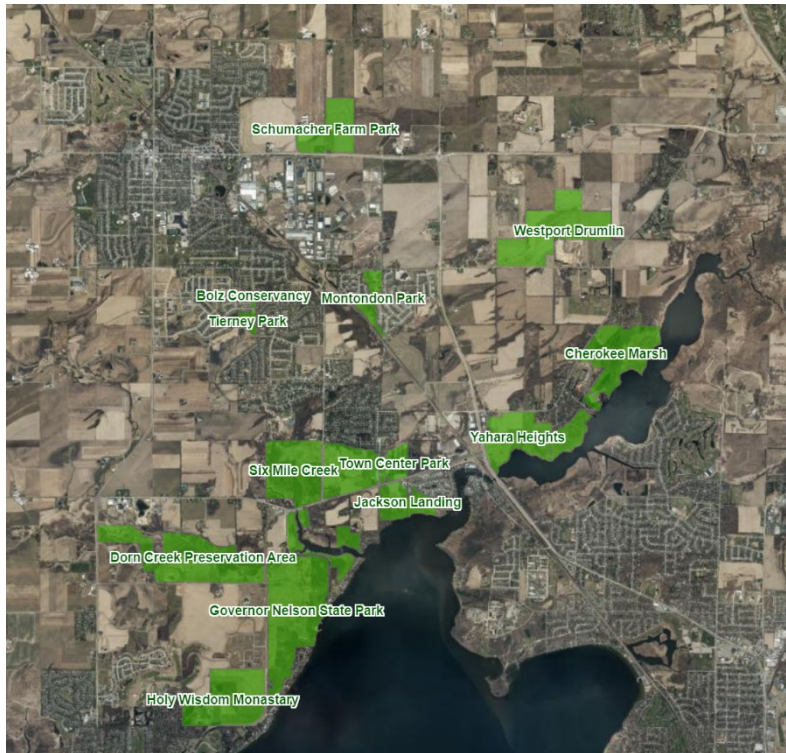


Figure 62: Parks in Westport with hiking trails.  
Source: Town of Westport.

#### State of Wisconsin

**STH 19** WisDOT will be improving 3.6 miles of WIS 19 from Division Street in the Village of Waunakee to River Road in the Town of Westport in 2026. A roundabout in this stretch was constructed in 2018 and will not be affected by this project. Proposed improvements include pavement reconstruction, turn lane improvements, upgrading curb ramps, culvert pipe replacements, and painting the bridge over Sixmile Creek.

#### Westport

**Westport Road** and Bridge (LRIP & Bridge Aid) 2026/27 is a \$2.5 million project that will include a multi-modal path along both sides of road and tying into the North Mendota Trail to Madison. Westport is coordinating with City of Madison on this project.

**Potential Park N Ride** at CTH K and CTH M is being discussed between Westport and Dane County.

**Oncken Road** –reconstruction will occur as part of a future phase of the Bishops Bay development – likely within 5 years.

**River Road** and tributaries – Westport is working on a multi-year plan to improve the streets and roads in this part of the town.

**Mary Lake Road & Kennedy Road** scheduled for reconstruction and intersection/bike-pedestrian improvements in 2027.

*[Madison Metro Transit](#)*

Madison Metro Transit is negotiating an agreement with the Village of Waunakee to provide regular bus service to Waunakee along STH 113, which would pass through the incorporation territory. Westport's support for this is part of the Cooperative Boundary Plan Agreement between the four adjacent municipalities and Westport.



## *Section 8: Local, County and Regional Plans*

### **Village of Waunakee**

#### *Comprehensive Plan Village of Waunakee and Town of Westport*

The current comprehensive plan for the Village of Waunakee is also the comprehensive plan for the Town of Westport as they were prepared jointly in 2017 as described in Section 5: Existing Ordinances.

#### *Waunakee – Westport Comprehensive Bicycle, Pedestrian, and Outdoor Recreation Plan 2023 - 2027*

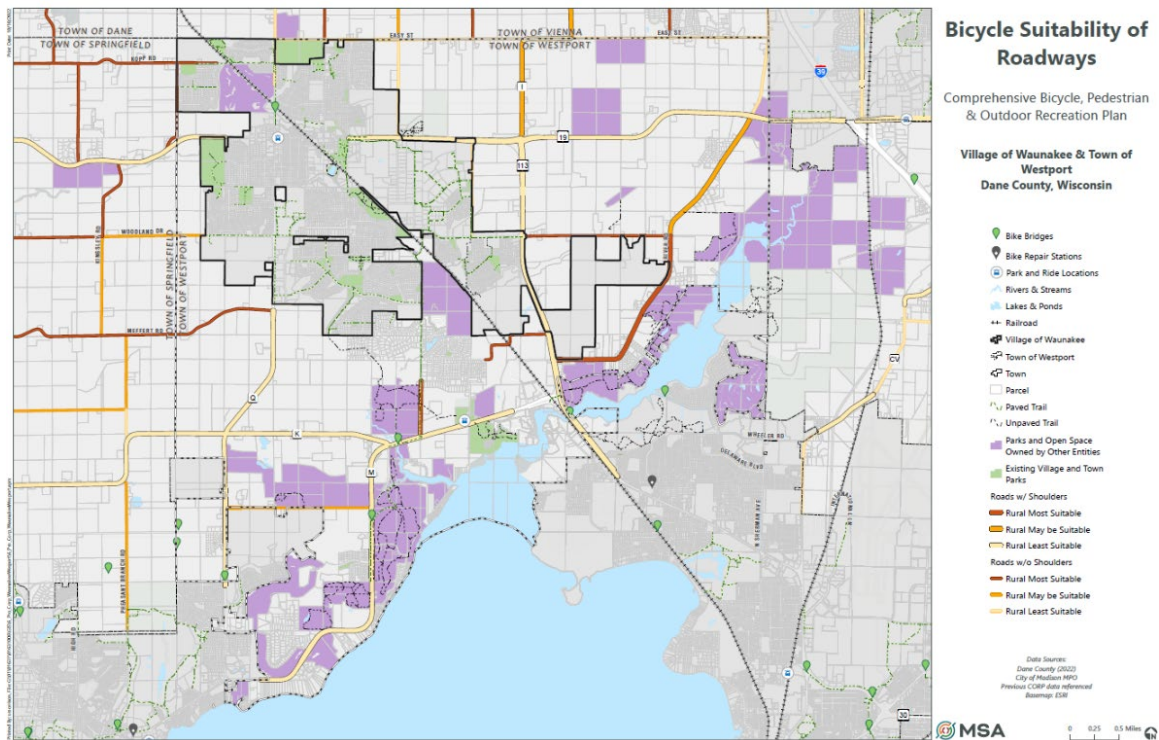
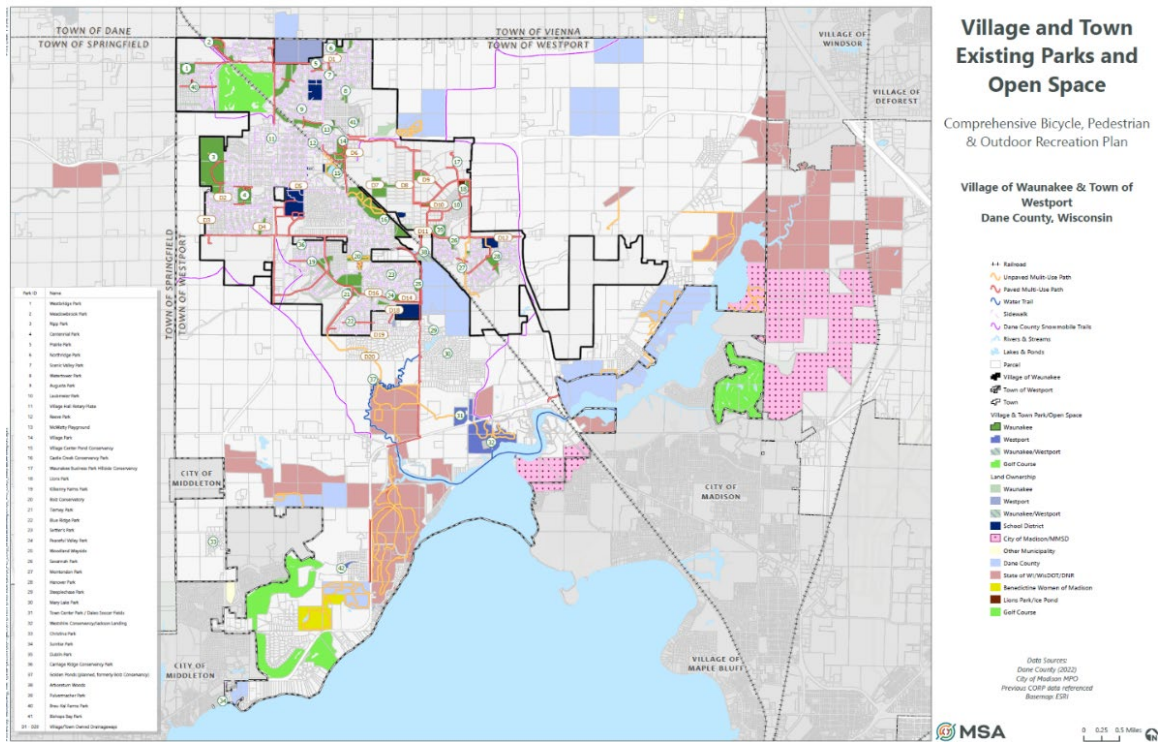
The current Comprehensive Outdoor Recreation Plan is a joint plan with the Town of Westport.

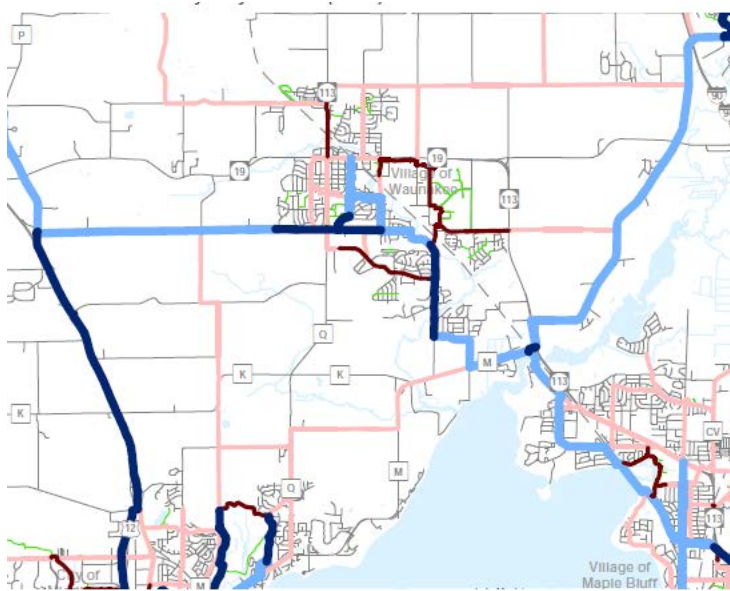
Excerpts:

“The Village of Waunakee and Town of Westport realize the importance and benefits its parks, open space and trail systems have on the communities’ character and quality of life and are committed to providing for the recreational needs of current and future residents. This plan intends to guide the continual improvement of the Village’s and Town’s park, open space and trail systems... to be a support document to the Waunakee-Westport Joint Comprehensive Land Use Plan.”

“Connecting parks and recreational facilities, downtowns, libraries and schools is a central component of bicycle and pedestrian planning. The map on page 28 shows existing bicycle and pedestrian facilities in Waunakee-Westport.... The map on the following page shows the bicycle compatibility of roadways as characterized by Metropolitan Planning Organization (MPO) (note: not all roadways are categorized).”

“The Town is currently providing 216 acres, which translates into 0.0516 acres of parkland per person, or 51.6 acres per 1,000 residents, nearly double the rate for Waunakee. If no additional parkland is provided in Westport, in 2040 the Town will provide approximately 45.8 acres of parkland per 1,000 residents (using WI DOA’s population projections)... The map shows minimal deficiency in parkland within an easy walking distance of residential areas in Waunakee. In Westport, there are swaths of residentially zoned land along its southern boundary that fall outside the current 10-minute walk radius, as well as residentially zoned land scattered in the northeast and southwest corners of the Town. However, it is important to note that this analysis only focuses on Village and Town owned property. Much of the residentially zoned land in Westport that is outside the aggregate green 10-minute walk radius is directly adjacent to parkland owned by other entities such as Dane County and the State. This includes the Yahara Heights County Park, Cherokee Marsh Natural Resource Area, Governor Nelson State Park, and the Dorn Creek Wildlife Area.”





## Existing Bicycle Functional Class Dane County

### Primary Bicycle Network

Primary (Shared-Use Path)

Primary (On Street)

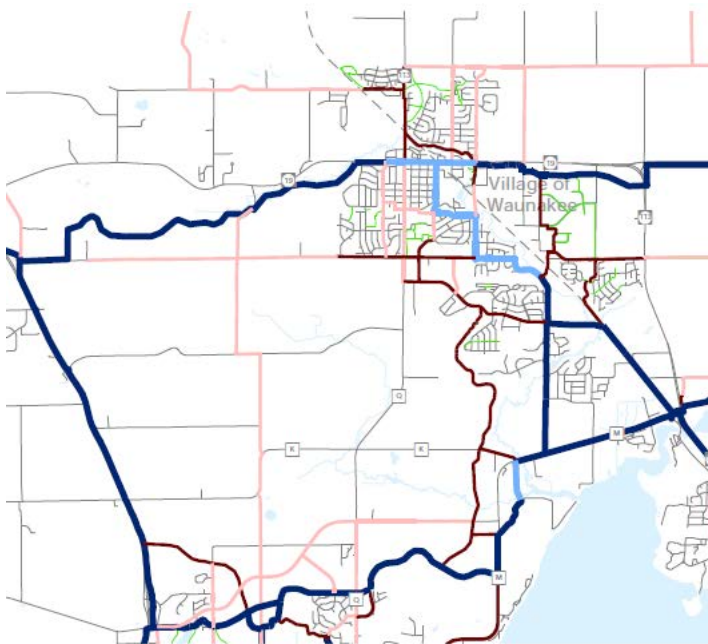
### Secondary Bicycle Network

Secondary (Shared-Use Path)

Secondary (On Street)

### Other Bicycle Facilities

Other Existing Shared-Use Paths



## Future Bicycle Functional Class Madison Area

### Primary Bicycle Network

Primary (Shared-Use Path)

Primary (On Street)

### Secondary Bicycle Network

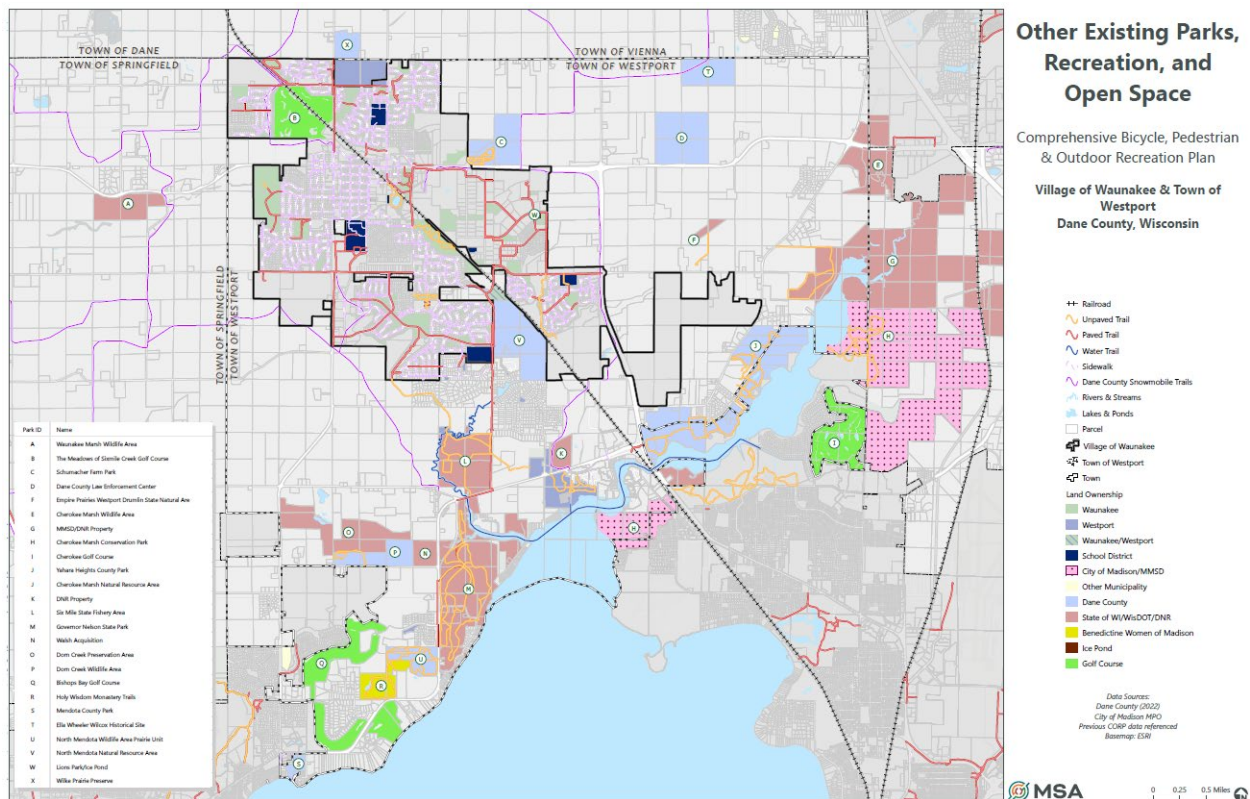
Secondary (Shared-Use Path)

Secondary (On Street)

### Other Bicycle Facilities

Other Existing or Planned  
Shared-Use Paths





## GOAL 1 -PROVIDE A SUFFICIENT AMOUNT OF ACTIVE AND PASSIVE RECREATIONAL LANDS TO MEET CURRENT AND FUTURE RECREATIONAL NEEDS OF THE COMMUNITY.

**Objective 1-** There will be a range of park types and sizes to meet the varied needs of the community.

**Objective 2-** The number of parks in the community will increase in relation to growth in new development.

**Objective 3-** Acquire additional lands for active and passive recreational use based on current deficiencies, demands created by increasing populations, or the environmental and recreational significance of the land.

### Shared Policies & Programs

- The park system will include a range of park types including:
  - Mini-parks, such as Village or Town Center plaza spaces, typically less than one-acre in size, including features such as gardens, fountains, memorials, gazebos, and benches
  - Neighborhood parks and playgrounds, typically

2-5 acres in size, including features such as play equipment, picnic areas, tennis and basketball courts, and playfields suitable for informal activities, such as soccer or ball games.

- Community parks and playfields, typically 5-20+ acres in size, including features found in neighborhood parks in addition to walking paths, community event space, shelters with restroom facilities, off-street parking, athletic facilities suitable for organized recreational, team and tournament play.

- Nature Preserves/Greenbelts/Historic Markers, size varies, typically includes either woodlands, prairies, floodplains, wetlands, streams, critical wildlife habitats and other areas having cultural, scenic, or natural values.

- Require new developments to provide land or fees-in-lieu-of land dedication sufficient to meet the parkland and trail needs generated by such development, based on the adopted parkland acreage policies of each respective community identified in this plan (see Village Policy #1 and Town Policy #1).
- Land which is undevelopable (i.e. contains wetlands or floodplains) or proposed for stormwater management facilities shall not be counted toward the required amount of parkland dedication for new subdivisions.
- Pursue additional land acquisition where existing neighborhoods are underserved by recreational land or where opportunities arise to add strategic parkland to the community which serves to implement one or more recommendations of this plan.

## GOAL 2 -PROVIDE ADEQUATE ACCESS TO PUBLIC PARKS AND RECREATIONAL FACILITIES WITHIN SAFE WALKING DISTANCE.

**Objective 1-** New parks will be strategically located within the neighborhoods that they are intended to serve in order to meet the geographic park service standards identified in this plan (see Shared Policy 1 and 2 below).

**Objective 2-** New residential subdivisions will have access to both neighborhood and community parks.

**Objective 3-** Provide barrier-free access to public parks and recreational facilities.

### Shared Policies & Programs

- New residential subdivisions should be designed such that all residential lots are within a 1/3-mile or less distance from some type of public park and open space facility.
- New residential subdivisions should be designed such that all residential lots are within a 1.5-mile or less distance from a community park or community playfield.



### GOAL 3 -PROVIDE A DIVERSITY OF RECREATIONAL FACILITIES TO MEET THE VARIED NEEDS AND INTERESTS OF THE COMMUNITY.

**Objective 1-** The community's park system provides recreation opportunities for people of all ages, races, and socio-economic status.

**Objective 2-** The variety of recreational facilities will increase within the community.

**Objective 3-** The community's park system provides opportunities for multi-seasonal recreation activities.

**Objective 4-** Recreational tourism will increase within the community.

#### Shared Policies & Programs

1. Parks should be designed to include a range of age appropriate playground equipment. For example, play equipment for children ages 6-23 months, 2-5 years old, and 5-12 years old. Play equipment should be properly signed to denote the intended age range of the equipment.
2. New parks, or upgrades to existing parks, should consider opportunities to provide new types of recreational facilities not already found within the community in addition to traditional facilities such as playgrounds.
3. Pursue the development of revenue generating recreational facilities and activities, or those uses which can bring an influx of tourists to support area businesses, which can aid in the development of new facilities and/or the maintenance of existing facilities.

### GOAL 6 -PRESERVE AND ENHANCE ENVIRONMENTAL CORRIDORS AS PERMANENT OPEN SPACE AREAS.

**Objective 1-** Coordinate siting of active parklands with environmental corridors.

**Objective 2-** Link active parklands together via environmental corridors

**Objective 3-** Use park and recreational lands as a means to promote environmental education and community history.

#### Shared Policies & Programs

1. Utilize drainage ways, greenways, and environmental corridors as part of a permanent open space system suitable for passive recreation use, including nature walking, wildlife habitat preservation, and trail development. Such environmental areas are generally not suitable as neighborhood or community parks because of topography and drainage limitations.
2. Where feasible and in the best interests of the community, consider siting active parklands adjacent to environmental corridors in order to expand the total amount of open space and to facilitate trail connectivity from active parklands to environmental corridors.
3. Encourage public awareness of environmental and cultural resources by installing interpretative signage or historical markers within Village/Town parks. The Village/Town encourages the use of park facilities for outdoor environmental education.

### GOAL 4 -PROVIDE WELL MAINTAINED AND SAFE PARK AND RECREATIONAL FACILITIES.

**Objective 1-** Prevent and minimize injuries to users of public parks and recreational facilities.

**Objective 2-** Continually monitor and maintain existing park equipment and vegetation to ensure its longevity and safety.

#### Shared Policies & Programs

1. Facility development and installation will be reviewed with safety in mind, adhering to accepted standards prior to installation including applicable Consumer Product Safety Commission (CPSC) standards, American Society for Testing Materials (ASTM) standards, or American's with Disabilities Act (ADA) requirements.
2. The Village/Town will make every effort to repair, replace, or remove park facilities that become broken or otherwise become a safety hazard. Upon learning of any defective park facility the Village/Town may post notice of a park closure or park facility closure until such time as corrective measures can be taken.
3. The Village/Town will make every effort to maintain the landscape at existing parks in good condition.
4. Investigate the increase use of low-maintenance ground cover in parks and conservancy areas.
5. Incorporate tree planting into neighborhood, community and special purpose parks.

#### Town Policies & Programs

1. Any new tree planting will include no more than 25% of any one tree species. Only native tree species will be planted (no invasives).

### GOAL 7 -COORDINATE PARK AND RECREATION PLANNING AND DEVELOPMENT.

**Objective 1-** Coordinate park and open space planning and development with adjacent governments, school districts, Dane County, state and federal agencies and other owners and managers of public, quasi-public and private open space lands in the community.

**Objective 2-** Coordinate the public use of indoor and outdoor school recreation facilities.

**Objective 3-** Coordinate subdivision review with all departments responsible for providing or maintaining adequate park facilities.

**Objective 4-** Preserve areas planned for future parks and recreational trails from development.

**Objective 5-** Complete regular reviews and updates of this plan in coordination with the Village/Town Comprehensive Plan.

**Objective 6-** Provide opportunities for public participation in park and recreational facility development.

#### Shared Policies & Programs

1. Provide copies of this plan to adjacent governments, Dane County Parks Department, the Wisconsin Department of Natural Resources and non-profit bike and recreation associations operating in the area.
2. Review and comment on parks and recreational plans of other adjacent governments.
3. Participate in regional planning of parks and recreational needs, including staying in regular contact with the Capital Area Regional Plan Commission, the Dane County Parks Department, and the Wisconsin Department of Natural Resources.
4. Where feasible and in the best interests of the community, consider siting active parklands adjacent to school properties in order to expand the total amount of open space and shared use of facilities.
5. Consult and incorporate the needs identified in this plan before annexations, land divisions, or subdivision plats are approved to identify the appropriate types and locations of parklands, facilities, and trails impacted by the land use request.
6. The Village/Town may use its Official Mapping powers to dedicate future park areas, recreational trails, bicycle and pedestrian facility rights-of-way in advance of development in order to prevent the loss of strategic public lands to other uses.
7. Acquire lands suitable for park and recreation use by explicitly stating acceptable characteristics of land in the parkland dedication ordinance.
8. This plan will be adopted as a component of the Village/Town Comprehensive Land Use Plan.

### GOAL 5 -ADEQUATELY FUND PARK AND RECREATIONAL PROGRAMS.

**Objective 1-** Recognize the importance of an adequate park budget, which can financially address existing park maintenance and allow for future parkland acquisition and facility development.

**Objective 2-** Maintain a park and open space system that is sustainable with respect to annual maintenance and operations costs and servicing capacities of the community.

**Objective 3-** Continue funding the replacement of old and deteriorating recreation equipment in all Village/Town parks.

**Objective 4-** Continue funding to allow for future parkland acquisition and new facility development.

**Objective 5-** Invest funds for the development of facilities that will maximize existing park and recreation areas and providing recreational programs, with the intention of increasing park use.

**Objective 6-** Use all available funding resources to further enhance the quality of the community's park system.

#### Shared Policies & Programs

1. The Village/Town will maintain a capital improvements plan to replace worn or damaged recreational equipment and facilities.
2. Use this plan as a guide to establishing future capital improvement plans and annual budgets.
3. As new lands are added to the park system, the Village/Town will budget sufficient funds for on-going maintenance and operations of park and outdoor recreation facilities. Long-range maintenance and operations costs should be taken into consideration at the time new parklands are acquired through land dedications or other means.
4. Pursue grant funding from state, federal, recreation associations, or corporations which can aid in the purchase and/or development of desired park system improvements.
5. Nurture existing positive relationships with public and private organizations for donations and volunteer help to aid in park system development.
6. Provide residents an opportunity to make a tax-deductible charitable gift to assist with the maintenance and development of the Village's/Town's park and recreational facilities (e.g. endowment fund).
7. Utilize fees in lieu of land dedication to upgrade the local park system.
8. Review parkland dedication requirements, fees in lieu of land dedication, and park impact fees on an annual basis and update as needed to reflect changes in official policies or market conditions.
9. The Village/Town will update this plan every five years as a matter of best practice and to maintain eligibility for state and federal park and recreational grant programs.
10. Citizen involvement in planning and design of park and open space areas is encouraged.
11. Encourage cooperative Village/Town/School/Sports Association development projects to help improve and expand recreational opportunities throughout the community in a cost-effective manner.
12. Develop and maintain formal use/revenue/maintenance agreements between the Village/Town, State, other local governments, school district, or public recreation associations to help operate and maintain public recreation facilities in the Village/Town where appropriate. Agreements should be reviewed at least every five years, or annually as necessary.



**GOAL 8 -REDUCE MOTOR VEHICLE DEPENDENCY BY ENCOURAGING A MULTI-MODAL TRANSPORTATION NETWORK, ENSURING ACCESS TO BIKING AND WALKING ROUTES FOR ALL WHO CHOOSE OR REQUIRE THEM.**

**Objective 1-** Plan for pedestrian and bike connections between major generators and destinations of bike trips (such as residential neighborhoods, schools, and shopping).

**Objective 2-** Incorporate bicycle and pedestrian facilities in all new development projects, redevelopment projects, and reconstruction of existing roads.

**Objective 3-** Emphasize facilities that enable children to safely walk or bike to school.

**Shared Policies & Programs**

1. Make improvements to better accommodate bicyclists and pedestrians as part of all new or upgraded road projects.
2. Support the further study of the feasibility of establishing a pedestrian/bike ferry service across Lake Mendota, connecting Westport with downtown Madison.
3. Consider re-striping lanes to allow wider curb lanes with room for bicycles and narrower auto lanes as part of any new overlay or improvement project.
4. Provide signed and marked crosswalks in school zones, at signalized intersections, 4-way stops, and at midblock locations where there is a need to accommodate crossings. Consider adding advance crosswalk warning beacons and audible crossing signals where additional warning is deemed necessary, particularly along Main Street and Century Avenue. Consider using specially-surfaced, colored, and/or raised crosswalks in high-traffic areas.

**Town Policies & Programs**

1. Residential streets in the Town of Westport should be designed with four-foot paved shoulders along both sides to accommodate pedestrians and bicyclists

**GOAL 11 -FOLLOW APPROVED STANDARDS TO CREATE A SAFE, CONVENIENT AND EFFICIENT BICYCLE AND PEDESTRIAN SYSTEM.**

**Objective 1-** Promote the convenience of pedestrians and bicyclists with the same level of support as motorists—people should be able to bike or walk anywhere they can drive.

**Objective 2-** Consider the safety of pedestrians and bicyclists in an effort to reduce bicycle and pedestrian accidents.

**Objective 3-** Design all new facilities to recognized standards, such as AASHTO (American Association of State Highway and Transportation Officials), NACTO (National Association of City Transportation Officials), ADA (American with Disabilities Act), etc.

**Objective 4-** Provide on-street facilities for cyclists wherever possible, including bike lanes on arterial street and collector streets.

**Objective 5-** Provide appropriate levels of facility maintenance, such as ensuring that paved shoulders and bike lanes remain free of gravel and debris.

**Objective 6-** Provide facilities for safe traffic interaction at road and driveway intersections.

**Objective 7-** Trail plans and new trail corridors are coordinated in a manner that prevents incompatible uses or trail designs.

**Shared Policies & Programs**

1. Waunakee and Westport should adopt zoning and subdivision standards (as applicable) that meet the needs of pedestrians and bicyclists, including the following:
  - a. Sidewalks on both sides of all new streets in the Village, and on new streets serving medium and high density residential areas, schools, and commercial areas in the Town;
  - b. Site planning standards designed to get pedestrians and cyclists safely from the street and sidewalks to the entrances of commercial, industrial, institutional, and multiple family residential projects;
  - c. Block lengths no greater than 800 feet in sewer service areas, 1,200 feet in unserved areas or areas with larger lots;
  - d. New mid-block connections on existing long blocks (including blocks of parkland), where possible, to make bike and pedestrian connections more convenient (Waunakee: see ordinances Sec. 129-194);
  - e. Mid-block connections where new development such as schools and shopping areas is proposed next to residential uses, to allow for easy travel;
  - f. Bike lanes, routes, or paths in new developments to connect new development to existing bike lanes, routes, or paths;
  - g. Bike racks in all new commercial and multi-family residential developments;

**GOAL 9 -PROVIDE SAFE AND EFFICIENT PEDESTRIAN AND BICYCLE ACCESS BETWEEN RESIDENTIAL NEIGHBORHOODS, SCHOOLS, PARKS, AND OTHER RECREATIONAL SITES.**

**Objective 1-** Refer to this Plan in review of development proposals (e.g. add it to a development review checklist), making sure that recommendations are included in developer's plans.

**Objective 2-** Update comprehensive plans, park and open space plans, and zoning and subdivision ordinances as needed to ensure bicycling and pedestrian access.

**Objective 3-** Connect new neighborhoods with each other and to existing development to provide a variety of safe and efficient transportation options for bikers and walkers.

**Objective 4-** Promote the creation of new trails/paths to link existing residential areas and existing/proposed greenspace areas.

**Shared Policies & Programs**

1. Design neighborhoods to provide for multiple safe and direct bike and pedestrian connections in all directions.
2. Link major activity centers such as schools, libraries, parks, employment centers, and shopping areas through bicycle and pedestrian facilities.
3. Provide shortcuts to bicyclists and pedestrians wherever possible, through continuing paths from: dead-end roads, across railroad tracks, or through long residential blocks and other barriers.
4. Plan for new destinations and activity centers in locations that are accessible or are made accessible to pedestrian and bicycle travel.
5. Provide connections between and within residential areas and major destinations with off-street bicycle and pedestrian facilities.

2. Consider implementing the following facilities and practices to make biking and walking more safe and pleasant:
  - a. Bike-safe sewer grates, railroad crossings, and other infrastructures;
  - b. Demand-actuated traffic signals that respond to bicycles;
  - c. Neck-downs and other traffic calming modifications on busy street at street intersections and mid-block crossings.
3. Provide restrooms, drinking fountains, information kiosks, supply shops, wayfinding signage, and similar facilities along bicycle and pedestrian paths or routes.
4. Adopt access control regulations for arterial and collector streets with existing or planned parallel multi-use paths, to reduce the number of access drives.
5. On-street bicycle routes, lanes, and paved shoulders are preferred in the following locations:
  - a. Streets that have rights-of-way wide enough to provide for adequate separation between bicycles and moving and parked motor vehicles.
  - b. Streets having speed limits of no more than 35 miles per hour.
6. Discourage off-street bike paths along major streets where there is a high number of turning movements and side friction (e.g. multiple driveway access points).
7. Consider restricting "right turn on red" at intersections where significant pedestrian/bicycle-vehicle conflict exists.
8. Maintain and upgrade bicycle and pedestrian facilities in the Village and Town. Basic maintenance and upgrades of existing sidewalks and bicycle trails/lanes should be included in the capital improvement programs and annual budgets. Work with community groups, neighborhood and homeowners associations to assist in maintenance.
9. Limit motorized vehicle access to bicycle and pedestrian facilities to those vehicles necessary to provide access for persons with disabilities or impaired mobility.

**GOAL 10 -INTEGRATE THE WAUNAKEE-WESTPORT AREA BICYCLE AND PEDESTRIAN SYSTEM WITH OTHER SYSTEMS.**

**Objective 1-** Coordinate the planning of recreational trails between neighboring and overlapping jurisdictions, such as DeForest, Middleton, Madison, Dane County, and the Wisconsin Department of Natural Resources.

**Objective 2-** Continue to work with neighboring and overlapping jurisdictions such as DeForest, Middleton, Dane County, and the State on future bicycle and pedestrian system planning and improvements. Utilize enhancement grants when available.

**Objective 3-** Link the bike and pedestrian system with environmental corridor protection, community planning, and road improvement processes.

**Objective 4-** Emphasize pedestrian and bicycle connections with and between regional and state recreational areas, such as Governor Nelson State Park.

**Objective 5-** Coordinate planning efforts of new transportation corridors, especially the proposed North Mendota Parkway, to ensure proper consideration of trail connection development, and adequate green space protection.

**Objective 6-** Adopt a policy that clarifies where trail linkages between communities should be planned and routed.

**Shared Policies & Programs**

1. Waunakee and Westport should make this Plan available to all communities and counties, state agencies, and non-profit agencies operating in the area.
2. Waunakee, Westport, Dane County, and the Madison Metropolitan Planning Organization should refer to this Plan when making transportation and land use plans and policies.
3. Seek to develop multi-use trails and footpaths along environmental corridors, such as Six Mile Creek and Dorn Creek, which are pleasant to use and provide logical travel corridors.
4. Protect and preserve the rail corridor running through Waunakee and Westport for future uses, including a potential mass transit option.
5. In the event that the existing rail corridor is abandoned, preserve the corridor for future recreational trails and transportation needs.
6. Support the designation of Six Mile Creek downstream from Mill Road bridge as part of the Dane County Yahara Waterways Trail system.
7. Consider contributing local funds towards efforts for planning and land acquisition for regional county or state trail projects that would enhance the local trail system.

**GOAL 12 -DEVELOP AND IMPLEMENT AN EDUCATION AND AWARENESS PROGRAM.**

**Objective 1-** Support the school district on a youth education program for schools.

**Objective 2-** Provide a map of the entire bike system, and update it as new facilities are provided.

**Objective 3-** Educate the general public on needs and improvements for the system.

**Objective 4-** Integrate environmental awareness into signs and exhibits along the route system.

**Objective 5-** Respect and integrate historical and cultural resources into bicycle and pedestrian facilities when possible. Work with the appropriate state and local historical groups on historic and cultural review processes and any existing regulations.

**Shared Policies & Programs**

1. Post bike route and wayfinding signs directing users to various paths, activity centers, and other destinations.
2. The Village and Town should work with the Dane County Sheriff's Department, the Waunakee Police Department, schools, and non-profit groups to facilitate an education and public awareness program. The program should include educating pedestrians, bicyclists and motorists about the law, and providing residents, employees, and visitors with a user-friendly map of the bicycle pedestrian system and destinations. Examples of activities include:
  - a. Encouraging events during Bike-to-Work Week (the third week in May).
  - b. Working with employers to promote alternatives to driving, like carpooling, and facilities for bicyclists, such as bike racks and shower/locker facilities.
  - c. Working with local media outlets to promote and increase awareness about bicycle and pedestrian safety and rights.
3. Distribute a full bicycle/pedestrian system user map as the system develops, and update this map as needed to reflect new routes or safety information.



### Waunakee Housing Task Force Summary Report 2019

The only mention of Westport is a table of worker flows that indicate of those people who work in Waunakee, 107 reside in the Town of Westport and of those who live in Waunakee, 355 work in Westport, indicating a greater worker flow into Westport for employment by Waunakee residents than the other way around.

**Table 5. Worker Flow by Village, Town or City in 2015**

| Place of Residence for Waunakee Employees (n=4,098) |       |       | Place of Employment for Waunakee Residents (n=7,159) |       |       |
|-----------------------------------------------------|-------|-------|------------------------------------------------------|-------|-------|
|                                                     | Count | Share |                                                      | Count | Share |
| Waunakee Village                                    | 781   | 19.1% | Madison City                                         | 3,094 | 43.2% |
| Madison City                                        | 746   | 18.2% | Waunakee Village                                     | 781   | 10.9% |
| Sun Prairie City                                    | 187   | 4.6%  | Middleton City                                       | 537   | 7.5%  |
| DeForest Village                                    | 132   | 3.2%  | Westport Town                                        | 355   | 5.0%  |
| Windsor Village                                     | 113   | 2.8%  | Sun Prairie City                                     | 161   | 2.2%  |
| Middleton City                                      | 111   | 2.7%  | DeForest Village                                     | 121   | 1.7%  |
| Westport Town                                       | 107   | 2.6%  | Milwaukee City                                       | 121   | 1.7%  |
| Fitchburg City                                      | 49    | 1.2%  | Madison Town                                         | 119   | 1.7%  |
| Springfield Town                                    | 498   | 1.2%  | Fitchburg City                                       | 106   | 1.5%  |
| Lodi Town                                           | 43    | 1.0%  | Monona City                                          | 85    | 1.2%  |
| All Other Locations                                 | 1,780 | 43.4% | All Other Locations                                  | 1,679 | 23.5% |

Data: US Census Bureau OnTheMap LODS Data

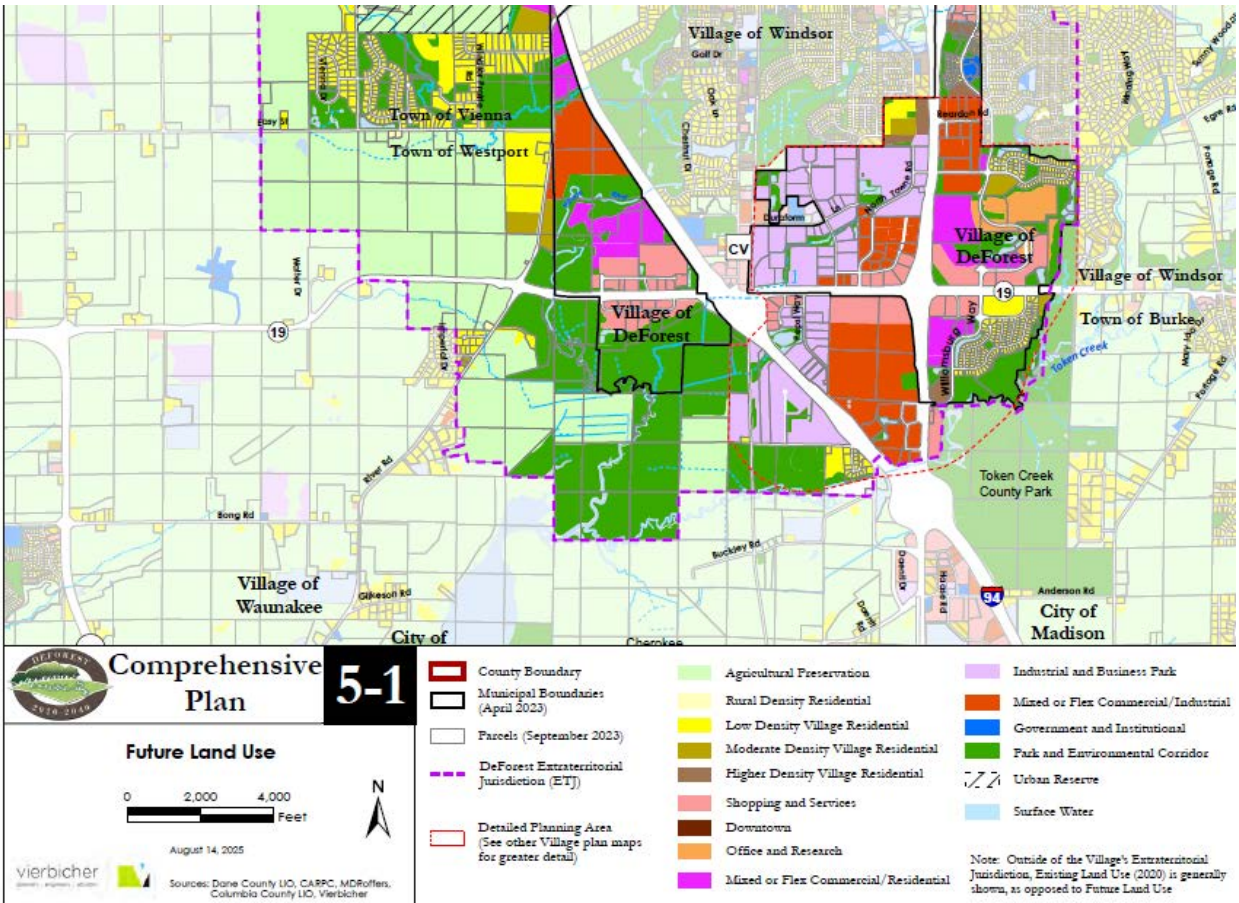
### How Waunakee Plans Relate to Compactness and Homogeneity

The Village of Waunakee and the Town of Westport have a long history of collaborative planning and joint management of the land uses and infrastructure of the north Lake Mendota area. Waunakee's plans recognize Westport as a socially cohesive, rationally organized area separate and distinct from the Village of Waunakee.

### **Village of DeForest**

#### DeForest Comprehensive Plan 2023

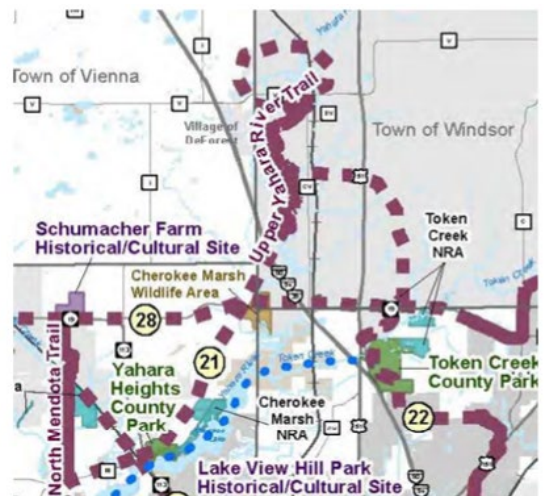
DeForest's comprehensive plan anticipates a small amount of residential growth into Westport and preservation from development for a larger area beyond that. This policy is consistent with Westport and has been made part of the cooperative boundary plan between Westport, DeForest, Madison, Waunakee and Middleton which will take effect upon incorporation.



The Village of DeForest intends to collaborate with the Town of Westport, City of Madison and Dane County to connect DeForest bike trails to those jurisdictions. The plan includes an excerpt from the Dane County Parks and Open Space Plan showing the proposed bike routes.

Excerpt:

**Collaborate on Regional Trails.** As shown on the map to the right, Dane County plans future bicycle/pedestrian paths connecting DeForest-Windsor to nearby municipalities. These include trails along the Highway 19 corridor connecting to existing trails in Waunakee and Sun Prairie, a proposed trail along the River Road corridor southwest to **Westport** and Madison, and a proposed trail through the Bear Tree, Fox Hill Estates, and Savannah Brooks areas through Token Creek Park and then connecting with an existing trail in American Center. The Village will work with Dane County and other affected villages and cities to allow these regional projects to be constructed, including through grant collaboration where possible.



This map crop of the Regional Trail Map from the Dane County Parks & Open Space Plan shows through dashed lines proposed shared-use trails connecting DeForest and Windsor to other Dane County communities.



It also expresses an intent to enter into new boundary and land use agreements with the Town of Westport:

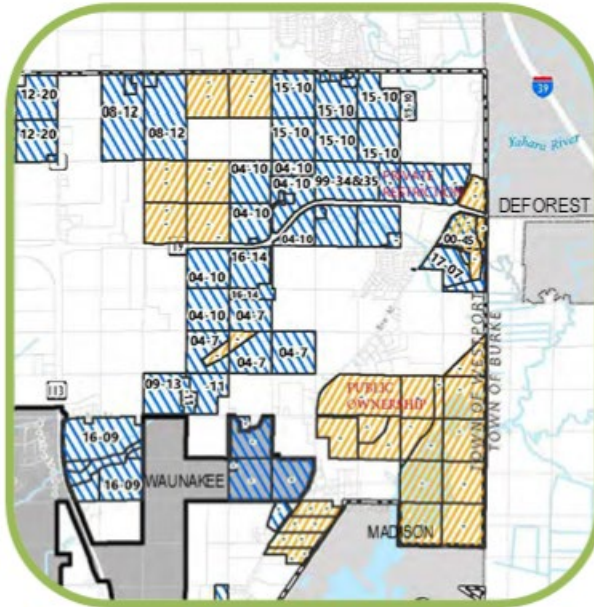
Excerpt:

|                                                            |                                                                                                                                                                                                                                                                              |                                                                               |                                                                                                                                   |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Consider New Boundary and Land Use Agreement with Westport | The northeast corner of Westport is within DeForest's extraterritorial land division review jurisdiction and close to an emerging DeForest growth area. The Village will discuss with Westport an intergovernmental agreement to address a number of matters in this corner. | Cost sharing with Westport on legal, planning, and other contracted expenses. | Village Administrator, under the direction of the Village Board and with assistance from other staff and consultants as requested |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|

#### Consider New Intergovernmental Boundary and Land Use Agreement with Westport

The northeast corner of the Town of Westport is within DeForest's extraterritorial land division review jurisdiction, west of the Village's emerging Tax Incremental District #8 economic development area and the Yahara River corridor. Within this corner, the Town has—often as part of land division approvals—restricted much of the land remaining after division from further development. Also, title and easements over some of these and other lands have been acquired by Dane County, WisDNR, the Madison Metropolitan Sewerage District, and Groundswell Conservancy. The map to the right indicates lands that were as of 2018 privately restricted (blue hatch) and publicly owned (red-yellow hatch) in this part of the Town.

The mid-2010s North Yahara and North Mendota Future Urban Development Area (FUDA) studies identified this as a future study area. In general, the advice was to work collaboratively on a neighborhood development plan, community separation, and natural resources protection associated with the Cherokee Marsh. The Village intends to explore an intergovernmental agreement with the Town of Westport to come to some resolution on these matters. Westport may wish to include its historic planning and zoning partner—the Village of Waunakee—in these discussions. Such an agreement may address overlapping extraterritorial authorities, future municipal boundaries, land preservation and restrictions, potential future utility system expansions, Highway 19/North Mendota Parkway advancement, community separation, and other areas of mutual concern. In general, the Village will work collaboratively to protect sensitive environmental resources in this study area, which connects with Cherokee Marsh.



This map was produced by MSA Professional Services for the Town of Westport in 2018. The restrictions indicated on this map had not been independently reviewed by DeForest representatives at time of writing.

#### How DeForest Plans Relate to Compactness and Homogeneity

The Village of DeForest and the Town of Westport do not have a history of collaborative planning and infrastructure development, primarily because DeForest has not been big enough to grow into Westport until now. Like Waunakee, DeForest's plans recognize Westport as a socially cohesive, rationally organized area separate and distinct from the Village of DeForest. Also, like Waunakee, DeForest is experiencing very rapid growth and needs room to grow. Rather than annexing the land it needs as would be typical for normal village/town relationships, DeForest managed to negotiate an agreement with Westport. These agreements with Waunakee and DeForest make the remaining Westport territory more compact.

#### City of Middleton

##### Middleton Comprehensive Plan 2021

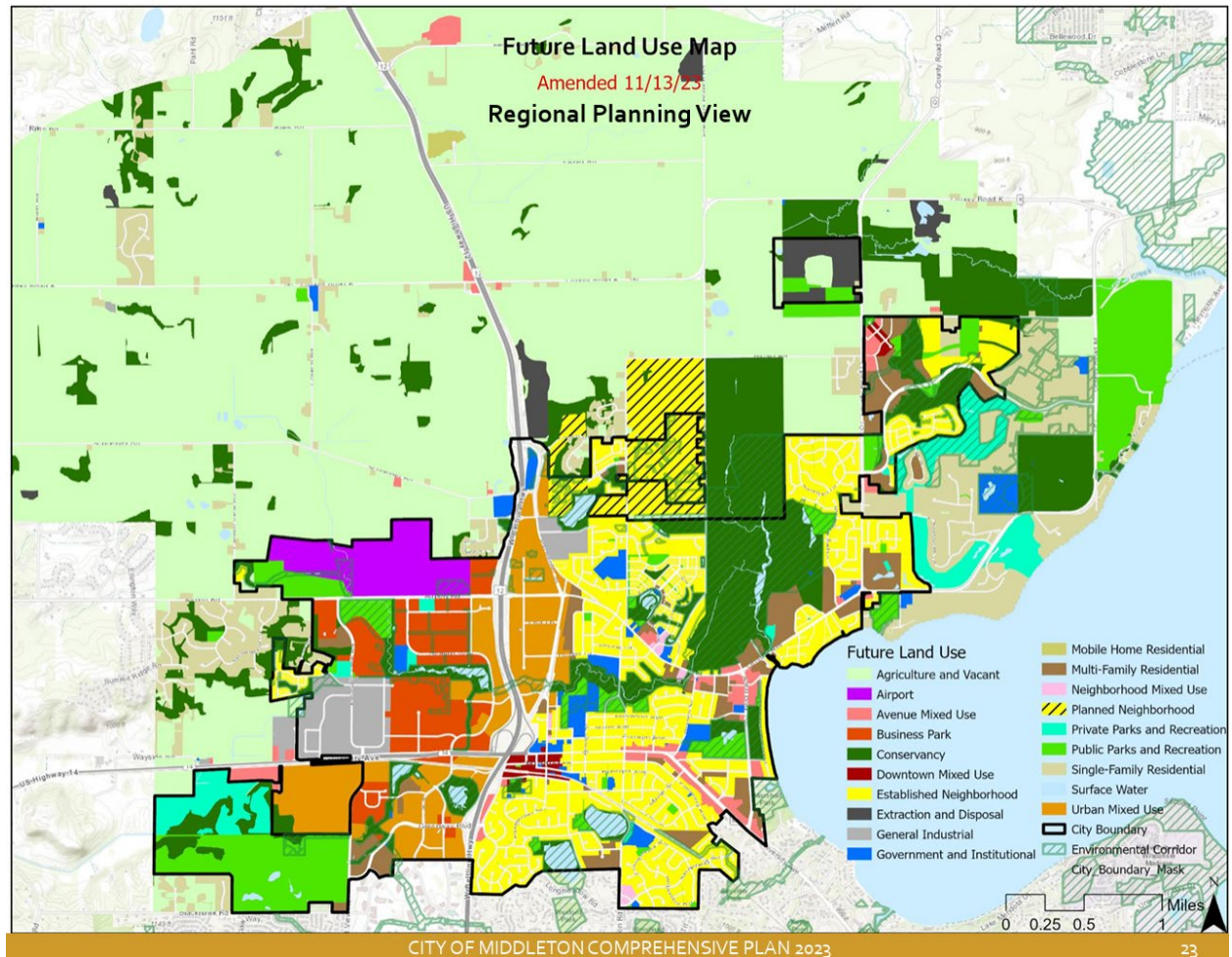
Middleton's comprehensive plan mentions Westport in a few places:

The future land use map indicates Middleton does not intend to grow into Westport any more than has already occurred, due primarily to parklands, conservancies and other environmentally sensitive lands.



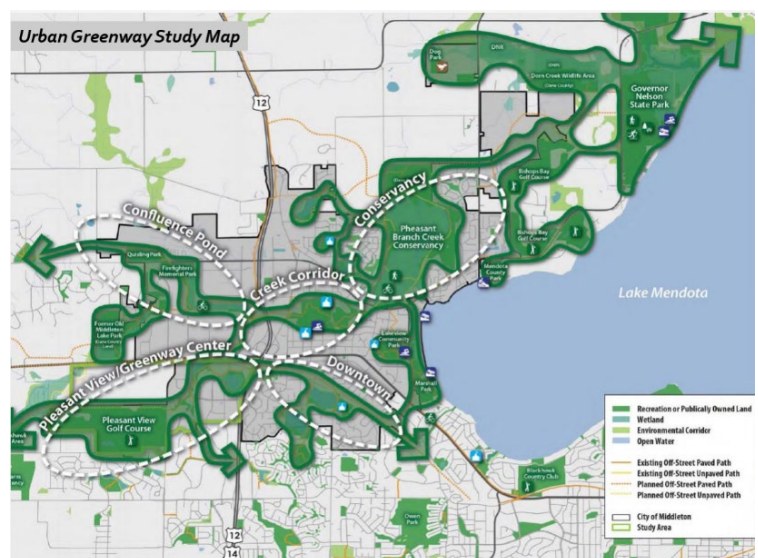
It is Middleton's intent to reduce the pressure for growth in Westport by prioritizing in-fill development, while at the time supporting the diversion of regional traffic out of the city proper and supporting the North Mendota Trail and continuing joint planning with Westport.

Excerpt:



**D. Increase connectivity between Middleton's public lands, adjacent communities, and other regional open spaces through land acquisition and/or trail easements that create green corridors.**

Community Surveys from 2018 show support and desire for creating and expanding connections to other public lands and regional open spaces. Survey comments expressed interest in connections to Madison, to the communities of Waunakee<sup>Westport</sup>, and to communities west of Middleton. An Urban Greenway Study was prepared in 2016 providing recommendations for expansion of a greenway connecting downtown Middleton to the Middleton Bike Park area and areas west of Middleton's city limits. Other opportunities for increased connectivity include the urban greenway to the north of the North Lake subdivision, bike path connections to the <sup>Westport</sup> area, and expansion of the Graber Pond Trail as development continues to the east and west of Graber Pond.





## Actions:

A. Support infill development where appropriate, especially in downtown Middleton and in other areas well-served by transit, and in proximity to employment and commercial areas.

It is no surprise that the preference expressed during public input sessions was for preservation of farmland outside of the City limits over development of farmland. The City, working with the Village of Waunakee, the Town of Westport, and the Town of Springfield, studied the Future Urban Development Area (FUDA) and developed a recommended scenario in 2013. The scenario shows how much land will be needed to accommodate projected 2035 land demand with projected population growth, along with general locations where the demand could be accommodated. In order to accommodate the City's expected growth, a combination of both greenfield development and infill development will be needed.

## TOWN OF WESTPORT

City of Middleton and Town of Westport entered into an IGA in 1998:

- Established a 6-member Joint Planning Committee (now referred to as the Middleton/Westport Joint Zoning Committee) that is entrusted to review and approve certain land use decisions within a designated Joint Planning Area.

## Middleton/Town of Westport Joint Planning



The Community of Bishop's Bay Regulating Plan - Neighborhood Map

For over two decades, the two communities have enjoyed a collegial relationship that stands out as a model for intergovernmental collaboration. Not many Wisconsin cities or villages have established extraterritorial zoning arrangements with a neighboring town. The Joint Zoning Committee (JZC) deals with rezonings, land divisions, and building design reviews pertaining to lots in the joint planning area, but its major focus has been planning for the multi-neighborhood Community of Bishops Bay development. Establishment of the JZC has prevented landowners and developers from working with one community separately from the other and resulted in greater predictability and clearer expectations with the development process.

Strategy 2: Foster strong intergovernmental relationships and partnerships with surrounding municipalities and local, regional, and state organizations to strengthen community connections, improve efficiencies, and create great places.

The City establishes partnerships with surrounding municipalities, area nonprofits, and the private sector to efficiently operate facilities and services. Cooperation and communication with other partners can help avoid costly and unnecessary duplication of services. The City should continue to foster these strong relationships and learn from other best practices at all levels of government.

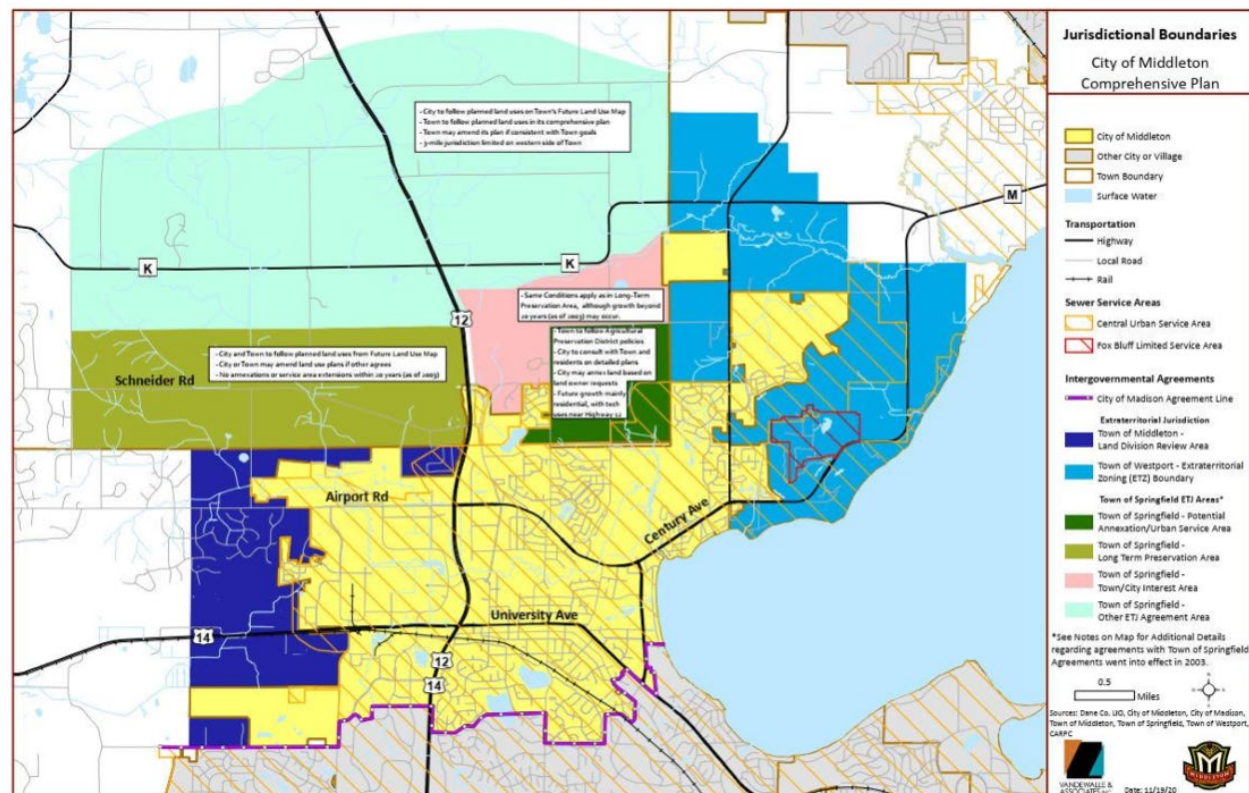
## Actions:

A. Continue to implement existing intergovernmental agreements with surrounding communities and work collaboratively on future municipal boundary changes, sewer service areas, extraterritorial decisions, and planning.

Joint planning has the mutual benefit of building trust, reducing conflicts, promoting orderly development, and reducing costs for each municipality. The City will actively monitor and adhere to implement existing intergovernmental agreements. The City will proactively coordinate on potential future municipal boundary changes, sewer service area amendments, extraterritorial land divisions and zoning.

The City has intergovernmental agreements (IGAs) with four municipalities, as summarized on this page and the next one.

The full IGAs can be found as appendices.



### Active Transportation Plan

#### Excerpts:

"Paths through New Neighborhoods - There are four new neighborhoods on the north side of the City (Belle Farm, Redtail Ridge, Pheasant Crossing, and Bishops Bay) that each include shared-use path facilities. Pheasant Crossing will connect from the path by Whittlesey Road to the paths at High Road/Caneel Trail. Belle Farm will include a connection between Parmenter Street and Graber Pond. Redtail ridge will connect to the residents to Pheasant Branch Conservancy and to paths in these other subdivisions. Additionally, as the City of Middleton grows northward in conformance with intergovernmental agreements with the Towns of Springfield and **Westport**, the City is planning for the development of trails to serve new development and environmental corridors. This plan anticipates a North/South trail connection along High Road and an East/West connection spanning from Bishops Bay to Parmenter Street.

"Regional Connections - In addition to filling the missing links within the City's municipal boundaries, the City will work with regional stakeholders to monitor progress on important regional connections. These paths are completed to the City of Middleton boundaries but contain missing links between Middleton and our neighbors. North: Gap in Hwy 12 path extending north to Sauk City, and High Road as development extends north. South: Extending path/bike lanes along Gammon Road from Middleton city limits to Mineral Point Rd path. East: The North Mendota Path is built to the City limits. Dane County and **Westport** are working to extend the path to Governor Nelson State Park. West: Three shared-use paths end at boundary between the City of Middleton and the Town of Middleton. These all have the potential for extensions to connect the City and the Town.

### How Middleton Plans Relate to Compactness and Homogeneity

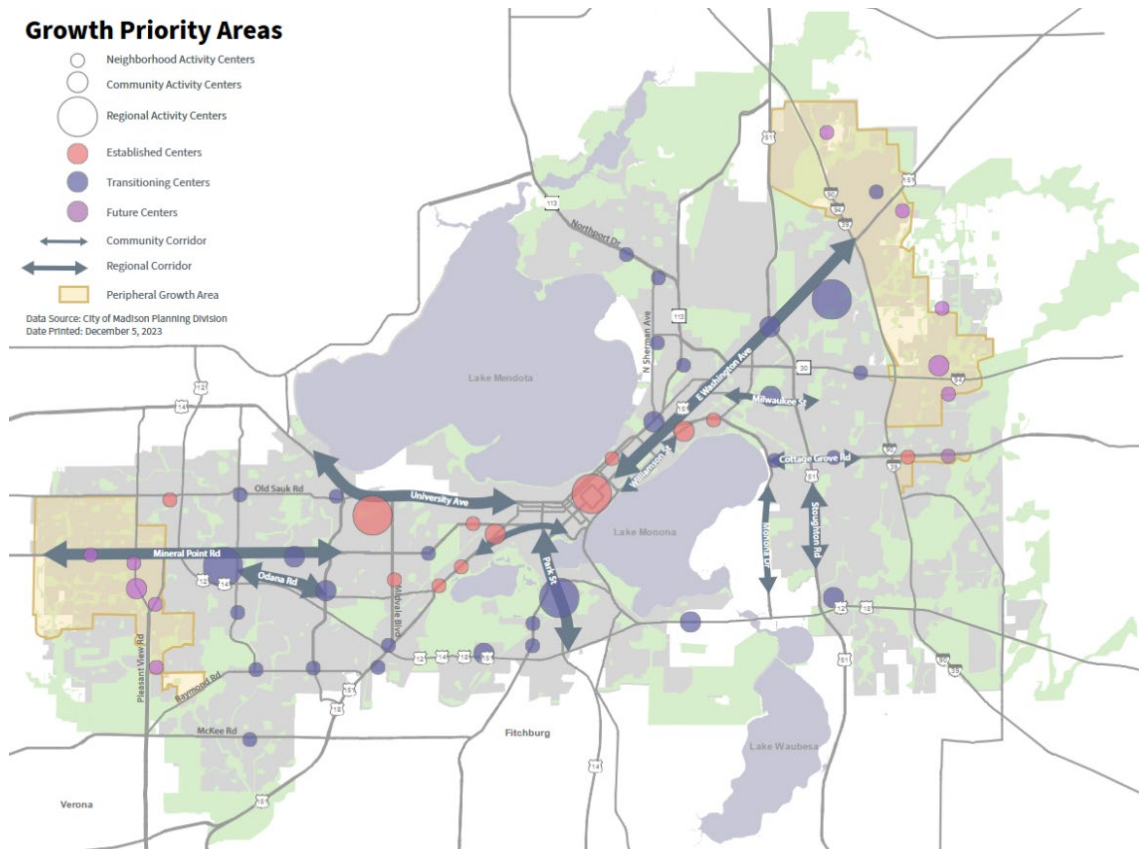
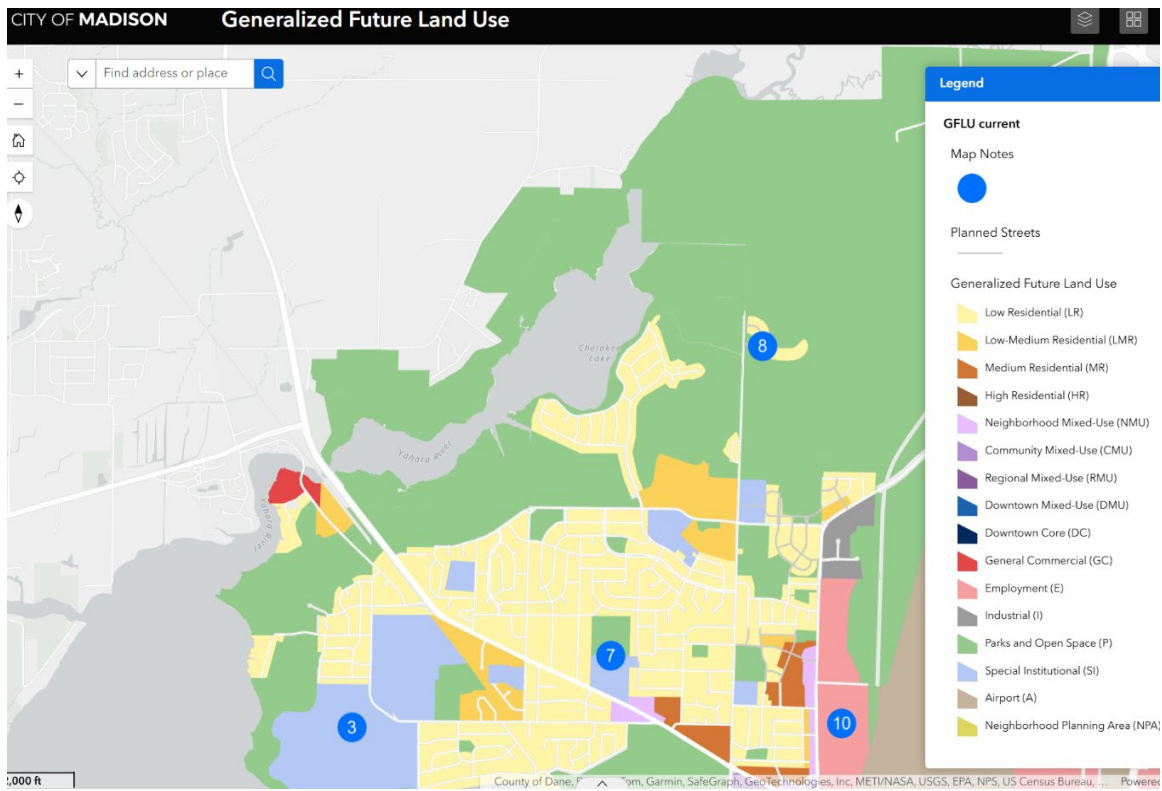
The City of Middleton and the Town of Westport also have a history of collaborative planning and infrastructure development, primarily stemming from the joint planning required for development of the Bishops Bay subdivision and the formation of a Joint Zoning Committee. Like Waunakee and DeForest, Middleton's plans recognize Westport as a socially cohesive, rationally organized area separate and distinct from the City of Middleton. Also similar to Waunakee and DeForest, Middleton is experiencing strong growth and needs room to grow, recognizing that infill development alone will not be sufficient to meet the need for new housing. Rather than annexing the land it needs as would be typical for normal village/town relationships, Middleton reached out to negotiate an agreement with Westport long before the idea of incorporation or the 5-party cooperative boundary plan that was recently approved.

### **City of Madison**

### City of Madison Comprehensive Plan

#### Excerpts:





The interface between the City of Madison and the Town of Westport is mostly park, recreational and environmental corridor lands. The land uses of the small area west of STH 113 is consistent with the Westport land uses on the other side of the Yahara River. Additional growth of the City of Madison toward Westport is not planned.

Although Westport is not called out directly, the Effective Government chapter of Madison's Comprehensive Plan describes city policies that impact Madison's vision for the areas outside the City. These policies are consistent with regional roles the Town of Westport currently sees for itself as well as after incorporation. Westport works in collaboration with Madison through the Clean Lakes Alliance and it is supportive of local food producers located within the Town.

#### **b. Lake Water Quality and other Natural Features**

The water quality of Madison's lakes is very important to the City and other municipalities in the region. Challenges to lake quality include agricultural runoff and discharge of urban storm water. The 359 square mile Yahara River watershed contains dozens of governmental units, necessitating a regional approach to improve the quality of Madison's lakes. In addition to working with other local governments, Madison should also collaborate with the variety of community groups working on water quality issues.

#### **c. Regional Food Systems**

Dane County has some of the most productive agricultural land in the world, as well as a strong food economy. The City should support Dane County and other entities in developing a regional food systems plan that identifies key improvements to the regional food supply chain. Strengthening the local supply chain will bring additional food security to the region, job opportunities for residents with a wide range of backgrounds, and support preservation of agricultural land.

#### *How Madison Plans Relate to Compactness and Homogeneity*

The City of Madison and the Town of Westport do not have a history of collaborative planning and infrastructure development, primarily stemming from the Yahara River and environmentally sensitive lands separating the two communities. Like Westport's other neighbors, Madison's plans recognize Westport as a socially cohesive, rationally organized area separate and distinct from the City of Madison. Also similar to the other neighbors, Madison is experiencing strong growth and needs room to grow, recognizing that infill development alone will not be sufficient to meet the need for new housing. Rather than pushing beyond natural barriers to grow, as many other cities would, Madison respects the territorial integrity of the Town of Westport and readily agreed to negotiate an agreement with Westport setting permanent boundaries.

### **Dane County**

#### *Vision 2020: Dane County Land Use and Transportation Plan 1997*

The Town of Westport is not part of the Dane County Comprehensive Plan as Westport and Waunakee prepared a joint comprehensive plan. However, Westport is mentioned as it relates to regional policies.

Excerpts:

#### **Transportation Corridor Plans**

##### *North Mendota Parkway*

The North Mendota Parkway Alternatives Study examines the long-range future of the area located north of Lake Mendota between USH 12 and Interstate 39/90/94. The purpose of the study is to identify strategies for balancing public objectives for land use, transportation, conservation and aesthetics—with a strong focus on the impacts of major roadway projects. Dane County, the Cities of Madison and Middleton, the Village of Waunakee and the Towns of Springfield and Westport have entered into an intergovernmental agreement to identify and protect a regional environmental resource protection corridor, prevent incompatible development in possible roadway corridors and to officially map a route for a future roadway facility.

##### *Firearms Training Center*

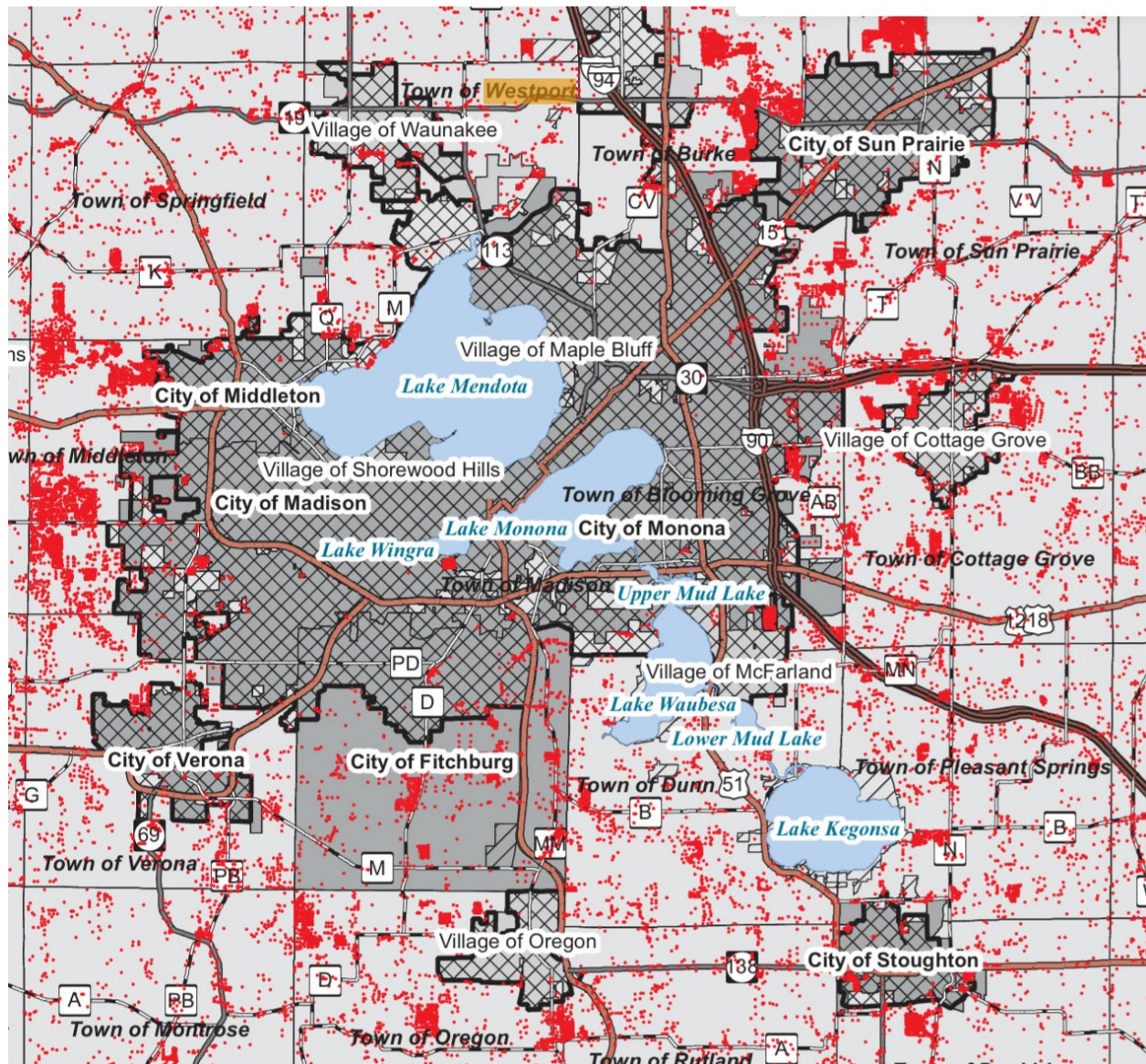
The Firearms Training Center in the Town of Westport has five firearms shooting ranges for arms training and qualifications for military and civilian law enforcement personnel. The facility also has a training building with multiple classrooms and training rooms for general and physical training programs, weapons and ammunition storage, firearms cleaning and armorer's rooms, and office space for facility staff. The master plan for this facility includes future expansion by the addition of an emergency vehicle operations training course and future shooting ranges dedicated for public use.



| National Register Listings |      |  |          |                    |                       |
|----------------------------|------|--|----------|--------------------|-----------------------|
| 96000497                   | Dane |  | Roxbury  | Address Restricted | Hornung Mound Group   |
| 93000215                   | Dane |  | Westport | Address Restricted | Halvorson Mound Group |

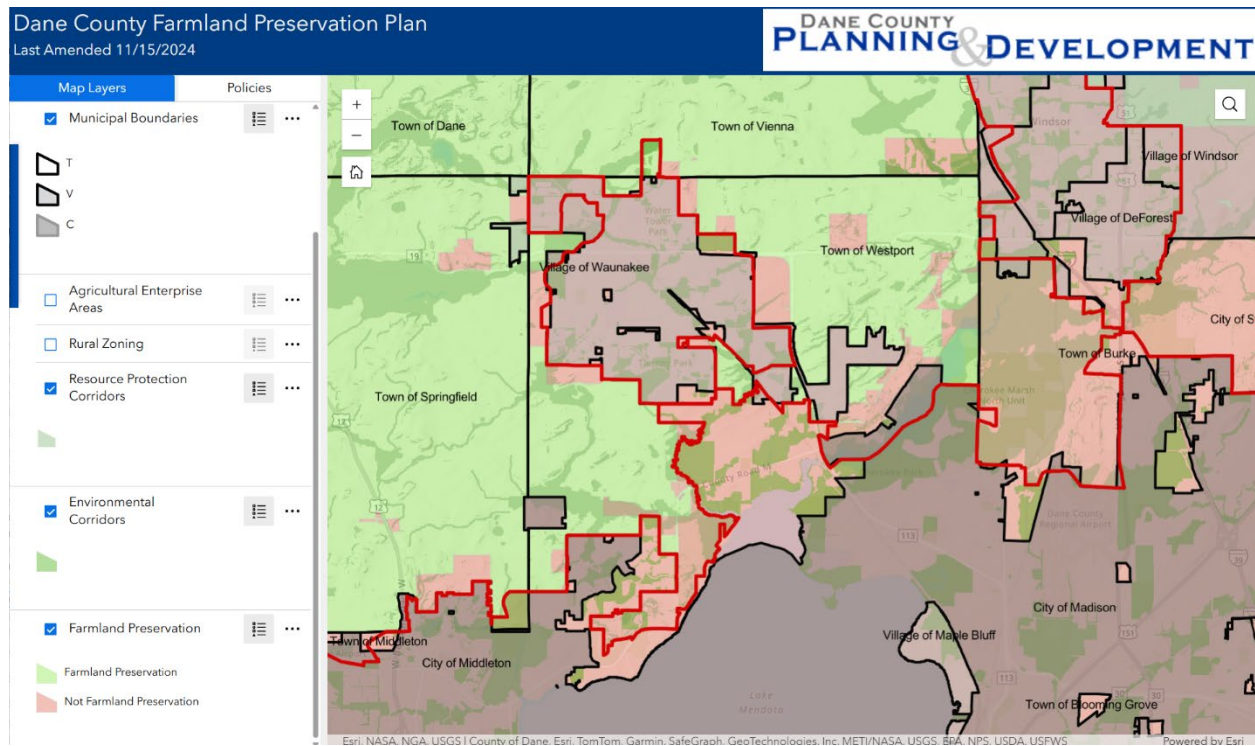
#### Private On-site Wastewater Treatment Facilities

Westport has a significantly lower number and density of private septic tanks than other towns in the Madison metropolitan community.



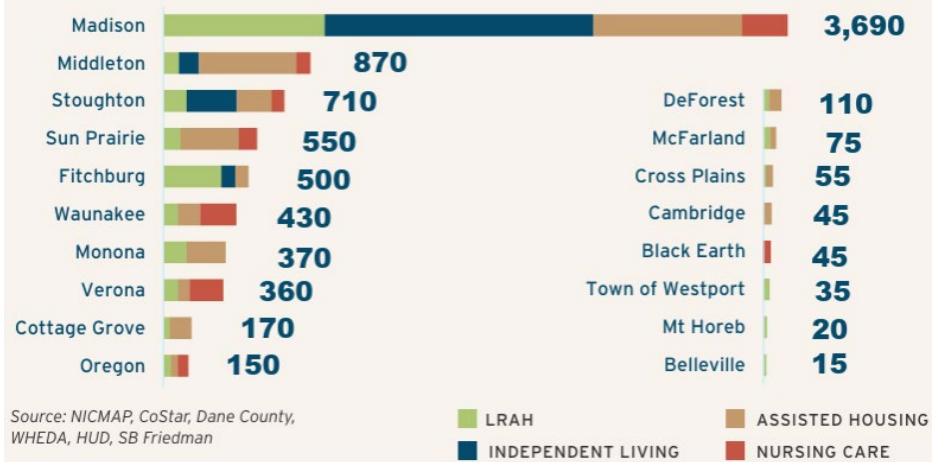


## Dane County Farmland Preservation Plan



## Regional Housing Strategy

**Senior Housing Inventory by Municipality, 2020**



66

DANE COUNTY STRATEGIC ACTION PLAN

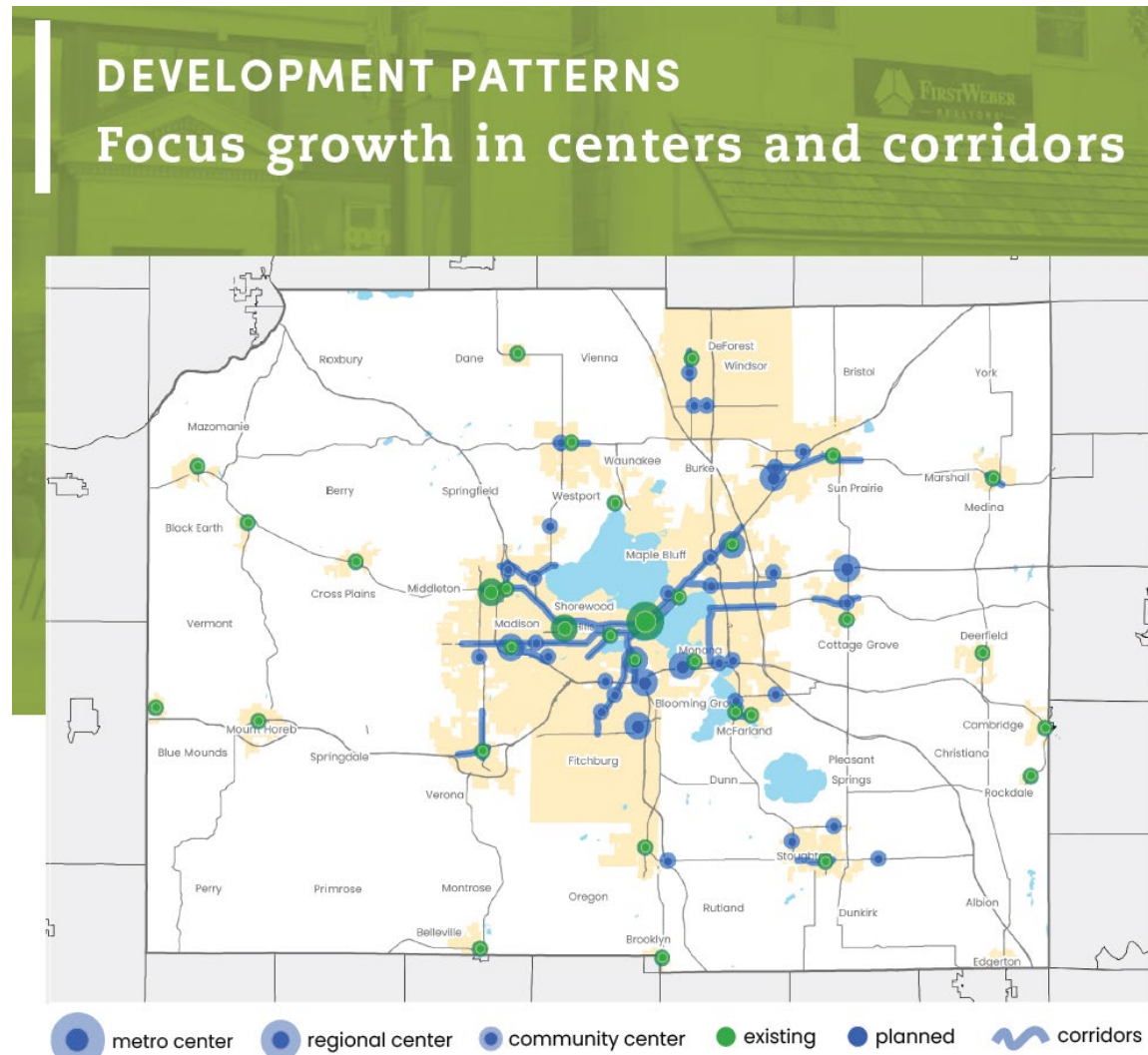
Westport is the only town in Dane County providing senior housing.

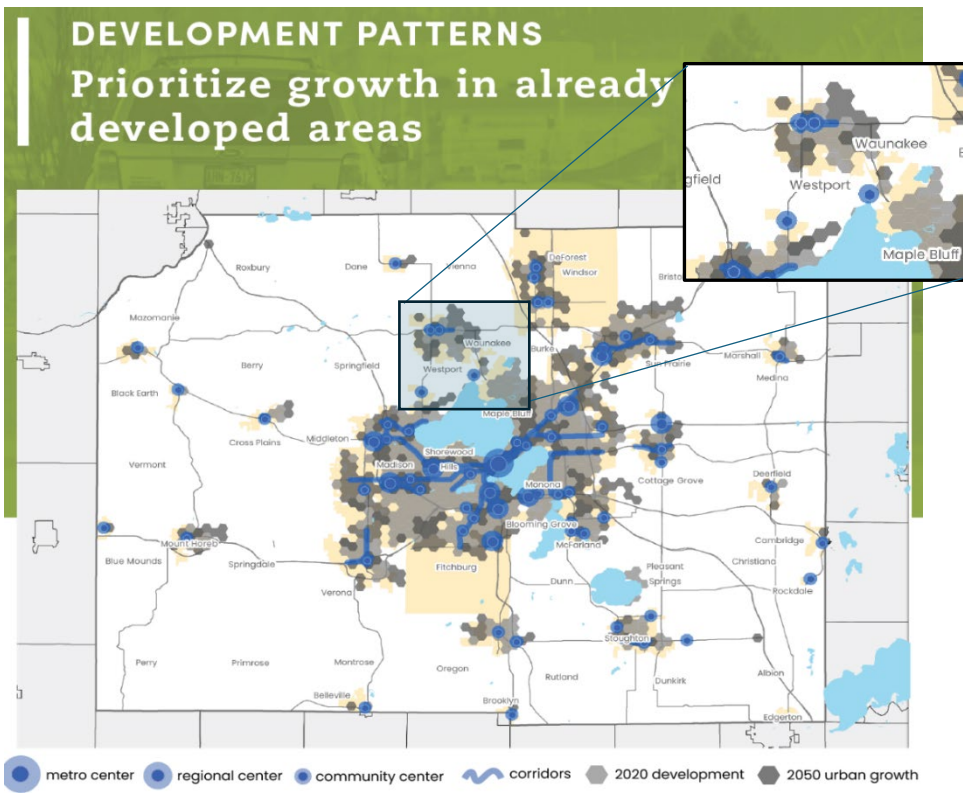
## Capital Area Regional Planning Commission (CARPC)

## 2050 Regional Development Framework

The Regional Development Framework is the current land use and transportation plan for Dane County. It recognizes the town core as one of just a few “community centers” on the north side of Lake Mendota. The Town of Westport was represented on the Technical Advisory Committee in preparation of the framework. The framework considers Westport an urbanized town and is one of the places where both commercial and residential growth is prioritized along the STH 113 corridor while protecting the extensive stewardship areas in Westport. Westport’s Gateway Business Park is identified as a “job center” in 2050. Nearly all the farmland in southwest Westport and along STH 113 is shown as “in transition” in 2050.

Excerpts:

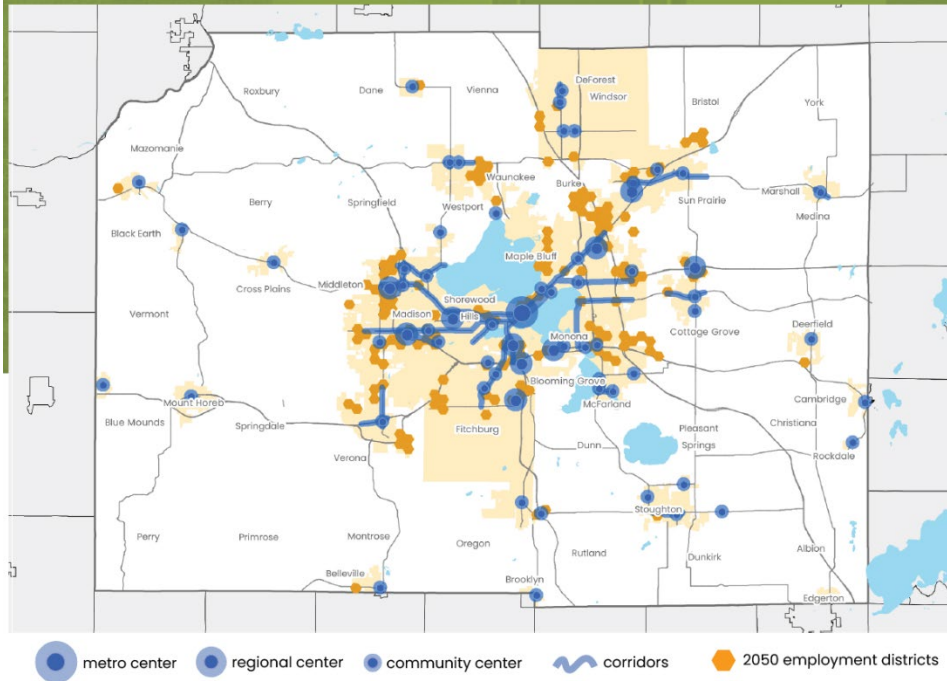




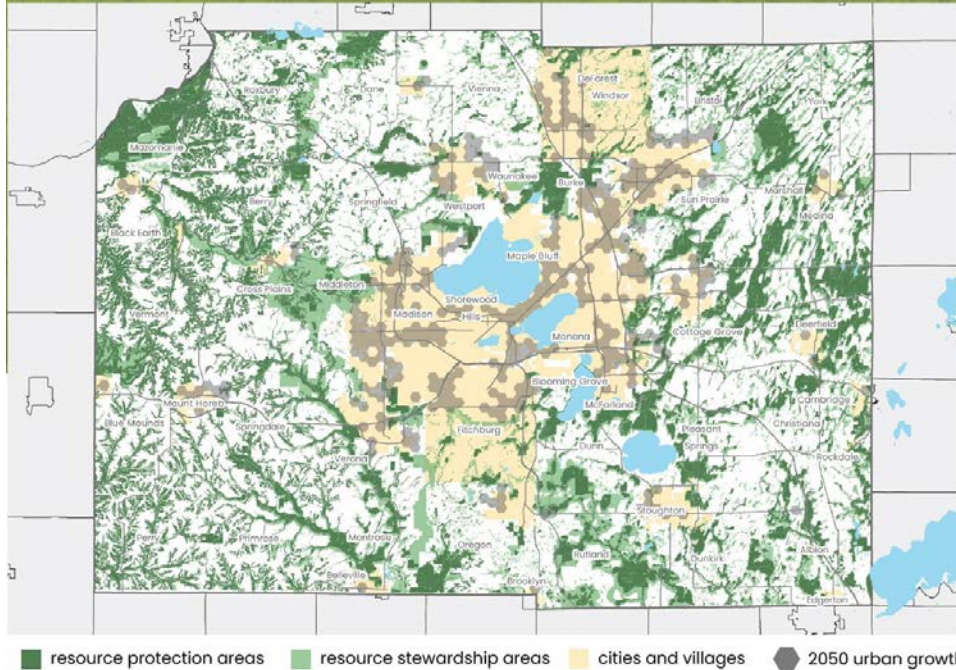


## DEVELOPMENT PATTERNS

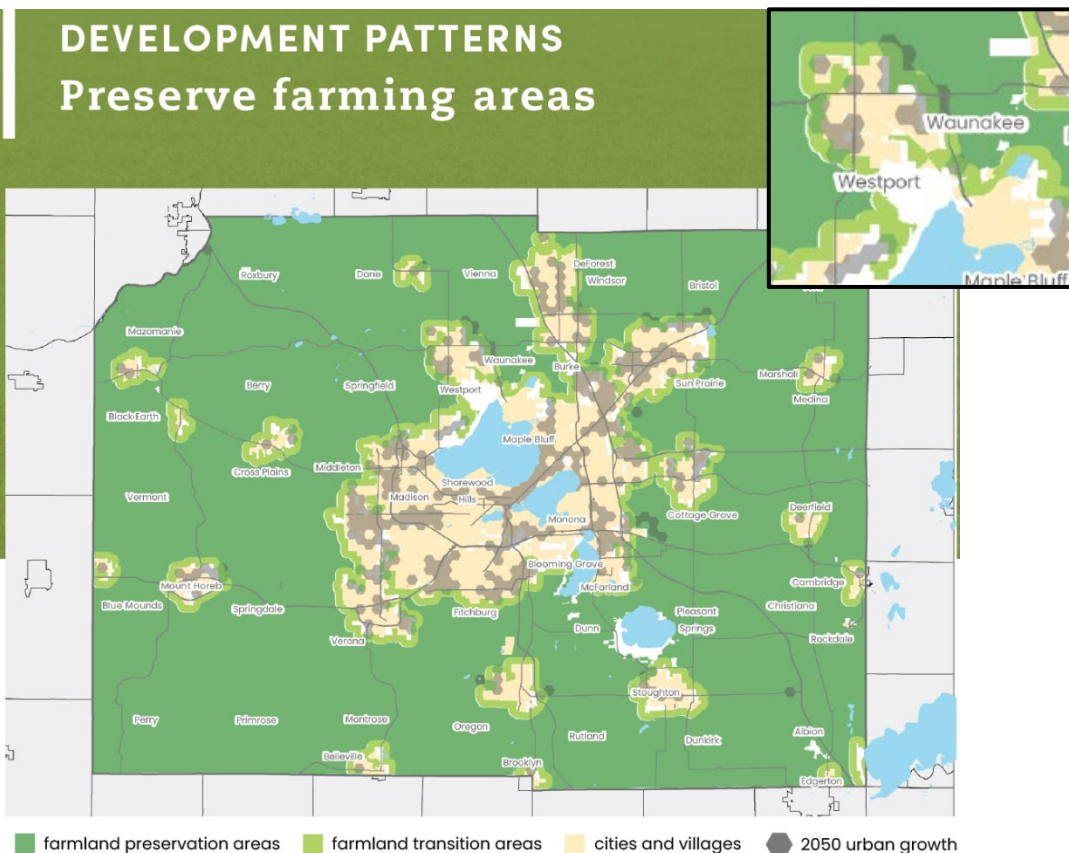
### Plan areas for quality business growth



## DEVELOPMENT PATTERNS Preserve stewardship areas



## DEVELOPMENT PATTERNS Preserve farming areas



Connect Greater Madison 2050 Regional Transportation Plan

**Dane County's North Mendota Parkway Study (2009)**

- An Eastern Corridor Area between County Trunk Highway (CTH) M and CTH Q;
- A broader Western Corridor Area between the Town of **Westport** / Town of Springfield line and U.S. Highway 12, and;
- A transition area to connect the Eastern Corridor and Western Corridor areas.

## Major Roadway Projects and Studies

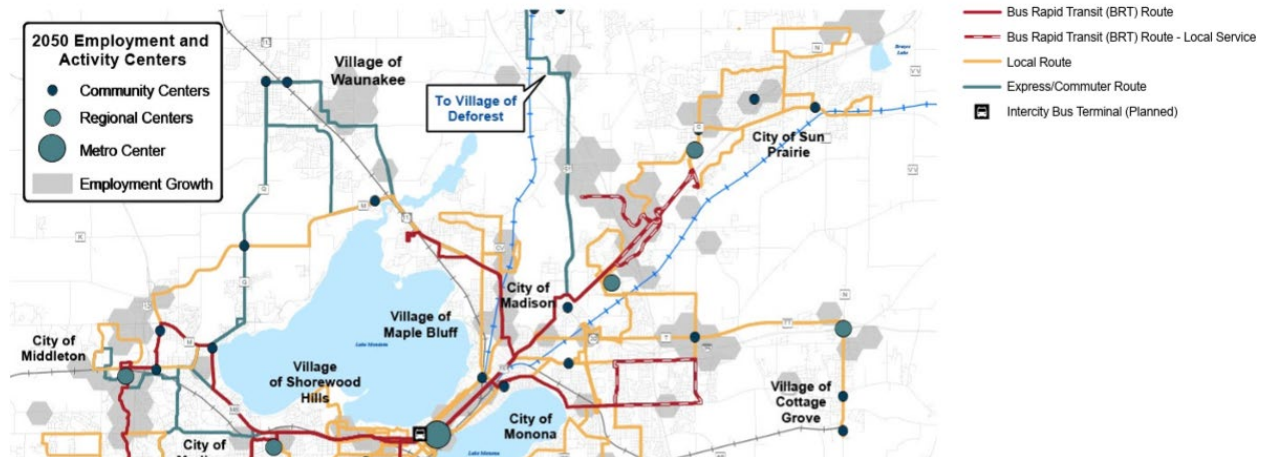
Madison Area, Wisconsin





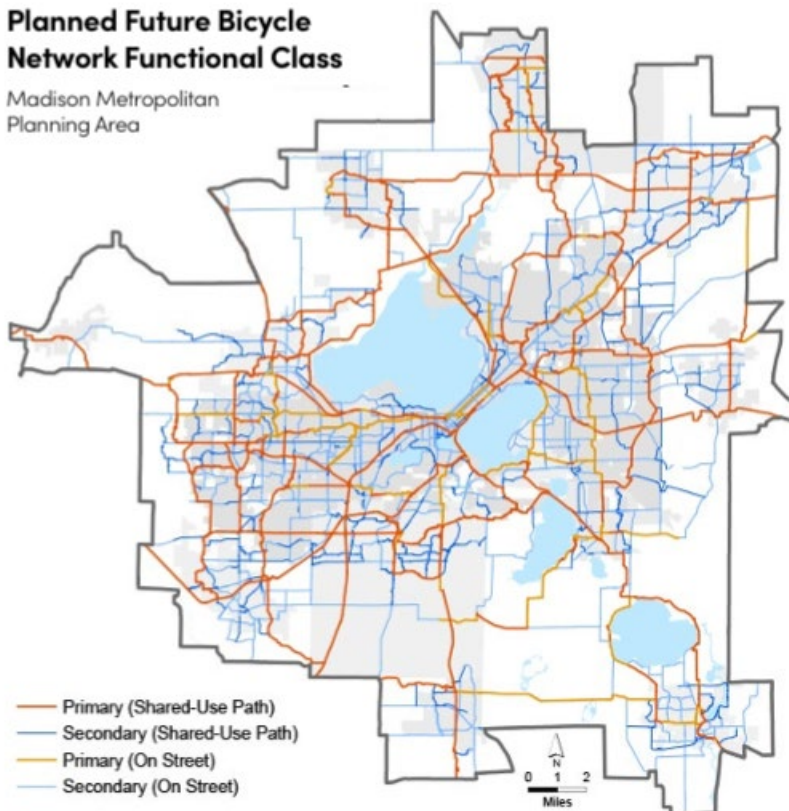
## Future Planned Regional Transit Service Network

Madison Area, Wisconsin



## Planned Future Bicycle Network Functional Class

Madison Metropolitan Planning Area



Map EX-f Planned Future Bicycle Network Functional Class

## Madison Region Economic Partnership (MadREP)

### Madison Region Comprehensive Economic Development Strategy

The Madison region economic development strategy identifies the MG&E Energy and Technology Park in Westport as a target for industrial development and job creation.

#### How Regional Plans Relate to Compactness and Homogeneity

Regional plans recognize Westport's current and future role as a growing urbanizing area with significant environmental resources needing protection while supporting the growth of the region. The cooperative boundary plan and planned transportation system improvements serve to make Westport more compact, facilitating internal movement within the territory while supporting additional development and increasing homogeneity. Planned growth along the STH 113 corridor and other appropriate locations within Westport supports compactness and homogeneity.

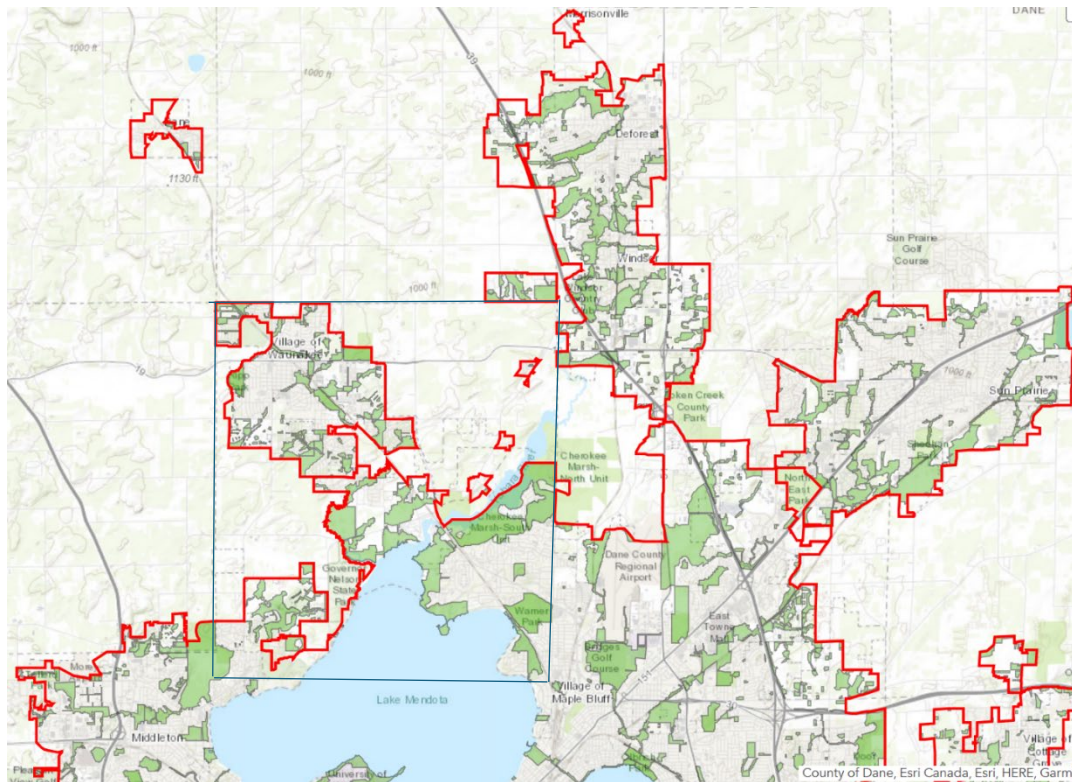
#### Section 9: Public Utilities

The Town of Westport owns a water utility and a sewer utility to serve various parts of the incorporation territory, and the territory is served by several other public utilities that provide electricity, natural gas, and telecommunications services. The level of services varies depending on where in the town one is located, but for the most part, Westport residents and businesses receive public utility services comparable to most incorporated areas.

#### Sanitary Sewer

The sewer utility connects to the Madison Metropolitan Sewerage District (MMSD) on both the southeast border with Madison as well as the southwest border with Middleton. MMSD has a regional interceptor that serves Deforest and Waunakee, running north on STH 113 to Kennedy Drive and northwest to Waunakee. Property along this interceptor is allowed to connect to it if the property is within the Urban Service Area and the fees and costs of connection are paid. All property served is within the Urban Service Area. Approximately 1,660 households are served by Westport sewer, or 79% of the Town's residential population. The sewer system also serves 114 vacant lots, ready for development, as well as 7 manufacturing parcels, 7 institutional parcels and 24 commercial parcels. Westport utilities also serve property in Waunakee and Middleton by agreement. Map xx is Westport's Sanitary System Map and Map xx shows the parcels served by the sanitary system.

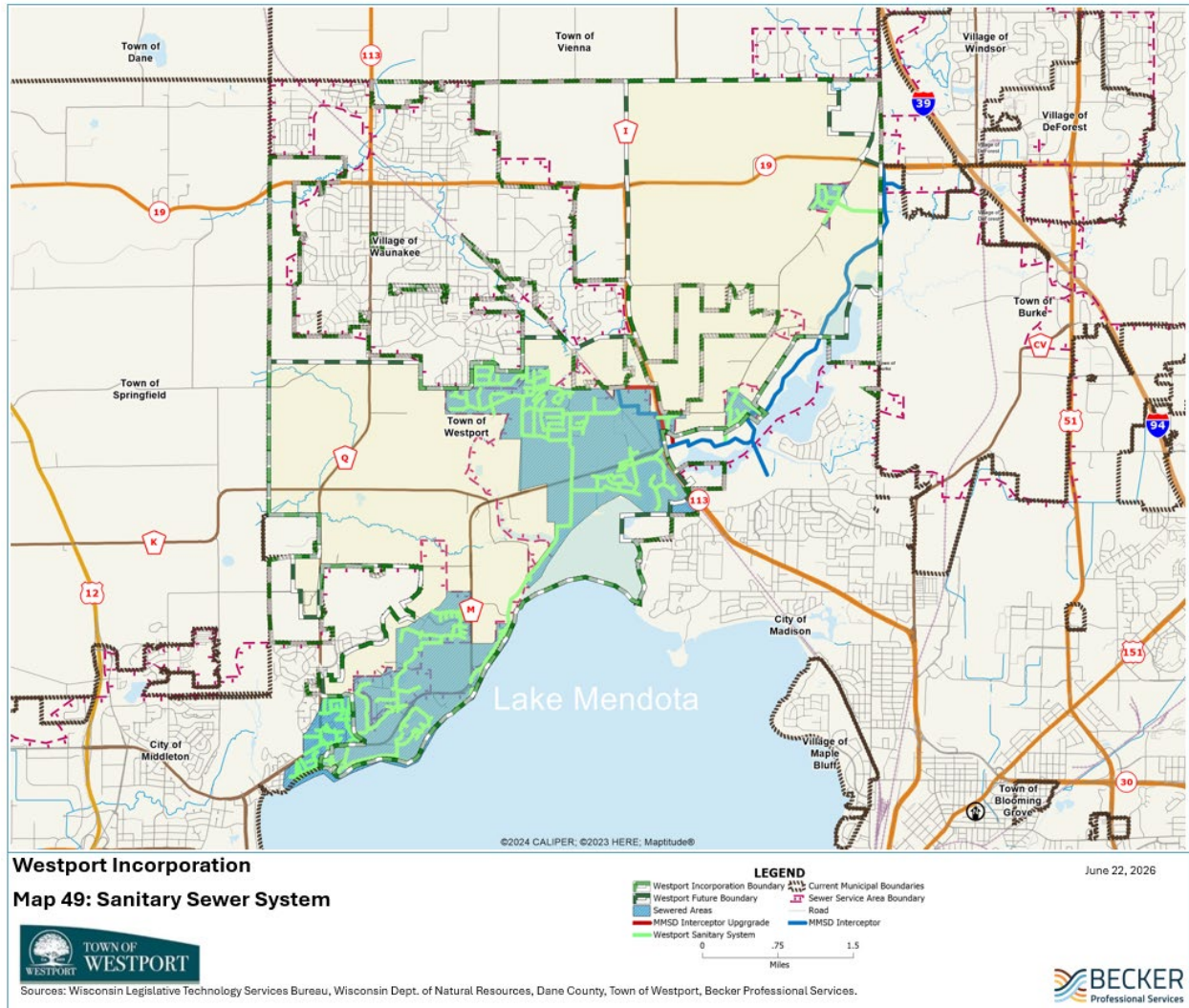
Map 48: Urban Service Areas



Urban service areas of north Lake Mendota. Note that a large proportion of the original Town of Westport is within the urban service area, although some of that area is now Madison, Waunakee or Middleton. Source: Capital Area Regional Planning Commission.



Map 49: Westport Sanitary Sewer System



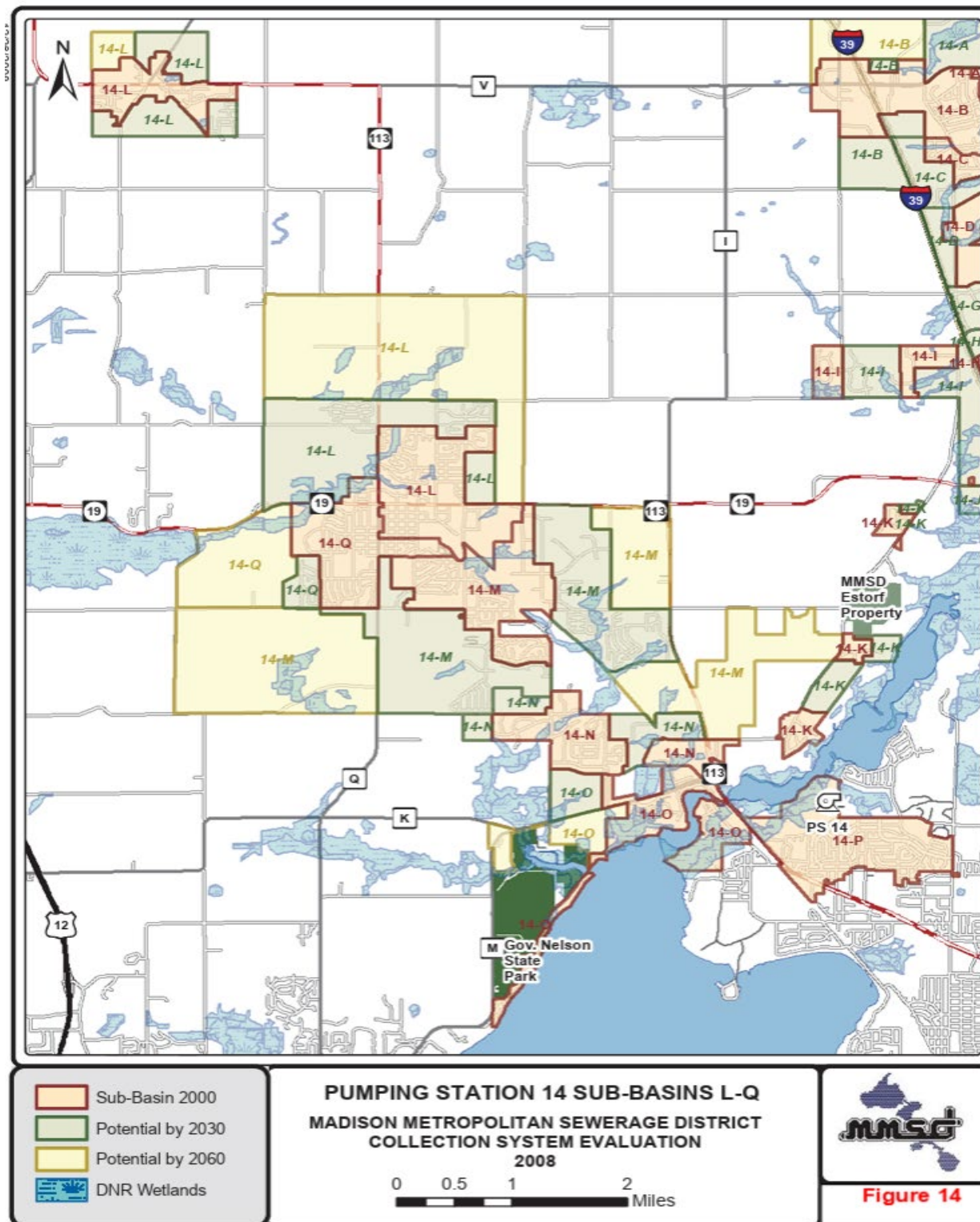
79% of Westport's population is served by the Westport sanitary system. Westport's system also serves Middleton residents in the area at the northwest corner of Lake Mendota.

Table 22: Parcels Served by Westport Sewer

| Parcels Served by Westport Sewer |       |
|----------------------------------|-------|
| # Housing Units Served           | 1,660 |
| Population Served (est.)         | 3,484 |
| Westport Population              | 4,408 |
| % of Westport Population         | 79%   |
| Vacant Subdivided Lots (acres)   | 76    |
| Manufacturing Parcels            | 7     |
| Manufacturing acres              | 35    |
| Institutional Parcels            | 7     |
| Institutional acres              | 30    |
| Commercial Parcels               | 24    |
| Commercial acres                 | 50    |
| Ag/Woodland/Open Land acres      | 151   |

Source: Town of Westport, Becker Professional Services

Map 50: MMSD Growth Expectations for the Westport Area



Madison Metropolitan Sewerage District has growth expectations for Pumping Station #14 serving the Westport Sewer Utility.

Source: Capacity, Management, Operations & Maintenance (CMOM) Plan for the Madison Metropolitan Sewerage District, revised October 2024.

## Water

The densely populated areas of the incorporation territory are served by the Westport Water Utility District. Constructed in 1996/1997, the district has a total of 583 users, 94% of which are residential. Phase 1 of system construction was the Carriage Ridge subdivision; Phase 2 was the waterfront area. The system consists of two wells each drawing up to 700,000 gallons of water per day from 600 – 800 feet below the surface, a 300,000-gallon elevated steel water reservoir constructed in 1997, 60,537 feet (11.5 miles) of water main, 149 fire hydrants, 2 active pumps (and a backup) with a combined 1,200 gallons per minute pumping capacity.

The third area of the Town served with water by Westport utilities is Bishops Bay. As part of the agreement with the City of Middleton and the developer to coordinate and jointly develop the large subdivision, which spans both jurisdictions, the City of Middleton agreed to sell water to Westport utilities if Westport would serve the part of Bishops Bay developing in the Town. This subdivision is still under active development with another phase of the development opening for construction soon.

Existing property along the water mains can connect to the system for a connection fee that is less than the cost of drilling a well. Several properties have taken advantage of this to connect to Town water as can be seen on Maps 53 and 54.

All together the Westport water system serve approximately 340 households, or 17% of the Town's residential population. The water system also serves 121 vacant lots, ready for development, as well as 3 manufacturing parcels, 1 institutional parcel and 9 commercial parcels.

The system generates revenue from the sale of water to users and from Public Fire Protection charges to recover the cost of oversizing the water system to be able to provide water quantity and pressures to enable effective fire suppression.

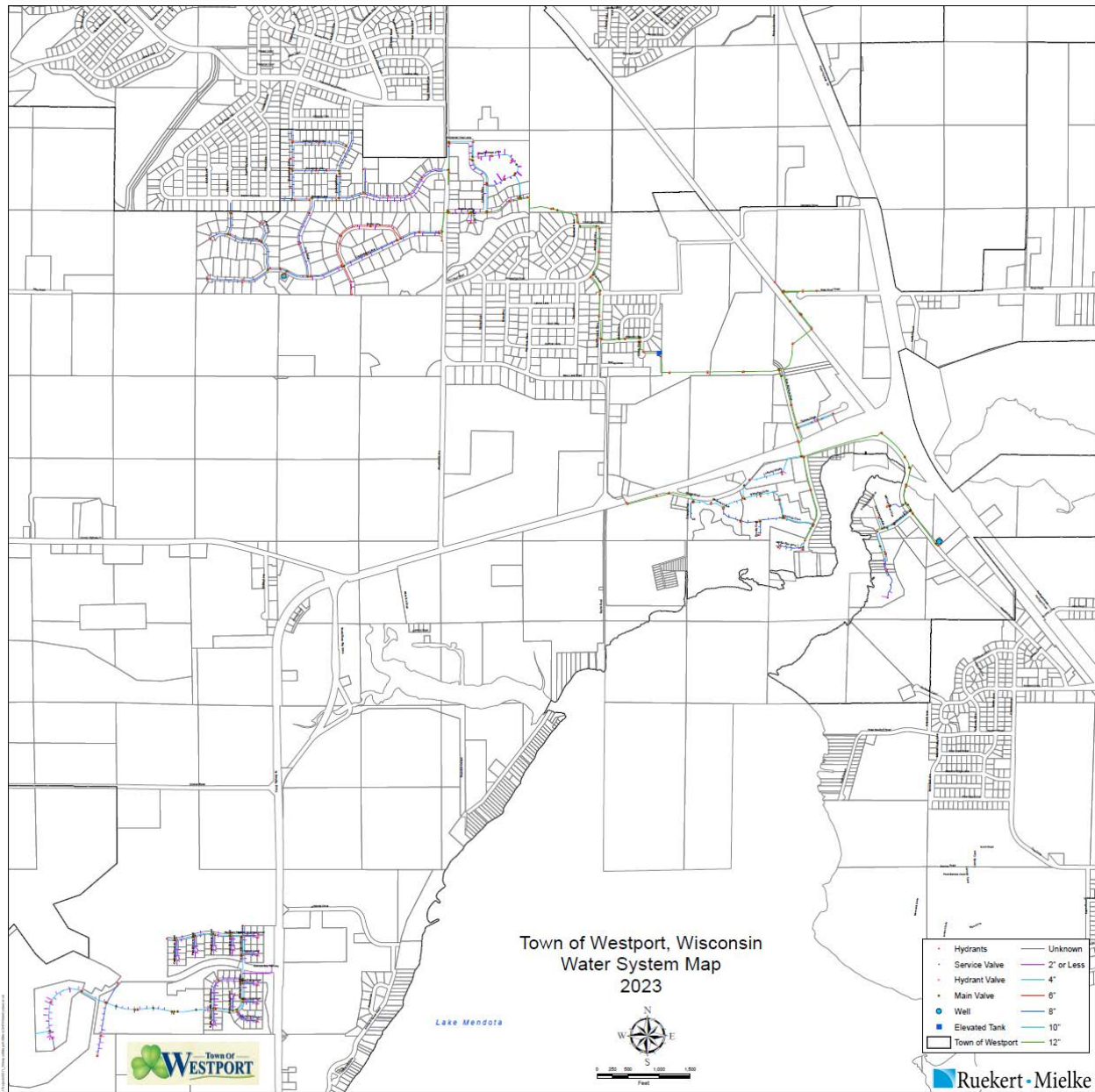
The boundaries of the utility districts will not be impacted by the incorporation, although they will likely grow as the incorporation territory grows.



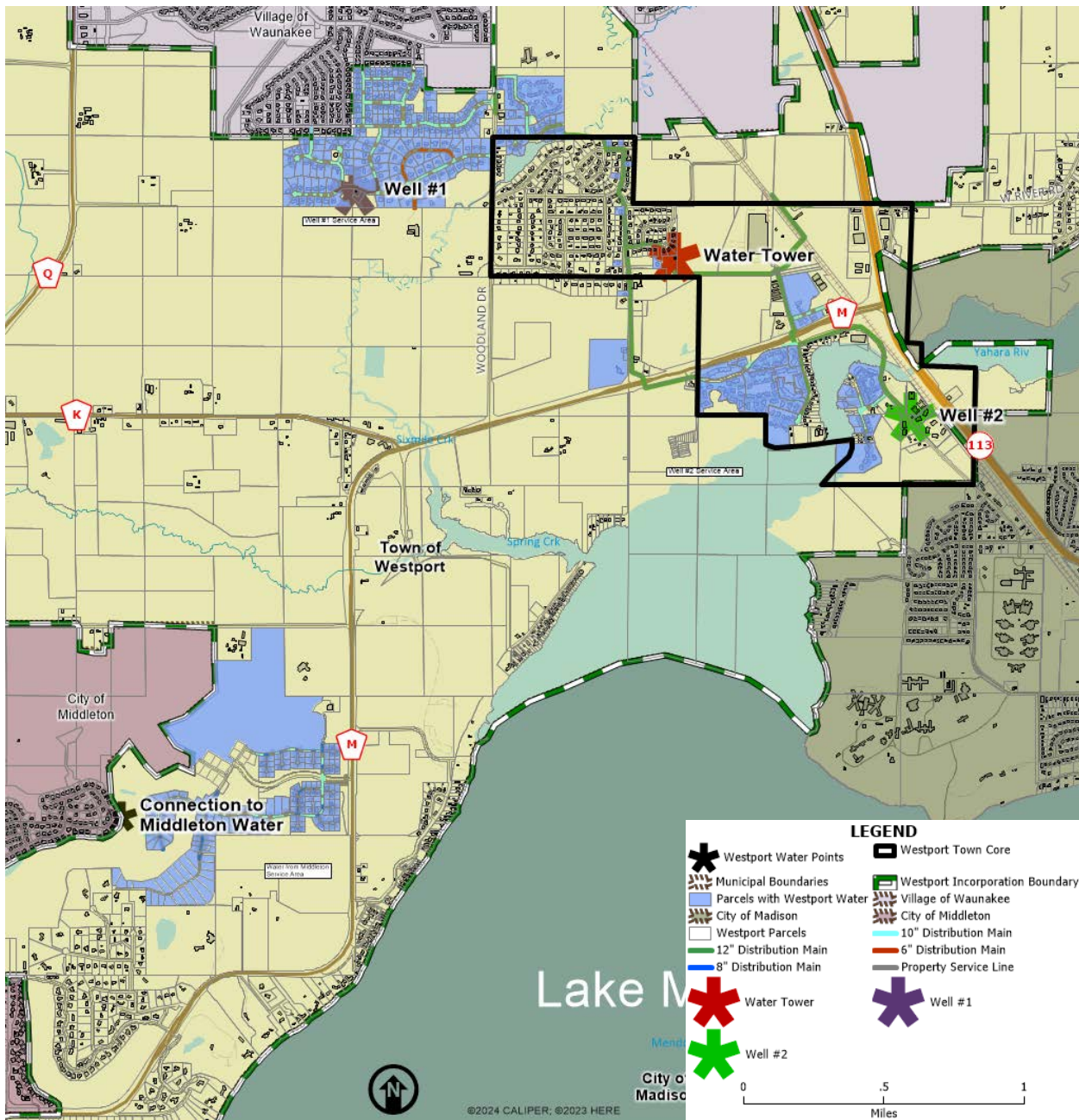
*Figure 63: Mary Lake water tower, Town of Westport.*



Map 51: Westport Water System Map

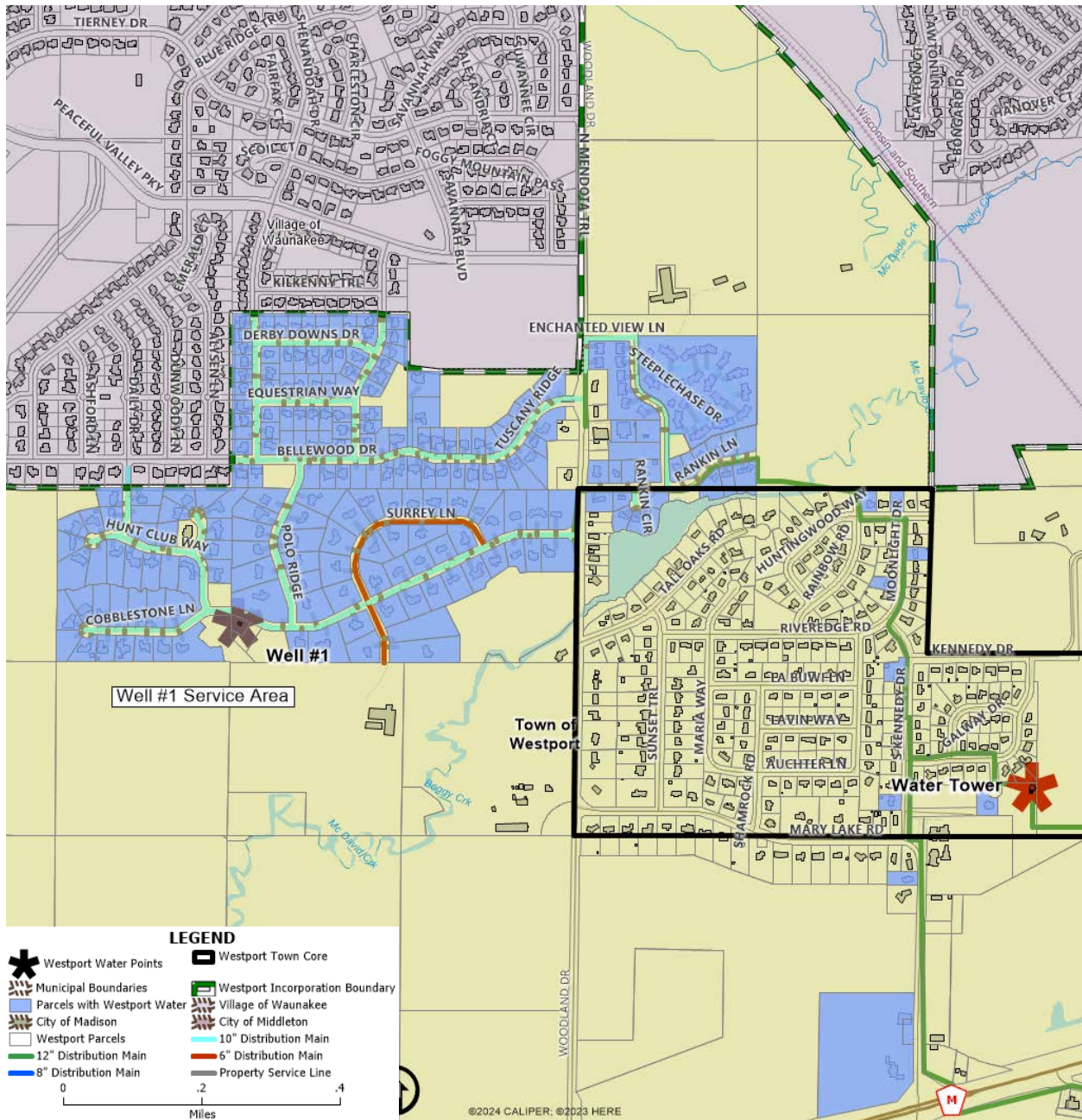


Map 52: Parcels Served by Westport Water System



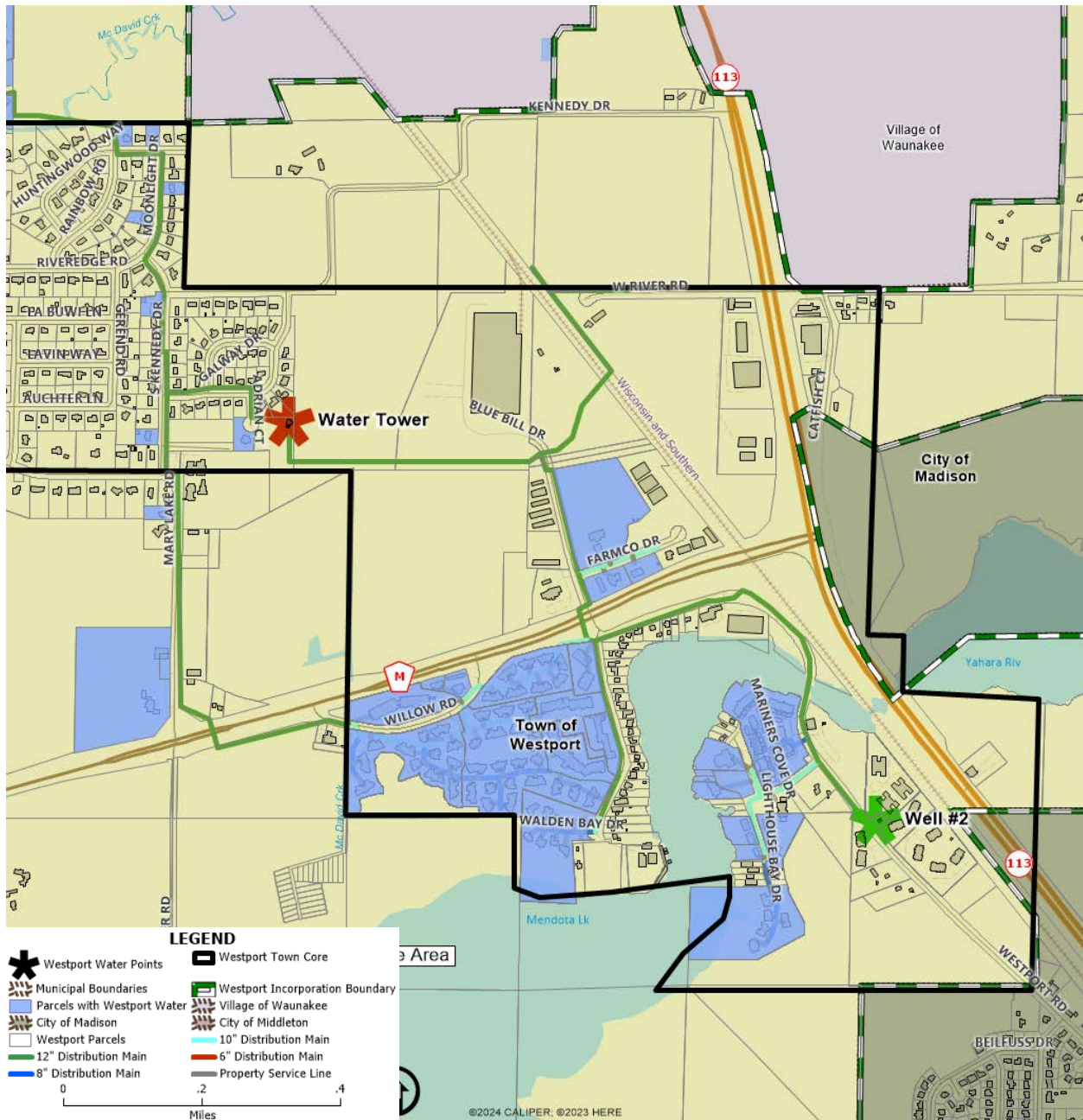


Map 53: Inset A: Westport Water System Well #1 Service Area





Map 54: Inset B: Westport Water System Well #2 Service Area



Map 55: Inset C: Westport Water System Bishops Bay Water Service Area

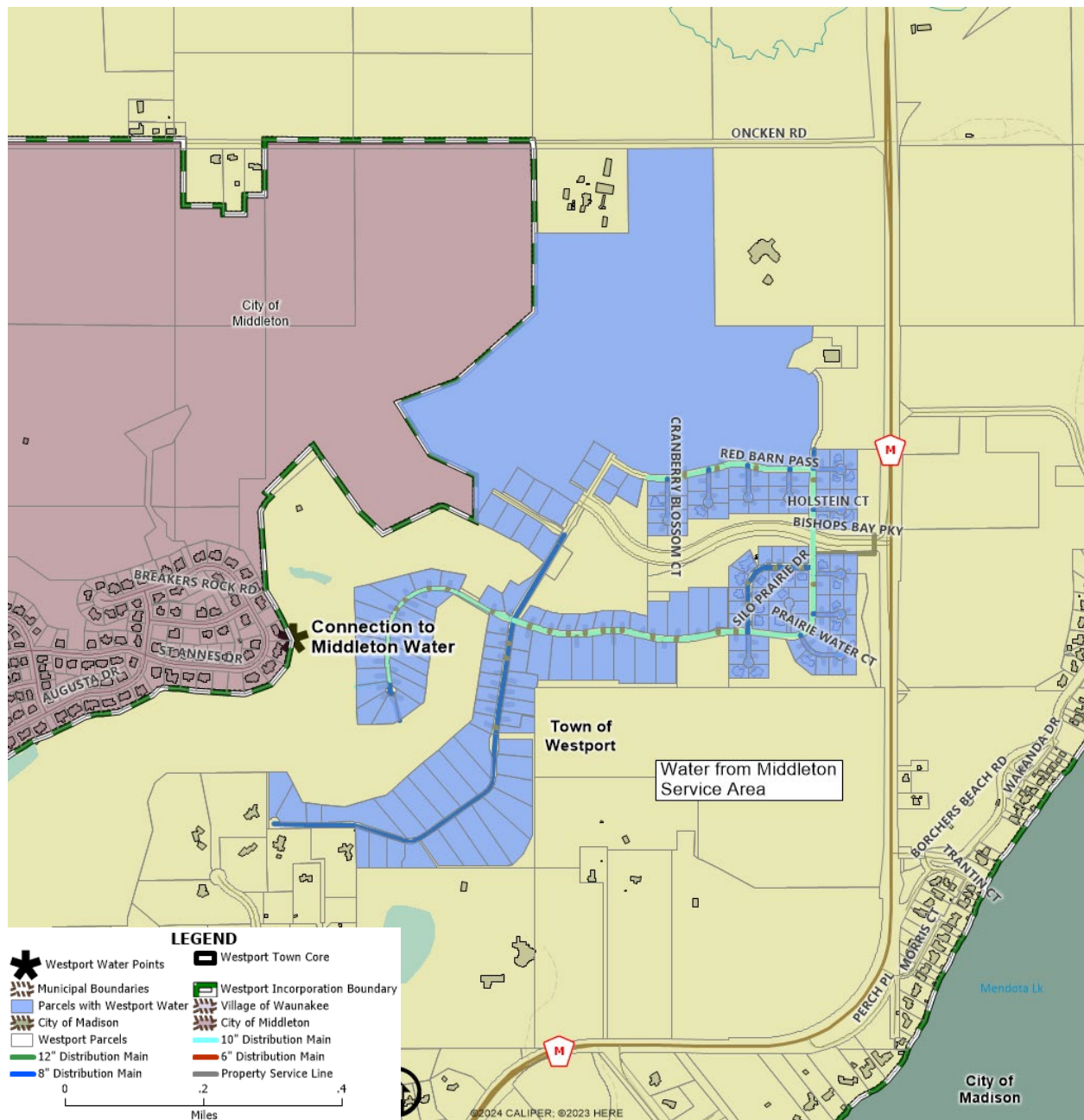


Table 23: Parcels Served by Westport Water

| Parcels Served by Westport Water |       |
|----------------------------------|-------|
| # Housing Units Served           | 340   |
| Population Served (est.)         | 756   |
| Westport Population              | 4,408 |
| % of Westport Population         | 17.2% |
| Vacant Subdivided Lots (count)   | 121   |
| Vacant Subdivided Lots (acres)   | 81.9  |
| Manufacturing Parcels            | 3     |
| Manufacturing acres              | 2.68  |
| Institutional Parcels            | 1     |
| Institutional acres              | 2     |
| Commercial Parcels               | 9     |
| Commercial acres                 | 18.5  |
| Recreation acres                 | 15.4  |
| Ag/Woodland/Open Land acres      | 11.3  |

Source: Town of Westport, Becker Professional Services

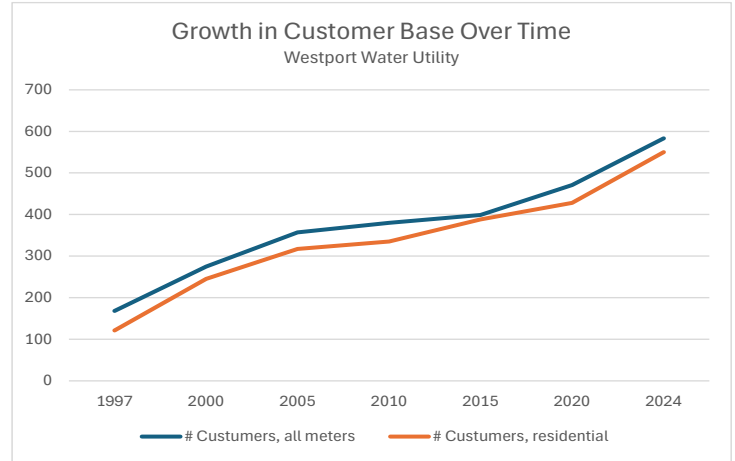


Figure 64: The number of customers served by the Westport Water Utility has grown 5x since it was built in 1997.

Source: Public Service Commission of Wisconsin.

Table 24: Westport Water Utility Customer Base 2024

**Westport Water Utility Customer Base 2024**

| Water Meter Size (inches) | Residential | Commercial | Industrial | Public Authority | Wholesale Interdepartment or Utility Use | Multifamily Residential | Total      | %      |
|---------------------------|-------------|------------|------------|------------------|------------------------------------------|-------------------------|------------|--------|
| 0.75                      | 447         | 1          | 0          | 1                | 0                                        | 0                       | 449        | 77.0%  |
| 1                         | 102         | 5          | 0          | 2                | 0                                        | 0                       | 109        | 18.7%  |
| 1.5                       | 1           | 5          | 0          | 0                | 0                                        | 6                       | 12         | 2.1%   |
| 2                         | 0           | 4          | 0          | 0                | 0                                        | 2                       | 6          | 1.0%   |
| 3                         | 0           | 1          | 0          | 0                | 0                                        | 6                       | 7          | 1.2%   |
|                           | <b>550</b>  | <b>16</b>  | <b>0</b>   | <b>3</b>         | <b>0</b>                                 | <b>14</b>               | <b>583</b> | 100.0% |
|                           | 94.3%       | 2.7%       | 0.0%       | 0.5%             | 0.0%                                     | 2.4%                    | 100.0%     |        |

The current makeup of the customer base of Westport Water Utility.

Source: Public Service Commission of Wisconsin.



Table 25: Growth in Water Utility Customer Base Over Time

**Growth in Customer Base Over Time**

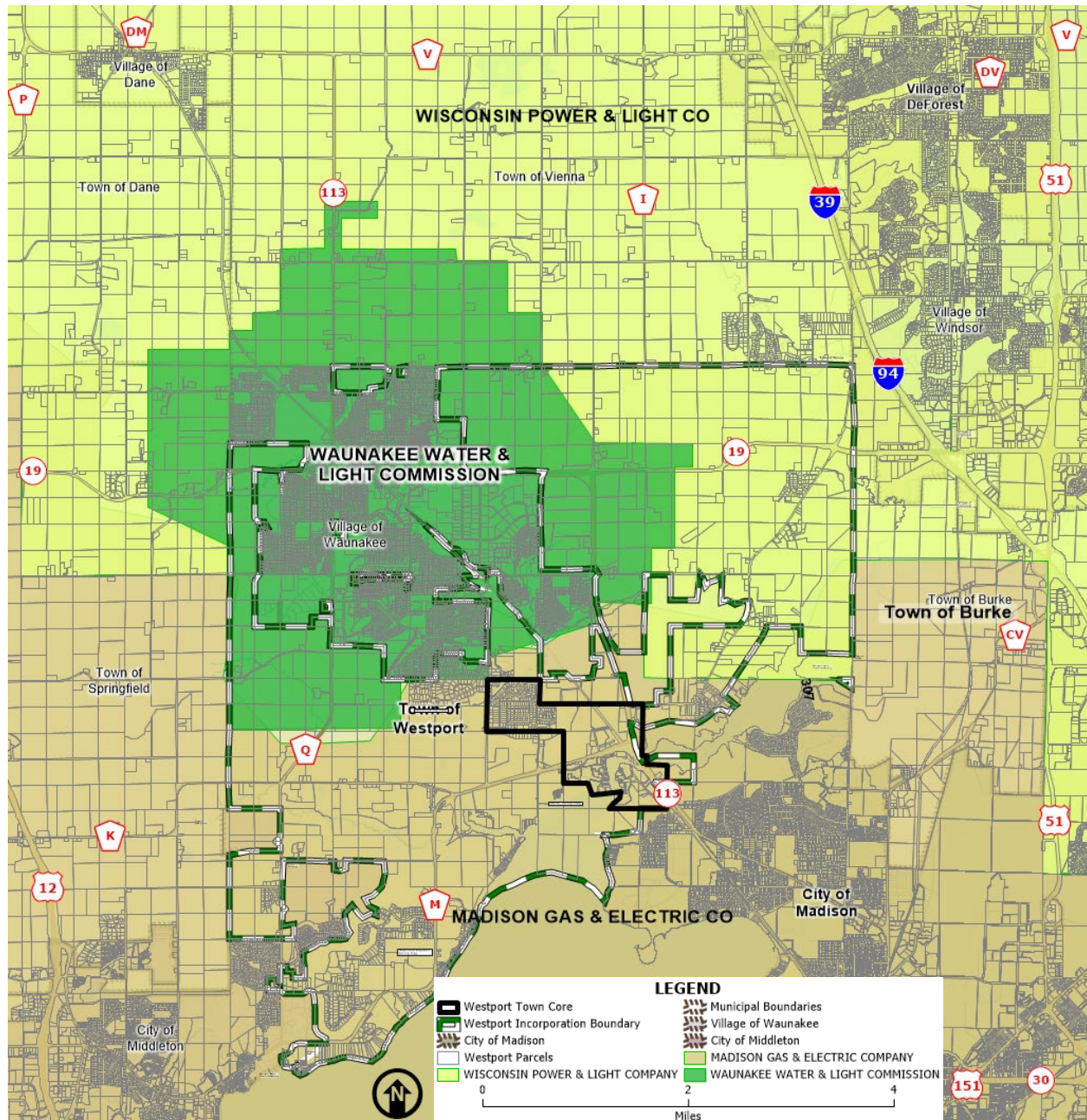
|                          | 1997      | 2000        | 2005        | 2010        | 2015        | 2020        | 2024        | 2020 -<br>2024<br>Growth<br>Rate |
|--------------------------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------------------|
| # Customers, all meters  | 168       | 275         | 357         | 380         | 399         | 471         | 583         | 23.8%                            |
| # Customers, residential | 121       | 245         | 317         | 335         | 388         | 428         | 550         | 28.5%                            |
| Operating Revenue        | \$60,876  | \$177,577   | \$325,438   | \$303,331   | \$221,135   | \$227,565   | \$279,389   | 22.8%                            |
| Water Sales              | \$60,836  | \$176,947   | \$276,192   | \$258,117   | \$198,228   | \$225,722   | \$266,053   | 17.9%                            |
| Public Fire Protection   | \$0       | \$0         | \$49,237    | \$45,214    | \$22,907    | \$1,843     | \$13,336    | 623.6%                           |
| Utility Plant in Service | \$527,746 | \$4,314,735 | \$1,436,321 | \$1,449,015 | \$1,451,434 | \$1,573,503 | \$2,477,938 | 57.5%                            |
| Feet of Water Main       | 32,734    | 37,969      | 42,950      | 42,950      | 47,841      | 47,841      | 60,537      | 26.5%                            |
| # Fire Hydrants          | 79        | 90          | 100         | 103         | 114         | 114         | 149         | 30.7%                            |

*Change in operating characteristics of the Westport Water Utility from 1997 to 2024.*

*Source: Public Service Commission of Wisconsin.*

## Electric Utilities

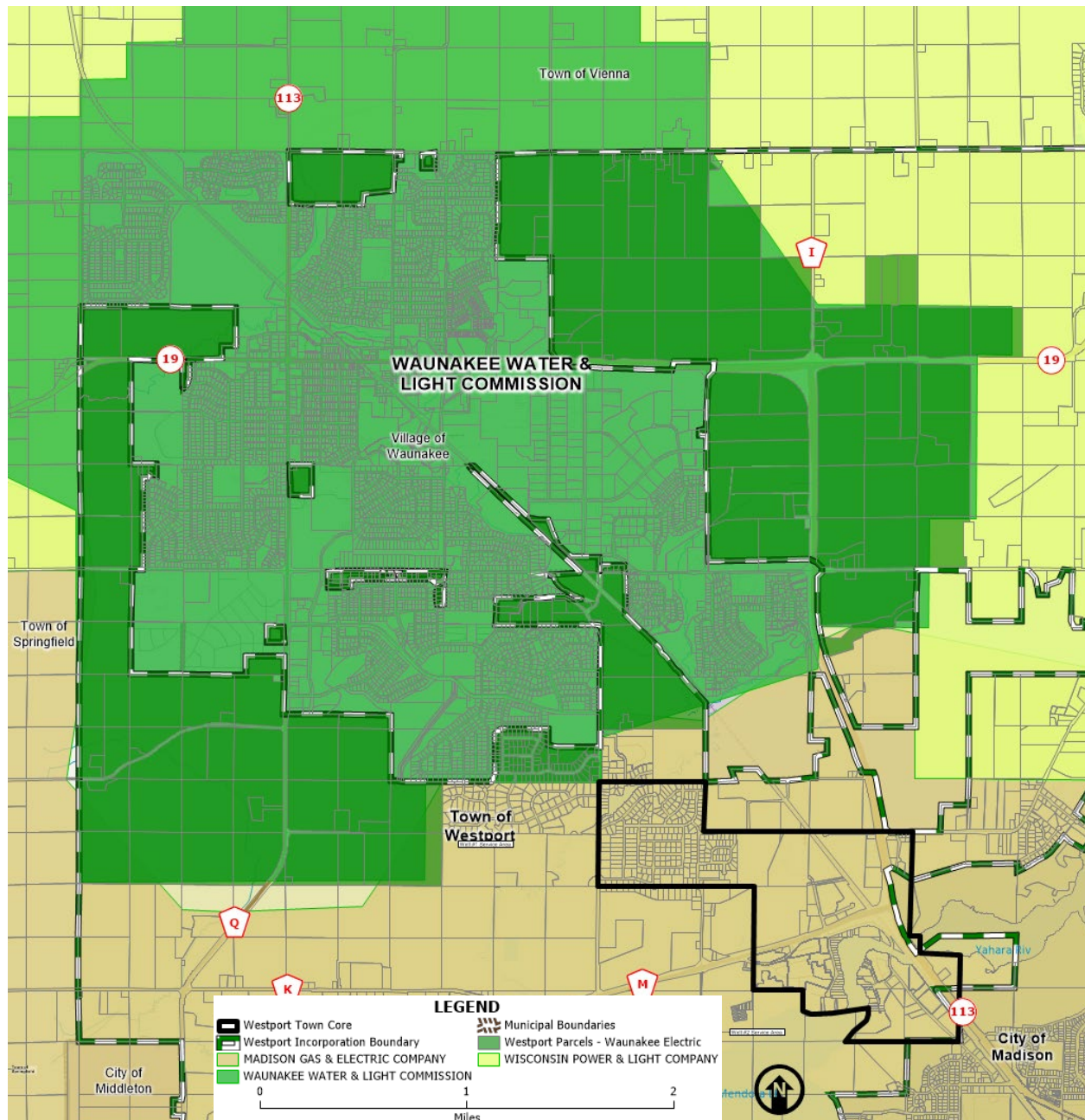
Map 56: Electric Utility Service Territories



The incorporation territory is within three electric utility service territories. Source: Wisconsin Public Service Commission.



Map 57: Westport Parcels with Electric Service by Waunakee Water & Light Commission



Parcels located in the incorporation territory and served by Waunakee Water & Electric Commission are shown in darker green. The lighter green area is the entire utility service area, including the dark green parcels. Utility service areas cut across parcels so that part of a parcel is in the service area and part is out, however only whole parcels can be selected, so some parcels may show as extending beyond the utility service area. Most of this service area will transfer to Waunakee with the cooperative boundary plan.

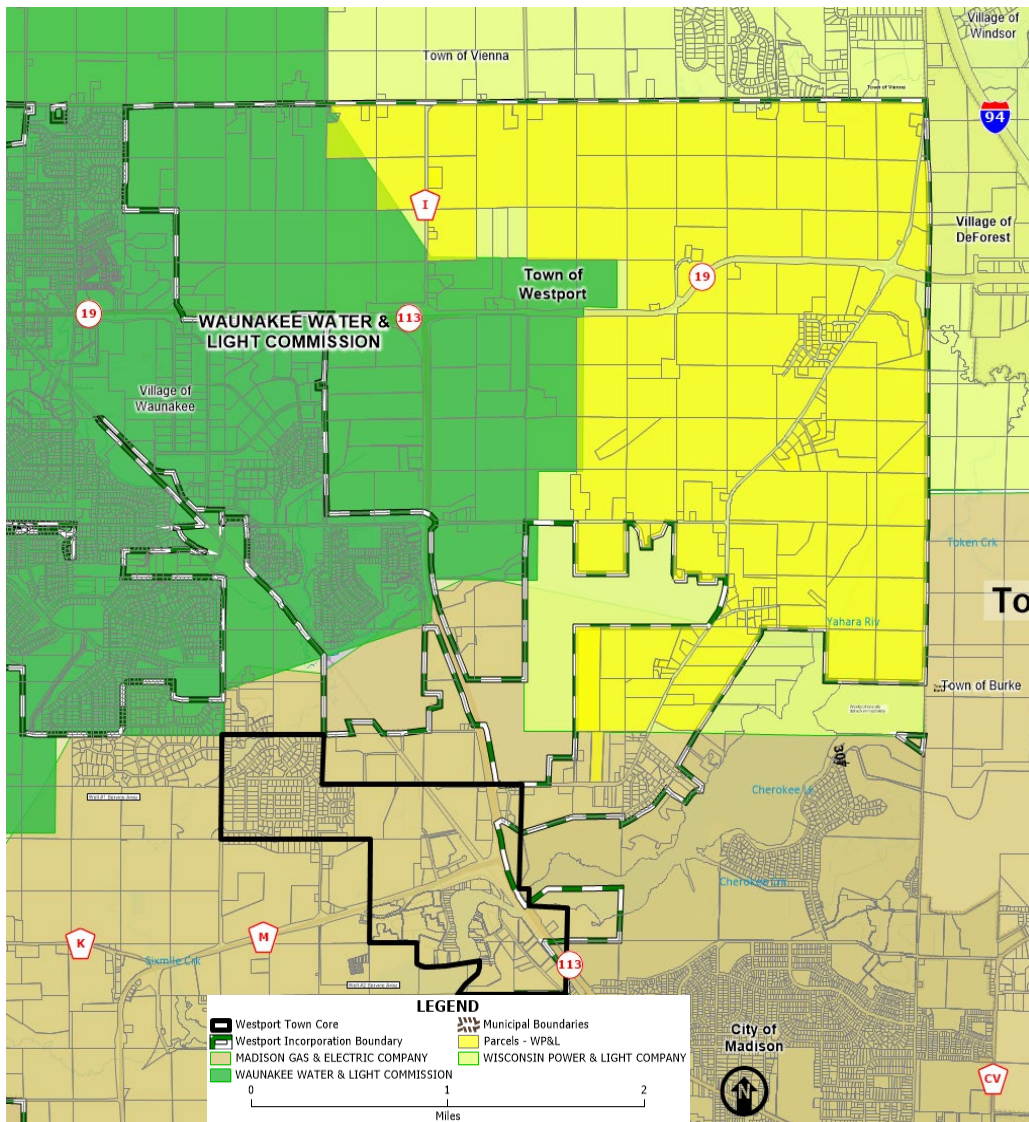
Source: Public Service Commission of Wisconsin, Becker Professional Services.



Table 26: *Parcels Served by Waunakee Water and Electric Commission*

| <b>Parcels Served by Waunakee Water &amp; Electric Commission</b> |               |
|-------------------------------------------------------------------|---------------|
| Westport Parcels Served with Waunakee Electric (acres)            | 3,484.1       |
| % of Incorporation Territory                                      | 26.3%         |
| Westport Assessed Value of Property in Service Area               | \$118,764,800 |
| % of Incorporation Territory                                      | 8.2%          |
| Residential Dwelling Units Served (estimate)                      | 193           |
| Residential Population Served (estimate)                          | 443           |
| % of Westport Population                                          | 10.0%         |
| Residential Parcels (acres)                                       | 534.9         |

Map 58: Parcels with Electric Service by Wisconsin Power & Light



Parcels located in the incorporation territory and served by Wisconsin Power & Light are shown in darker yellow. The lighter yellow area is the entire utility service area, including the dark yellow parcels. Utility service areas cut across parcels so that part of a parcel is in the service area and part is out, however only whole parcels can be selected, so some parcels may show as extending beyond the utility service area.

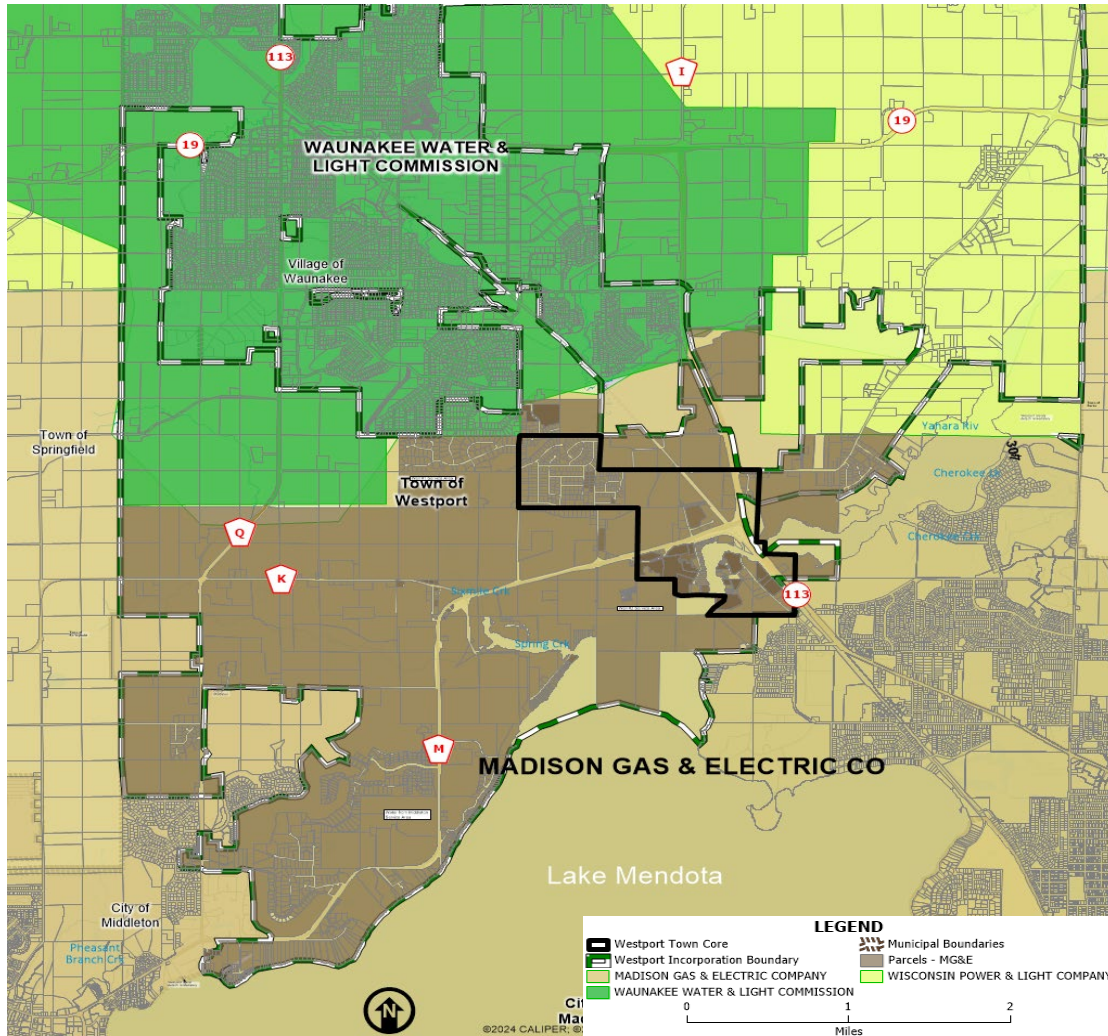
Source: Public Service Commission of Wisconsin, Becker Professional Services.

Table 27: Westport Parcels Served by Wisconsin Power & Light

**Parcels Served by Wisconsin Power & Light**

|                                                     |              |
|-----------------------------------------------------|--------------|
| Westport Parcels Served with WP&L (acres)           | 3,512.9      |
| % of Incorporation Territory                        | 26.6%        |
| Westport Assessed Value of Property in Service Area | \$63,950,600 |
| % of Incorporation Territory                        | 4.4%         |
| Residential Dwelling Units Served (estimate)        | 149          |
| Residential Population Served (estimate)            | 347          |
| % of Westport Population                            | 7.9%         |
| Residential Parcels (acres)                         | 587.9        |

Map 59: Westport Parcels with Electric Service by Madison Gas & Electric



Parcels located in the incorporation territory and served by Madison Gas & Electric are shown in darker brown. The lighter brown area is the entire utility service area, including the dark brown parcels. Utility service areas cut across parcels so that part of a parcel is in the service area and part is out, however only whole parcels can be selected, so some parcels may show as extending beyond the utility service area.

Source: Public Service Commission of Wisconsin, Becker Professional Services.

Table 28: Westport Parcels Served by Madison Gas & Electric

| Parcels Served by Madison Gas & Electric            |               |
|-----------------------------------------------------|---------------|
| Westport Parcels Served with MG&E (acres)           | 5,644.1       |
| % of Incorporation Territory                        | 42.7%         |
| Westport Assessed Value of Property in Service Area | \$921,778,500 |
| % of Incorporation Territory                        | 63.6%         |
| Residential Dwelling Units Served (estimate)        | 1,841         |
| Residential Population Served (estimate)            | 3,848         |
| % of Westport Population                            | 87.3%         |
| Residential Parcels (acres)                         | 1,323.7       |

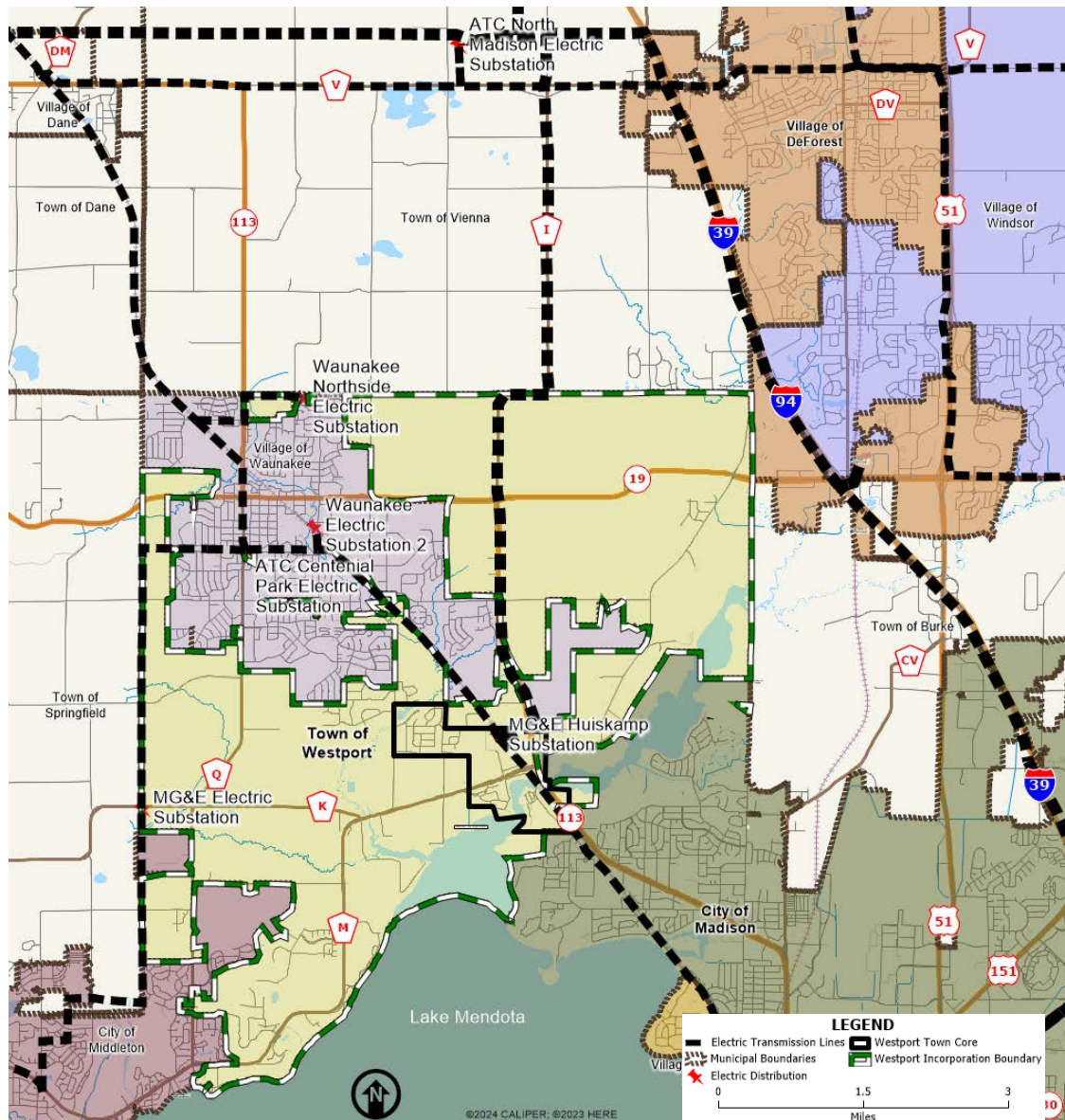


### Electric Generation, Transmission and Distribution

Westport does not have commercial electric generation facilities within its territory. There are several high-voltage electric transmission lines that cross the incorporation territory as shown on Map 28. All the transmission lines crossing/serving Westport are 69 kv, except the line coming in from the north along CTH I and STH 113 which is a 138 kv line originating from Alliant Energy's Columbia power plant. Westport has three electric substations to facilitate distribution of power to users:

- ATC Centennial Park Substation, CTH Q
- MG&E electric substation, CTH K
- MG&E Huiskamp Substation, Blue Bill Park Rd.

Map 60: Electric Transmission Lines and Distribution Substations



The incorporation territory is well-served and has high capacity to meet the residential, commercial and industrial power needs of a growing region.

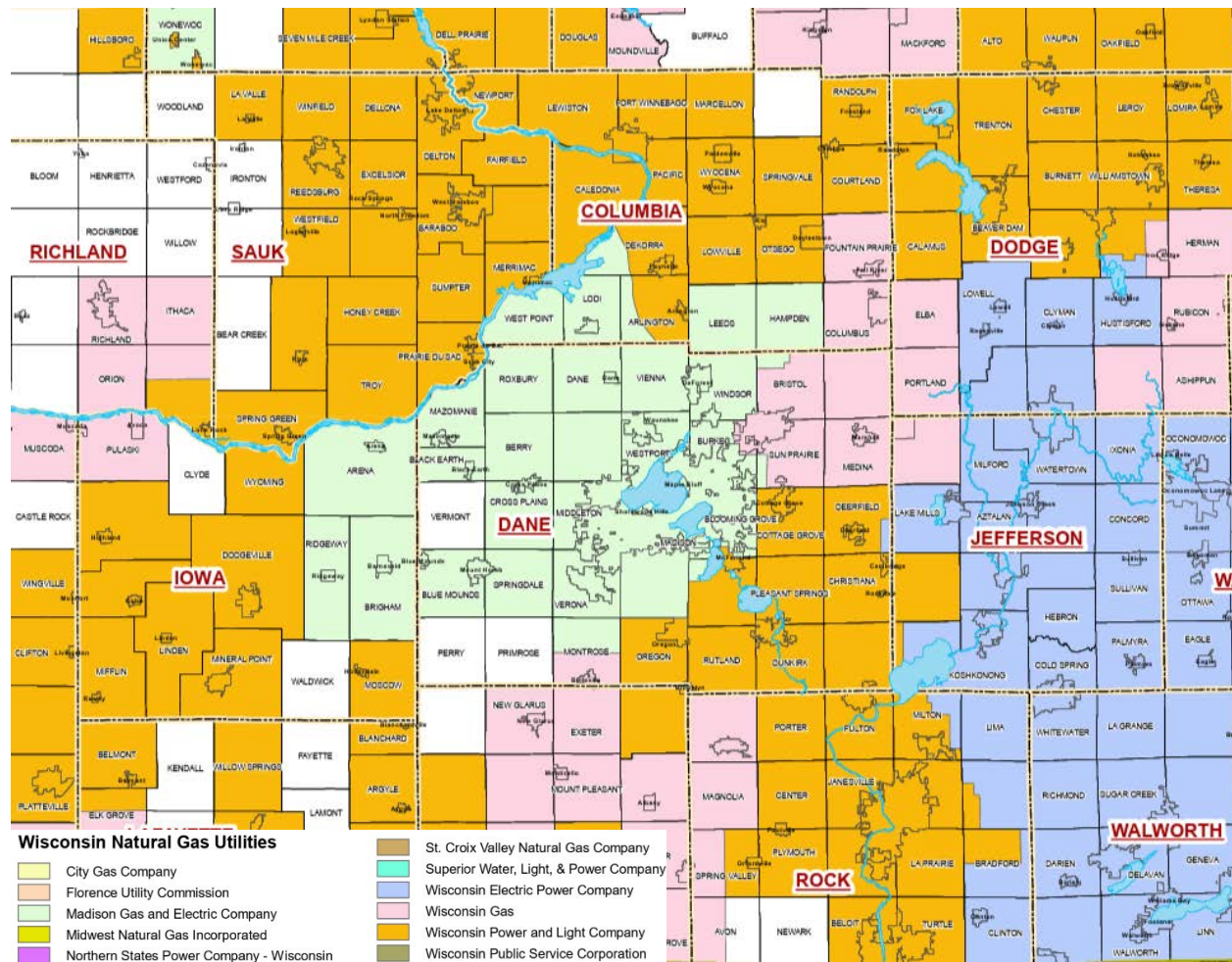
Source: U.S. Energy Information Administration.

### Natural Gas Utility

The incorporation territory is served entirely by Madison Gas & Electric for natural gas services as shown on Map 61. The metropolitan community is served by natural gas supplies provided by ANR and Northern Natural Gas Co. pipelines. The natural gas transmission lines serving the Madison area are shown on Map 62.

Most of the residents of the incorporation territory have access to natural gas, more similar in character to incorporated municipalities than unincorporated towns. The natural gas for Westport comes from the ANR pipeline running north and south along the east side of the metropolitan community.

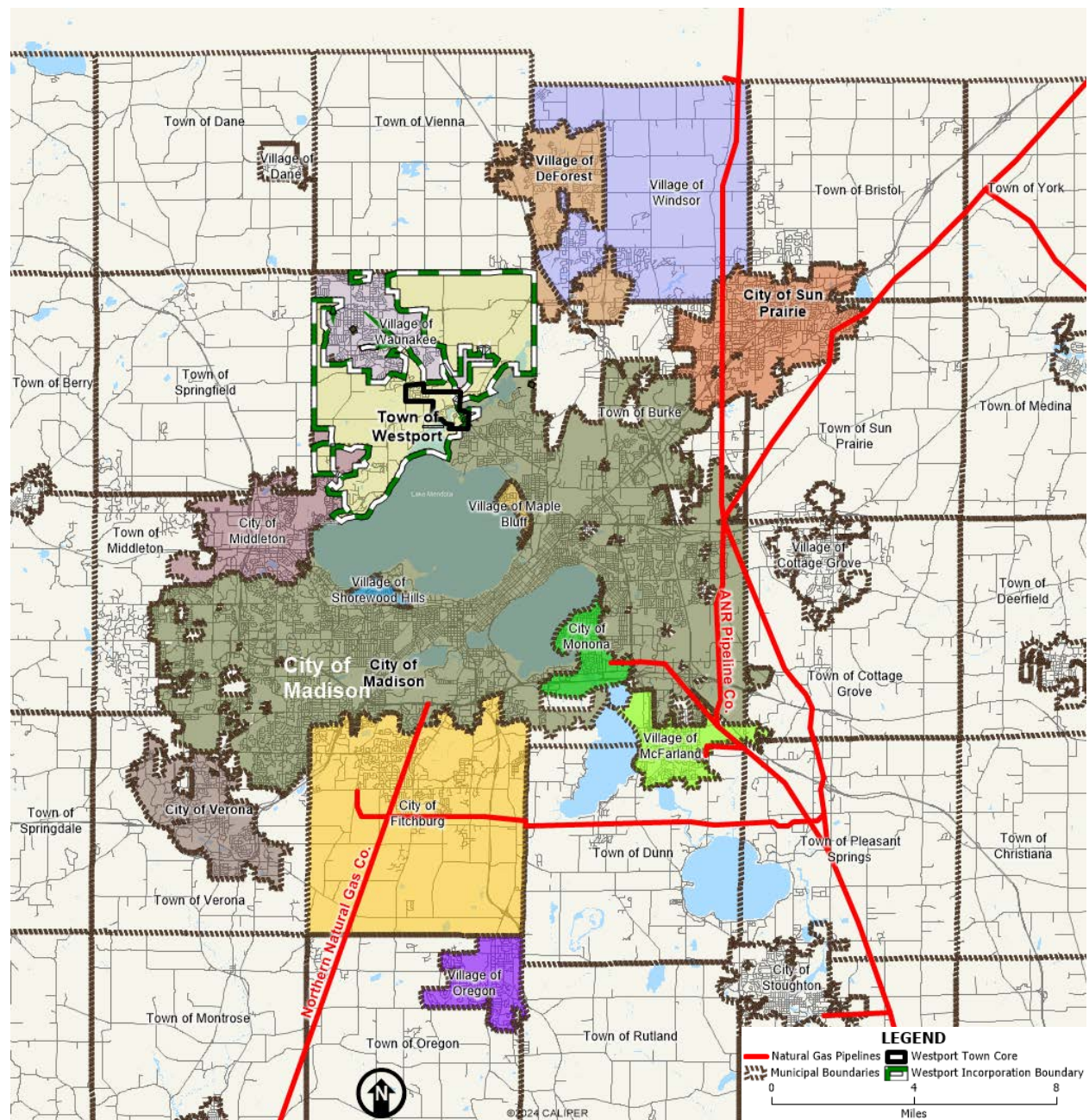
Map 61: Natural Gas Utility Service Territories



Natural gas utility service territories in south-central Wisconsin. Source: Public Service Commission of Wisconsin.



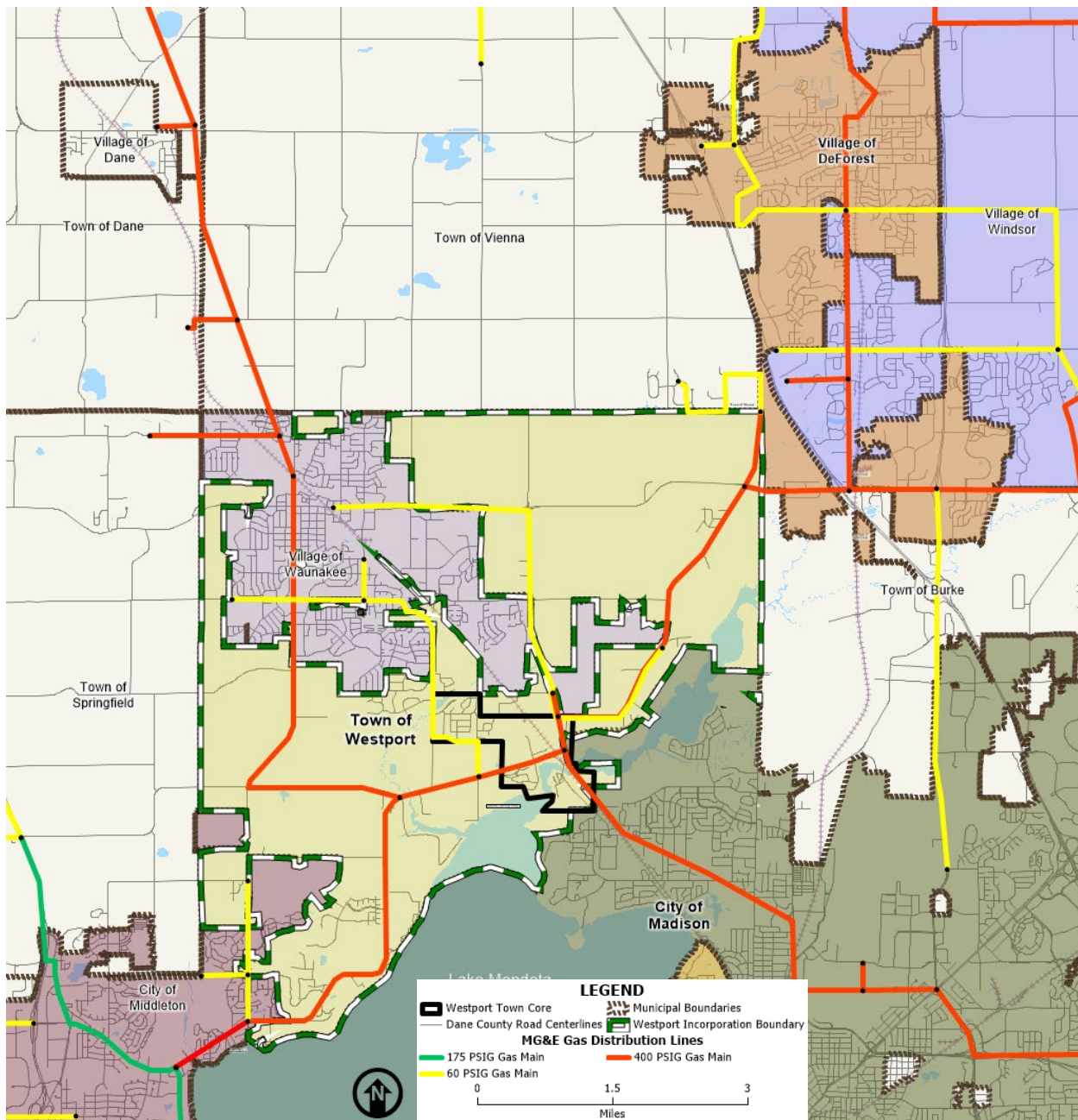
Map 62: Natural Gas Transmission Pipelines Serving the Metropolitan Community



There are no major natural gas transmission pipelines that cross the incorporation territory. Source: U.S. Energy Information Administration.



Map 63: MG&E Natural Gas Distribution Mains



Residents of the incorporation territory are well-served with natural gas by MG&E. Nearly all residential areas of Westport have access to natural gas service. Source: Madison Gas & Electric.

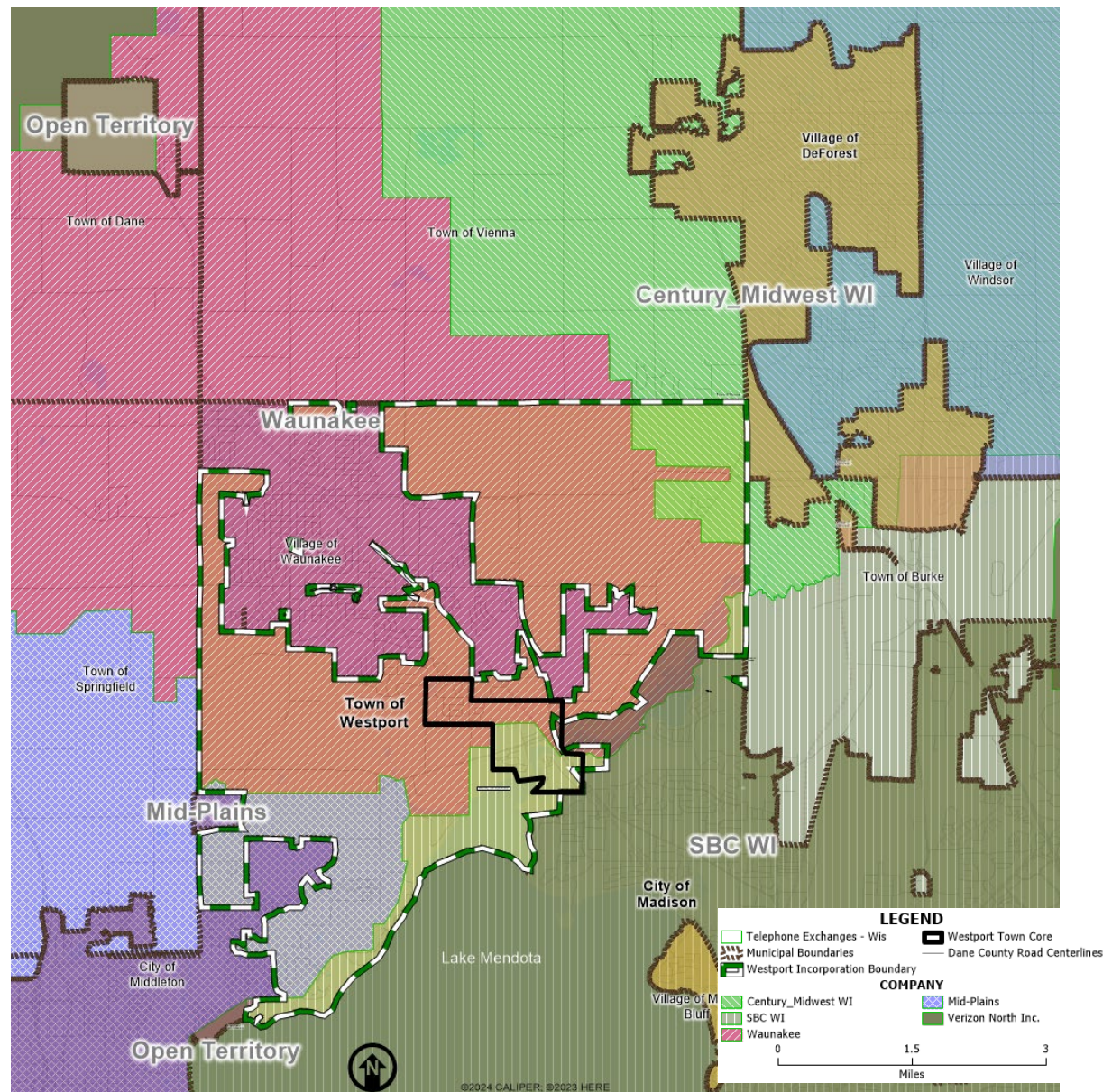


### Telecommunications Utilities

The Westport incorporation territory is served by 4 telephone exchanges:

- TDS serves most of Westport
- Mid-Plains serves the southwest corner and Middleton
- SBC WI (ATT) serves the lakefront, the southern part of the Town Core as well as the City of Madison
- Century Midwest WI serves the northeast portion of Westport as well as the DeForest/Windsor area.

Map 64: Telecommunications Service Areas

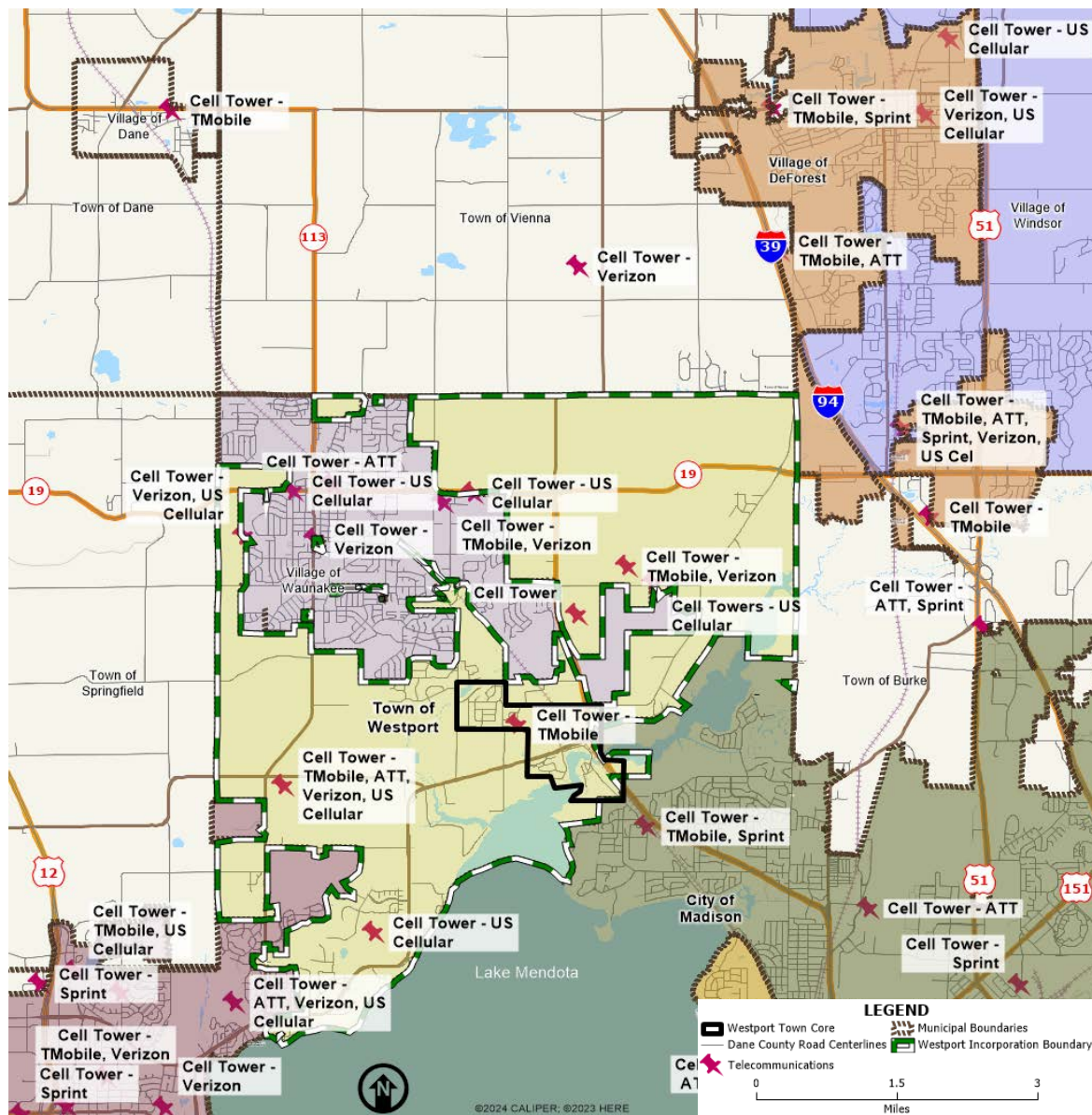


The incorporation territory is primarily served by TDS and the Waunakee telephone exchange. Three other telephone companies serve the northeast and southwest corners as well as the lakefront.

Source: Public Service Commission of Wisconsin.



Map 65: Location of Cellular Telephone Towers North Lake Mendota Area

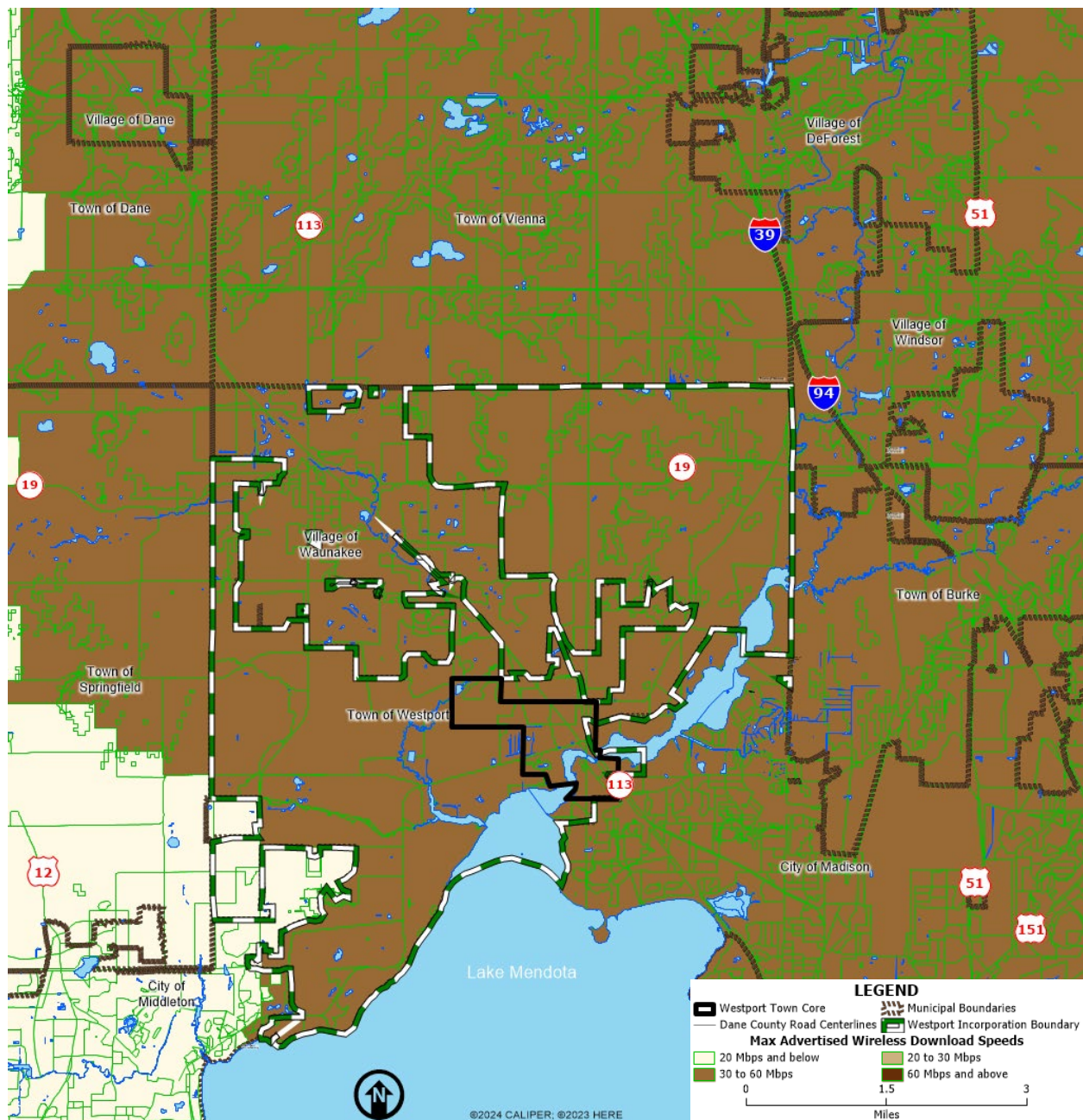


The incorporation territory has very good cellular telephone coverage as indicated by the number and dispersion of cell towers. Excellent cell coverage helps support social cohesion within the territory.

Source: CellMapper.net



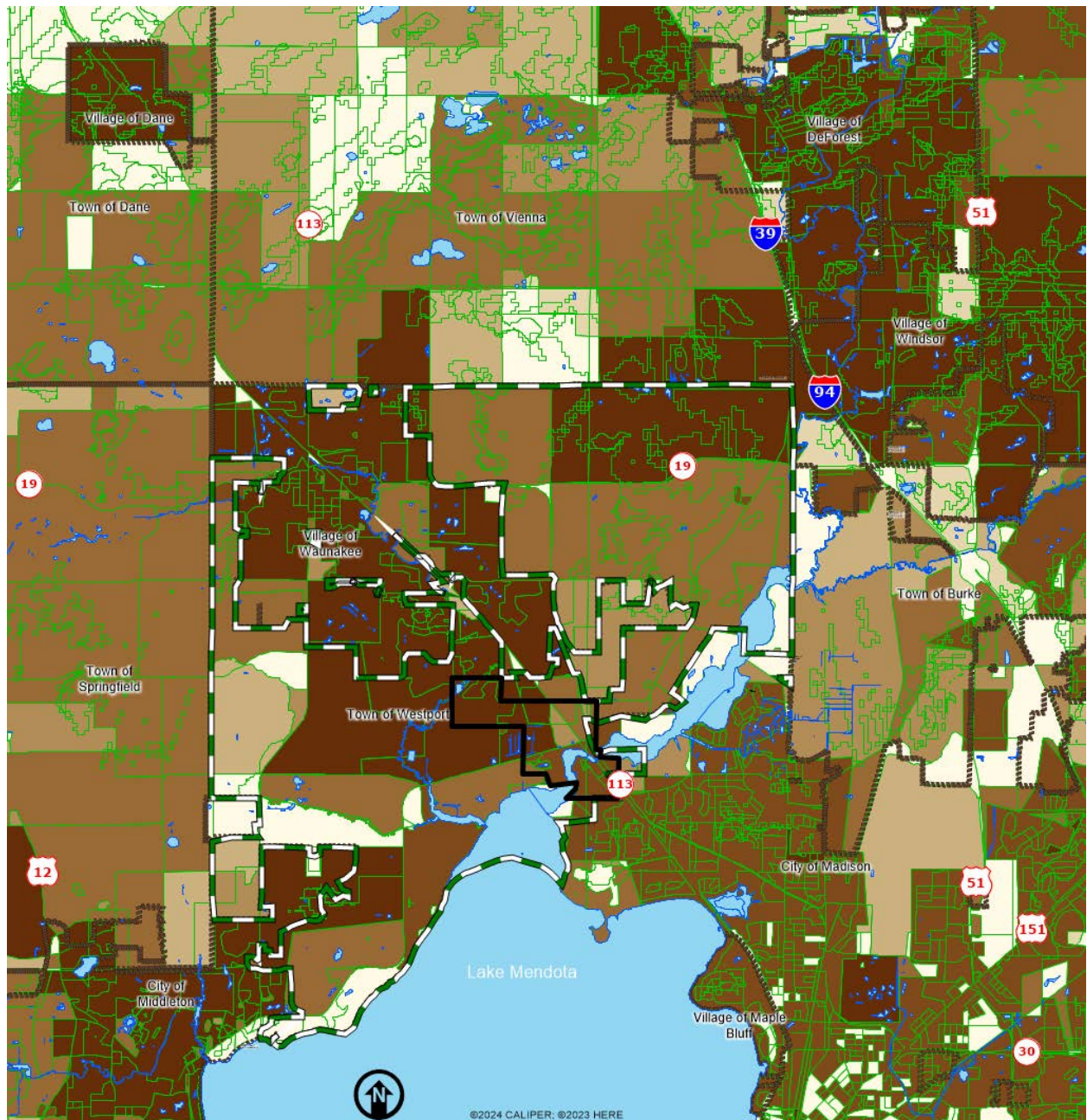
Map 66: Wireless Broadband Advertised Download Speeds



The incorporation territory has wireless broadband service that advertises 50 Mbps download speeds. Source: Public Service Commission of Wisconsin Broadband Coverage Map.



Map 67: Wired Broadband Advertised Download Speeds



Most of the incorporation territory enjoys some of the highest wired broadband download speeds in the metropolitan community. Source: Public Service Commission of Wisconsin Broadband Coverage Map.

### *Section 10: Stormwater Management Facilities*

Westport is a MS4 community, part of the Madison Area Municipal Storm Water Partnership (MAMSWaP) and engages in outreach activities as part of this group. Westport's Erosion and Stormwater Runoff Control ordinances can be found in Title 10, Chapter 4 of its ordinances. Westport does not have a stormwater utility.

The Town of Westport owns land that provides stormwater management services to several neighborhoods including:

- Carriage Ridge
- Mary Lake
- Gateway Business Park
- Borchers Beach



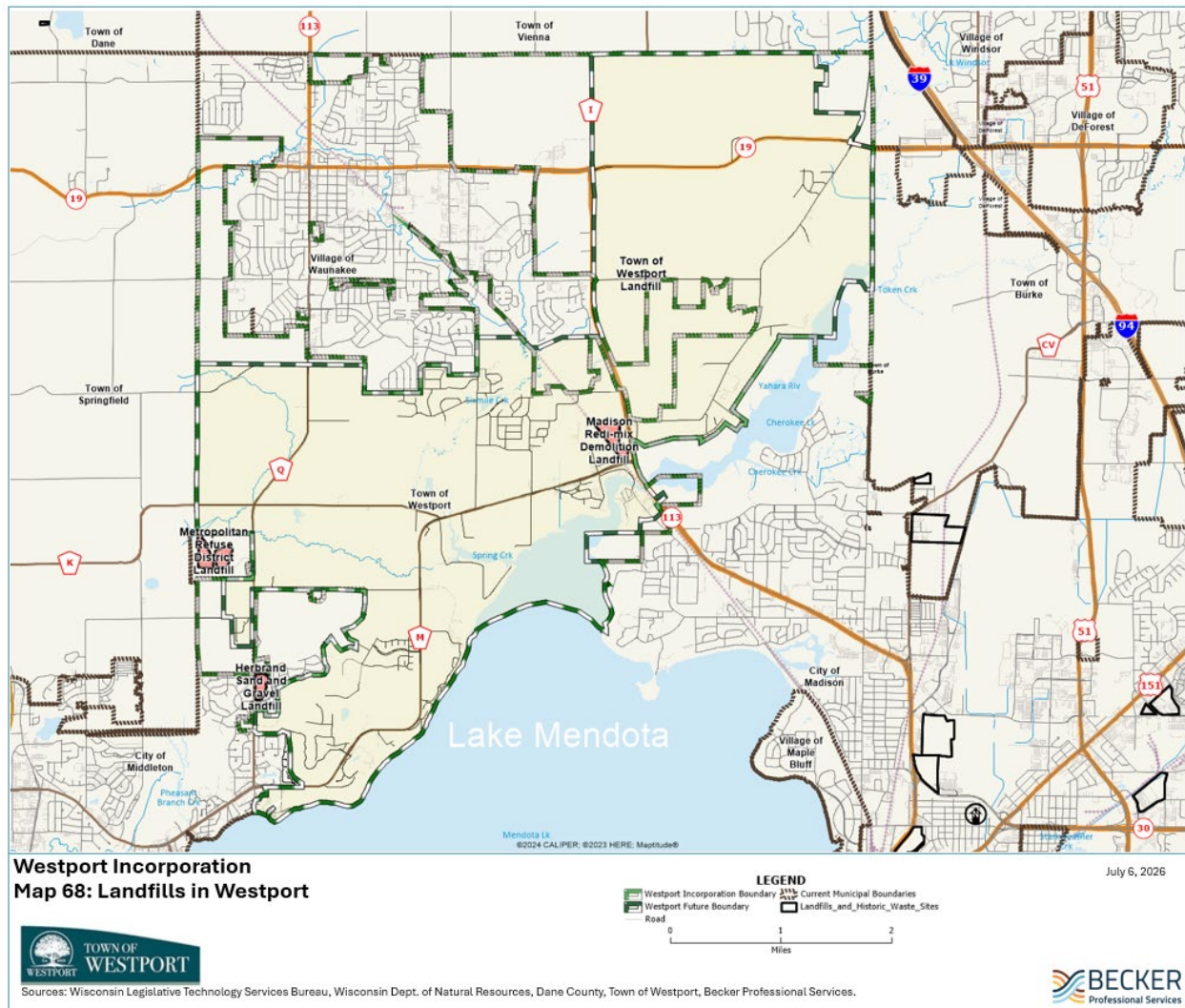
*Figure 65: A freshly painted storm drain mural, created as one of many community and social events focused on protecting the environment.*



## Section 11: Solid Waste Landfills

There are two closed landfills within the incorporation territory and two inactive landfills immediately adjacent on land formerly within the Town of Westport, but now inside the City of Middleton boundary:

Map 68: Landfills in Westport



### Town of Westport Landfill

The former Town of Westport landfill on Bong Road was closed in the early 1970's. It does not seem to be causing groundwater or other environmental impacts. It is currently owned by Yahara Materials which operates a quarry next to the closed landfill.



Figure 66: The town of Westport's former landfill. Source: Wisconsin Department of Natural Resources.



### Madison Redi-mix Demolition Landfill

This site containing a currently active Redi-mix plant was filled with demolition debris. This site is part of the future Gateway commercial area.



Figure 67: The active Redi-mix plant serves as a demolition landfill. Source: Wisconsin Department of Natural Resources.



### Herbrand Sand and Gravel Landfill

The former Herbrand Sand and Gravel landfill is currently a Middleton city park (Harvey John & Lucille Taylor Memorial Park) immediately adjacent to the Town of Westport.



Figure 68: The former landfill is now Harvey John & Lucille Taylor Memorial Park. Source: Wisconsin Department of Natural Resources.

### Metropolitan Refuse District Landfill

This landfill is owned jointly by three municipalities – the City of Middleton, the Village of Waunakee and the Village of Shorewood Hills. It is the site of Middleton Dog Park and Purple Cow Organics resident compost facility. This landfill is no longer active, but it is being actively monitored as there is a contamination plume creeping east toward CTH Q. The two parcels that are currently in the Town of Westport west of CTH Q will be transferred to the City of Middleton as part of the cooperative boundary plan following incorporation. The City of Middleton expects the plume may eventually impact on these properties.



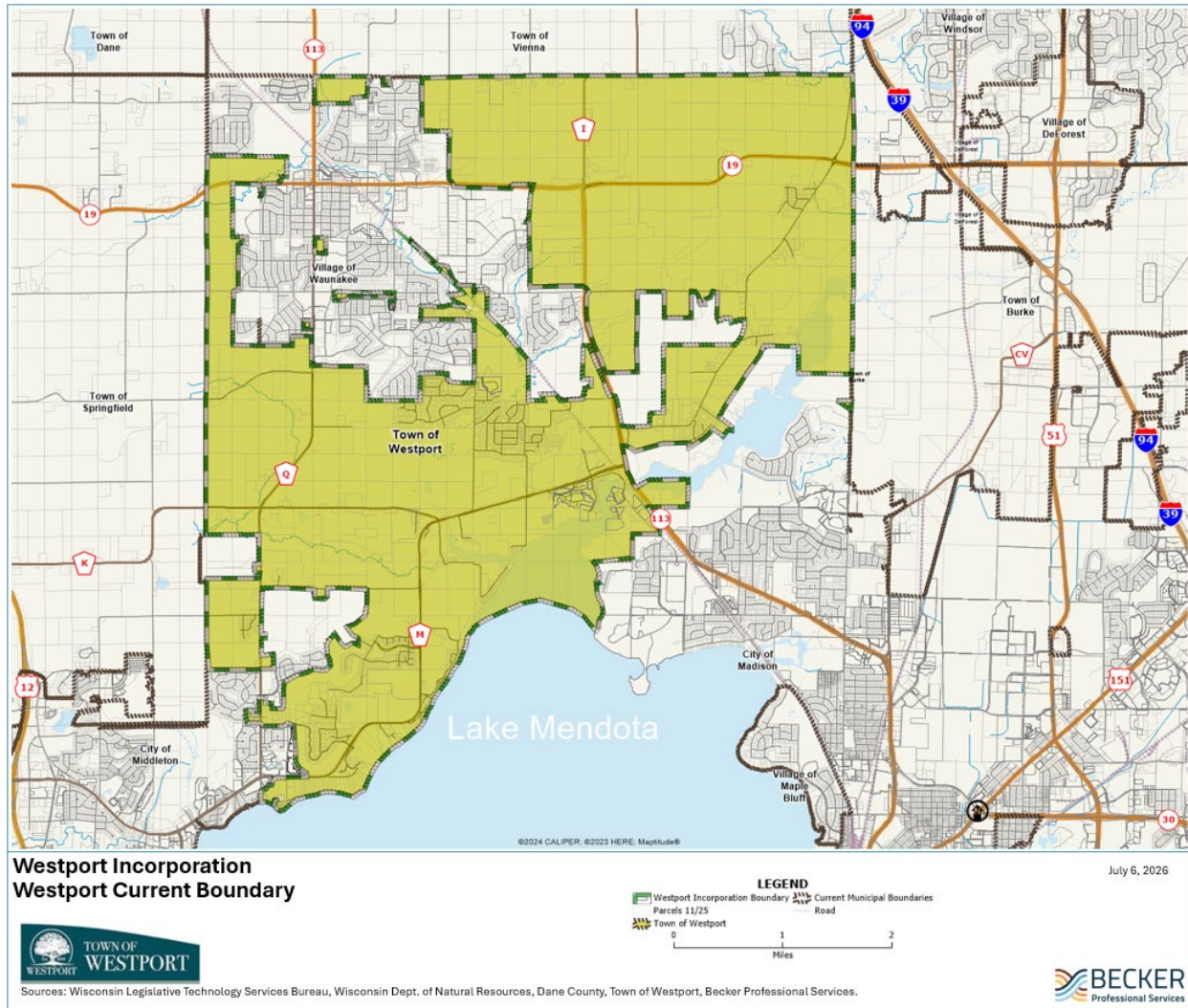
Figure 69: Metropolitan Refuse District Land Fill is no longer active, but a contamination plume from the site is being monitored. Source: Wisconsin Department of Natural Resources.



## Section 12: Irregular Boundaries

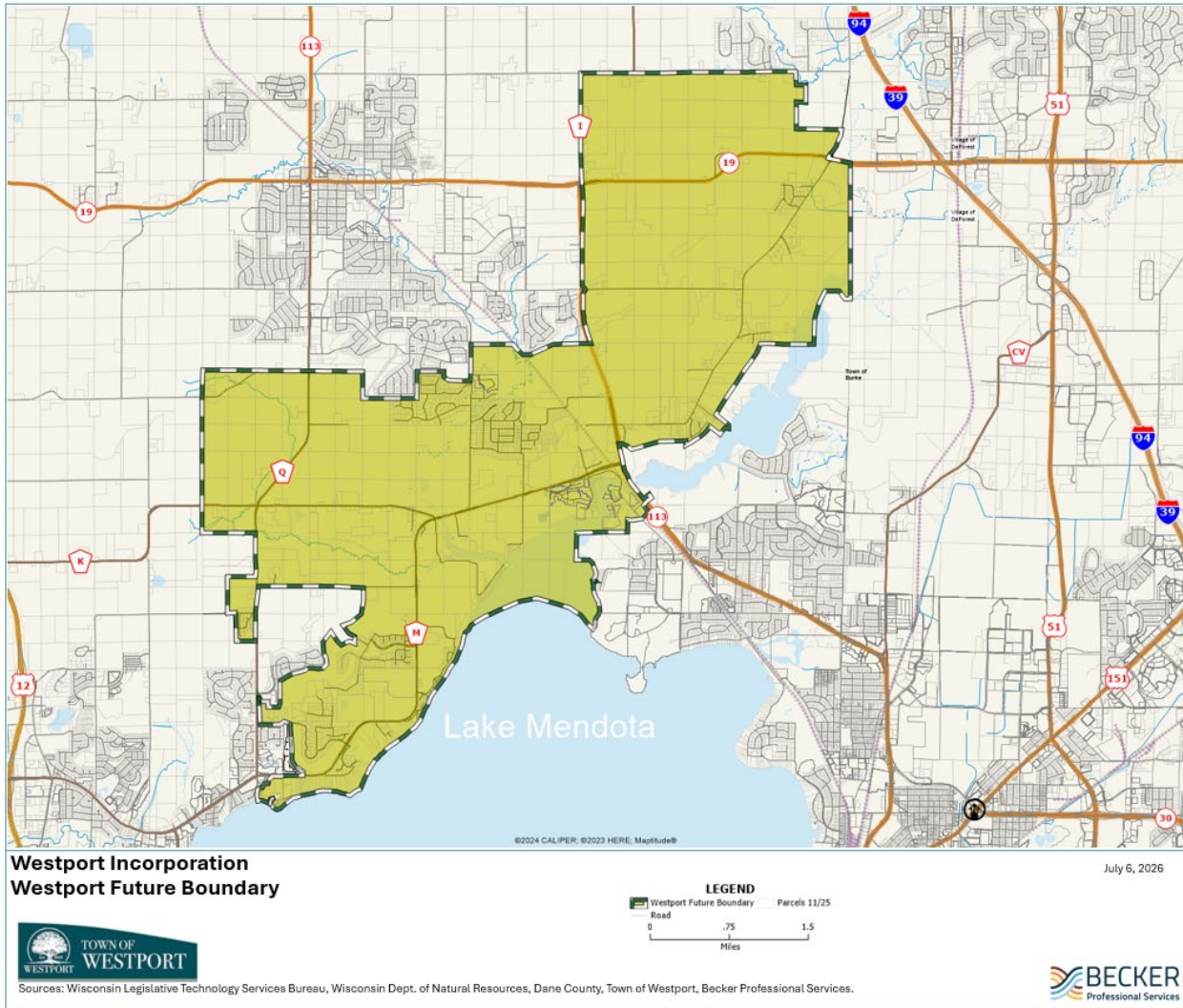
The current Westport boundary is highly irregular with many islands, mostly in Waunakee, but also in Middleton and Madison. There is also a highly irregular “tail” of Waunakee nearly splitting the Town in two parts. The cooperative boundary plan between Westport and its neighbors resolves most of the irregularities in the boundary. The boundary will become much more regular immediately upon incorporation and within 20 years of implementation of the boundary plan, there will be no Westport islands.

Map 69: Town of Westport Current Boundary





Map 70: Town of Westport Future Boundary



### *Conclusion*

The proposed boundary is rational, follows existing and negotiated political boundaries and physical features and creates a new municipality compacted by rapidly growing municipal neighbors on all sides and homogeneous in character to accomplish shared regional goals of resource protection, growth and sustainable land use patterns.

The character of the territory proposed for incorporation is compact, homogenous and distinct from the adjacent municipalities. This is supported by demographics, land use patterns and trends, natural features, local and regional plans, social organizations and government infrastructure that supports social cohesiveness and compact clustered development. A cooperative boundary agreement will take effect immediately upon incorporation that will make the new Village significantly more compact than it currently is. Incorporation is needed to prevent the metropolitan community from further fragmentation and to better manage the sensitive environmental resources in the face of metropolitan growth.

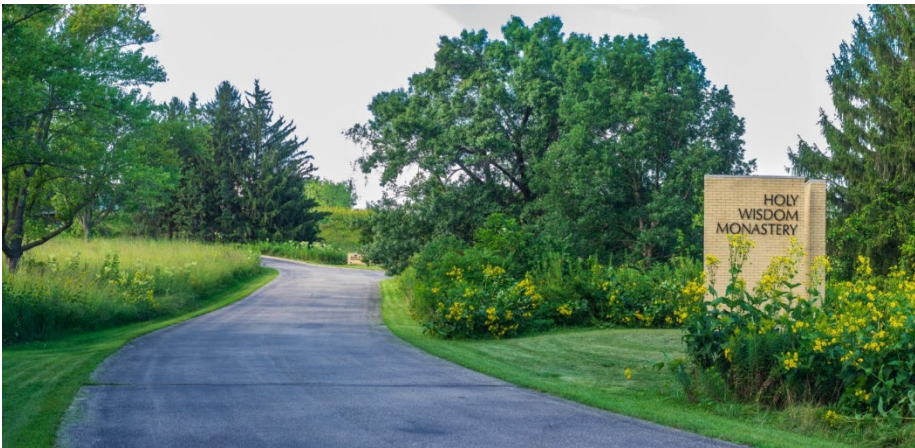


*Figure 70: The boundary of Waunakee and the agreed upon community separation zone. Note how urban infrastructure is designed and ready to extend into the community separation zone.*





*Figure 72: Yahara River as it enters Lake Mendota - the heart of the Town of Westport.*



*Figure 72: Holy Wisdom Monastery, Town of Westport.*



*Figure 7173: Town Center Park, Town of Westport.*

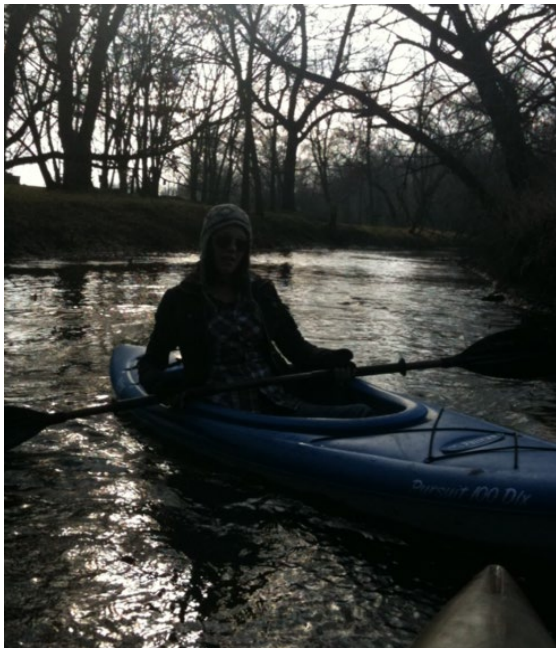




*Figure 744: Bishops Bay subdivision, North Mendota County Wildlife Area and the backside of the Holy Wisdom property.*



*Figure75: Westport Town Hall and Town Center Park Playground under construction.*



*Figure 73: Kayaking on Six Mile Creek, Town of Westport.*



*Figure 77: Jackson Landing, a Town of Westport Park.*



*Figure 78: View of Lake Mendota from the Wakanda Picnic Area on Borchers Beach Road. The picnic area is a part of Governor Nelson State Park located in a residential area.*



*Figure 79: Governor Nelson State Park, Town of Westport.*



## 1(B) TERRITORY BEYOND THE CORE

Section 66.0207(1)(b) requires as follows:

*The territory beyond the most densely populated one-half square mile specified in s. 66.0205 (1) or the most densely populated square mile specified in s. 66.0205 (2) shall have an average of more than 30 housing units per quarter section or an assessed value, as defined in s. 66.0217 (1) (a) for real estate tax purposes, more than 25% of which is attributable to existing or potential mercantile, manufacturing or public utility uses. The territory beyond the most densely populated square mile as specified in s. 66.0205 (3) or (4) shall have the potential for residential or other land use development on a substantial scale within the next three years. The Board may waive these requirements to the extent that water, terrain or geography prevents such development.*

The territory beyond the core is about 12,500 acres, essentially split into two parts in a butterfly shape, separated by the Town Core. This presents challenges incorporating a smaller area and leaving a remnant Town of Westport, which itself would be split into two disconnected halves by the new Village. The remaining land does not have sufficient tax base to support a town government and only 23% of the territory beyond the core is considered developable if it had access to sewer and water services. With its strong existing tax base, Westport decided to mitigate the impact of incorporation on the territory beyond the core by granting growth areas to adjacent municipalities to make the new Village of Westport more compact than it otherwise would be. The new Village will have sufficient tax revenue to support the level of services expected by residents for its entire territory without leaving a disjointed and financially struggling remnant town.

As demonstrated below, the Westport petition meets all the above requirements.



## Section 1: Population of the Proposed Village

### WisDOA Estimate

The Wisconsin Department of Administration Demographics Services Center estimates the population of the Town of Westport on January 1, 2025, to be **4,447**.

### Area Population Trends

Table 29: Westport and Area Population Trends

| Year                 | Westport | % Change | Waunakee | % Change | DeForest | % Change | Middleton | % Change | Madison | % Change |
|----------------------|----------|----------|----------|----------|----------|----------|-----------|----------|---------|----------|
| 1970                 | 2,411    |          | 2,181    |          | 1,911    |          | 8,246     |          | 171,809 |          |
| 1980                 | 2,748    | 14.0%    | 3,866    | 77.3%    | 3,367    | 76.2%    | 11,848    | 43.7%    | 170,616 | -0.7%    |
| 1990                 | 2,732    | -0.6%    | 5,897    | 52.5%    | 4,882    | 45.0%    | 13,785    | 16.3%    | 190,766 | 11.8%    |
| 2000                 | 3,586    | 31.3%    | 8,995    | 52.5%    | 7,368    | 50.9%    | 15,770    | 14.4%    | 208,054 | 9.1%     |
| 2010                 | 3,950    | 10.2%    | 12,097   | 34.5%    | 8,936    | 21.3%    | 17,442    | 10.6%    | 233,209 | 12.1%    |
| 2020                 | 4,191    | 6.1%     | 14,879   | 23.0%    | 10,811   | 21.0%    | 21,827    | 25.1%    | 269,840 | 15.7%    |
| 2025(est)            | 4,447    | 6.1%     | 16,860   | 13.3%    | 13,101   | 21.2%    | 24,595    | 12.7%    | 296,147 | 9.7%     |
| 25-year Average Rate |          | 13%      |          | 31%      |          | 29%      |           | 16%      |         | 12%      |
| 25-year Growth #     |          | 861      |          | 7,865    |          | 5,733    |           | 8,825    |         | 88,093   |

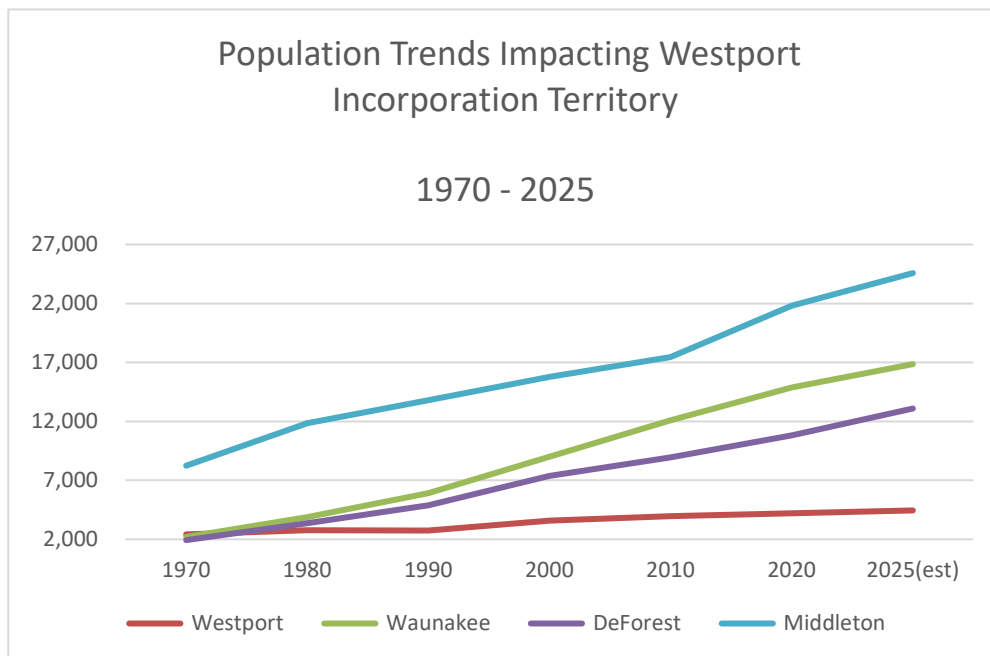


Figure 75: Line graph showing population trends impacting Westport incorporation territory.

### The Most Densely Populated Square Mile

The most densely populated square mile of the Town has an average of more than 30 housing units per quarter section.

Table 30: Characteristics of the Properties in the Densest Square Mile

| Section ID                                  | PLSS Second Division      | Label | Area # sq. mi. | Housing Units     | # Single-family Structures | # Multi-family Structures | # Multi-family Units | Est. # Residents |
|---------------------------------------------|---------------------------|-------|----------------|-------------------|----------------------------|---------------------------|----------------------|------------------|
| 1                                           | WI460080N0090E05N220ASWSE | SWSE  | 0.04           | 287               | 22                         | 19                        | 265                  | 502              |
| 2                                           | WI460080N0090E05N220ASESE | SESE  | 0.05           | 100               | 3                          | 7                         | 97                   | 172              |
| 3                                           | WI460080N0090E05N220ASESW | SESW  | 0.06           | 146               | 0                          | 26                        | 146                  | 248              |
| 4                                           | WI460080N0090E05N260ANWNW | NWNW  | 0.06           | 98                | 2                          | 8                         | 96                   | 168              |
| 5                                           | WI460080N0090E05N220ANESE | NESE  | 0.06           | 0                 | 0                          | 0                         | 0                    | 0                |
| 6                                           | WI460080N0090E05N210ASENE | SENE  | 0.06           | 64                | 62                         | 1                         | 2                    | 149              |
| 7                                           | WI460080N0090E05N210ANENE | NENE  | 0.06           | 61                | 61                         | 0                         | 0                    | 143              |
| 8                                           | WI460080N0090E05N220ANWSE | NWSE  | 0.06           | 6                 | 6                          | 0                         | 0                    | 14               |
| 9                                           | WI460080N0090E05N210ANWNE | NWNE  | 0.06           | 55                | 55                         | 0                         | 0                    | 129              |
| 10                                          | WI460080N0090E05N230ASWSW | SWSW  | 0.05           | 40                | 0                          | 4                         | 40                   | 68               |
| 11                                          | WI460080N0090E05N220ASWNW | SWNW  | 0.06           | 39                | 39                         | 0                         | 0                    | 92               |
| 12                                          | WI460080N0090E05N270ANENE | NENE  | 0.05           | 33                | 6                          | 11                        | 27                   | 60               |
| 13                                          | WI460080N0090E05N220ASWNE | SWNE  | 0.06           | 0                 | 0                          | 0                         | 0                    | 0                |
| 14                                          | WI460080N0090E05N220ASENE | SENE  | 0.06           | 4                 | 4                          | 0                         | 0                    | 9                |
| 15                                          | WI460080N0090E05N220ASENW | SENE  | 0.06           | 0                 | 0                          | 0                         | 0                    | 0                |
| 16                                          | WI460080N0090E05N210ASWNE | SWNE  | 0.06           | 51                | 51                         | 0                         | 0                    | 120              |
| 17                                          | WI460080N0090E05N270ANWNE | NWNE  | 0.03           | 8                 | 8                          | 0                         | 0                    | 19               |
| 18                                          | WI460080N0090E05N220ANESW | NESW  | 0.06           | 0                 | 0                          | 0                         | 0                    | 0                |
| Total # Housing Units                       |                           |       |                | 1,003             | 319                        | 76                        | 673                  | 1,894            |
| Average # Housing Units per Quarter Section |                           |       |                | 56                |                            |                           |                      |                  |
| Total Area of Above Sections                |                           |       |                | 1.08 square miles |                            |                           |                      |                  |
| Single-family persons per household         |                           |       |                | 2.35              |                            |                           |                      |                  |
| Multi-family persons per household          |                           |       |                | 1.7               |                            |                           |                      |                  |

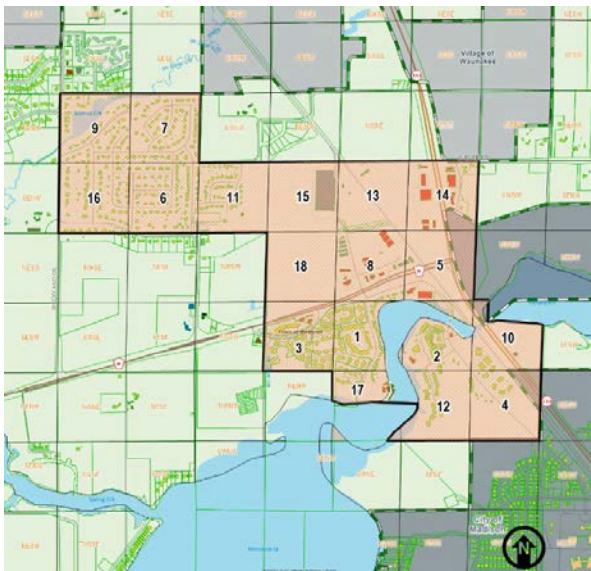


Figure 76: The quarter sections comprising the 1 square mile Town Core have an average of 56 housing units per quarter section.

## Section 2: Existing or Potential Mercantile, Manufacturing or Public Utility Uses

The most densely populated square mile of the Town has more than 25% of its assessed value attributable to existing or potential mercantile, manufacturing or public utility uses.

Table 31: Characteristics of Existing or Potential Mercantile, Manufacturing or Public Utility Uses

| Section ID                   | PLSS Second Division      | Label | Area sq. mi. | Property Value Residential | # Mercantile, Manufacturing and Public Utility Structures | Existing Property Value Mercantile, Manufacturing and Public Utility | Potential Property Value Mercantile, Manufacturing & Public Utility |                                                |
|------------------------------|---------------------------|-------|--------------|----------------------------|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------|
| 1                            | WI460080N0090E0SN220ASWSE | SWSE  | 0.04         | \$17,981,900               | -                                                         | \$0                                                                  | \$0                                                                 |                                                |
| 2                            | WI460080N0090E0SN220ASESE | SESE  | 0.05         | \$29,771,200               | 2                                                         | \$2,260,700                                                          | \$3,760,700                                                         | New restaurant at Mariner's & Nau-Ti-Gal sites |
| 3                            | WI460080N0090E0SN220ASESW | SESW  | 0.06         | \$5,169,600                | 2                                                         | \$3,000,900                                                          | \$3,000,900                                                         |                                                |
| 4                            | WI460080N0090E0SN260ANWNW | NWNW  | 0.06         | \$61,920,400               | 1                                                         | \$0                                                                  | \$0                                                                 |                                                |
| 5                            | WI460080N0090E0SN220ANESE | NESE  | 0.06         | \$0                        | 2                                                         | \$2,462,400                                                          | \$2,462,400                                                         |                                                |
| 6                            | WI460080N0090E0SN210ASENE | SENE  | 0.06         | \$19,866,800               | -                                                         | \$0                                                                  | \$0                                                                 |                                                |
| 7                            | WI460080N0090E0SN210ANENE | NENE  | 0.06         | \$20,898,900               | -                                                         | \$0                                                                  | \$0                                                                 |                                                |
| 8                            | WI460080N0090E0SN220ANWSE | NWSE  | 0.06         | \$2,065,300                | 19                                                        | \$6,583,800                                                          | \$38,125,000                                                        | Gateway Business Park Development              |
| 9                            | WI460080N0090E0SN210ANWNE | NWNE  | 0.06         | \$17,188,500               | 2                                                         | \$0                                                                  | \$0                                                                 |                                                |
| 10                           | WI460080N0090E0SN230ASWSW | SWSW  | 0.05         | \$10,773,500               | 1                                                         | \$466,700                                                            | \$466,700                                                           |                                                |
| 11                           | WI460080N0090E0SN220ASWNW | SWNW  | 0.06         | \$13,021,600               | 1                                                         | \$0                                                                  | \$0                                                                 |                                                |
| 12                           | WI460080N0090E0SN270ANENE | NENE  | 0.05         | \$13,062,900               | -                                                         | \$0                                                                  | \$0                                                                 |                                                |
| 13                           | WI460080N0090E0SN220ASWNE | SWNE  | 0.06         | \$0                        | 5                                                         | \$787,500                                                            | \$61,000,000                                                        | Gateway Business Park Development              |
| 14                           | WI460080N0090E0SN220ASENE | SENE  | 0.06         | \$1,030,300                | 11                                                        | \$6,190,200                                                          | \$6,190,200                                                         |                                                |
| 15                           | WI460080N0090E0SN220ASENW | SENE  | 0.06         | \$0                        | 1                                                         | \$9,540,900                                                          | \$9,540,900                                                         |                                                |
| 16                           | WI460080N0090E0SN210ASWNE | SWNE  | 0.06         | \$19,330,900               | -                                                         | \$0                                                                  | \$0                                                                 |                                                |
| 17                           | WI460080N0090E0SN270ANWNE | NWNE  | 0.03         | \$7,697,500                | 3                                                         | \$1,558,800                                                          | \$1,558,800                                                         |                                                |
| 18                           | WI460080N0090E0SN220ANESW | NESW  | 0.06         | \$0                        | -                                                         | \$375,000                                                            | \$1,375,000                                                         | Proposed Dunkin Donuts and Fitness Center      |
| <b>Total</b>                 |                           |       |              | <b>239,779,300</b>         | <b>50</b>                                                 | <b>33,226,900</b>                                                    | <b>127,480,600</b>                                                  |                                                |
|                              |                           |       |              | <b>% Commercial</b>        | <b>12%</b>                                                | 273,006,200                                                          |                                                                     |                                                |
| Total Area of Above Sections |                           |       |              | 1.08 square miles          | <b>35% with Potential</b>                                 | 367,259,900                                                          |                                                                     |                                                |

When assessing the potential property value for mercantile, manufacturing or public utility uses within the Town Core, we relied on plans submitted for new commercial development that have already been presented to the Town Plan Commission for consideration. This includes the former Nau-Ti-Gal site which the Town Board has designated as a local historic landmark and would like to see the building continue in commercial use. Additionally, the Town Board intends to promote more intense development of the commercial heart of the Town – the STH 113/CTH M intersection for both local and regional uses. The Town Board has already placed design review standards on this area and last year started planning for the Gateway Business Park, which was put on hold until the incorporation has been completed.

Most of this area is currently comprised of a Wingra Read-Mix plant on 27 acres with improvement value of just \$176,000, an MG&E electric substation on 12 acres, and boat servicing and storage. The potential value of the Gateway Business Park was estimated by taking the average improvement value of business park land within the 6-county Madison region (\$6,100,000) per acre (Source: MadREP; Sector Strategy for Economic Recovery – A Study of the Region's Business Parks; 2022). Given the number of wetlands in this area, we assumed only 25% of the land in this area is buildable. This gives us potential value in the Gateway Business Park of \$127 million, which would be 35% of the total value of the Town Core.



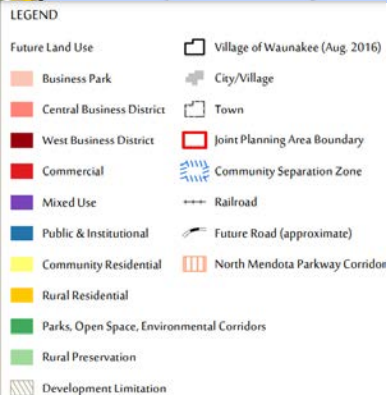
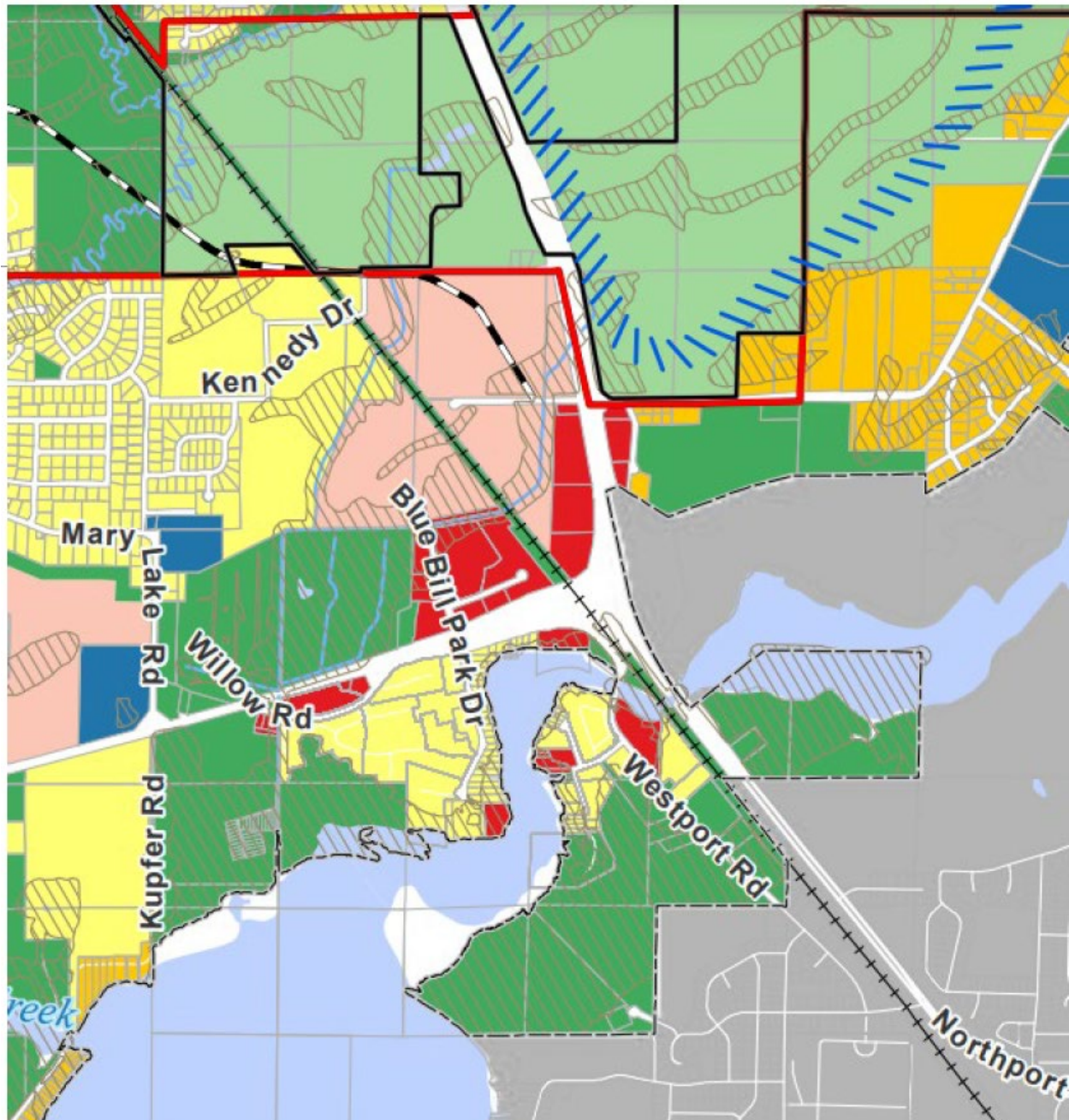


Figure 77: Future land use map from the Waunakee/Westport Joint Comprehensive Plan; note the northwest quadrant of the STH 113/CTH M area designation as commercial and business park.

## Section 3: Lands Suitable for Development

### *Potential for Residential or other Land Use Development*

The territory beyond the most densely populated square mile has the potential for residential or other land use development on a substantial scale within the next three years.

The Town of Westport has a recent history of robust growth in population. However, while Westport has had an average 25-year growth rate of 13% (2020 – 2024) adding 861 residents, the adjacent municipalities, particularly DeForest (adding 4,796 new residents) and Waunakee (adding 7,865 new residents) have experienced growth rates double that of Westport over the same time. While the growth of DeForest has to date not impacted Westport, Waunakee's growth is almost entirely at the expense of land annexed from Westport. The City of Middleton added 8,825 over the same period, most of which came from Bishops Bay, infill and redevelopment and annexations from the Town of Middleton.

The growth projected to 2050 for Westport, Waunakee, DeForest and Middleton together is projected by the State of Wisconsin to add 23,789 residents to those 4 areas over the next 25 years. This growth in population will require at least 1,265 acres of land just for housing (assuming 8 dwelling units per acre), not to mention the streets, stormwater retention, and additional parks and open space needed to serve the new housing.

Growth in population is played out on the ground with building permit approvals that authorize the construction of new housing. The following chart shows building permit trends over the past 5 years. A full table is provided in Section 6 of the Homogeneity and Compactness Chapter.

*Table 32: Population Projections Impacting Incorporation Territory and Demand for Land*

| Minor Civil Division                 | 2020<br>Population | 1/1/2025<br>Estimate | 2030<br>Projection | 2040<br>Projection | 2050<br>Projection | Population<br>Change 2025<br>- 2050 |
|--------------------------------------|--------------------|----------------------|--------------------|--------------------|--------------------|-------------------------------------|
| <b>Town of Westport</b>              | <b>4,191</b>       | <b>4,447</b>         | <b>4,466</b>       | <b>4,827</b>       | <b>5,189</b>       |                                     |
| Projected Growth                     |                    | 256                  | 19                 | 361                | 362                | <b>742</b>                          |
| Growth Rate                          |                    | 6.1%                 | 0.4%               | 8.1%               | 7.5%               |                                     |
| Acres Land Needed for Growth         |                    | 13.6                 | 1.0                | 19.2               | <b>19.3</b>        |                                     |
| <b>Village of Waunakee</b>           | <b>14,789</b>      | <b>16,860</b>        | <b>18,058</b>      | <b>21,471</b>      | <b>24,866</b>      |                                     |
| Projected Growth                     |                    | 2,071                | 1,198              | 3,413              | 3,395              | <b>8,006</b>                        |
| Growth Rate                          |                    | 14.0%                | 7.1%               | 18.9%              | 15.8%              |                                     |
| Acres Land Needed for Growth         |                    | 110.2                | 63.7               | 181.5              | <b>180.6</b>       |                                     |
| <b>Village of DeForest</b>           | <b>10,811</b>      | <b>13,101</b>        | <b>12,914</b>      | <b>15,194</b>      | <b>17,442</b>      |                                     |
| Projected Growth                     |                    | 2,290                | - 187              | 2,280              | 2,248              | <b>4,341</b>                        |
| Growth Rate                          |                    | 21.2%                | -1.4%              | 17.7%              | 14.8%              |                                     |
| Acres Land Needed for Growth         |                    | 121.8                | -9.9               | 121.3              | <b>119.6</b>       |                                     |
| <b>City of Middleton</b>             | <b>21,827</b>      | <b>24,595</b>        | <b>26,101</b>      | <b>30,731</b>      | <b>35,295</b>      |                                     |
| Projected Growth                     |                    | 2,768                | 1,506              | 4,630              | 4,564              | <b>10,700</b>                       |
| Growth Rate                          |                    | 12.7%                | 6.1%               | 17.7%              | 14.9%              |                                     |
| Acres Land Needed for Growth         |                    | 147.2                | 80.1               | 246.3              | <b>242.8</b>       |                                     |
| <b>City of Madison</b>               | <b>269,840</b>     | <b>296,147</b>       | <b>304,407</b>     | <b>337,864</b>     | <b>371,138</b>     |                                     |
| Projected Growth                     |                    | 26,307               | 8,260              | 33,457             | 33,274             | <b>74,991</b>                       |
| Growth Rate                          |                    | 9.7%                 | 2.8%               | 11.0%              | 9.8%               |                                     |
| Acres Land Needed for Growth         |                    | 1,399.3              | 439.4              | 1,779.6            | <b>1,769.9</b>     |                                     |
| <b>Total Population</b>              | <b>321,458</b>     | <b>355,150</b>       | <b>365,946</b>     | <b>410,087</b>     | <b>453,930</b>     | <b>98,780</b>                       |
| <b>Land Needed to Support Growth</b> |                    | <b>1,792</b>         | <b>574</b>         | <b>2,348</b>       | <b>2,332</b>       |                                     |

*Assume 8 dwelling units per acre, 2.35 persons per dwelling unit.*

*19 persons/acre*

*Source: Wisconsin  
Department of  
Administration;  
Population  
Projections Based on  
2020 Census Data by  
Minor Civil Division.*

#### *Section 4: Impact of Proposed Cooperative Boundary Plan Agreement on the Territory Beyond the Core*

Although there is significant territory beyond the core, the Town of Westport has taken steps to reduce this area significantly upon incorporation and provide growth areas for adjacent municipalities, which will hasten its development as urban services are extended by those municipalities.

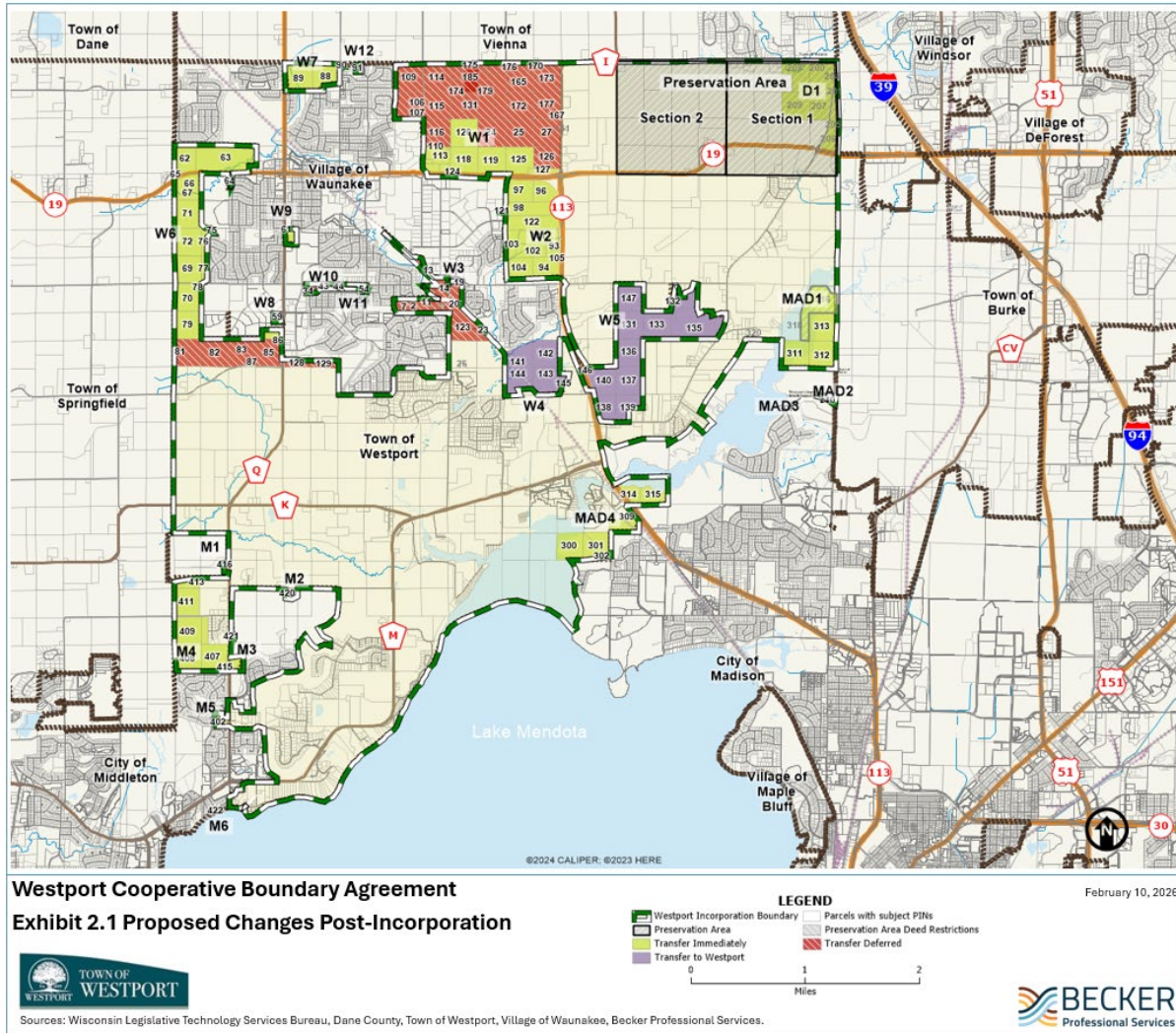
The incorporation of the Town of Westport will activate the cooperative boundary plan agreement under Wis Stat. §66.0307 between the new Village of Westport and the City of Madison, City of Middleton, Village of Waunakee and Village of DeForest. Under this agreement, the Village of Westport will agree to detach 2,928.2 acres to the adjoining municipalities within 20 years of the activation of the cooperative boundary plan agreement, about two-thirds of which will transfer immediately upon the plan taking effect with the remainder deferred for up to twenty years. Although some of these areas are already developed islands or inlets within adjacent municipalities, most of this land in the territory beyond the core (apart from the Madison transfers) is potentially developable land adjacent to those municipalities, some of which will certainly begin to develop within 3 years. The area proposed to be transferred immediately upon activation of the agreement contains 35 single-family homes with an estimated population of 82. The areas which will be deferred for transfer include 1,005.5 acres of land, 68 single-family homes with an estimated population of 156.

Westport will gain 562 acres from the return of the southeast “tail” of Waunakee that was attached to Waunakee as part of the 1996 Boundary Stipulation and Intergovernmental Cooperation Agreement between Waunakee and Westport. This area contains 1 residence with an estimated population of 2.

As part of this agreement, the new Village will maintain a community separation zone or “preservation area” covering two sections west of the border with DeForest. to distinguish the developed area of one municipality from that of the other municipalities to the extent possible.



Map 71: Expected Boundary Changes Post-Incorporation



Map 72: Westport Future Boundary Resulting from Cooperative Boundary Plan Agreement

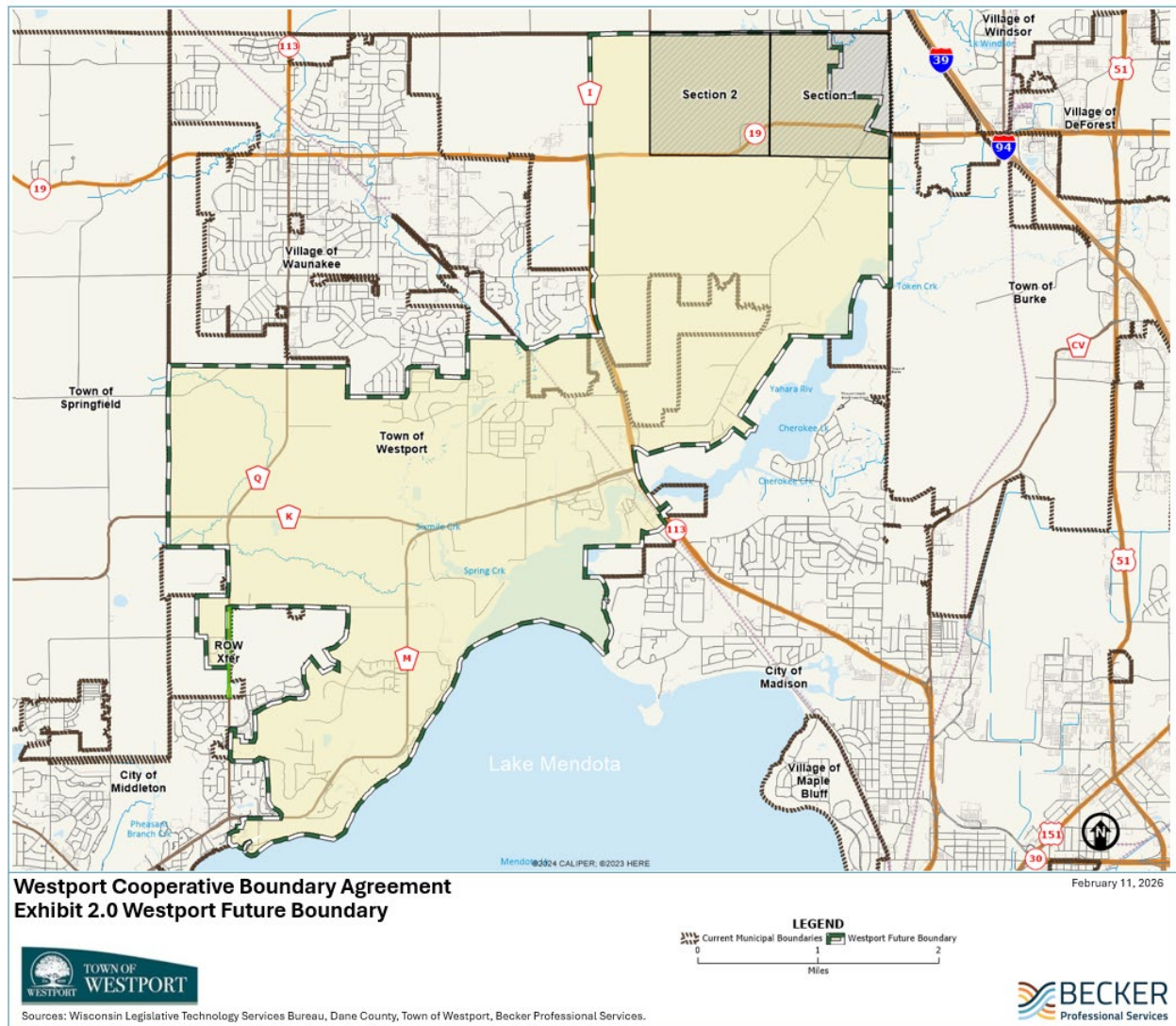


Exhibit from the Cooperative Boundary Plan Agreement between Westport, Madison, DeForest, Waunakee, and Middleton.

Table 33: Summary of the Impacts of Westport's Cooperative Boundary Plan Agreement  
Note: red numbers indicate Westport loss of territory.

| Transfer from Westport to Other Municipalities |                |                |                |
|------------------------------------------------|----------------|----------------|----------------|
| Parcel Characteristics                         | Immediately    | Deferred       | Total          |
| Acres                                          | (1,922.7)      | (1,005.5)      | (2,928.2)      |
| Assessed Land Value                            | (\$7,418,100)  | (\$10,097,100) | (\$17,515,200) |
| Assessed Improvement Value                     | (\$13,084,700) | (\$22,695,800) | (\$35,780,500) |
| # Housing Units                                | (35)           | (68)           | (103)          |

| Transfer from Westport to Waunakee |               |                |                |
|------------------------------------|---------------|----------------|----------------|
| Parcel Characteristics             | Immediately   | Deferred       | Total          |
| Acres                              | (975.7)       | (997.1)        | (1,972.9)      |
| Assessed Land Value                | (\$4,426,900) | (\$9,535,200)  | (\$13,962,100) |
| Assessed Improvement Value         | (\$7,887,400) | (\$21,251,600) | (\$29,139,000) |
| # Housing Units                    | (23)          | (62)           | (85)           |

| Transfer from Waunakee to Westport |             |          |           |
|------------------------------------|-------------|----------|-----------|
| Parcel Characteristics             | Immediately | Deferred | Total     |
| Acres                              | 547.8       | 0.0      | 547.8     |
| Assessed Land Value                | \$515,100   | \$0      | \$515,100 |
| Assessed Improvement Value         | \$284,400   | \$0      | \$284,400 |
| # Housing Units                    | 1           | 0        | 1         |

| Transfer from Westport to DeForest |               |          |               |
|------------------------------------|---------------|----------|---------------|
| Parcel Characteristics             | Immediately   | Deferred | Total         |
| Acres                              | (361.4)       | 0.0      | (361.4)       |
| Assessed Land Value                | (\$1,708,600) | \$0      | (\$1,708,600) |
| Assessed Improvement Value         | (\$2,680,000) | \$0      | (\$2,680,000) |
| # Housing Units                    | (5)           | 0        | (5)           |

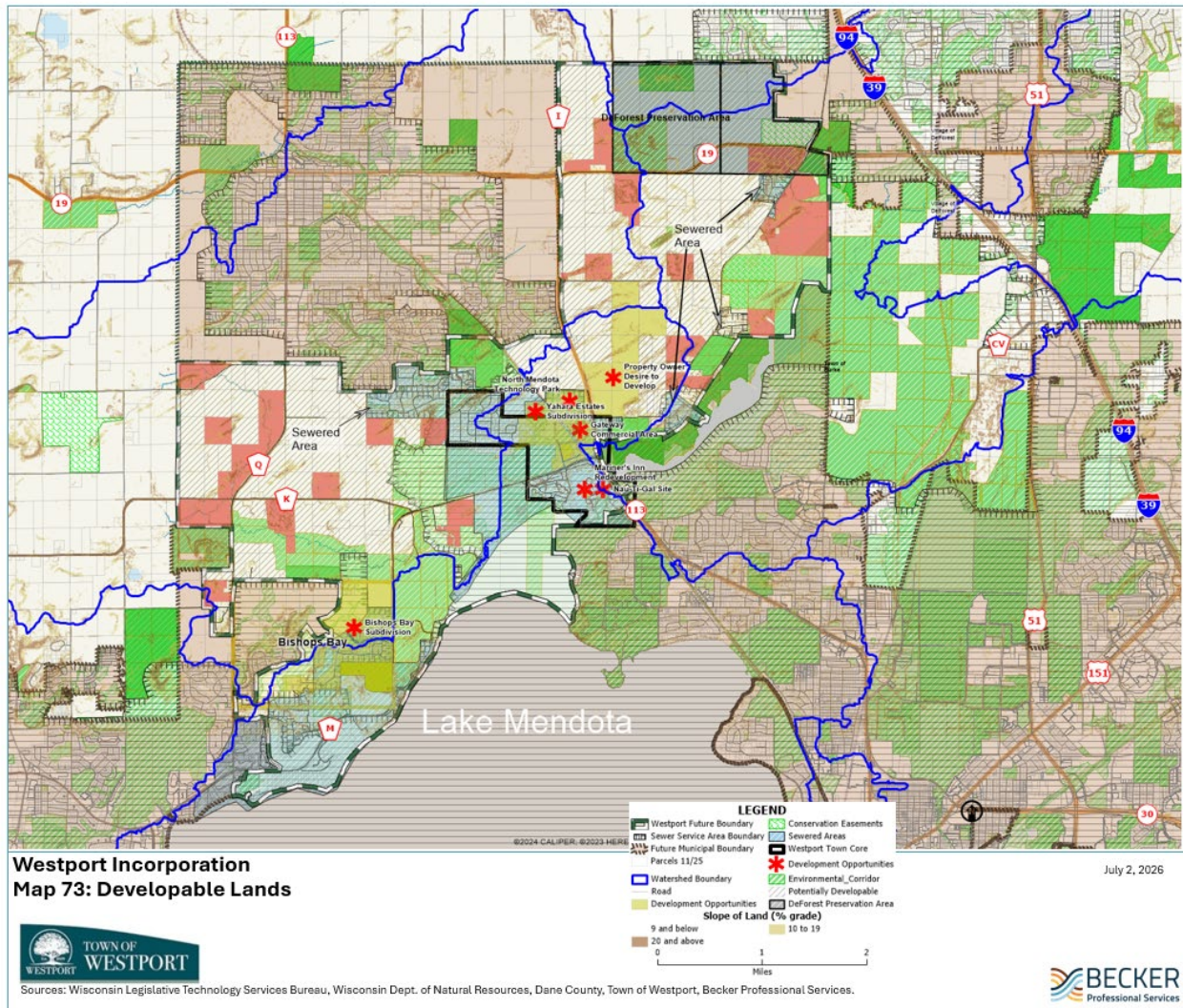
| Transfer from Westport to Middleton |               |               |               |
|-------------------------------------|---------------|---------------|---------------|
| Parcel Characteristics              | Immediately   | Deferred      | Total         |
| Acres                               | (201.9)       | (8.4)         | (210.3)       |
| Assessed Land Value                 | (\$1,282,600) | (\$561,900)   | (\$1,844,500) |
| Assessed Improvement Value          | (\$2,517,300) | (\$1,444,200) | (\$3,961,500) |
| # Housing Units                     | (7)           | (6)           | (13)          |

| Transfer from Westport to Madison |             |          |         |
|-----------------------------------|-------------|----------|---------|
| Parcel Characteristics            | Immediately | Deferred | Total   |
| Acres                             | (383.7)     | 0.0      | (383.7) |
| Assessed Land Value               | \$0         | \$0      | \$0     |
| Assessed Improvement Value        | \$0         | \$0      | \$0     |
| # Housing Units                   | 0           | 0        | 0       |



## Section 5: Buildable Land Analysis

Map 73: Potentially Developable Land in the Town of Westport



The map above illustrates the potential for development in the territory beyond the core. About 2/3rds of the territory beyond the core is restricted from development due to public lands protecting significant environmental resources, environmental corridors, steep slopes and wetlands, conservation easements and dedicated preservation areas. About 1/3 of the territory beyond the core – approximately 4,300 acres remains as potentially developable. Areas in gold shading indicate areas that will likely develop – most of which is already under way (except the land where the property owner publicly expressed a desire to ensure their land is developable) as described in Homogeneity and Compactness Section 6: Land Use Trends. This is also detailed in the tables below.

Almost all potentially developable lands have topographical access to public sewer service within the drainage areas described by the respective watershed boundaries as shown on the map above.

Table 34: Types of Impact to New Development

| Impacts to Developability                                           | Area    | Unit      | % of Original Area |
|---------------------------------------------------------------------|---------|-----------|--------------------|
| Town of Westport Area                                               | 20.66   | sq. miles | 100.0%             |
|                                                                     | 13,222  | acres     | 100.0%             |
| Net Impact of Cooperative Boundary Plan                             | -2,380  | acres     | -18.0%             |
| Area of Westport after Xfers from CBP                               | 10,842  | acres     |                    |
| Town Core                                                           | 640     | acres     | 4.8%               |
| Remaining Territory Beyond the Core                                 | 10,202  | acres     | 77.2%              |
| Already Developed Land Beyond the Core (avg parcel size 1.12 acres) | 1,047   | acres     | 7.9%               |
| Public Lands Outside Town Core                                      | 2,972.0 | acres     | 22.5%              |
| DeForest Preservation Area <i>not elsewhere claimed</i>             | 659     | acres     | 5.0%               |
| Greenspace, Conservancies & Private Recreation                      | 509     | acres     | 3.8%               |
| Parcels with Steep Slopes and Water Impacts                         | 659     | acres     | 5.0%               |
| Remaining Developable Lands Beyond the Core                         | 4,355   | acres     | 32.9%              |

Large portions of the territory beyond the core are in public ownership for parks, recreation or environmental conservation purposes.

Table 35: Types of Public Lands Outside Town Core

| Public Lands Outside Town Core        |                |              |
|---------------------------------------|----------------|--------------|
| Dane County                           | 1,033          | acres        |
| WI DNR                                | 1,099          | acres        |
| Town of Westport                      | 376            | acres        |
| Village of Waunakee                   | 95             | acres        |
| City of Middleton                     | 1              | acres        |
| City of Madison/Madison Metro         | 369            | acres        |
| <b>Total Public Lands</b>             | <b>2,972.0</b> | <b>acres</b> |
| <b>% of Territory Beyond the Core</b> | <b>24%</b>     |              |

Another significant amount of the territory beyond the core has deed restrictions that have been placed on the parcel in favor of the Town of Westport. This was done when parcels came to the Town to be split for residential purposes and restrictions on further development were placed on the remaining parcels, and only the Town can lift these restrictions when they feel it is appropriate.

|                                       |                 |
|---------------------------------------|-----------------|
| <b>Westport Deed Restrictions</b>     | <b>2,094.79</b> |
| <b>% of Territory Beyond the Core</b> | <b>17%</b>      |

Other lands are in private conservancies, green spaces and recreational areas.

Table 36: Types of Greenspace Conserved or Privately Owned

| <b>Greenspace/Conservancies/Private Recreation</b> |              |
|----------------------------------------------------|--------------|
| Bishops Bay Country Club                           | 229.66       |
| Natural Heritage Land Trust                        | 211.07       |
| Benedictine Women Of Madison Inc                   | 7.55         |
| Cross Lutheran Church                              | 1.356        |
| Carriage Ridge Llc - Stables                       | 35.39        |
| Madison Country Day School Inc                     | 23.81        |
| <b>Total</b>                                       | <b>508.8</b> |
| <b>% of Territory Beyond the Core</b>              | <b>4%</b>    |

Additional lands have already been subdivided and developed within the territory beyond the core. Excluding parcels in the Town Core and the Cooperative Boundary Plan Area, the developed parcels in the remaining territory beyond the core are summarized as follows:

Table 37: Types of Developed Parcels Outside of Town Core and Boundary Plan Area

| <b>Already Developed Parcels Outside Town Core and Cooperative Boundary Plan Areas</b> |                |                    |  |                      |                          |                         |
|----------------------------------------------------------------------------------------|----------------|--------------------|--|----------------------|--------------------------|-------------------------|
| <b>Parcels by Land Use</b>                                                             | <b>Acres</b>   | <b>Average</b>     |  | <b>Land Value</b>    | <b>Improvement Value</b> | <b>Est. # Residents</b> |
|                                                                                        |                | <b>Parcel Size</b> |  |                      |                          |                         |
| Residential                                                                            | 1,001.5        | 1.10               |  | \$260,247,200        | \$434,331,300            | 2,148                   |
| Commercial                                                                             | 17.7           | 1.62               |  | \$1,966,200          | \$2,856,400              |                         |
| Institutional                                                                          | 18.2           | 9.10               |  | \$0                  | \$0                      |                         |
| Utilities                                                                              | 0.9            | 0.88               |  | \$40,000             | \$0                      |                         |
| Manufacturing                                                                          | 8.7            | 1.74               |  | \$471,100            | \$1,765,400              |                         |
| <b>Total Developed Parcels Outside Town Core and Cooperative Boundary Plan Areas</b>   | <b>1,047.0</b> | <b>1.12</b>        |  | <b>\$262,724,500</b> | <b>\$438,953,100</b>     | <b>2,148</b>            |
| <b>% of Territory Beyond the Core</b>                                                  | <b>8%</b>      |                    |  |                      |                          |                         |

Future development in the Town of Westport is focused on thoughtful growth that balances progress with preserving the town's cherished natural landscapes and community character. By establishing fixed borders and maintaining control over its own land use, the town aims to protect its natural features, many of which are not suitable for development while allowing for further commercial and residential development in areas that can be adequately served. Incorporation is seen as essential to securing Westport's future, allowing it to preserve jurisdictional authority and prevent ongoing annexations from eroding its borders. Without this, the town risks being split in two by continued annexations from Waunakee, which could lead to the eventual erosion and disappearance of the Westport the residents know and love.





*Figure 78: The Village of Waunakee growing to the east.*

## 2(a) TAX REVENUE

The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate, which compares favorably with the tax rate in a similar area for the same level of services.

### Section 1: Proposed Village Budget

Table 38: Estimated Budget for the Proposed Village of Westport

|                            | Town of Westport (actual) |                    | Village of Westport | 2025-2026    | 2026-2027     |
|----------------------------|---------------------------|--------------------|---------------------|--------------|---------------|
|                            | 2025                      | 2026               | 2027 est            | Change       | Change        |
| <b>REVENUES</b>            |                           |                    |                     |              |               |
| Taxes                      |                           |                    |                     |              |               |
| General Property Taxes     | \$3,334,400               | \$3,406,034        | \$4,000,000         | 2.1%         | 17.4%         |
| Other Taxes                | \$98,806                  | \$102,006          | \$120,000           | 3.2%         | 17.6%         |
| Special Classes            | \$3,000                   | \$3,000            | \$3,000             | 0.0%         | 0.0%          |
| Intergovernmental Revenue  | \$729,689                 | \$720,689          | \$825,000           | -1.2%        | 14.5%         |
| Licenses & Permits         | \$153,175                 | \$152,055          | \$207,000           | -0.7%        | 36.1%         |
| Public Charge for service  | \$314,000                 | \$303,500          | \$305,000           | -3.3%        | 0.5%          |
| Misc                       | \$132,800                 | \$172,800          | \$190,000           | 30.1%        | 10.0%         |
| Other Financing Sources    | \$1,500,000               | \$2,000,000        | \$2,900,000         | 33.3%        | 45.0%         |
| <b>Total Revenue</b>       | <b>\$6,265,870</b>        | <b>\$6,860,084</b> | <b>\$8,550,000</b>  | <b>9.48%</b> | <b>24.63%</b> |
| <b>EXPENSES</b>            |                           |                    |                     |              |               |
| General Government         | \$967,364                 | \$1,048,773        | \$1,115,000         | 8.4%         | 6.3%          |
| Public Safety              | \$817,836                 | \$841,818          | \$960,000           | 2.9%         | 14.0%         |
| Public Works               | \$3,276,437               | \$3,509,160        | \$3,600,000         | 7.1%         | 2.6%          |
| Health & Human Service     | \$45,000                  | \$45,000           | \$45,000            | 0.0%         | 0.0%          |
| Culture Recreation etc     | \$88,295                  | \$95,788           | \$110,000           | 8.5%         | 14.8%         |
| Conservation & Development | \$86,921                  | \$134,074          | \$140,000           | 54.2%        | 4.4%          |
| Capital Outlay             | \$80,000                  | \$80,000           | \$80,000            | 0.0%         | 0.0%          |
| Debt Service               | \$1,839,916               | \$1,883,882        | \$2,500,000         | 2.4%         | 32.7%         |
| <b>Total Expenses</b>      | <b>\$7,201,769</b>        | <b>\$7,638,495</b> | <b>\$8,550,000</b>  | <b>6.06%</b> | <b>11.93%</b> |

**Changes for 2027 Revenues:**

General property tax is up to cover increased debt service; other taxes increase based on CPI change.  
Intergovernmental revenues are up based on current grant estimates.  
Licenses and permits are up because we will be taking over zoning and will issue those permits.  
Other financing is up to cover anticipated borrowing needs for cost increases for road re-construction.

**Changes for 2027 Expenses:**

General government is up due to anticipated elevated legal and planning costs due to becoming a village and needing plan and ordinance revisions.  
Public safety is up due to adding a half time officer.  
Culture & recreation is up for CPI adjustments.  
Conservation & development is up for CPI adjustments.  
Debt service is up to cover increasing principal & interest payments.

Table 39: Expected Fixed Asset List for Proposed Village

| Date<br>Acquired    | Description                     | Cost                         | Useful<br>Life<br>(years) | Depreciation<br>per Year |
|---------------------|---------------------------------|------------------------------|---------------------------|--------------------------|
| <b>Fixed Assets</b> |                                 |                              |                           |                          |
| 1991                | Files• 5 drawer                 | \$1,190.00 g                 | 7                         | \$170.00                 |
| 1991                | Tank&Pump                       | \$1,055.35 g                 | 15                        | \$70.36                  |
| 1991                | Drill Press                     | \$594.97 g                   | 7                         | \$85.00                  |
| 1993                | Landscape Rake                  | \$1,295.00 pw                | 7                         | \$185.00                 |
| 1995                | Trailer                         | \$3,490.48 pw                | 7                         | \$498.64                 |
| 1995                | Park Equipment (playground)     | \$3,915.67 p                 | 10                        | \$391.57                 |
| 1996                | Park Equipment                  | \$6,326.00 p                 | 10                        | \$632.60                 |
| 1997                | Welder                          | \$1,695.37 pw                | 7                         | \$242.20                 |
| 1997                | Trailer                         | \$1,375.00 pw                | 7                         | \$196.43                 |
| 1998                | Cross Conveyer                  | \$4,742.50 pw                | 7                         | \$677.50                 |
| 1999                | (3) 5 drawer file cabinets      | \$1,799.97 g                 | 7                         | \$257.14                 |
| 2001                | snow bucket for skid steer      | \$995.00 pw                  | 7                         | \$142.14                 |
| 2001                | grapple for skid steer          | \$2,575.00 pw                | 7                         | \$367.86                 |
| 2003                | wing mower                      | \$8,700.00 pw                | 7                         | \$1,242.86               |
| 2005                | Water wheel                     | \$6,995.00 pw                | 10                        | \$699.50                 |
| 2007                | field striper                   | \$8,513.00 p                 | 7                         | \$1,216.14               |
| 2007                | bobcat-attach                   | \$5,200.00 pw                | 7                         | \$742.86                 |
| 2007                | auger                           | \$2,519.00 pw                | 7                         | \$359.86                 |
| 2007                | berm roller                     | \$3,885.00 pw                | 7                         | \$555.00                 |
| 2008                | Mower                           | \$14,906.00 pw               | 7                         | \$2,129.43               |
| 2025                | bobcat                          | \$30,338.90 pw               | 7                         | \$4,334.13               |
| 2009                | Patrol truck w/ accessories     | \$65,055.00 pw               | 4                         | \$16,263.75              |
| 2011                | Mower                           | \$6,990.00 p                 | 7                         | \$998.57                 |
| 2019                | postage machine                 | \$2,360.00 g                 | 7                         | \$337.14                 |
| 2012                | DVR (digital video record)      | \$5,709.00 g                 | 7                         | \$815.57                 |
| 2013                | Mobile radios                   | \$10,773.00 g                | 7                         | \$1,539.00               |
| 2014                | Pressure washer                 | \$8,545.00 pw                | 7                         | \$1,220.71               |
| 2016                | Sweeper                         | \$4,975.00 pw                | 7                         | 710,71                   |
| 2017                | Mary Land Park Play Equipment   | \$23,100.00 p                | 7                         | \$3,300.00               |
| 2017                | spot sprayer with pre-wet       | \$15,457.00 pw               | 7                         | 2,208.14                 |
| 2018                | Lawn Mower                      | 9,791.00 pw                  | 7                         | \$1,398.71               |
| 2019                | Copier                          | \$6,986.00 g                 | 7                         | \$998.00                 |
| 2019                | attachment                      | \$75,346.00 pw               | 5                         | \$15,069.20              |
| 2019                | Patrol truck                    | \$85,203.00 pw               | 5                         | \$17,040.60              |
| 2019                | Crosswalk lights/sign           | \$6,673.30 pw                | 5                         | \$1,334.66               |
| 2021                | 2021 [nternational cab/chassis  | \$187,747.43 pw              | 4                         | \$46,936.86              |
| 2021                | New Holland Tractor with        | 45,900.00 pw                 | 4                         | \$11,475.00              |
| 2021                | Ford Pickup                     | \$51,800.50 pw               | 4                         | \$12,950.13              |
| 2021                | Snow plow blade for pickup      | \$9,324.40 pw                | 4                         | \$2,331.10               |
| 2022                | Kubota                          | \$20,919.21 pw               | 7                         | \$2,988.46               |
| 2022                | 2022 John Deere Loader with     | \$196,391.46 pw              | 7                         | \$28,055.92              |
| 2023                | Street Lights on Cobblestone Rd | \$14,416.05 pw               | 10                        | \$1,441.61               |
| 2023                | AV Equipment in Board Room      | \$71,240.55 g                | 4                         | \$17,810.14              |
| 2023                | 11 Acer Computers               | \$9,536.45 g                 | 4                         | \$2,384.11               |
| 2023                | 2022 Ford F-450                 | \$72,983.50 pw               | 4                         | \$18,245.88              |
| 2023                | 2023 International HV07 Plow    | \$198,992.80 pw              | 4                         | \$49,748.20              |
| 2023                | 2023 Frontier Flex-Wing Mower   | \$21,850.00 pw               | 4                         | \$5,462.50               |
|                     | 2023 Disposals                  | (\$155,277.25)               |                           |                          |
|                     |                                 | <b><u>\$1,129,204.61</u></b> |                           |                          |



| Date<br>Acquired | Description                | Cost                         | Useful<br>Life<br>(years) | Depreciation<br>per Year |
|------------------|----------------------------|------------------------------|---------------------------|--------------------------|
| <b>Land</b>      |                            |                              |                           |                          |
| 06/02/70         | Land                       | \$10,750.00                  | N/A                       | N/A                      |
| 1982             | Land                       | \$67,500.00                  | N/A                       | N/A                      |
| 1988             | Land                       | \$50,000.00                  | N/A                       | N/A                      |
| 1999             | Land                       | \$90,103.89                  | N/A                       | N/A                      |
| 2004             | Land                       | \$28,865.00                  |                           |                          |
| 2022             | Land/Conservation Easement | \$6,001,076.06               | N/A                       | N/A                      |
|                  |                            | <b><u>\$6,248,294.95</u></b> |                           |                          |

|                                     |                                 |                              |     |           |
|-------------------------------------|---------------------------------|------------------------------|-----|-----------|
| <b>Buildings &amp; Improvements</b> |                                 |                              |     |           |
| 1981                                | Tennis Courts                   | \$36,475.00 p                | 15  | 2,431.67  |
| 12/31/84                            | New Administration Building     | \$45,700.00 g                | 35  | 1,305.71  |
| 1997                                | Salt Shed                       | \$113,290.15 pw              | 35  | 3,236.86  |
| 1998                                | Parks Signs                     | \$2,960.00 p                 | 10  | 296.00    |
| 1999                                | finish upstairs of town hall    | \$2,627.35 g                 | 35  | 75.07     |
| 1999                                | Soccer Field                    | \$82,568.00 p                | 15  | 5,504.53  |
| 2000                                | Sign - entrance to town and     | \$16,935.00 g                | 10  | 1,693.50  |
| 2000                                | landscaping - town center       | \$7,300.00 g                 | 35  | 208.57    |
| 2001                                | Cold storage building           | \$145,060.00 pw              | 35  | 4,144.57  |
| 2001                                | Gazebo - steeplechase           | \$10,675.00 p                | 35  | 305.00    |
| 2001                                | Benches, bleachers and goals    | \$13,416.00 p                | 15  | 894.40    |
| 2001                                | Park shelter                    | \$141,202.00 p               | 35  | 4,034.34  |
| 2001                                | Steeplechase park - landscaping | \$20,425.00 p                | 35  | 583.57    |
| 2001                                | Steeplechase park - playground  | \$10,735.00 p                | 10  | 1,073.50  |
| 2002                                | pond                            | \$180,364.00 p               | 100 | 1,803.64  |
| 2002                                | Park shelter                    | \$5,935.00 p                 | 35  | 169.57    |
| 2002                                | Park equipment                  | \$5,353.00 p                 | 10  | 535.30    |
| 2003                                | Town hall addition              | \$399,782.00 g               | 35  | 11,422.34 |
| 2022                                | security system                 | \$10,948.00 g                | 15  | 729.87    |
| 2004                                | per audit report                | \$15,100.00 g                | 15  | 1,006.67  |
| 2005                                | Fountain                        | \$8,506.00 p                 | 15  | 567.07    |
| 2005                                | Foot bridge                     | \$5,650.00 p                 | 15  | 376.67    |
| 2009                                | Jackson Landing- boardwalk      | \$7,248.47 p                 | 15  | 483.23    |
| 2012                                | Sall shed roof                  | \$6,620.00 pw                | 15  | 441.33    |
| 2015                                | Fence                           | \$6,185.81 p                 | 15  | 412.39    |
| 2015                                | Garage                          | \$1,120,544.19 pw            | 35  | 32,015.55 |
| 2015                                | Garage Security System          | \$13,387.00 pw               | 15  | 892.47    |
| 2016                                | Park metal reroof               | \$38,400.00 p                | 15  | 2,560.00  |
| 2017                                | Jackson Landing Park Signs      | \$6,120.00 p                 | 10  | 612.00    |
| 2019                                | Tennis Courts resurface         | \$19,500.00 p                | 10  | 1,950.00  |
| 2020                                | Salt shed door                  | \$13,650.00 pw               | 15  | 910.00    |
| 2023                                | Town Signs                      | \$16,967.00 g                | 10  | 1,696.70  |
| 2023                                | Town Hall Parking Lot           | \$155,241.53 g               | 35  | 4,435.47  |
| 2023                                | Siding and Gutters at Town Hall | \$157,368.74 g               | 35  | 4,496.25  |
| 2023                                | Carpet at Town Hall             | \$21,300.00 g                | 15  | 1,420.00  |
| 2023                                | Playground Equipment            | \$73,835.00 p                | 10  | 7,383.50  |
|                                     |                                 | <b><u>\$2,937,374.24</u></b> |     |           |

|               |                               |
|---------------|-------------------------------|
| <b>Totals</b> | <b><u>\$10,314,873.80</u></b> |
|---------------|-------------------------------|

Table 40: Proposed Village Tax Rate Compared to Town

|                                  | Mil Rate     |
|----------------------------------|--------------|
| 2026 mil rate - Town of Westport | 0.002163957  |
| 2027 mil rate - Proposed Village | 0.002552549  |
| <b>Proposed % increase</b>       | <b>18.0%</b> |

Table 41: Mill Rate Trends Town of Westport

| Year | Local Mill Rate | % Change |
|------|-----------------|----------|
| 2020 | 0.00219         |          |
| 2021 | 0.00228         | 4.2%     |
| 2022 | 0.00222         | -2.8%    |
| 2023 | 0.00197         | -11.3%   |
| 2024 | 0.0023          | 17.1%    |
| 2025 | 0.00216         | -6.1%    |

Table 42: Comparison of Tax Rates to Neighbors and Population Peers

| Neighbor Municipalities     | 2024 Population | Full Value Gross Tax Rate 2025 | Local Mill Rate 2025 | 2025 Equalized Value    |                  |
|-----------------------------|-----------------|--------------------------------|----------------------|-------------------------|------------------|
|                             |                 |                                |                      | \$ Value                | per Capita       |
| <b>Town of Westport</b>     | <b>4,408</b>    | <b>0.01415</b>                 | <b>0.002164</b>      | <b>\$1,605,722,800</b>  | <b>\$364,275</b> |
| City of Madison             | 291,037         | 0.01976                        | 0.0030916            | \$47,882,294,800        | \$164,523        |
| City of Middleton           | 23,868          | 0.01622                        | 0.005769             | \$4,846,722,400         | \$203,064        |
| Village of Waunakee         | 16,587          | 0.01604                        | 0.0043315            | \$2,027,116,700         | \$122,211        |
| Village of Deforest         | 12,164          | 0.01749                        | 0.0058621            | \$2,318,793,400         | \$190,628        |
| <b>Average of Neighbors</b> | <b>85,914</b>   | <b>0.01738</b>                 | <b>0.00476</b>       | <b>\$14,268,731,825</b> | <b>\$166,082</b> |

| Peer Municipalities by Population | 2024 Population | Full Value Gross Tax Rate 2025 | Local Mill Rate 2025 | 2025 Equalized Value   |                  |
|-----------------------------------|-----------------|--------------------------------|----------------------|------------------------|------------------|
|                                   |                 |                                |                      | \$ Value               | per Capita       |
| <b>Town of Westport</b>           | <b>4,408</b>    | <b>0.01415</b>                 | <b>0.002164</b>      | <b>\$1,605,722,800</b> | <b>\$364,275</b> |
| Village of Cross Plains           | 4,202           | 0.01776                        | 0.0092744            | \$494,388,700          | \$117,656        |
| City of Mauston                   | 4,224           | 0.01923                        | 0.0024316            | \$282,486,700          | \$66,877         |
| City of Viroqua                   | 4,393           | 0.01725                        | 0.007344             | \$280,436,500          | \$63,837         |
| Village of Bayside                | 4,407           | 0.02257                        | 0.0054               | \$1,007,108,100        | \$228,525        |
| Village of Baldwin                | 4,411           | 0.01574                        | 0.0059734            | \$180,799,500          | \$40,988         |
| Village of Prairie du Sac         | 4,443           | 0.01627                        | 0.0058613            | \$663,556,300          | \$149,349        |
| Village of Kewaskum               | 4,562           | 0.01287                        | 0.00625              | \$636,980,600          | \$139,627        |
| City of Mosinee                   | 4,578           | 0.01516                        | 0.00772              | \$557,730,900          | \$121,829        |
| <b>Average of Peers</b>           | <b>4,403</b>    | <b>0.01711</b>                 | <b>0.0062818</b>     | <b>\$512,935,913</b>   | <b>\$116,510</b> |

Source: Wisconsin Department of Revenue, Town, Village and City Taxes Levied 2025 - Collected 2026.

Table 43: Comparison of Westport Government Revenues and Expenditures to Neighboring Municipalities

### Comparison of 2024 Neighboring Municipality Finances, per capita

| Population                               | 4,408             | 291,037           | 23,868            | 16,587              | 12,164              | 85,914               |
|------------------------------------------|-------------------|-------------------|-------------------|---------------------|---------------------|----------------------|
| Revenue                                  | Town of Westport  | City of Madison   | City of Middleton | Village of Waunakee | Village of Deforest | Average of Neighbors |
| County                                   | Dane              | Dane              | Dane              | Dane                | Dane                |                      |
| Fines, Forfeits & Penalties              | \$0.75            | \$23.06           | \$8.66            | \$4.83              | \$9.96              | \$11.63              |
| Intergovernmental Charges for Services   | \$0.00            | \$3.83            | \$24.05           | \$17.41             | \$38.75             | \$21.01              |
| Licenses & Permits                       | \$81.98           | \$40.02           | \$115.91          | \$44.60             | \$54.22             | \$63.69              |
| Other Financing Sources                  | \$2,320.92        | \$1,205.30        | \$173.23          | \$538.07            | \$610.65            | \$631.81             |
| Public Charges For Services              | \$90.09           | \$126.82          | \$96.91           | \$168.00            | \$161.94            | \$138.42             |
| Special Assessments                      | \$0.00            | \$9.53            | \$10.40           | \$5.03              | \$0.00              | \$6.24               |
| Total Intergovernmental Revenues         | \$225.21          | \$682.56          | \$389.81          | \$147.24            | \$266.23            | \$371.46             |
| Total Miscellaneous Revenues             | \$155.86          | \$131.04          | \$161.70          | \$149.86            | \$240.37            | \$170.74             |
| Total Taxes                              | \$783.34          | \$1,214.82        | \$1,612.11        | \$1,098.09          | \$1,481.65          | \$1,351.67           |
| <b>Total</b>                             | <b>\$3,658.16</b> | <b>\$3,436.98</b> | <b>\$2,592.77</b> | <b>\$2,173.13</b>   | <b>\$2,863.77</b>   | <b>\$2,766.66</b>    |
| Expenditures                             | Town of Westport  | City of Madison   | City of Middleton | Village of Waunakee | Village of Deforest | Average of Neighbors |
| County                                   | Dane              | Dane              | Dane              | Dane                | Dane                |                      |
| All Other Expenditures                   | \$0.00            | \$0.00            | \$0.00            | \$0.00              | \$0.00              | \$0.00               |
| Ambulance                                | \$42.20           | \$0.00            | \$104.21          | \$41.60             | \$0.00              | \$36.45              |
| Conservation & Development               | \$1,088.02        | \$431.84          | \$354.58          | \$210.89            | \$498.68            | \$374.00             |
| Culture & Education                      | \$0.00            | \$112.76          | \$118.58          | \$106.88            | \$107.22            | \$111.36             |
| Debt Service - Interest & Fiscal Charges | \$101.92          | \$62.08           | \$50.45           | \$62.55             | \$168.57            | \$85.91              |
| Debt Service - Principal                 | \$1,641.63        | \$258.38          | \$244.97          | \$176.34            | \$502.30            | \$295.50             |
| Fire                                     | \$87.15           | \$251.90          | \$54.90           | \$46.93             | \$69.61             | \$105.84             |
| General Government                       | \$215.13          | \$185.51          | \$143.94          | \$142.95            | \$202.47            | \$168.72             |
| Health & Human Services                  | \$7.42            | \$116.52          | \$34.56           | \$74.98             | \$25.41             | \$62.87              |
| Highway Construction                     | \$0.00            | \$90.91           | \$237.98          | \$124.76            | \$327.13            | \$195.20             |
| Highway Maintenance & Administration     | \$468.52          | \$107.42          | \$117.82          | \$107.87            | \$57.03             | \$97.54              |
| Law Enforcement                          | \$22.54           | \$328.45          | \$310.00          | \$246.33            | \$294.10            | \$294.72             |
| Other Financing Uses                     | \$0.00            | \$869.13          | \$0.00            | \$0.00              | \$0.00              | \$217.28             |
| Other Public Safety                      | \$55.62           | \$26.47           | \$35.51           | \$18.18             | \$3.79              | \$20.99              |
| Other Sanitation                         | \$0.00            | \$0.34            | \$0.00            | \$0.10              | \$176.55            | \$44.25              |
| Other Transportation                     | \$0.00            | \$396.16          | \$74.33           | \$0.60              | \$0.00              | \$117.77             |
| Parks & Recreation                       | \$54.79           | \$129.29          | \$143.89          | \$272.22            | \$130.78            | \$169.05             |
| Road-Related Facilities                  | \$1.17            | \$46.29           | \$11.39           | \$58.90             | \$18.28             | \$33.72              |
| Solid Waste Collection & Disposal        | \$68.97           | \$62.89           | \$41.77           | \$64.01             | \$47.22             | \$53.97              |
| <b>Total</b>                             | <b>\$3,855.08</b> | <b>\$3,476.33</b> | <b>\$2,078.89</b> | <b>\$1,756.10</b>   | <b>\$2,629.14</b>   | <b>\$2,485.12</b>    |

Source: Wisconsin Department of Revenue, Local Government Dashboard;  
[https://public.tableau.com/app/profile/research.policy/viz/LocalGovernmentDashboard\\_0/LocalGovernment](https://public.tableau.com/app/profile/research.policy/viz/LocalGovernmentDashboard_0/LocalGovernment)



The proposed village has substantial tax base to generate the revenue needed to operate a modern metropolitan village. Town of Westport administration expects an approximate 18% increase in costs to operate the proposed village compared to the current town. The projected added costs are primarily in public safety – law enforcement and fire, culture & recreation, and general government – planning and ordinance work. Westport’s property tax rate is well below its neighbors’ and peer municipalities due to the extraordinarily high per capita equalized value. This provides a very sound financial footing for the new Village of Westport and capacity to undertake projects as the new Village Board deems necessary.

## Section 2: Current Equalized Value of the Proposed Village

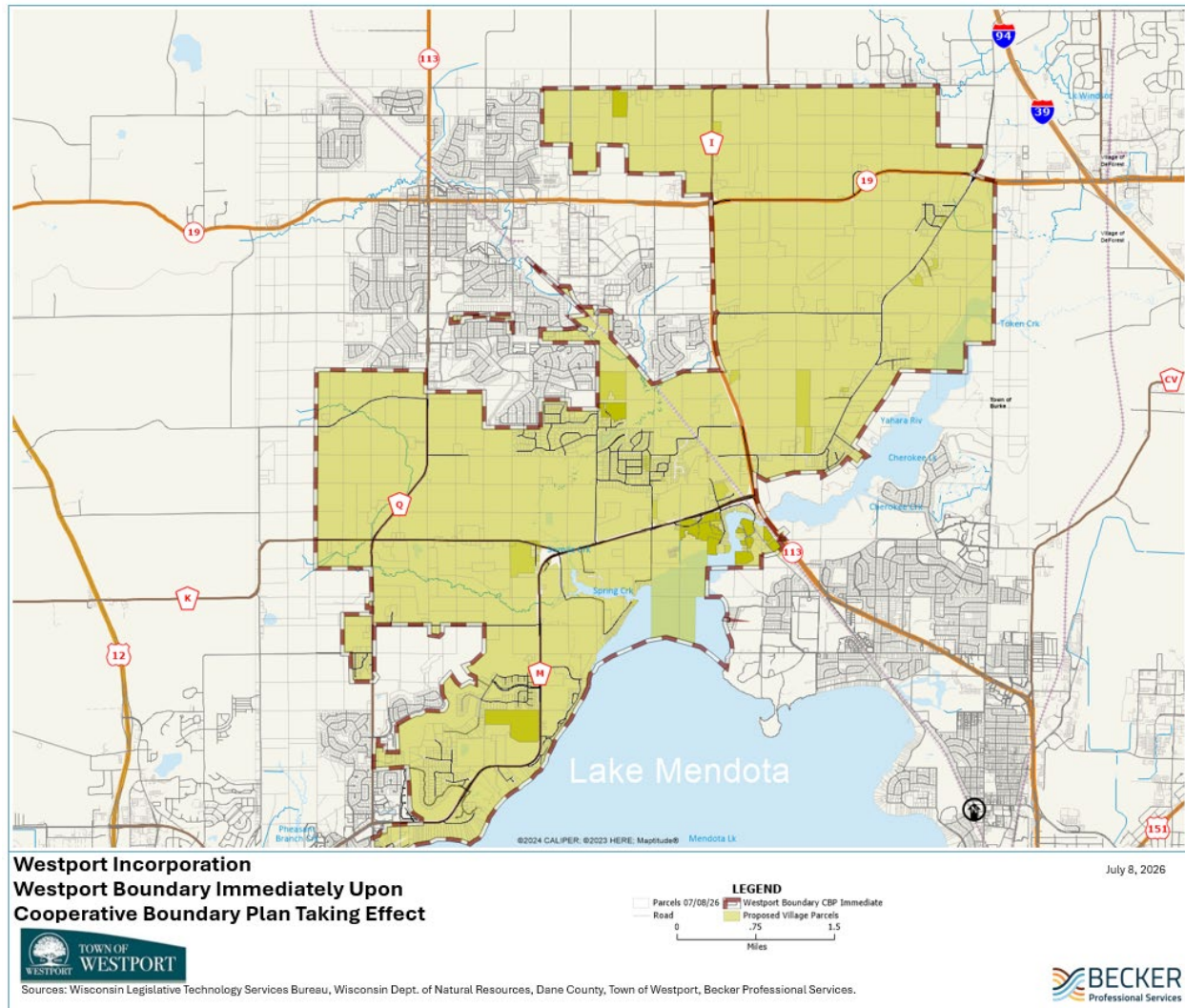
The current equalized value of the proposed village is estimated by identifying the parcels that will comprise the proposed village and summing the assessed values as presented in the latest Dane County parcel database as provided by Dane County’s Open Data Portal and run on July 8, 2026 and applying the 2025 equalization rate.

*Table 44: Summary of Parcels in Village of Westport Upon Incorporation and Cooperative Boundary Plan Taking Effect*

|                                        |                        |
|----------------------------------------|------------------------|
| Date of Parcel Run                     | 7/8/2026               |
| # Parcels                              | 2,958                  |
| # Duplicates                           | 57                     |
| Final # Parcels                        | 2,901                  |
| Assessed Land Value                    | \$579,779,000          |
| Assessed Improvement Value             | \$987,281,700          |
| Total Assessed Value                   | \$1,567,060,700        |
| 2025 Westport Equalization Rate        | 1.020164562            |
| 2025 Westport Assessment Level         | 0.9791                 |
| <b>Total Estimated Equalized Value</b> | <b>\$1,598,659,793</b> |

The map below shows the parcels within the boundary of the proposed Village of Westport upon the cooperative boundary plan taking effect once the incorporation has been approved and certified by the Secretary of the Department of Administration. This accounts for all the “immediate transfers” identified in the boundary plan. This parcel list is used to identify the parcels contributing to the new village’s equalized value.

Map 74: Boundary of Proposed Village of Westport Upon Incorporation and Immediate Transfers Described in the Cooperative Boundary Plan



Darker shaded parcels indicate duplicate parcel numbers in the Dane County parcel database. These have been removed from the parcel table to avoid double counting of values.

## Section 3: Town Annual Financial Reports and Changes in Equalized Value by Property Tax Classes

The past five years of financial reports for the Town of Westport have been included in Appendix xx.

Table 45: Summary of Changes in Equalized Value by Property Class 2020 – 2025

### Changes in Equalized Value by Property Tax Classes

| Tax Class                | Year                 |                        |                        |                        |                        |                        |
|--------------------------|----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|                          | 2020                 | 2021                   | 2022                   | 2023                   | 2024                   | 2025                   |
| Residential              | \$848,218,600        | \$926,848,900          | \$1,098,278,500        | \$1,307,371,400        | \$1,356,945,900        | \$1,451,850,000        |
| Commercial               | \$72,537,400         | \$76,934,800           | \$83,592,600           | \$96,557,000           | \$99,921,000           | \$111,927,500          |
| Manufacturing            | \$9,586,000          | \$9,859,400            | \$10,049,300           | \$11,554,500           | \$16,669,700           | \$17,089,400           |
| Agricultural             | \$1,890,100          | \$1,954,900            | \$2,045,800            | \$2,246,700            | \$2,491,400            | \$2,638,600            |
| Undeveloped              | \$1,177,300          | \$1,153,200            | \$1,083,500            | \$1,125,700            | \$1,230,600            | \$1,274,500            |
| Ag Forest                | \$766,100            | \$747,200              | \$891,300              | \$792,000              | \$858,000              | \$884,300              |
| Forest                   | \$338,400            | \$566,500              | \$632,500              | \$708,000              | \$767,000              | \$742,500              |
| Other                    | \$11,518,400         | \$13,396,600           | \$14,954,100           | \$17,158,100           | \$18,806,000           | \$19,316,000           |
| <b>Total Real Estate</b> | <b>\$946,032,300</b> | <b>\$1,031,461,500</b> | <b>\$1,211,527,600</b> | <b>\$1,437,513,400</b> | <b>\$1,497,689,600</b> | <b>\$1,605,722,800</b> |

Source: Wisconsin Department of Revenue. Statement of Changes in Equalized Values by Class and Item

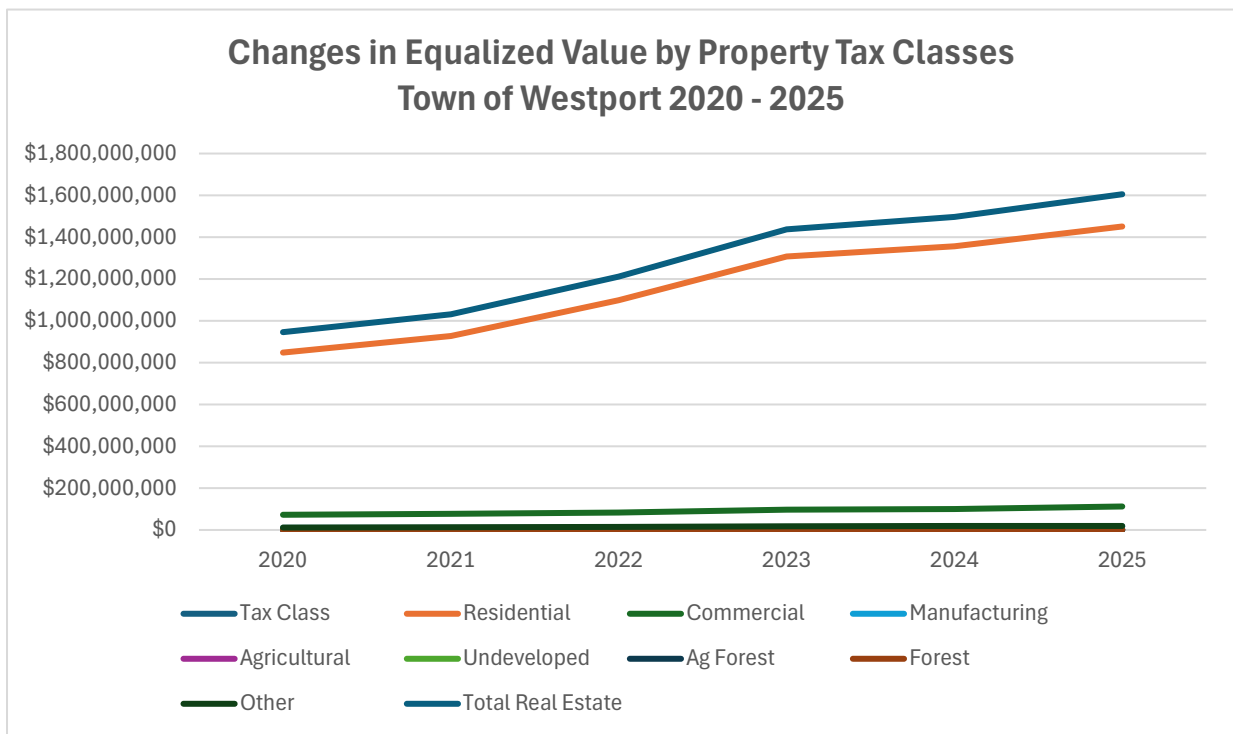
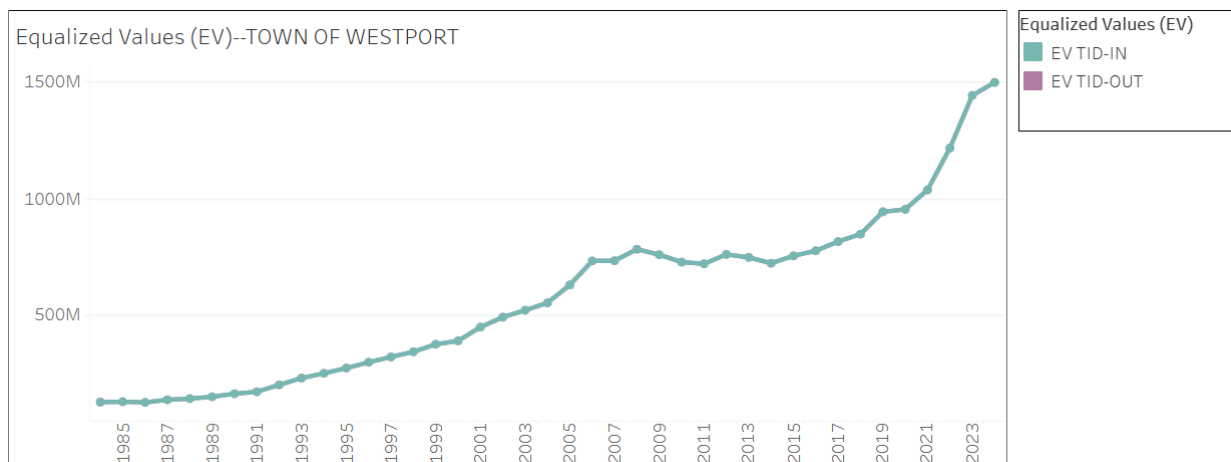


Figure 79: Line graph showing changes in equalized value by property tax classes for Town of Westport 2020-2025.





**Figure 81: Line graph showing gross and net tax rates for Westport over time.**  
Source: Wisconsin Department of Revenue, Town, Village and City Taxes Interactive Dashboard,  
<https://www.revenue.wi.gov/Pages/RA/TVC-Taxes.aspx>



**Figure 80: Line graph showing equalized values for Westport over time.**  
Source: Wisconsin Department of Revenue, Town, Village and City Taxes Interactive Dashboard,  
<https://www.revenue.wi.gov/Pages/RA/TVC-Taxes.aspx>

## Section 4: Special Purpose Districts

There are no special purpose districts that impact Westport.

## Section 5: Intergovernmental Agreements and Payments for Services

Describe intergovernmental agreements that require payment for services and shared infrastructure and proposed contracts/agreements regarding water or sewer service, police, fire and rescue services, joint transportation projects, recreation programs, studies, etc.

### *Waunakee Westport Boundary Stipulation and Intergovernmental Cooperation Agreement, September 19, 1996*

This agreement significantly changed the boundaries between Westport and the Village of Waunakee, adding the Waunakee “tail” that nearly divided the Town of Westport in two. It also obligated the Town of Westport and the Village of Waunakee to jointly administer the land use within a Joint Planning Area through a Joint Planning Commission and established a Long Term Growth Boundary for the Village of Waunakee. Under this agreement, each municipality is responsible for providing police, fire, EMS, road/street maintenance and trash disposal within their respective boundaries within the Joint Planning Area and suggested the Joint Planning Commission explore and recommend an equitable plan for revenue sharing for services provided within the Joint Planning Area. The revenue sharing plan was not developed. The term of this agreement was twenty years (2016), automatically renewable for ten-year increments with a 3-year notice of intent to not renew. This agreement will renew on October 1, 2026, as notice of non-renewal was not filed by either municipality.

### *Waunakee Area Fire Protection Operating Agreement 2012*

This is the agreement that governs how fire protection services are provided to most of the Town of Westport by the Waunakee Area Fire District (WAFD). The WAFD includes the Town of Westport, Town of Springfield, Town of Vienna and the Village of Waunakee. Within the Town of Westport, the WAFD serves all of Sections 1 through 28 and Section 33. Each participating municipality has a proportional share of the costs of operating the WAFD based on dividing the total equalized value of all property within the municipality covered by the WAFD by the total equalized value of the entire District. Payments are made twice per year on March 1 and September 1. Each participating municipality has interest in the net assets of the WAFD, also based on proportionate share of the equalized property value of the WAFD. The equipment is owned by WAFD, but the fire station is owned by the Village of Waunakee and leased by the WAFD. A participating municipality may withdraw from the district with 18 months written notice. This agreement is effective for five years and renews automatically for 5-year increments thereafter unless it is terminated.

On February 17, 2025, the Village Board of the Village of Waunakee passed a resolution providing notice of its withdrawal from the WAFD so that it may organize its own fire department. The withdrawal would be effective on January 1, 2027. The WAFD will remain after Waunakee’s withdrawal. The Town of Westport recognizes that its fire protection costs are likely to increase and has built an estimate for this in the proposed Village budget.

### *Fire Protection Agreement with the City of Middleton*

This agreement covers the provision of fire protection services to all the Town of Middleton and parts of the Town of Westport and Town of Springfield by the Middleton Fire District, a joint volunteer fire department formed by the four participating municipalities. Such joint service has been provided since 1948. The district is governed by the Middleton Joint Fire Commission where

the City of Middleton has two commissioners and each of the other municipalities has one. Commission action is based on the total equalized property value within the district, adjusted each October 1. The Fire Commission develops its own budget with the City of Middleton serving as the fiscal agent. The city bills each municipality for its proportionate share of the costs of operating the district. This agreement automatically renews annually unless terminated or one party withdraws.

The Towns of Westport and Springfield have approached the Middleton Fire Commission about expanding coverage to make up for any loss of coverage caused by the withdrawal of the Village of Waunakee from the Waunakee Area Fire District and received approval to consider expanded service boundaries, pending determination of exactly what coverage may be needed.

#### *Agreement Creating EMS District – The Waunakee Area Emergency Medical Service District*

This agreement creates the Waunakee Area Emergency Medical Service District (WAEMSD) comprising the Villages of Waunakee and Dane, and the Towns of Westport, Vienna, Dane and Springfield and established to provide for the administration of emergency care and transportation for sick, disabled, and injured persons within the district to health care facilities within the region. An Emergency Medical Service District Commission is established comprising 6 members with one representative from each member municipality. Decisions of the Commission are by majority vote of Commissioners present for a quorum. The Commission will prepare a budget, reports & audits, provide for the management of the district, provision for equipment, establish user fees, obtain and maintain licenses to operate as an ambulance service provider, and recruit qualified and licensed ambulance attendants and first aid personnel. The Commission may not levy taxes, issue bonds or borrow money, or commit funds for non-budgeted items without approval of the member municipalities. Each member municipality is obligated to pay its proportionate share of operating expenses and capital expenditure based upon the population of the area served within each municipality. Each member municipality has an interest in the assets of the district equal to the sum of its capital expenditure payments to the district divided by the total capital expenditures of the district. A municipality may withdraw from the district with one-year written notice. No municipality has given such notice, nor is expected to. The district will be terminated if its membership drops to one municipality.

#### *Agreement Between Dane County Sheriff and the Village of Dane and the Town of Westport for Police Services*

This agreement began on January 1, 2019, and automatically renews annually until it is terminated. Costs are invoiced based on hours of service and overtime at a specified rate which is adjusted annually. An assigned deputy sheriff will be a sworn officer of the municipality and provide 37.5 hours of service per week covering both municipalities, excluding overtime and court time, but including vacation. The Village of Dane will provide the squad vehicle, and the Town of Westport will reimburse Dane for its share of its use. A fee will be charged if the County provides a county-issued squad vehicle. The scope of services includes patrol and first response, municipal code enforcement, and issuing fines and forfeitures.

#### *Intergovernmental Agreement for an Adaptive Management Plan for the Yahara Watershed*

This agreement under Wis. Stat. 66.0301 Intergovernmental Cooperation is established to create a framework for municipal governments and state agencies with property in the watershed to jointly manage the loading of the Yahara watershed with phosphorus and suspended solids. These



contaminants significantly degrade the quality of surface water by supporting algae growth and depleting oxygen in the water. The impacts to this watershed are significant and increase the further downstream to the point that the Rock River Basin (a part of the Yahara River watershed) has been declared “impaired waters” by the U.S. Environmental Protection Agency has set loading limits for Total Phosphorus and Total Suspended Solids (TSS). This agreement grew out of a pilot project initiated by the Madison Metropolitan Sewerage District and the Wisconsin Department of Natural Resources to test the feasibility of an adaptive management approach to controlling the loading. All signatories to this agreement join together to jointly participate in an adaptive management plan for the Yahara River Watershed and to form The Yahara Watershed Improvement Network (Yahara WINS) Group. This agreement is administered in a collaborative, cooperative manner.

The Group establishes bylaws, an Executive Committee for governance, a twenty-year, five-year and annual budget, shares information and advises on matters concerning the adaptive management plan. Westport’s annual adaptive management cost under this agreement is \$46,000. The term of this agreement is twenty years, coinciding with the WisDNR approved Adaptive Management Plan. All municipalities around the Madison chain of lakes participate in this agreement as shown by the list of signatories in the agreement (see Appendix).

#### *Agreement for the Design, Construction, and Maintenance of CTH M from Oncken Road to STH 113*

This agreement establishes Westport’s share of the cost of constructing an improved four-lane divided roadway with off-road bike paths, bike lanes, curb and gutter, water detention facilities, and turn lanes. Construction was in 2024 and 2025. Westport will plow the bike path, maintain detention basins on Town land and mow the detention basins in the CTH M right-of-way.

#### *Intergovernmental Agreement for Creation and Operation of Municipal Court for the Towns of Blooming Grove, Bristol, Burke, Springfield, Sun Prairie and Westport and Village of Dane*

Establishes an intergovernmental commission under Wis. Stats. 66.0301 to operate and maintain a joint municipal court – the Court Administrative Commission. The Commission sets a budget, and the member municipalities contribute in equal amounts. The Commission also collects court fees to offset costs.

## **Section 6: Estimate of New Capital Facility Needs or Improvements**

No new capital facilities or improvements are needed to begin functioning as a Village. There has been discussion of potentially constructing a fire sub-station, but that project is not tied to incorporation and hinges only on how fire protection service is structured as Waunakee works through how its fire service is structured.

## Section 7: Intervenorship in Opposition

There are no intervenors in opposition.

## SECTION 2(b) LEVEL OF SERVICES

Section 66.0207(1)(b) requires as follows:

*The level of governmental services desired or needed by the residents of the territory compared to the level of services offered by the proposed village or city and the level available from a contiguous municipality which files a certified copy of a resolution as provided in s. 66.0203(6), Wis. Stats.*

Not Applicable – no contiguous municipality filed a certified copy of a resolution offering to provide services to the incorporation territory.



## SECTION 2(c) IMPACT ON THE REMAINDER OF THE TOWN

Section 66.0207(1)(c) requires as follows:

*The impact, financial and otherwise, upon the remainder of the Town from which the territory is to be incorporated.*

Not Applicable - This standard does not apply because the entire Town of Westport is proposed to become a village.

## SECTION 2(d), IMPACT UPON THE METROPOLITAN COMMUNITY

The standard to be applied is found in Section 66.0207(2)(d), Wis. Stats and reads as follows:

*The effect upon the future rendering of governmental services both inside the territory proposed for incorporation and elsewhere within the metropolitan community. There shall be an express finding that the proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community.*

It is in the interest of the metropolitan community that the Town of Westport is incorporated as a village, and it will have a positive impact. Recent boundary changes and town dissolutions in the Madison area make it clear what is in the metropolitan community's interest. The Town of Windsor was recently incorporated by the Legislature acting in consideration of the metropolitan community, the Town of Burke will be absorbed into Madison and DeForest, the Town of Madison was recently absorbed by the cities of Madison and Fitchburg, which itself was not too long ago incorporated from the Town of Fitchburg. This consolidation of territories and forming new municipalities to manage larger tracts of land within the metropolitan community has been going on for some time. Westport has worked hard through both the cooperative boundary plan process and the incorporation to complete what others have started for the Madison chain of lakes.

The Town of Westport is the only part of the developed Lake Mendota shoreline and watershed that does not have municipal land use controls and regulatory authority. The metropolitan community would benefit from Westport being able to regulate land use within its boundaries. Most of Westport's land use is currently controlled by the Village of Waunakee, a jurisdiction that is not on the Lake Mendota shoreline and does not have as direct a self-interest in the lake and its quality.

Westport's municipal neighbors agree that Westport's incorporation is in the interests of the metropolitan community. This is the reason they were willing to negotiate a cooperative boundary plan agreement – the first in the state to determine boundaries between 5 municipal jurisdictions that would take effect upon the incorporation of the Town. Further evidence for this being in the interest of the metropolitan community is the lack of any municipal or other governmental opposition to this petition.

### Section 1: Policy, Regulatory and Service Issues of Concern and Impact of Incorporation

There are several issues that concern Westport and its neighbors that are expressed in comprehensive plans and the cooperative boundary plan for which Westport's incorporation will benefit the metropolitan community.

- Land Use and Water Quality Protection
  - o Separation between high-density growth areas – Westport is committed to maintaining separation between its neighbors with higher density development, an issue expressed as a desire for the region in multiple comprehensive plans as

well as the cooperative boundary plan. The DeForest separation zone is contingent upon a successful incorporation.

- o Stormwater management – Westport's role as a MS4 community with a critical location for impacting Dane County water quality is one that is taken seriously and will continue as a growing village.
  - o Ag-land runoff – many regional watershed initiatives occur in Westport, with its full support a cooperation. This will continue with the new village.
  - o Local food & products – the metropolitan community wishes to maintain land for local food production as part of the developing urban fabric – as expressed in multiple comprehensive plans. Westport is highly supportive of this and after incorporation has control over its own land uses which will end the threat that some local food producers have felt from adjacent urban growth.
- Transportation
  - o North Beltline – Westport has been a partner with federal, state and county governments to establish an east-west limited access roadway north of Lake Mendota. The recent upgrade of CTH M to include a significant regional bike trail for which the Town of Westport contributed \$1,000,000 toward funding. This regional cooperation for the benefit of the metropolitan community will continue as a village.
  - o City of Madison Metro Transit to Waunakee – supporting this initiative is part of the cooperative boundary plan and is contingent on incorporation.
  - o Regional bike trail network – Westport is committed to connecting its territory to the regional bike trail network as evidenced by the contributions made by Westport to support the CTH M bike trail as described above.
- Metropolitan Refuse District Landfill – the closed landfill owned and operated by the City of Middleton, Village of Waunakee and Village of Shorewood Hills through the Metropolitan Refuse District is contaminated with a contaminated groundwater plume heading toward the homes along CTH Q that are in the Town of Westport. The cooperative boundary plan has those homes transferring to the City of Middleton so it will be easier for the contamination to be mitigated. This action is contingent on successful incorporation.

## Section 2: Consistency of Policy, Regulatory and Service Issues

The proposed Village of Westport will maintain consistency with surrounding communities through the continued implementation of existing plans, policies, and ordinances until they are updated by the new Village Board. The Town of Westport has been working for decades to instill its values in the regional plans and policies it participates in. While there will likely be changes to the comprehensive plan and particularly the future land use plan, most other plans are not expected to change significantly. As detailed throughout this petition, incorporating the Town of Westport into the Village of Westport will further enhance the progress already made on regional and metropolitan issues.

### Cooperation with area jurisdictions

The petitioners recognize that the proposed Village of Westport will play a more significant role in the metropolitan community, working closely with neighboring municipalities as a partner to



address intergovernmental challenges. The Village of Westport is committed to making decisions that not only serve the best interests of its residents but also contribute positively to the broader metropolitan community. Westport has a strong history of collaborating with surrounding communities to deliver efficient services and support regional initiatives such as stormwater management, regional transportation and trails, environmental protection, courts, fire protection and recreation.

The new Village intends to be an integral member of the greater Madison community, contributing to a thriving region that benefits everyone, and the success of Westport will contribute to the overall success of the region. Westport is committed to expanding recreational, cultural, economic, and social infrastructure, recognizing that these enhancements will not only benefit village residents but also improve the quality of life across the region.

Most of the existing regulations, plans, and ordinances of the Town of Westport are expected to be adopted by the proposed Village. This includes, but is not limited to, the zoning ordinance, land division ordinance, stormwater and erosion control ordinances and plans, comprehensive plan (or applicable portions thereof), building codes, street and roadway ordinances, park ordinances, public safety ordinances, and other miscellaneous regulations. Minimal changes in regulations are anticipated. The primary regulatory impact will be positive: becoming a village will streamline the process by eliminating duplicated regulations from multiple governmental entities that currently review developments due to zoning, subdivision review, and the designation of officially mapped roads within the area planned for the new village.

The local and regional plans section (Homogeneity and Compactness Section 8) describes how Westport interacts with the plans of its neighbors as well as specific areas of cooperation. Regional plans are consistent with Westport plans, and the proposed Village intends to maintain this consistency.



*Figure 82: View of Wisconsin's state capitol building and downtown Madison from the Lake Mendota shoreline in the Town of Westport.*

# Appendix

## Petition for Incorporation

Case 2024CV003040

Document 2

Filed 10-04-2024

Page 1 of 38

FILED  
10-04-2024  
CIRCUIT COURT  
DANE COUNTY, WI  
2024CV003040  
Honorable Ann Peacock  
Branch 12

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH \_\_\_\_\_

DANE COUNTY

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In the Matter of the INCORPORATION  
OF THE TOWN OF WESTPORT, Dane County,  
as a Village Pursuant to the Provisions of Chapter  
66 of the Wisconsin Statutes.

PETITION FOR  
INCORPORATION OF THE  
VILLAGE OF WESTPORT

Case No.:

Case Code: 30703

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TO: Dane County Circuit Court  
215 S. Hamilton St.  
Madison, WI 53703

The undersigned Petitioners, electors and freeholders within the territory comprising the Town of Westport, Dane County, Wisconsin, which is proposed for incorporation by this document, respectfully petition the Circuit Court for Dane County, Wisconsin, for incorporation of the territory comprising the Town of Westport, Dane County, Wisconsin, described herein, as the Village of Westport, a body corporate and politic with the powers and privileges of a municipal corporation at common law and as conferred by Chapter 61 of the Wisconsin Statutes.

In support of this Petition for Incorporation, Petitioners allege as follows:

1. The Petitioners are electors and freeholders in the territory proposed by this Petition for incorporation as the Village of Westport.



2. Fifty or more persons who are electors and freeholders of the territory to be incorporated hereby have signed and joined this Petition as required by Wis. Stat. § 66.0203(2)(a), and are attached hereto as Exhibit D.

3. The Petitioners desire incorporation as a Village, organized under Chapter 61 of the Wisconsin Statutes, of all lands located within the legal boundaries of the Town of Westport, Dane County, Wisconsin, pursuant to the procedures set forth in Chapter 66 of the Wisconsin Statutes.

4. All territory proposed for incorporation lies within Dane County, Wisconsin.

5. On September 20, 2024, a Notice of Intention to Circulate this Petition for Incorporation was published in the Waunakee Tribune in accordance with Wis. Stat. § 66.0203(1). A copy of said notice as published, together with a copy of the Publisher's Affidavit of Publication, is attached hereto as Exhibit A.

6. Petitioners commenced circulation of this Petition no earlier than October 2, 2024.

7. In accordance with Wis. Stat. § 66.0203(2)(c), Petitioners designate as their representative, Dean A. Grosskopf, 5508 Woodland Drive, Waunakee, WI 53597, an elector and freeholder in the territory to be incorporated; and Petitioners designate as their alternate representative, John Cuccia, 5552 Huntingwood Way, Waunakee, WI 53597, an elector and freeholder in the territory proposed to be incorporated.

8. In accordance with Wis. Stat. § 66.0203(2)(c), the territory for which incorporation is proposed is all of the territory comprising and currently located within the present legal boundaries of the Town of Westport, Dane County, Wisconsin, which territory is more particularly described in the legal description attached hereto as Exhibit B.

9. In accordance with Wis. Stat. § 66.0203(2)(c), a scale map reasonably showing the boundaries of the territory proposed for incorporation is attached hereto as Exhibit C.

10. In accordance with Wis. Stat. § 66.0203(2)(c), the territory proposed for incorporation as the Village of Westport contains a current resident population of 4,191 persons, according to the 2020 U.S. Census, which is the last federal census.

11. The territory proposed for incorporation is located within a “Metropolitan Community” as defined by Wis. Stat. § 66.0201(2)(c), and such territory proposed to be incorporated constitutes a “Metropolitan Village” as defined by Wis. Stat. § 66.0205(3).

12. The territory proposed for incorporation meets and exceeds the minimum requirements for incorporation of a Metropolitan Village in accordance with Wis. Stat. § 66.0205(3) as follows:

a. The territory comprises an area of approximately 20.6 square miles, which exceeds the requirement of Wis. Stat. §§ 66.0205(3) and 66.0205(5), that the area be at least 4 square miles;

b. The territory has a resident population of 4,191 persons, which exceeds the requirement of Wis. Stat. § 66.0205(3), that the area have a population of at least 2,500 persons;

c. The territory has a density of at least 500 persons in any one square mile.

13. The territory of the proposed village meets the standards set forth in Wis. Stat. § 66.0207(1), as follows:

a. The territory proposed for incorporation is reasonably homogeneous and compact, taking into consideration natural boundaries, natural drainage basin, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping, and social customs;

b. The territory beyond the most densely populated square mile as specified in Wis. Stat. § 66.0205(3) has the potential for residential or other urban land use development on a substantial scale within the next three (3) years, and is in fact already seeing such development.

14. The proposed incorporation is in the public interest considering the following criteria specified in Wis. Stat. § 66.0207(2), as follows:

a. The present and potential sources of tax revenue available to such territory are sufficient to defray the present and anticipated costs of governmental services thereon at a local tax rate which compares favorably with the tax rate in a similar area for the same level of services;

b. The level of governmental services desired or needed by the residents of such territory compare favorably to the level of governmental services offered by the proposed village and the level available from any contiguous municipality which may file a certified copy of a resolution as provided in Wis. Stat. § 66.0203(6);

c. The proposed incorporation will not impact, financially or otherwise, any remainder of the town because the entire Town is proposed for incorporation;

d. The proposed incorporation will not negatively affect the provision of governmental services elsewhere within the metropolitan community and will not substantially hinder the solution of governmental problems affecting the metropolitan community.

15. Petitioners respectfully request that the territory, when incorporated, be incorporated as the Village of Westport.

16. The signatures of the Petitioners for incorporation of the Town of Westport are attached hereto as Exhibit D.



WHEREFORE, the undersigned Petitioners respectfully request the Court to refer this Petition to the Incorporation Review Board pursuant to Wis. Stat. § 66.0203, for review as provided by Wis. Stat. § 66.0207 and, upon their review and approval, to issue an order requiring a referendum pursuant to Wis. Stat. § 66.0211 and certify the incorporation of the Village of Westport when all requirements for the incorporation of the above-described territory as set forth in Chapter 66 of the Wisconsin Statutes have been met.

Dated and signed in the Town of Westport, Dane County, Wisconsin, as indicated on Exhibit D.

AXLEY BRYNELSON LLP

By: Electronically signed by William S. Cole

William S. Cole

State Bar No. 1011623

[wcole@axley.com](mailto:wcole@axley.com)

Axley Brynerson LLP

2 East Mifflin Street, Ste. 200

Madison, WI 53701-1767

608-283-6766

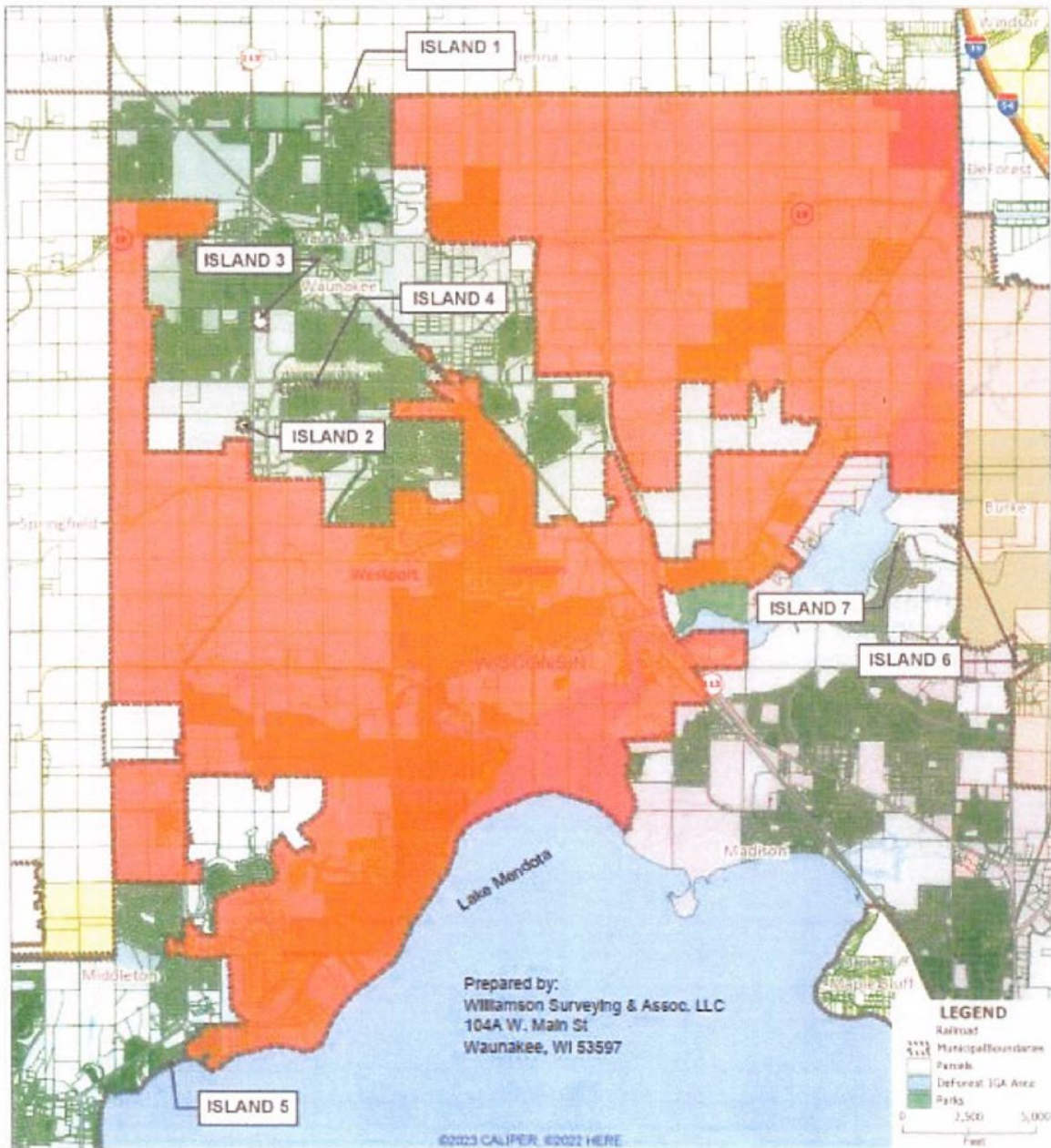
Attorneys for the Petitioners

## EXHIBIT C

### Scale Map

Map 75: Proposed Village of Westport Incorporation Territory Map

### Proposed Village of Westport Incorporation Territory Map



# Order Referring Petition to the Incorporation Review Board

Case 2024CV003040

Document 29

Filed 12-06-2024

Page 1 of 8

FILED  
12-06-2024  
CIRCUIT COURT  
DANE COUNTY, WI  
2024CV003040

DATE SIGNED: December 5, 2024

Electronically signed by Ann Peacock  
Circuit Court Judge

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH 12

DANE COUNTY

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TOWN OF WESTPORT  
Petitioner,

v.

CASE NO. 2024CV3040

CITY OF MADISON  
VILLAGE OF DEFOREST  
VILLAGE OF WAUNAKEE  
CITY OF MIDDLETON  
WAUNAKEE COMMUNITY SCHOOL DISTRICT  
Intervenors.

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## ORDER REFERRING PETITION TO THE INCORPORATION REVIEW BOARD

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This matter having come before the Court on December 4, 2024, for a hearing pursuant to section 66.0203(8), Wis. Stats., on the Petitioners' petition for incorporation of the Town of Westport as a village. The Town of Westport and the Petitioners, Dean Grosskopf and John Cuccia, appeared by Town Attorney William S. Cole; the City of Madison appeared by Assistant City Attorney Doran Viste; the Village of DeForest appeared by Village Attorney Allen D. Reuter; the Village of Waunakee appeared by Village Attorney Bryan Kleinmaier; the City of Middleton appeared by City Attorney Matthew J. Fleming; and the Waunakee Community School District appeared by Attorney Kirk D. Strang.

Upon questioning by the Court, on the record, all parties, through their respective counsel, stipulated the standards under section 66.0205, Wis. Stats., are met.



Based on the filings with the Court in this matter and the above described stipulation of the parties, the Court hereby finds the standards under section 66.0205, Wis. Stats., are met. Accordingly, IT IS HEREBY ORDERED, pursuant to section 66.0203(8)(b), Wis. Stats, the petition for incorporation of the Town of Westport is referred to the Incorporation Review Board for further proceedings as set forth in section 66.0203(9), Wis. Stats.

The Court further finds, pursuant to section 66.0203(8)(c)2., Wis. Stats., based on the stipulation of the Town of Westport and Village of Waunakee, on the record through their respective counsel, that one annexation proceeding, identified as the First Presbyterian Church annexation, was initiated before the publication of the notice under subsection (8)(c)1, and is now final. Accordingly, IT IS HEREBY FURTHER ORDERED, the annexed territory legally described in Exhibit A to the Village of Waunakee Ordinance No. 24-7 attached to this Order, is excluded from the territory proposed to be incorporated.

The Court retains jurisdiction of this matter for further proceedings as appropriate pursuant to section 66.0203(9)(f), Wis. Stats.

## History of Westport Border and Annexations

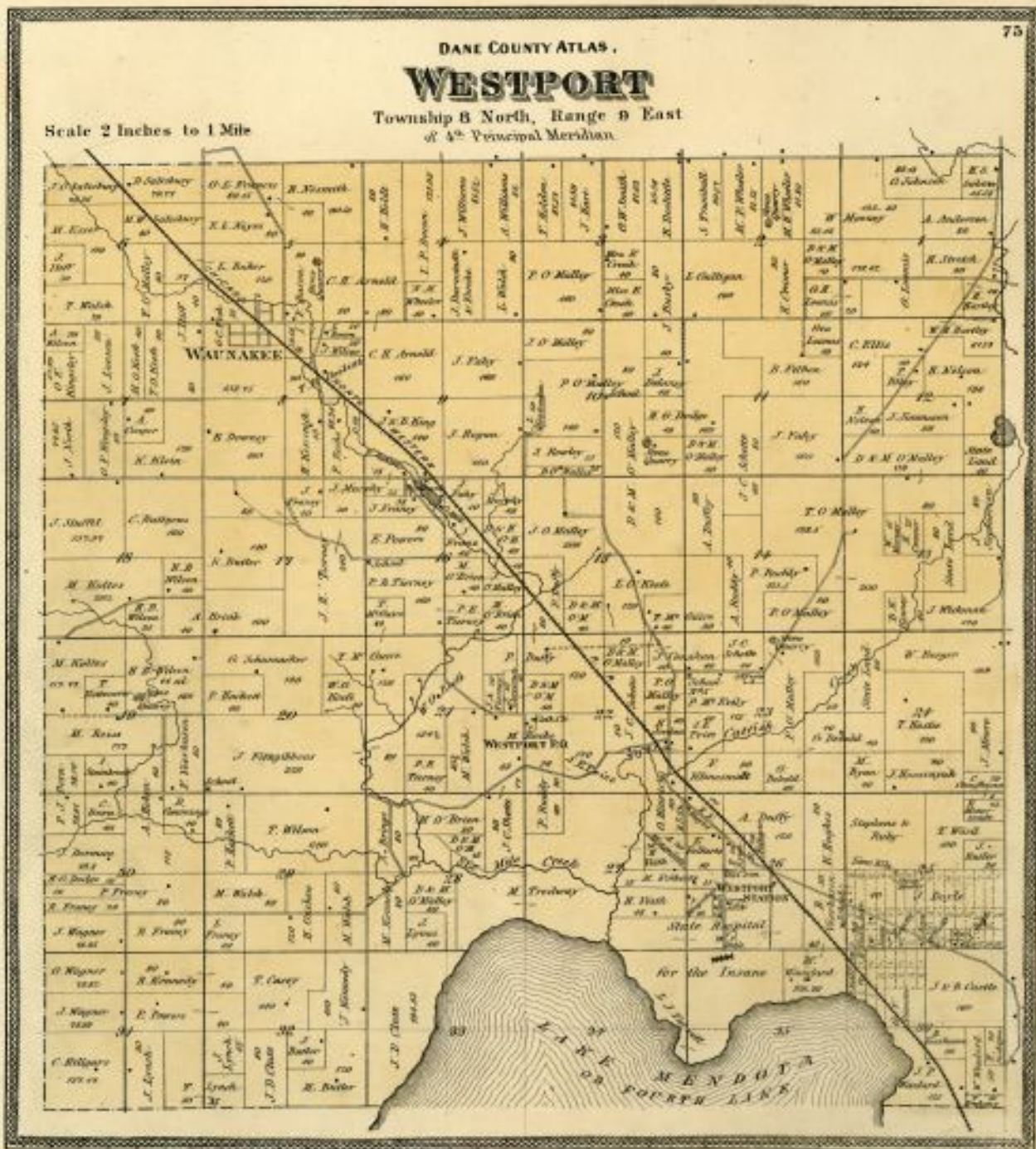


Figure 83: Town of Westport Plat Map 1873. Waunakee is an unincorporated hamlet, and the railroad is serving the area. By 1873 there had been quite a few land divisions and developments within the Town. Note the lower lake levels from before the Yahara River was dammed.



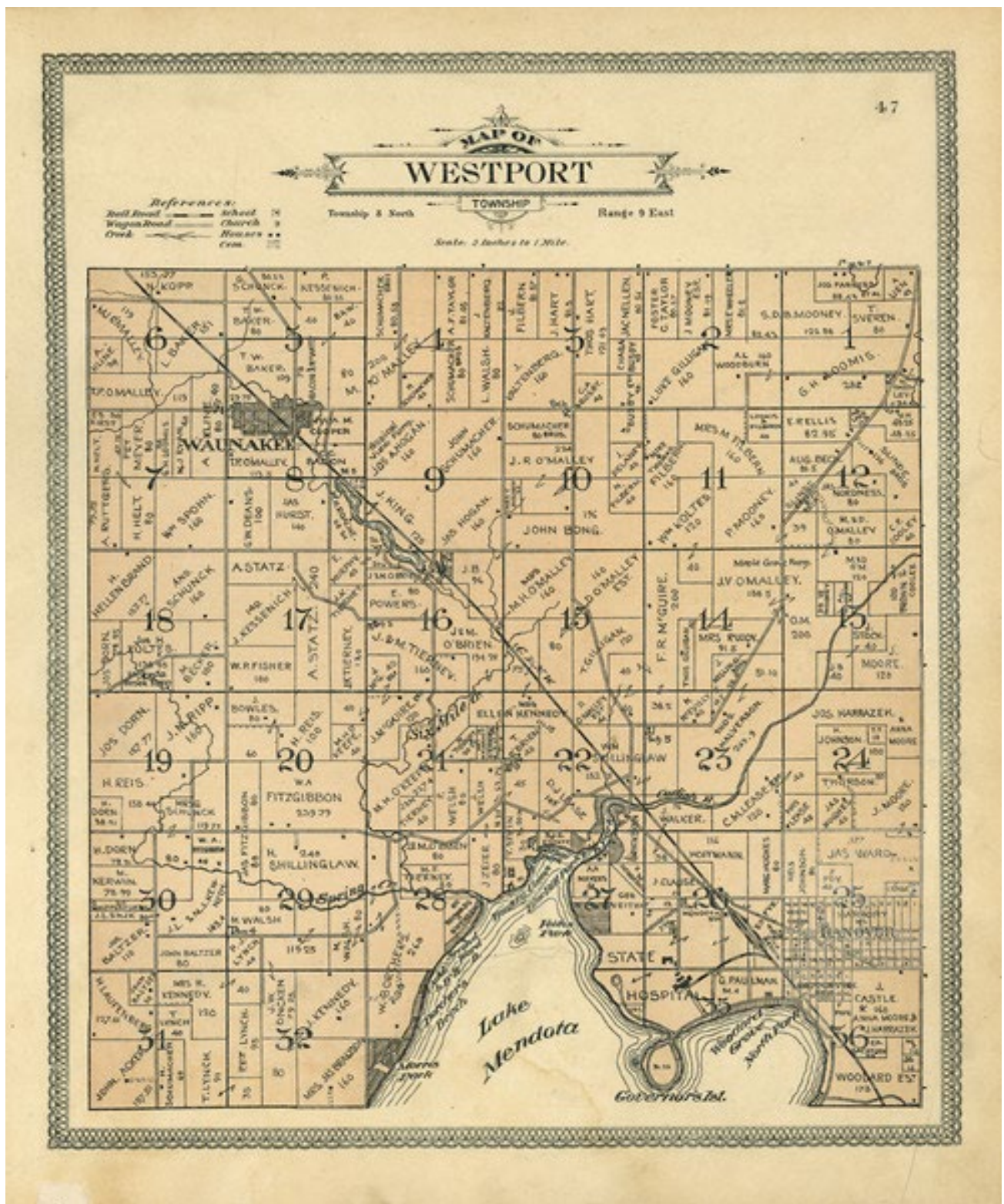


Figure 84: Town of Westport Plat Map 1911. Waunakee is incorporated and no adjacent municipality has encroached on Town territory. Note the impact of damming the Yahara River on lake levels.



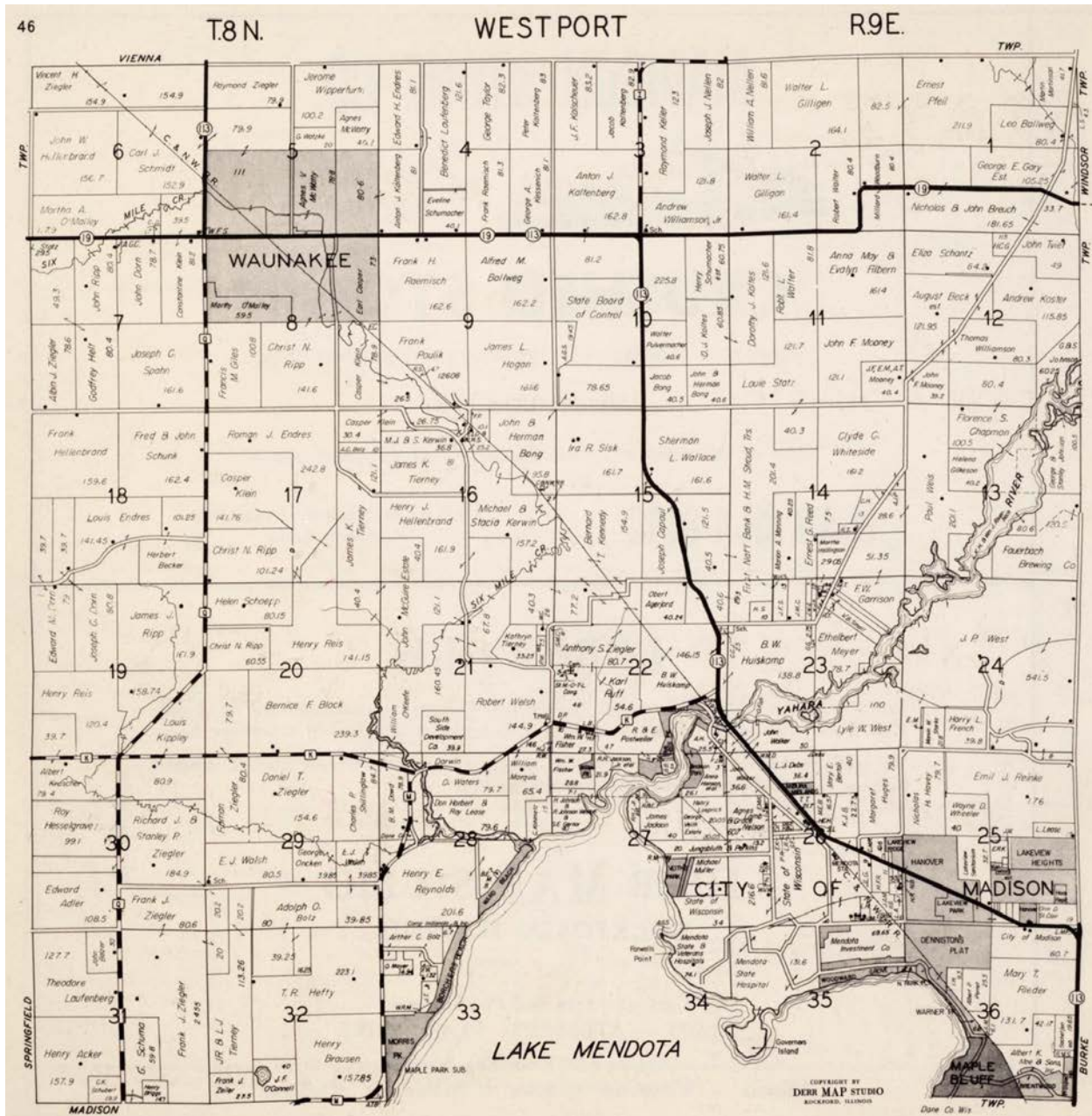


Figure 85: Town of Westport Plat Map 1955. Waunakee has grown into more of Westport's territory, Maple Bluff incorporated in 1928, removing land from the southeastern boundary of the Town and the City of Madison begins to grow into Westport.



Figure 86: Town of Westport Plat Map 1970. Waunakee has grown to the east, south and west into Westport and the City of Madison has removed most of the land south of the Yahara River from the Town. Middleton has not yet grown into Westport.





# Legal Description and Scale Map of Proposed Incorporation Territory

## Proposed Village of Westport Incorporation Territory

The following described lands and territories are included in and constitute all of the Town of Westport, Dane County, Wisconsin, as of July 15, 2024.

All that part of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29, 30, 31, 32 and 33 Town 8 North, Range 9 East; Sections 5 and 6, Town 7 North, Range 9 East, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Northeast corner of Section 1 of said Town; thence S 01°57'34" E along the east line of said Section 1, 2841.14 feet to the East ¼ corner; thence continuing on said east line S 00°57'32" W, 1630.97 feet to the Northwest corner of Section 6, T8N, R10E; thence continuing on said east line S 00°56'24" W, 1012.55 feet to the Southeast corner of said Section 1 and the Northeast corner of Section 12 of said Town; thence S 00°04'15" W along the east line of said Section 12, 1674.88 feet to the West ¼ corner of said Section 6; thence continuing along said east line S 00°04'15" W, 971.34 feet to the East ¼ corner of said Section 12; thence continuing along said east line S 00°03'41" W, 2646.30 feet to the Southeast corner of said Section 12 and the Northeast corner of Section 13 of said Town; thence S 01°01'41" W along the east line of said Section 13, 948.05 feet to the Meander Corner of the Northeast corner of said Section 13; thence continuing along said east line S 01°01'18" W, 748.24 feet to the West ¼ corner of Section 7, T8N, R10E; thence continuing along said east line S 01°01'58" W, 957.19 feet to the East ¼ corner of said Section 13; thence continuing along said east line S 00°38'13" W, 1318.81 feet to the south line of the South 1/2 of the South 1/2 of said Section 13; thence Westerly 2,646.60 feet, more or less, along the last mentioned North line, to the East line of the Southwest 1/4 of said Section 13; thence Northerly 1,328.00 feet, more or less, along the last mentioned East line, to the North line of the Southwest 1/4 of said Section 13; thence Westerly 1,327.50 feet, more or less, along the last mentioned North line, to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 13; thence North 89°51'00" West, 409.15 feet; thence South 00°09'00" West, 175.00 feet; thence Southwesterly, 2,980 feet, more or less, on a straight line to a point on the North line of Section 23, Town 8 North, Range 9 East, 740.00 feet West of the Northeast corner of said Section 23, measured along the North line of said Section 23; thence South 32°14'00" West, 1,020 feet, more or less, to the Northeast line of the property conveyed to Eugene Tuggle as described in Volume 495 of Deeds, Page 451 and recorded in the Dane County Register of Deeds Office, that bears North 53°16'00" West, from a point on the East line of the Northeast 1/4 of said Section 23, 789.50 feet North of the Southeast corner of the Northeast 1/4 of said Section 23, measured along the East line of said Section 23; thence South 53°16'00" East, 1,070 feet, more or less, to the Northwest shoreline of the Yahara River (also known as Catfish River) as presently located; thence Southwesterly along the said Northwest shoreline of the Yahara River to its point of intersection with a line that bears North 53°16'00" West, from the Southeast corner of the Northeast 1/4 of said Section 23, said line also being the Southwest line of the property conveyed to Victor B. Small as described in Volume 586 of Deeds, Page 347, and recorded in the Dane County Register of Deeds Office; thence North 53°16'00" West, 760 feet, more or less, along the Southwest line of the property described in said Volume 586 of Deeds, to the most

Easterly corner of the Yahara Heights Plat, a recorded plat in the Northeast 1/4 of said Section 23; thence South 37°29'00" West, 559.58 feet along the Southeast line of the said Yahara Heights Plat to the most Southerly corner of Lot 30 of the said Yahara Heights Plat; thence South 57°51'00" West, 943.47 feet along the Southeast line of the said Yahara Heights Plat to the most Southerly corner of the said Yahara Heights Plat; thence North 00°09'00" West, 212.25 feet along the West line of the said Yahara Heights Plat to the Northwest corner of Lot 37 of the said Yahara Heights Plat; thence Westerly 1,400.00 feet along a line that is parallel to the South line of the North 1/2 of said Section 23; thence Southwesterly 1,350 feet, more or less, to a point that is 600.00 feet East of, measured at right angles to, a point on the reference line of the Waunakee\_Westport Road (also known as Northport Drive and State Highway 113) as designated in Wisconsin State Highway Project T 0219 (2), said point being 1,328.62 feet South of the point of intersection of the center line of River Road as presently located (also designated as side road reference line 5 "R" in said project) with the said reference line of the said Waunakee\_Westport Road, measured along the said reference line; thence North 59°27'27" West, 609.59 feet to a point that is 140.00 feet East of, measured at right angles to, a point on the said reference line of the said Waunakee\_Westport Road, that is 928.62 feet South of the point of intersection of the said center line of River Road with the said reference line, measured along the said reference line; thence South 79°32'00" West, 140.00 feet along a line that is normal to the said reference line of the Waunakee\_Westport Road; thence South 10°28'00" East, 1,015.75 feet along the said reference line to a point of curve; thence continuing along said reference line on a curve to the left, convex to the Southwest, having a radius of 2,291.83 feet and a long chord that bears South 24°30'00" East, 1,120.00 feet; thence continuing along the said reference line South 38°28'00" East, 197.26 feet; thence North 51°31'00" East along a line that is normal to the said reference line of the Waunakee\_Westport Road, to its point of intersection with the North line of the South 1/2 of the South 1/2 of said Section 23; thence Easterly along the last mentioned North line, to the East line of the Southwest 1/4 of said Section 23; thence South along the East line of the Southwest 1/4 of said Section 23, 1,300 feet, more or less, to the South line of said Section 23; thence West along said South line, 2,030 feet, more or less, to its point of intersection with the center line of the Chicago and Northwestern Transportation Company right-of-way; thence Southeasterly along the said center line, 1,020 feet, more or less, to the West line of the Northeast 1/4 of the Northwest 1/4 of Section 26, Town 8 North, Range 9 East; thence South along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 26, 530 feet, more or less, to the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 26; thence West along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 26, 1,330 feet, more or less, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 26; thence South along the West line of said Section 26, 1,330 feet, more or less, to the South line of the North 1/2 of Section 27, Town 8 North, Range 9 East; thence West along said South line to the shoreline of Lake Mendota at high water line; thence Southerly along said high water line to a point at the original shoreline of Lake Mendota; thence westerly along said original shoreline between Lake Mendota and the Yahara River to a point on the existing westerly high water line of Lake Mendota in Section 33, Town 8 North, Range 9 East; thence Southwesterly following said high water line to a point on said existing high water line of said Lake Mendota and the shoreline of the Sunrise Heights plat; thence N 01°30'29"W along the east line of said Sunrise Heights, 537 feet, more or less to the southerly right of way of Mathews Road; thence Easterly, 66 feet to the Easterly right of way of Hedden Road; thence Northerly along said right of way to the south line of Genoa Point

Condominiums; thence along said condominiums boundary for the next 4 courses, S 89°44'00" W, 219.30 feet; thence N 00°38'19" W, 25.00 feet; thence S 89°44'00" E, 85.20 feet; thence N 00°38'19" W to the south line of Park Point plat; thence S 89°46'47" E along said south line, 249.47 feet to the east line of said plat; thence N 00°25'49" W along said east line, 287.92 feet to an angle point on said east line; thence N 45°20'21" W along said east line, 94.83 feet to the south right of way of County Highway M; thence easterly along said right of way to the east right of way of West Point Road; thence Northerly to the south line of the Northeast ¼ of Section 6, Town 7 North, Range 9 East; thence S 89°22'00" E along said south line to the southerly extension of the west line of Bishops Bay plat; thence N 00°13'19" W along said extension and westerly line to the northerly right of way of County Highway M as dedicated on said plat; thence along the westerly boundary of said plat for the next 6 courses, along the arc of a curve concaved southwesterly having a radius of 183.00 feet and a long chord bearing N 45°41'00.5" W, a distance of 260.88 feet; thence N 54°29'12" W, 298.64 feet; thence N 29°14'44" W, 287.02 feet; thence N 01°40'29" W, 1065.03 feet; thence N 03°14'53.5" W, 40.42 feet; thence N 04°49'18" W, 791.74 feet to a line that is 20 feet south of the north line of the Northeast ¼ of said Section 6; thence S 89°41'34" W parallel with said north line, 308.16 feet to the northerly extension of the east line of Shorecrest Plat; thence S 0°14'45" E along said easterly line and it's extension, to the north line of Shorecrest Plat; thence S 89°37'46" W along said north line, 1326.26 feet to the east line of the Northeast ¼ of said Section 6; thence N 00°16'48" W along said east line, 132.00 feet to the North ¼ corner of said Section 6 also being the north line of Orchid Heights plat; thence N 88°54'45" W along said north line and the north line of the Northwest ¼ of said Section 6, 697.92 feet to the easterly boundary of Northlake plat; thence N 05°32'05" W along said easterly boundary, 363.13 feet to the southerly boundary of Redtail Ackers Subdivision; thence along the boundary of Redtail Ackers for the next 5 courses, N 00°03'09" E, 281.08 feet to the south right of way of Magdalene Court; thence N 89°58'30" E along said south right of way, 347.29 feet; thence S 00°00'49" E, 233.67 feet to the south right of way of Carnation Way; thence N 89°58'30" W along said south right of way, 301.15 feet to the westerly right of way of County Highway Q; thence N 00°24'59" W along said westerly right of way, 416.10 feet to the southeast corner of the First Addition to Northlake plat; thence N 00°48'32" along the easterly line of said plat and the westerly right of way of County Highway Q, 288.48 to the intersection with the westerly extension of a southerly line of Lot 41 The Community of Bishops Bay, The Back Nine – Phase 1; thence along said westerly extension and said plats southerly, westerly and easterly lines for the next 11 courses, S89°54'30" E, 326.76 feet; thence S 00°22'53" E , 288.48 feet; thence N 89°39'51" W, 328.90 feet; thence S 00°24'01" E, 277.53 feet; thence S 89°53'57" E, 583.11 feet; thence N 00°25'46" W, 629.65 feet; thence N 89°54'30" W, 13.39 feet; thence N 00°23'42" W, 681.13 feet; thence N 63°04'59" E, 344.89 feet; thence N 58°22'08" E, 160.55 feet; thence N 68°08'48" E, 39.75 feet to the southwest corner of Lot 64 The Community of Bishops Bay, The Back Nine – Phase 2; thence along the southerly boundary of said plat for the next 2 courses, N 68°08'48" E, 98.42 feet; thence N 63°04'59" E, 192.96 feet to the southwest corner of Lot 116 The Community of Bishops Bay, The Back Nine – Phase 3; thence along the southerly boundary of said plat for the next 6 courses, N 63°04'59" E, 104.28 feet; thence N 76°04'50" E, 83.16 feet; thence N 85°26'55" E, 173.94 feet; thence N 63°34'54" E, 278.19 feet; thence N 45°20'21" E, 75.94 feet; thence S 85°44'17" E, 25.37 feet to the Southwest corner of Lot 145 The Community of Bishops Bay, The Back Nine – Phase 4; thence along the southerly and easterly boundary of said plat for the next 6 courses, S 85°44'17" E, 590.37 feet; thence N 71°11'21" E, 206.66 feet; thence N 39°26'45" E, 185.41 feet; thence N 12°17'55" E, 185.41 feet; thence N 25°41'37" W,



180.43 feet; thence N 29°35'40" W, to the easterly line of a parcel described in Doc. 3859418; thence along the easterly and southerly lines of said described lands for the next 9 courses, N 02°46'56" W along said easterly line, 563.98 feet; thence N 27°09'40" E, 78.89 feet; thence N 45°32'36" E, 50.15 feet; thence N 44°38'37" W, 47 feet; thence N 44°31'43" E, 486.55 feet; thence S 35°11'59" E, 594 feet; thence S 46°31'08" E, 236.24 feet; thence N 64°29'35" E, 483.59 feet; thence S 64°12'22" E, 275 feet; thence North, 335 feet; thence N 64°44'36" W, 365 feet; thence N 31°59'41" W, 455 feet; thence N 70°38'46" E, 462 feet; thence N 49°20'47" E, 768 feet to a point lying N 00°38'05" W, 103.92 feet from the south quarter corner of Section 29, Town 8 North, Range 9 East; thence N 00°38'05" W along the east line of the Southwest ¼ of said Section 29, 1225 feet to the north line of the Southeast ¼ of said Southwest ¼; thence N 89°53'45" W along the north line of the Southeast and Southwest ¼'s of the Southwest ¼, 1974.47 feet to the east line of CSM 8167; thence S 0°58'47" E along said east line, 376.79 feet to the northwest corner of Lot 3 of CSM 12902; thence S 89°50'55" E along the north line of said Lot 3, 145.14 feet to the east line of Lot 2 of said CSM 12902; thence S 00°12'27" E along said east line, 136.13 feet; thence N 89°50'55" W along the south line of said Lot 2, 160.00 feet; thence N 00°12'27" W along the west line of said Lot 2, 60.83 feet; thence N 89°50'55" W along the south line of Lot 1 of said CSM 12902; thence N 89°50'55" W along said south line, 289.27 feet; thence N 00°12'27" W along the west line of said Lot 1 and the extension of that line, 452 feet more or less to the north line of the Southwest ¼ of the Southwest ¼ of said Section 29; thence N 89°53'45" W along said north line, 66 feet to the east line of the Southeast ¼ of Section 30, Town 8 North, Range 9 East; thence N 89°32'59" W along the north line of the Southeast and Southwest ¼'s of said Southeast ¼, 2571.11 feet to the northerly extension of the east right of way of County Highway Q; thence along said extension and east right of way for the next 5 courses, S 00°07'45" E 1322.70 feet; thence S 00°16'00" W, 208.16 feet; thence S 89°44'00" E, 5.00 feet; thence S 00°16'00" W, 700.35 feet; thence N 89°44'00" W, 10.00 feet; thence S 00°16'00" W, 36.60 feet to the north line of lands described in Doc. 4372173; thence along the north, east and south boundary of said lands for the next 3 courses N 89°39'19" E, 174.41 feet; thence S 00°20'41" E, 171.59 feet; thence S 89°39'19" W, 166.24 feet to the east right of way of County Highway Q; thence S 00°16'00" W along said east right of way, 220.43 feet to the north line of the Southwest ¼ of the Northeast ¼ of Section 31, Town 8 North, Range 9 East; thence N 89°35'42" W along said north line and east right of way, 10.00 feet; thence S 00°16'00" W along said east right of way, 653.04 feet to the Northerly line of Lot 1 CSM 2833; thence along the northerly, easterly and southerly boundary of said Lot 1 for the next 3 courses N 80°12'45" E, 612.77 feet; thence S 00°21'32" E, 776.84 feet; thence S 89°57'36" W, 591.85 feet to the east right of way of County Highway Q; thence S 00°16'00" W along said east right of way, 10.65 feet to the east-west quarter line of said Section 31; thence N 89°55'03" W along said east-west line to the West ¼ corner of said Section 31; thence N 00°22'14" W along the west line of the Northwest ¼ of said Section 31, 2653.87 feet to the Northwest corner of said Section 31; thence N 00°12'41" W along the west line of the Southwest ¼ of Section 30, Town 8 North, Range 9 East, to the south line of lands described in Warranty Deed Doc. 2374572 being the North 495 feet of the south 2310 feet of the Southwest ¼ of said Section 30; thence Easterly along said south line to the East line of said Southwest ¼; thence N 00°24'40" E along said east line to the south line of Lot 1, Certified Survey Map No. 2127; thence Westerly along said south line, 209 feet; thence Northerly along the west line of said Lot 1, 209 feet to the northwest corner of said Lot 1; thence continue Northerly, 209 feet; thence Easterly 209 feet to the east line of said Southwest ¼; thence N 00°24'40" E along said east line, to the center of section 30; thence N 00°23'23" W along the east line of the Northwest ¼ of said Section 30, 1332.62

feet to the north line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 30; thence Westerly long said north line and the north line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  to the west line of said Northwest  $\frac{1}{4}$  of Section 30; thence N  $00^{\circ}25'16''$  W along said west line, 1326.80 feet to the Southwest corner of Section 19, Town 8 North, Range 9 East; thence along the westerly line of said Section 19 for the next 2 courses, N  $00^{\circ}21'17''$  E 2679.00 feet to the West  $\frac{1}{4}$  corner; thence N  $00^{\circ}05'32''$  W, 2657.73 feet to the Southwest corner of Section 18, Town 8 North, Range 9 East; thence along the westerly line of said Section 18 for the next 2 courses, N  $00^{\circ}29'00''$  E, 2656.23 feet to the West  $\frac{1}{4}$  corner; thence N  $00^{\circ}51'40''$  E, 2667.88 feet to the Southwest corner of Section 7, Town 8 North, Range 9 East; thence along the westerly line of said Section 7 for the next 2 courses, N  $00^{\circ}12'20''$  E, 2662.24 feet to the West  $\frac{1}{4}$  corner; thence N  $00^{\circ}06'29''$  E, 2661.67 feet to the Southwest corner of Section 6, Town 8 North, Range 9 East; thence N  $00^{\circ}08'53''$  E along the westerly line of the southwest  $\frac{1}{4}$  of said Section 6, 1327.12 feet to the south line of Westbridge subdivision; thence S  $89^{\circ}28'26''$  E along said south line, 2283.49 feet to the southeast corner of said plat; thence Easterly along the north line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the north line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 6, 1666.16 feet more or less to the east line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence Southerly along said east line, 970 feet more or less to the north line of Lot 1 Certified Survey Map No. 15780; thence Westerly along said north line, 347 feet to the west line of said Lot 1; thence Southerly along said west line, 350 feet to the North line of the Northeast  $\frac{1}{4}$  of Section 7, Town 8 North, Range 9 East; thence N  $89^{\circ}28'27''$  W along said north line, 824.20 feet to the northerly extension of the westerly line of Dormal Heights subdivision; thence along said westerly line for the next 4 courses, S  $01^{\circ}50'$  E, 528 feet; thence S  $88^{\circ}53'$  W, 70.30 feet; thence S  $01^{\circ}50'$  E, 230 feet; thence S  $88^{\circ}53'$  W, 94.70 feet to the West line of Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 7; thence N  $00^{\circ}19'38''$  W along said west line, 758 feet to the North line of said Section 7; thence N  $89^{\circ}28'15''$  W along said north line, 1297.48 feet to the northwest corner of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 7; thence Southerly along said west line, 2640 feet more or less to the south line of said Northwest  $\frac{1}{4}$ ; thence Easterly along said south line, 619 feet more or less to the most northeasterly corner of Lot 3, Certified Survey Map No. 9505; thence S  $1^{\circ}09'32''$  E along the easterly line of said Lot 3, 271.76 feet; thence S  $88^{\circ}50'28''$  W along the south line of said Lot 3, 97.74 feet; thence along the arc of a cul de sac to the left having a radius of 60.00 feet and a long chord bearing S  $88^{\circ}50'43''$  W, a distance of 120.00 feet; thence S  $1^{\circ}36'40''$  E along the most easterly line of Lot 1 of said Certified Survey Map No. 9505, 70.00 feet; thence S  $88^{\circ}50'28''$  W along the most southerly line of said Lot 1, 140.00 feet; thence S  $1^{\circ}36'39''$  E along the westerly line of Westview Meadows, 2314.23 feet to a point on the south line of the Southwest  $\frac{1}{4}$  of said Section 7; Thence West along said south line, 266.79 feet to the east line of Certified Survey Map No. 6351; thence S  $00^{\circ}44'47''$  W along said east line and the east line of the Northwest and Southwest  $\frac{1}{4}$ 's of the Northwest  $\frac{1}{4}$  of Section 18, 2668.06 feet to the south line of said Northwest  $\frac{1}{4}$ ; thence S  $89^{\circ}37'19''$  E along said south line, 1326.79 feet to the Center of said Section 18; thence S  $89^{\circ}38'13''$  E along the south line of the Northeast  $\frac{1}{4}$  of said Section 18, 1614.54 feet to the west line of Lot 1, Certified Survey Map No. 14048; thence N  $00^{\circ}38'52''$  E along said west line, 480.00 feet to the north line of said Lot 1; thence S  $89^{\circ}37'50''$  E along said north line, 950.00 feet to the west right of way line of County Highway Q; thence South along said westerly right of way to the extension of the south line of Kilkenny Farms subdivision plat; thence S  $89^{\circ}32'30''$  E along said extension and along said south line of said plat, 2743 feet more or less to the west line of Blue Ridge Addition to Southbridge; thence S  $00^{\circ}29'18''$  W along said west line, 1683.31 feet to the South  $\frac{1}{4}$  corner of Section 17, Town 8 North, Range 9 East;

thence S 89°52'27" E along the south line of said plat and said Section 17, 2670.44 feet to the Southeast corner of said Section; thence N 00°02'25" E along the easterly line of said plat and Section 17, 1326.19 feet to the northeast corner of Second Addition to Carriage Ridge; thence S 89°43'43" E along the north line of said plat, 1332.73 feet to the northeast corner of said plat; thence S 0°00'28" E along the east line of said plat, 432.00 feet to the north line of Tuscany Ridge; thence S 89°37'29" E along the north line of said plat, 1333.31 feet to the centerline of Woodland Drive and the East line of the Southwest ¼ of Section 16, Town 8 North, Range 9 East; thence N 00°01'30" W along said easterly line, 1765.56 feet to the Center of said Section 16; thence N 00°33'01" E along the east line of the Southeast ¼ of the Northwest ¼ of said Section 16, 1320.86 feet to the north line of said Southeast ¼ of the Northwest ¼; thence Westerly along the North line of the Southeast and Southwest ¼'s of the Northwest ¼ of said Section 16, to the west line of the Northwest ¼ of the Northwest ¼ of said Section 16; thence Northerly along said Westerly line to the south line of the Fourth Addition to Castle Creek plat; thence along said south line for the next 7 courses, S 89°57'08" E 539.84 feet; thence N 89°45'27" E, 676.13 feet; thence N 00°14'42" E, 35.09 feet to the center line of Woodland Drive; thence N 86°40'27" E along said center line, 380.20 feet; thence continue along said centerline and Southeasterly along the arc of a 500 foot radius, which is concaved Southwesterly and whose long chord bears N 78°03'48" W, 263.24 feet; thence Easterly, 300 feet more or less to the center line of Six Mile Creek; thence Northwest following the center line of Six Mile Creek to the South line of Section 9, Town 8 North, Range 9 East; thence S 89°33'34" E along said south line, 800 feet more or less, to the Southwesterly boundary of the Chicago & Northwestern Railway Company right-of-way; thence along said right-of-way for the next 5 courses, Northwesterly 2200 feet more or less; thence S 43°02'58" W, 25 feet; thence N 46°57'02" E, 676.63 feet; thence N 00°00'52" W, 34.22 feet; thence N 46°57'02" E, 999.92 feet to the north line of the Northeast ¼ of the Southeast ¼ of Section 8, Town 8 North, Range 9 East; thence East along said north line, 140 feet more or less to the Northeasterly boundary of the Chicago & Northwestern Railway Company right-of-way; thence Southwesterly along said right-of-way, 1792.34 feet to the southerly line of Waunakee Industrial Park plat; thence along the southerly and westerly lines of said plat for the next 6 courses, N 89°59'56" E 447.43 feet; thence S 22°34'45" E, 679.80 feet; thence S 46°57'45" E, 460.54 feet; thence S 89°57'16" E, 702.00 feet; thence S 00°08'32" E, 395.07 feet; thence S 89°57'09" E, 66.00 feet to the South ¼ corner of said Section 9; thence N 89°34'02" E along the south line of said Section 9, 33.00 feet; thence N 00°08'32" W, 189 feet to the south line of Lot 1 Certified Survey Map No. 9271; thence along the southerly and westerly lines of said lot 1 for the next 7 courses, N 89°38'00" E, 287.10 feet; thence N 0°07'35" W, 10.33 feet; thence N 89°34'06" E, 273.91 feet; thence S 00°06'06" E, 199.00 feet to the south line of the Southeast ¼ of Section 9; thence N 89°34'06" E along said south line, 20.78 feet to the westerly line of Savannah Village plat; thence S 00°09'09" W along said westerly line and the extension of said line, 1072.36 feet more or less to the Southwesterly right-of-way of the railroad; thence along said right-of-way for the next seven courses: S 46°56'59" E, 1148.83 feet; thence along the arc of a curve concaved southwesterly having a radius distance of 5673.55 feet and a long chord bearing S 46°17'30" E, a distance of 130.27 feet; thence S 44°21'57" W, 50.00 feet; thence along the arc of a curve concaved southwesterly having a radius of 5623.65 feet and a long chord bearing S 42°16'09" E, a distance of 660.18 feet; thence N 51°05'45" E, 50.00 feet; thence S 38°54'15" E, 460.66 feet; thence N 89°37'15" E, 128.93 feet to the west line of the Southwest ¼ of Section 15, Town 8 North, Range 9 East; thence S 00°09'20" E along said west line, 2149.28 feet to the Southwest corner of said Section 15; thence N 88°42'41" E along the South line of said Section



15, 750.72 feet; thence N 22°22'05" W, 319.62 feet; thence N 88°42'41" E, 699.25 feet to the Southwesterly right-of-way of the railroad; thence S 38°47'07" E along said right-of-way, 375.90 feet to the South line of the Southwest ¼ of said Section 15; thence N 88°42'41" E along said south line, 486.70 feet more or less to the westerly right-of-way of Kennedy Drive; thence N 01°17'19" W along said right-of-way, 49.51 feet to the northerly right-of-way of Kennedy Drive; thence N 88°42'41" E along said right-of-way, 613.00 feet more or less to the west line of Lot 1 Certified Survey Map No. 3379; thence along the west, south, east and northly boundary of said Lot 1 for the next 7 courses: N 2°59'01" W, 8.25 feet; thence N 86°24'19" E, 125.00 feet; thence N 2°59'01" W, 529.18 feet; thence N 28°10'20" E, 106.19 feet; thence N 86°24'19" E, 240.06 feet; thence N 2°59'01" W, 332.78 feet; thence S 88°24'19" W, 420.00 feet to the west line of the Southeast ¼ of said Section 15; thence N 00°05'56" E along said west line, 1647.59 feet to the Center of said Section 15; thence N 88°59'16" E along the north line of said Southeast ¼, 306.50 feet to the westerly right of way of State Highway 113; thence along said right-of-way for the next 4 courses: S 22°15' E, 1844 feet more or less; thence Southeasterly, 285.40 feet; thence Southeasterly, 214.60 feet; thence Southeasterly, 260 feet; thence Southeasterly to the east line of the of the Southwest ¼ of the Southeast ¼ of said Section 15; thence East to the Easterly right-of-way of State Highway 113; thence along said right-of-way for the next 3 courses: Southeasterly along the arc of a curve concaved southwest with a radius of 5889.58 feet; thence S 10°55'25" E, 825.72 feet; thence S 50°58'55" E along said right-of-way and the extension of that line to the south line of the Northeast ¼ of the Northeast ¼ of Section 22, Town 8 North, Range 9 East; thence N 89°16'36" E along said south line to the Southwest corner of the Northwest ¼ of the Northwest ¼ of Section 23, Town 8 North, Range 9 East; thence N 88°47'16" E along the south line of said Section 23, 666.43 feet to the west line of Lot 2 of Certified Survey Map No. 997; thence N 01°32'04" E along said west line, 661.03 feet; thence N 88°50'09" E along the north line of said Lot 2, 665.52 feet to the East line of said Northwest ¼ of the Northwest ¼ and the east line of Lot 1 Certified Survey Map No. 12828; thence N 01°23'51" E along said east lines, 660.80 to the Southeast corner of the Southwest ¼ of the Southwest ¼ of Section 14, Town 8 North, Range 9 East; thence N 00°13'42" W along the east line of said Southwest ¼ of the Southwest ¼ and the east line of the Northwest ¼ of the Southwest ¼ of said Section 14, 2372.59 feet to the north line said Lot 1 and the north line of the Northeast ¼ of the Southwest ¼ of said Section 14; thence S 89°39'43" E along said north lines, 1338.89 feet to the Center of said Section 14; thence N 89°57'28" E along the south line of the Northeast ¼ of said Section 14, 2173.08 feet to the Westerly right-of-way of River Road; thence along said right-of-way for the next 5 courses: N 35°30'24" E, 531.20 feet; thence N 18°37'09" E, 286.51 feet; thence N 09°32'02" E, 190.02 feet; thence N 14°37'14" E, 122.31 feet; thence N 02°09'12" E, 248.76 feet to the south line of Lot 3 Certified Survey Map No. 14781; thence along the boundary of said Lot 3 for the next 4 courses: N 89°53'53" W, 272.64 feet; thence S 00°06'07" W, 144.00 feet; thence N 89°53'53" W, 415.00 feet; thence N 00°06'07" E, 210.00 feet to the north line of said Southeast ¼ of the Northeast ¼; thence N 89°53'53" W along said north line, 384.29 feet to the east line of Lot 2, Certified Survey Map No. 14781; thence along the boundary of said Lot 2 for the next 5 courses: S 00°24'13" W, 141.35 feet; thence N 89°53'53" W, 309.65 feet; thence N 00°24'13" E, 271.35 feet; thence S 89°53'53" E, 18.65 feet; thence N 00°24'13" E, 1196.90 feet to the north line of the Northeast ¼ of said Section 14 and the centerline of Bong Road; thence N 89°45'09" W along said north line and centerline to the extension of the easterly line of Lot 2 Certified Survey Map No. 2583; thence S 23°56'08" W along said extension and easterly line to a point of curve on the southeasterly boundary of said Lot 2; thence along said curve concaved

northwesterly having a radius of 56.25 feet and a long chord bearing S 47°54'45" W, a distance of 45.69 feet; thence continue along said boundary S 71°52'15" W, 287.19 feet to the east line of Lot 1 Certified Survey Map No. 14873; thence along the boundary of said Lot 1 for the next 2 courses: S 00°36'09" E, 234.68 feet; thence N 89°48'48" W, 221.99 feet to the easterly line of Lot 1 Certified Survey Map No. 14781; thence along the common line between said Certified Survey Maps No. 14781 & 14873 for the next 4 courses: N 10°45'48" W, 186.37 feet; thence N 89°48'48" W, 50.00 feet; thence N 00°29'54" W, 253.05 feet; thence N 41°29'43" W, 230.27 feet; thence N 00°36'09" W, 40.00 feet to the North line of the Northeast ¼ of said Section 14 and the centerline of Bong Road; thence N 89°45'09" W along said north line and centerline, 180 feet more or less to the North ¼ corner of said Section 14; thence S 00°16'34" W along the east line of the Northeast ¼ of the Northwest ¼ and part of the west line of Lot 1 Certified Survey Map No. 13962, 1330.49 feet to the south line of said Northeast ¼ of the Northwest ¼; thence S 89°50'30" W along said south line, 1337.19 feet to the west line of said Northeast ¼ of the Northwest ¼; thence N 00°00'44" W along said west line, 1327.96 feet to the north line of said Northwest ¼ of Section 14; thence N 89°50'42" W along said north line, 1338.89 feet to the Northwest corner of said Section 14; thence S 00°28'24" W along the west line of the Northwest ¼ of said Section 14, 2652.45 feet to the East ¼ corner of Section 15, Town 8 North, Range 9 East; thence S 00°07'29" E along the east line of the Southeast ¼ of said Section 15, 1347.72 feet to the south line of the Southeast ¼ of the Northeast ¼ of said Section 15; thence Westerly along the south line said Southeast ¼ of the Northeast ¼ to the southeast corner of Lot 2 Certified Survey Map No. 13335; thence S 89°03'23" W along the south line of said Lot 2, 196.04 feet to the northeasterly right-of-way of State Highway 113; thence along said right-of-way for the next 8 courses: N 22°42'27" W, 764.33 feet; thence N 22°15" W, 1290.26 feet to a point of curvature; thence along the arc of a curve concaved northeasterly having a radius of 3684.72 feet; thence N 00°19'38" E, 729.11 feet; thence N 44°40'10" E, 135.99 feet to the South right-of-way of Bong Road; thence crossing said road N 04°21'07" E, 130.63 feet to the North right-of-way of Bong Road and the Easterly right-of-way of State Highway 113; thence N 45°40'13" W along said Easterly right-of-way, 188.84 feet; thence continuing along said Easterly right-of-way, N 00°03'52" W, 106.13 feet; thence running parallel with and 300.00 feet North of the South line of Section 10, Town 8 North, Range 9 East, S 89°06'22" W, 2780.33 feet more or less to a line running parallel with and 40.00 feet east of the west line of said Section 10; thence N 00°19'43" E along said parallel line, 1369.90 feet; thence S 89°48'15" W, 40.00 feet to the west line of said Section 10; thence N 00°19'43" E along said west line, 996.56 feet more or less to the East ¼ corner of Section 9, Town 8 North, Range 9 East; thence N 00°33'59" E along the east line of the Northeast ¼ of said Section 9, 831.57 feet to the southeast corner of Lot 1, Certified Survey Map No. 2979; thence along the boundary of said Lot 1 for the next 3 courses: West, 183.00 feet; thence North, 160.00 feet; thence East, 183.00 feet to the east line of said Northeast ¼ of Section 9; thence N 00°33'59" E along said east line, 480.90 feet; thence S 89°53'47" E, 33.00 feet to the easterly right-of-way of Hogan Road; thence N 00°33'59" E along said right-of-way, 500 feet more or less to the easterly right-of-way of State Highway 19 and 113; thence Northeasterly along said right-of-way, 101.43 feet; thence North along said right-of-way, 252.47 feet; thence Northeasterly along said right-of-way, 200.39 feet to the southerly right-of-way of said State Highway 19 and 113; thence North to the northerly right-of-way of said State Highway 19 and 113; thence Westerly along said right-of-way to a point of intersection with the northerly extension of the east line of Lot 2 Certified Survey Map No. 14558; thence S 00°08'49" W along said northerly extension, 230 feet more or less to the southerly right-of-way of State Highway 19 and 133 and the

north line of said Lot 2; thence N 88°43'16" W along said right-of-way and north line, 1772.51 feet to the northeast corner of Waunakee Business Park plat; thence N 88°41'07" W along said plat and south right-of-way and the north line of Waunakee Industrial Park Two plat, 1090.30 feet to the northwest corner of Lot 54 of said Waunakee Industrial Park Two; thence N 85°37'03" W, 205.55 feet to the northerly right-of-way of State Highway 19 and 113; thence N 43°55'50" W along said right-of-way, 242.15 feet to the east right-of-way of Schumacher Road; thence N 00°31'05" E along said right-of-way, 2345.37 feet; thence N 89°46'25" W, 1368.57 feet to the West ¼ corner of Section 4, Town 8 North, Range 9 East; thence N 00°39'59" E along the west line of the Northwest ¼ of said Section 4, 2657.24 feet to the Northwest corner of said Section 4; thence along the north line of said Section 4 for the next 2 courses: N 89°38'03" E, 2660.17 feet to the North ¼ corner; thence N 89°21'40" E, 2662.52 feet to the Northwest corner of Section 3, Town 8 North, Range 9 East; thence along the north line of said Section 3 for the next 2 courses: N 89°48'39" E, 2655.82 feet to the North ¼ corner; thence N 89°29'46" E, 2656.85 feet to the Northwest corner of Section 2, Town 8 North, Range 9 East; thence along the north line of said Section 2 for the next 2 courses: N 89°33'37" E, 2647.47 feet to the North ¼ corner; thence N 89°26'26" E, 2659.67 feet to the Northwest corner of Section 1, Town 8 North, Range 9 East; thence along the north line of said Section 1 for the next 2 courses: N 89°48'00" E, 2651.61 feet to the North ¼ corner; thence S 89°33'55" E, 2639.18 feet to the Northeast corner of said Section 1 and the point of beginning of this description.

Islands also included in the Town of Westport more particularly described as follows:

#### **Island 1**

Beginning at the Northwest corner of Section 5, Town 8 North, Range 9 East; thence S 89°24'27" E along the north line of the Northwest ¼ of said Section 5, 2660.58 feet; thence S 89°44'50" E along the north line of the Northeast ¼ of said Section 5, 719.63 feet to the northwest corner of Lot 1 Certified Survey Map No. 9907; thence along the boundary of said Lot 1 for the next 4 courses S 89°44'50" E, 303.00 feet; thence S 02°59'19" E, 402.55 feet; thence S 87°00'41" W, 303.00 feet; thence N 02°59'19" W, 402.55 feet to the north line of said Northeast ¼; thence N 89°44'50" W along said north line, 539.13 feet to the northwesterly corner of Lot 1 Certified Survey Map No. 8945; thence along the boundary of said Lot 1 for the next 2 courses S 00°33'21" E, 160.50 feet; thence S 89°44'50" W, 213.50 feet to the west right-of-way of Madison Street; thence S 00°45'10" W along said right-of-way, 972 feet more or less to the north line of Parcel No. 0809-052-8310-1 owned by Dane County Parks; thence along the boundary of said parcel for the next 2 courses Southwesterly, 791 feet more or less; thence Southerly, 277 feet more or less to the south line of the Northeast ¼ of the Northwest ¼ of said Section 5 and the north line of Seventh Addition Sixmile Creek Subdivision; thence S 87°15'39" W along said lines and the north line of Fourth Addition Sixmile Creek Subdivision and Fifth Addition Sixmile Creek Subdivision, 1857 feet more or less to the west line of the Northwest ¼ of said Section 5; thence N 00°45'10" E along said west line, 1323.48 feet to the point of beginning. This described area includes Parcel No.'s 080905285012, 080905280020, 080905186101, 080905185320 and part of N. Century Ave, Easy Street and Madison Street.



## **Island 2**

Lot 1, Certified Survey Map No. 9506, recorded in Vol. 54, Pgs 156-158 as Doc. 3169884, located in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin. Parcel No. 080918199500

## **Island 3**

A parcel of land located in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 8; thence Easterly along the north line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , 33 feet to the easterly right-of-way of S. Century Ave and the point of beginning.

Thence Southerly along said right-of-way 500 feet more or less to a jog in the right-of-way; thence Easterly along said jog, 37 feet to said easterly right-of-way; thence Southerly along said right-of-way, 236 feet more or less; thence Easterly, 323 feet more or less; thence Southerly, 40 feet more or less; thence Easterly 215 feet more or less; thence Northerly, 775 feet more or less to the north line of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence Westerly along said north line, 565.6 feet more or less to the point of beginning. This described area includes Parcel No.'s 080908386103 & 080908385702.

## **Island 4**

A parcel of land being located in the Northwest  $\frac{1}{4}$  and Northeast  $\frac{1}{4}$  of Section 17, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin more particularly described as follows:

Beginning at the North  $\frac{1}{4}$  corner of said Section 17; thence S 89°17'48" E along the north line of said Northeast  $\frac{1}{4}$ , 1328.12 feet to the northeast corner of the Northwest  $\frac{1}{4}$  of said Northeast  $\frac{1}{4}$ ; thence Southerly along the east line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 299.3 feet more or less; thence continue along said east line for the next 2 courses Southerly, 103.7 feet; thence Southerly, 439 feet more or less to the northerly boundary of Kilkenny Farms plat; thence along N 89°26'15" W, 209.24 feet; thence N 00°36'41" E along the easterly line of said plat, 439 feet more or less to the northerly line of Lot 1, Certified Survey Map No. 1865; thence Easterly along said north line, 209 feet to the east line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence Northerly along said east line, 103.7 feet more or less; thence Westerly, 208.7 feet more or less to the easterly boundary Kilkenny Farms plat; thence N 00°36'41" E along said plat, 90.6 feet more or less to the northerly line of said plat; thence N 89°33'29" W along said plat, 444.94 feet; thence N 88°46'56" W, 65.98 feet; thence N 89°21'45" W, 344.52 feet; thence N 89°41'41" W, 116.90 feet to the east right-of-way of Water Wheel Drive; thence N 00°34'59" E along said right-of-way, 72.46 feet; thence N 45°38'36" E, 42.38 feet; thence N 00°34'59" E, 64.04 feet to the southerly right-of-way of Woodland Drive; thence along said right of way and the arc of a curve concaved southeast having a radius of 50.00 feet and

a long chord bearing N 78°51'14.5" E, a distance of 20.53 feet; thence S 89°17'48" E along said right-of-way, 66.43 feet; thence N 00°27'42" E, 6.86 feet; thence N 89°17'48" W, 263.22 feet; thence N 89°31'11" W, 294.81 feet; thence S 00°11'24" E, 6.86 feet to the southerly right-of-way of Woodland Drive; thence S 89°31'11" E along said right-of-way, 294.76 feet; thence continue on said right-of-way, S 89°17'48" E, 16.80 feet; thence continue on said right-of-way and the arc of a curve concaved southwesterly having a radius of 50.00 feet and a long chord bearing S 83°36'49" E, a distance of 9.90 feet; thence S 00°28'49" W, 57.47 feet; thence S 44°23'20" E, 56.51 feet to the westerly right-of-way of Water Wheel Drive; thence S 00°34'59" W along said right-of-way, 69.89 feet; thence N 89°25'01" W along the south line of Lots 96, 97 and 98 of Kilkenny Farms and the northerly boundary line of Kilkenny Farms, 1116.07 feet; thence S 00°15'16" W along a westerly boundary of said plat, 190.58 feet; thence N 89°27'14" W along a northerly boundary of said plat, 208.82 feet to the easterly right-of-way of Endres Road; thence S 00°18'38" W along said right-of-way, 42.88 feet; thence Westerly along the south line of said right-of-way and the south line of Lot 2 Certified Survey Map No. 6294, 350.35 feet more or less; thence Northerly along the west line of said Certified Survey Map No. 6294 and the west line of Lot 9 1st Addition to Roamin' Acres plat, 444.42 feet more or less to the north line of said Northwest ¼; thence S 89°31'09" E along said north line, 1703.5 feet more or less to the point of beginning. This described area includes Parcel No.'s 080917120020, 080917185940, 080917185830, 080917185705, 080917128010, 080917185370, 080917185120, 080917185240, 080917185009, 080917189701, 080917189505, 080917189407, 080917189309, 080917189201, 080917211170, 080917211280, 080917211390, 080917280307, 080917206781, 080917206674, 080917206567, 080917206450, 080917206343, 080917206236, 080917281002, 080917206129, 080917206012, 080917280040, 080917220452, 080917220354, 080917220096, 080917220201 and part of Woodland Drive, Endres Road, S. Division Street and Regency Ridge.

#### **Island 5**

Being part of Lot 13, Camp Sunrise plat located in the Northeast and Southeast ¼'s of the Southwest ¼ of Section 6, Town 7 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin more particularly described as follows:

Beginning at the Northwesterly corner of Lot 10 Hansen-Olund Addition also being on the southerly right-of-way of Mendota Drive; thence Southerly along the west line of said Lot 10, 142 feet more or less to the ordinary high water line of Lake Mendota; thence Westerly along said ordinary high water line, 16 feet more or less; thence Northerly to the southerly right-of-way of Mendota Drive; thence Easterly, 15.0 feet to the point of beginning. This described area includes Parcel No. 070906362509

#### **Island 6**

A parcel of land located in the Northeast ¼ of the Northeast ¼ of Section 24, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin more particularly described as follows:

Beginning at the Northeast corner of said Section 24; thence S 01°37'04" W along the east line of said section and the centerline of North Sherman Avenue, 450.00 feet; thence N 56°47'43" W, 849.53 feet to the north line of said Northeast ¼ of the Northeast ¼; thence S 88°56'44" E along

said north line, 725.00 feet to the point of beginning. This described area includes Parcel No. 080924180009

**Island 7**

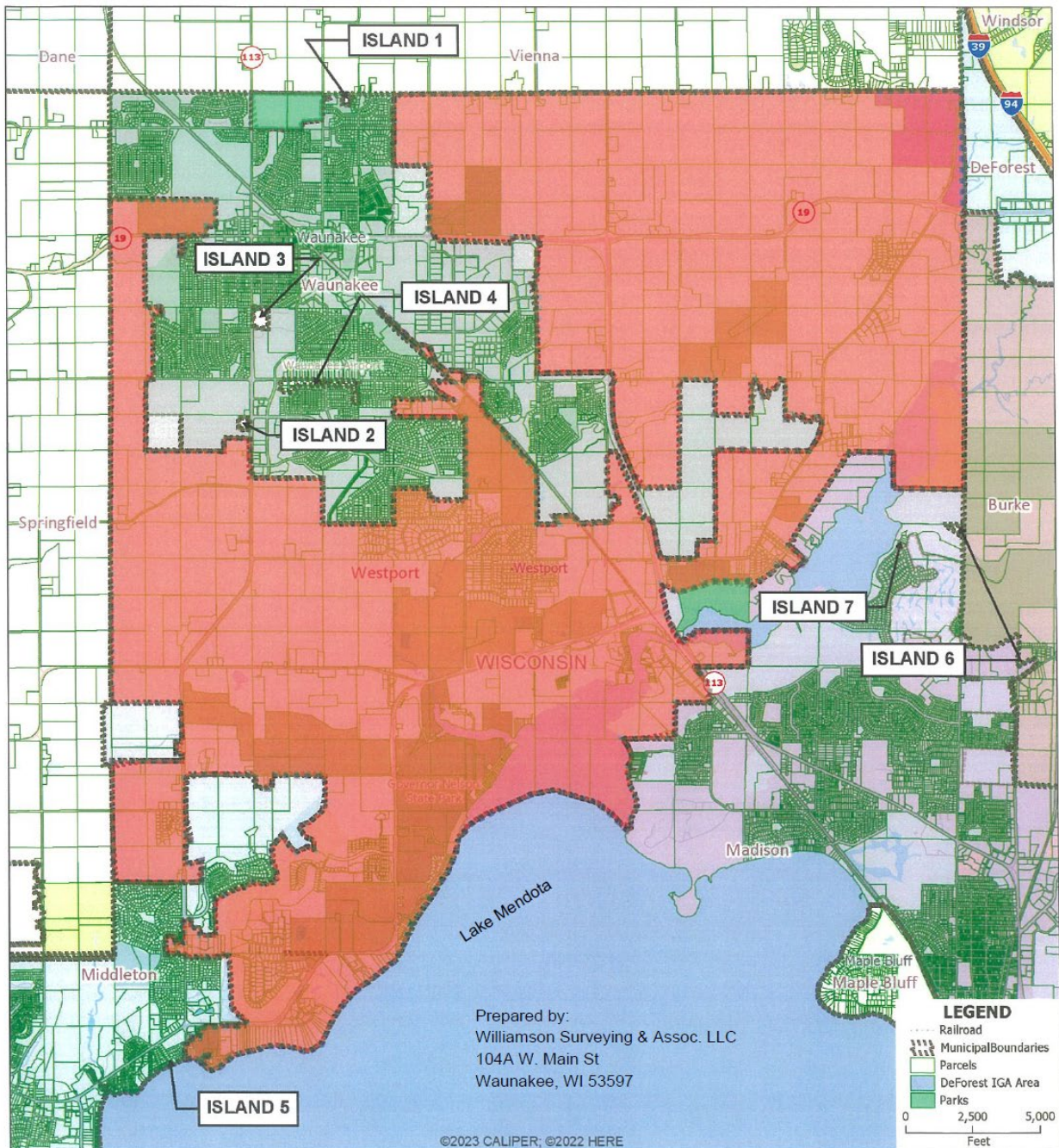
A parcel of land located in the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin more particularly described as follows:

Beginning at the Northwesterly corner of Lot 223, Fourth Addition to Cherokee Park plat; thence N  $23^{\circ}08'$  E, 10.0 feet; thence S  $66^{\circ}52'$  E, 136.92 feet; thence S  $23^{\circ}08'$  W, 10.00 feet to the most easterly corner of said Lot 223; thence N  $66^{\circ}52'$  W, 136.92 feet to the point of beginning. This described area includes Parcel No. 080924186905

Prepared By:  
Williamson Surveying & Assoc. LLC  
104A W. Main St  
Waunakee, WI 53597



## Proposed Village of Westport Incorporation Territory Map



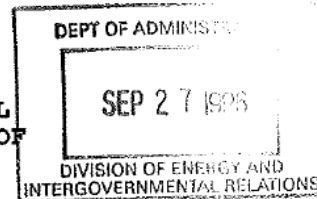
## Intergovernmental Agreements

### Cooperative Boundary Plan Agreement Between Westport, Waunakee, Middleton, DeForest and Madison; 2026

This agreement is on file with WisDOA Boundary Review.

# Waunakee Westport Boundary Stipulation and Intergovernmental Cooperation Agreement 1996

## BOUNDARY STIPULATION AND INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT



This is a stipulation and intergovernmental agreement made and entered into as of the 19<sup>th</sup> day of September, 1996, by and between the Village of Waunakee, a municipal corporation, located in Dane County, Wisconsin, ("Village") and the Town of Westport, a municipal corporation, located in Dane County, Wisconsin, the Town of Westport Sewer Utility Districts, and the Town of Westport Water Utility District (collectively the "Town").

### RECITALS

WHEREAS, Wis. Stats. sec. 66.30 authorizes towns and villages as "municipalities" to contract for the joint exercise of any power or duty required or authorized by statute; and,

WHEREAS, Wis. Stats. sec. 66.027 authorizes parties to a legal action contesting the validity of an annexation to stipulate and settle such litigation and determine the common boundary line between the municipalities; and

WHEREAS, Wis. Stats. sec. 66.028 authorizes two municipalities to share revenues and to undertake other municipal actions in furtherance of joint efforts involving revenue sharing and zoning; and

WHEREAS, the Village and the Town are such "municipalities," and are parties to a lawsuit contesting the validity of a Village annexation ordinance involving lands formerly located in the Town as legally described on the attached Exhibit A (the "Tierney Territory") encaptioned Bernard J. and Louise J. Kennedy Trust and Town of Westport v. Village of Waunakee, Case No. 96-CV-0561, Dane County Circuit Court (the "Lawsuit"), and are therefore authorized by statute to exercise the powers implicit herein; and

WHEREAS, the Village and the Town have long recognized that intergovernmental cooperation and joint planning provide for the best use of land and natural resources, and high quality and efficient services; and

WHEREAS, it is in the best interest of the Village and the Town to resolve annexation, boundary, land use and municipal service issues in order to avoid costly and time-consuming litigation, and to provide effective and efficient joint planning to manage their future growth in the area; and

WHEREAS, altering and fixing the boundaries between the Village and the Town to include the Tierney Territory and certain other lands currently within the Town within the Village boundaries will resolve the Lawsuit and facilitate joint planning and intergovernmental cooperation between the Village and the Town; and





WHEREAS, the Village and Town recognize that this Agreement represents compromises which are required in order to reach a long-term and meaningful agreement;

NOW, THEREFORE, in consideration of the mutual promises of the parties hereto, the receipt and sufficiency of which is mutually acknowledged, it is stipulated and agreed as follows:

**1. BOUNDARY CHANGES.**

a. The boundaries of the Village and Town shall be adjusted and fixed in accordance with the provisions of Map A-1 and as legally described on Exhibit B. Approval of this Agreement by the governing boards of the Town and Village shall constitute approvals of such boundary changes by the governing bodies within the meaning of Wis. Stats. sec. 66.027. The governing boards of each municipality shall concurrently with the execution of this Agreement execute a stipulation certifying these boundaries for purposes of compliance with Wis. Stats. sec. 66.027.

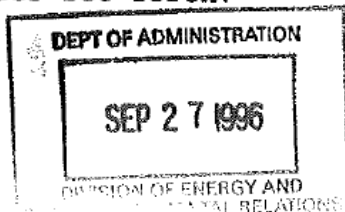
b. Pursuant to Wis. Stats. sec. 66.027, the provisions of this Agreement which fix the Town or Village boundaries shall be published in newspapers of general circulation in the Town and in the Village.

c. Pursuant to Wis. Stats. sec. 66.027, if no referendum regarding boundary changes is properly requested within thirty (30) days of the date the stipulation is published, or if the boundary changes described in this Agreement are approved by a referendum election and provided the time for asserting a judicial challenge to the sufficiency of the boundary change has expired without a challenge being filed, the parties will jointly petition the Dane County Circuit Court to fix the boundaries between the Village and the Town by a final judgment of the court having jurisdiction of the Lawsuit, such that the Additional Village Lands identified on Map A shall become included in the territory of the Village and excluded from the territory of the Town.

d. The Clerk of the Village shall have the responsibility to comply with the requirements of Wis. Stats. sec. 66.021(8).

**2. JOINT PLANNING AREA.**

The parties hereby designate certain territory within the Town and the Village, legally described on Exhibit C and as shown on Map C, as the "Joint Planning Area" or "JPA". The parties shall create a Joint Planning Commission ("JPC") as set forth in paragraph 3 of this Agreement. The actions, powers, rights, obligations and privileges of the Town and the Village are delegated, modified or limited by the parties within the Joint Planning Area as hereinafter set forth:



a. Limitation on Annexations.

i. Any lands for which the Village receives a petition for annexation which are located within the Village's Long-Term Growth Area (as set forth on the attached Map B and legally described at Exhibit D) may be annexed by the Village. The Long-Term Growth Area is that area in which it is mutually agreed that the Village has a reasonable present or demonstrable future need for the property if annexed. The Town agrees that it will not directly or indirectly oppose any such annexation within the Village's Long-Term Growth Area nor will it financially support any person opposing such annexations; provided however, that the Town shall retain the right to voice its concerns and objections or its support of such annexations before the Village Board or the Village Plan Commission.

ii. No territory outside of the Long-Term Growth Area i.e. that land to the east and south of this area, shall be annexed to the Village.

iii. If any lands outside the Long-Term Growth Area are annexed to the Village in violation of subsection 2a.ii., the Village agrees in accordance with the provisions of Wis. Stats. sec. 66.028 to reimburse the Town as liquidated damages and not as a penalty an amount equivalent to the tax revenue lost to the Town as a result of such annexation each year for a period of twenty (20) years from the date the annexation ordinance is effective.

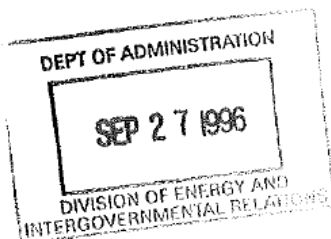
(1) Such reimbursement shall be calculated based on the assessed value of all land and improvements in the annexed territory as of January 1 of each year after the annexation took place.

(2) The assessed value of such lands shall be multiplied by the mill rate established by the Town for that year to calculate the amount due to the Town under this formula.

(3) Such reimbursement shall be made within 30 days of the first of January of each year beginning with the first year after such annexation.

b. Land Use in JPA.

i. Extraterritorial Zoning. The parties acknowledge that the JPA is currently zoned Agricultural. For the JPA lands within the Town, within sixty (60) days after entry of a final order in the Lawsuit, the Village will enact a resolution and ordinance under Wis. Stats. sec. 62.23(7a)(a) which will be limited to the lands in the JPA. The joint committee under Wis. Stats. sec. 62.23(7a)(c) shall be the JPC





and all procedures under Wis. Stats. sec. 62.23(7a) shall henceforth apply to the zoning of all lands within the JPA.

ii. Village Zoning. For JPA lands within the Village, the Village shall delegate its plan commission functions for the zoning of such lands to the JPC for the duration of this Agreement. Additionally, the provisions of Wis. Stats. sec. 62.23(7a) shall henceforth (as noted above) apply to the zoning of lands within the JPA and which are also within the Village, including the initial zoning designation for this territory, the creation, revision or amendment of a zoning ordinance or zoning classification, and the designation of the JPC as the joint committee. The parties shall use their best efforts to cooperate and to negotiate in good faith to effectuate the purposes of the extraterritorial zoning scheme under Wis Stats. sec. 62.23(7a) for all lands in the JPA.

iii. Land Division. The Village and Town shall delegate to the JPC pursuant to the provisions of Wis. Stats. sec. 236.10(4) the authority to approve or disapprove preliminary plats, final plats, and certified survey maps for lands in the JPA. The JPC shall apply the provisions of the subdivision ordinances of the municipality in which the proposed land division is located. If there is a conflict between the Town's and Village's subdivision regulations for lands within the JPA, the more restrictive standards shall apply.

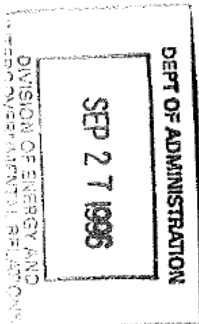
c. Restricted Extraterritorial Jurisdiction Area Outside the JPA.

i. The parties hereby designate certain territory within the Town, hereinafter the "Town Restricted Extraterritorial Jurisdiction Area" ("Town REJA"), which shall be those areas outside of i.e. to the south and east of the JPA as shown on Map C. The Village waives its right to approve or reject land divisions, plats or certified survey maps within the Town REJA. The Town and Village shall record with the Dane County Register of Deeds resolutions incorporating a map of the REJA and providing for the waiver pursuant to Wis. Stats. sec. 236.10(5). The Village shall not rescind the waiver for the duration of this Agreement.

ii. The Village shall not exercise extraterritorial zoning within the Town REJA.

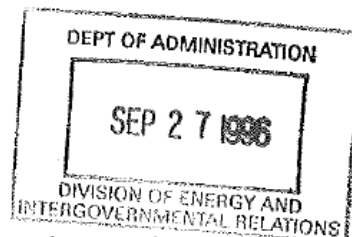
3. **CREATION AND POWERS OF THE JOINT PLANNING COMMISSION.**

The Town and the Village shall each appoint three (3) members to a Joint Planning Commission ("JPC") which shall supervise, subject to the governing boards of the Village and the Town, the activities of the Town and Village in the JPA. The Village members of the JPC shall be citizen members of the Village Plan Commission. The initial Town members of the JPC shall be appointed for initial three (3) year terms with staggered three (3) year terms



thereafter. The Village members shall be appointed for staggered terms of one, two and three years with staggered three (3) year terms thereafter. The JPC may be delegated powers of the Town and Village so long as such delegations do not violate any law, rule and regulation and are necessary to effectuate the purposes hereunder and in particular, the provisions of Wis. Stats. sec. 62.23(7a). Each municipality shall have responsibility for providing the following services within its boundaries within the JPA unless the JPC agrees to another arrangement:

- a. Police Protection Services.
- b. Fire and Emergency Medical Services.
- c. Road/Street Maintenance and Repairs.
- d. Removal of Rubbish and Solid Waste Disposal and Recycling.



In addition to those responsibilities set forth above and in section 2 of this Agreement, the JPC shall have authority to approve the following actions or such other actions as may be from time to time designated by the respective governing boards of the Town and Village:

- a. Extensions of Sanitary Sewer Service within the JPA.
- b. Extensions of Water Service.
- c. Creation and Maintenance of Surface Drainage/Stormwater Management Facilities.

#### 4. REVENUE SHARING.

The JPC may explore and recommend to the governing bodies of each municipality an equitable plan for revenue sharing for services provided within the JPA under Wis. Stats. sec. 66.028.

#### 5. NO THIRD PARTY BENEFICIARY.

This agreement is intended to be solely between the Town and the Village. Nothing in this Agreement accords any third party any legal or equitable rights whatsoever which may be enforced by any nonparty to this Agreement.

#### 6. EQUAL OPPORTUNITIES.

In the performance of the services under this Agreement, the parties agree not to discriminate against any employee or applicant because of any category prohibited under federal, State or municipal law, rule or regulation including, but not limited to: race, religion, marital status, age, color, sex, handicap, national origin, or ancestry, income level or source of income, arrest

record, less than honorable discharge, physical appearance, sexual orientation, political beliefs, or student status.

**7. ADMINISTRATION OF AGREEMENT.**

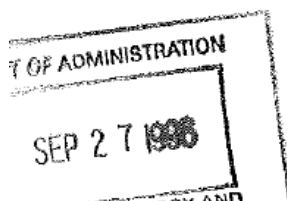
This Agreement shall be administered on behalf of the Village by the Village President or the Village President's designee, and on behalf of the Town by the Town Board Chair or the Town Board Chair's designee. The appointment of a designee must be in writing and the other party to this Agreement must be notified of the appointment. The administration of this Agreement shall include the implementation of policies and procedures which will effectuate the purposes and spirit of this Agreement.

**8. ENFORCEMENT.**

This Agreement is intended to provide each party with the right and standing to challenge by court action (including action by certiorari or otherwise to declare a governmental act invalid) any act of the other party that violates this Agreement. This Agreement is intended to provide each party with the right and standing to seek any available legal or equitable remedy to enforce or seek damages for the breach of this Agreement. In any action concerning an alleged violation of this Agreement, the prevailing party shall be entitled to recover from the other party its reasonable costs and expenses of litigation, including reasonable attorneys fees.

**9. TERM.**

The term of this Agreement is twenty (20) years, commencing on the first day of the first month after both parties have fully executed this Agreement. At the expiration of the first and each subsequent term, the Agreement will automatically be renewed for additional ten (10) year terms unless either party notifies the other in writing, at least three years prior to the expiration of the initial term, or any additional term, of its intention not to renew the Agreement. No breach or violation of any of the terms of this Agreement by either party shall operate to void or terminate or provide grounds for termination of this Agreement, it being the intent of the parties that any such breach or violation shall only be redressed, enjoined or otherwise remedied by the exercise of any lawful contractual enforcement remedies then available to be used by the aggrieved party to enforce the terms of the Agreement; provided, however, that in the event the JPC is unable to conduct its business due to a deadlock in decisionmaking which exists after the JPC has exercised its best efforts at cooperation, then the parties agree to mediate the deadlock. If the parties are unable to agree on a mediator, then either party may petition the Circuit Court for appointment of a neutral mediator.





**10. AMENDMENT.**

This Agreement may be amended by written agreement approved by the governing bodies of both parties.

**11. COMPLETE AGREEMENT.**

This Agreement represents the entire integrated agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or oral; provided, however, that all approvals for matters otherwise subject to this Agreement which were given prior to the date final judgment is entered in the Lawsuit shall remain in full force and effect; provided further, however, that such approvals do not frustrate the material terms of this Agreement.

**12. SEVERABLE PROVISIONS.**

All of the Agreement's terms are intertwined and interconnected and shall not be severed or modified. It is agreed that the terms and provisions are interdependent. If any material part of this Agreement is held by a court of competent jurisdiction to be invalid or ineffective, or if a court fails for any reason to incorporate into a final judgment the boundary changes identified in paragraph 1 of this Agreement, if subsequently enacted federal or state law, rule or regulation renders any of the material terms of this Agreement unlawful, the parties shall have 30 days in which to negotiate in good faith to remedy the unlawful or unenforceable provisions. If no agreement can be reached, then the entire Agreement shall be null and void; provided, however, that the Tierney Territory shall remain within the Village boundaries.

**13. ADVANCEMENT OF MUTUAL INTERESTS.**

The parties acknowledge that in order to effectively implement this Agreement, it may be necessary to obtain the cooperation and approval of other governmental agencies, including but not limited to, the Dane County Regional Planning Commission, the Wisconsin Department of Natural Resources and the Wisconsin Department of Transportation. In all matters necessary to implement this Agreement, the parties agree to seek the cooperation and approval of all relevant agencies. To the extent practicable, the parties will, where necessary to obtain such required approval, submit a single, joint request or other appropriate documents requesting the approval.

**14. ENFORCEABILITY.**

The parties have entered into this Agreement under the Authority of Sections 66.027, 236.10(4) and 66.30 of the Wisconsin Statutes, also based on statutory delegations contained in Sections 66.023 and 66.028 of the Wisconsin Statutes. Its enforceability will not be affected by changes in the forms of Village or Town government, or changes in elected officials. The parties agree

OF ADMINISTRATION

SEP 27 1996

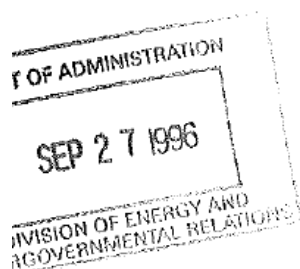
that this Agreement be construed so as to be binding on their respective successors, agents and employees. The parties will not challenge the provisions of the agreement or they will be subject to the penalty provisions herein, except upon breach by the other party.

**15. NO WAIVER.**

The failure of any party to require strict performance with any provision of this Agreement will not constitute a waiver of the provision or of any of the parties' rights under this Agreement. Rights and obligations under this Agreement may only be waived or modified in writing. A writing waiving a right must be signed by the party waiving the right. If an obligation of a party is being waived or released, the writing must be signed by all affected parties. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any party. Waivers and releases will affect only the specific right or obligation waived or released and will not affect the rights or obligations of any other party that did not sign the waiver or release.

**16. PERFORMANCE STANDARD.**

This Agreement requires the parties to act or to refrain from acting on a number of matters. The parties hereby acknowledge that this Agreement imposes on them a duty of good faith and fair dealing.







TOWN OF WESTPORT, DANE COUNTY,  
WISCONSIN

By: Dean A. Grosskopf  
Dean A. Grosskopf, Chair

Attest: Sharon L. Anderson  
Sharon L. Anderson, Town Clerk

STATE OF WISCONSIN) ss.  
COUNTY OF DANE )

Personally came before me this 19<sup>th</sup> day of September, 1996, the above named **DEAN A. GROSSKOPF**, Chair of the Town of Westport and **SHARON L. ANDERSON**, Town Clerk of the Town of Westport, to me known to be the persons and officers who executed the foregoing instrument and acknowledged the same on behalf of the Town.

Thomas G. Wilson  
Notary Public, State of Wisconsin  
My commission: is permanent

DEPT OF ADMINISTRATION

SEP 27 1996

DIVISION OF ENERGY AND  
GOVERNMENTAL RELATIONS

TOWN OF WESTPORT, SEWER UTILITY  
DISTRICTS NOS. 1, 2, 3, AND 4

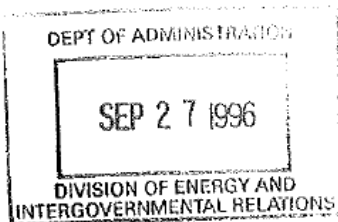
By: Dean A. Grosskopf  
Dean A. Grosskopf, Commission  
President

Attest: Sharon R. Anderson  
Sharon L. Anderson, Commission  
Secretary

STATE OF WISCONSIN) ss.  
COUNTY OF DANE )

Personally came before me this 19<sup>th</sup> day of September, 1996, the above named **DEAN A. GROSSKOPF**, Commission President of the Town of Westport Sewer Utility Districts 1,2,3, and 4 and **SHARON L. ANDERSON**, Commission Secretary of the Town of Westport Sewer Utility Districts 1,2,3, and 4, to me known to be the persons and officers who executed the foregoing instrument and acknowledged the same on behalf of the Districts.

Thomas J. Wilson  
Notary Public, State of Wisconsin  
My commission: is permanent







ACKNOWLEDGEMENT

The undersigned executes this Agreement solely to acquiesce and join in the actions of the Town in relation to the Lawsuit and the resolution thereof.

BERNARD J. AND LOUISE J. KENNEDY  
TRUST

By: Bernard J. Kennedy  
Bernard J. Kennedy, Trustee

By: Louise J. Kennedy  
Louise J. Kennedy, Trustee

STATE OF WISCONSIN)  
                                  ) ss.  
COUNTY OF DANE         )

Personally came before me this 19<sup>th</sup> day of September, 1996, the above named Bernard J. Kennedy and Louise J. Kennedy, Trustees of the Bernard J. and Louise J. Kennedy Trust, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of the Trust.

William F. White  
Notary Public, State of Wisconsin  
My commission: is permanent

This Agreement was jointly drafted by:

Attorney Thomas G. Wilson  
Attorney William F. White

After recording, this document should be returned to:  
Attorney William F. White  
P.O. Box 1806  
Madison, WI 53701-1806

c:\xf\client\94232\0002\mlw0578.wp5\9/17/96

DEPT OF ADMINISTRATION

SEP 27 1996

# Waunakee Area Fire Protection Operating Agreement

## Waunakee Area Fire Protection Operating Agreement

Pursuant to Section 66.0301 of the Wisconsin Statutes and in consideration of the mutual covenants hereinafter set forth, this Agreement is made and entered into by and between the Village of Waunakee, the Towns of Vienna, Westport and Springfield, hereinafter called the "Municipalities" and the Waunakee Volunteer Fire Department hereinafter called the "Department," which hereby agree as follows:

### SECTION I

- 1.1 Creation. The purpose of this agreement is to be engaged in the joint operation of a fire department hereinafter referred to as the "District," consisting of the Village of Waunakee, Town of Vienna, Town of Westport and the Town of Springfield.
- 1.2 Purpose. The purpose of the District is to provide for the administration of the fire protection.
- 1.3 Name. The name of the district shall be the Waunakee Area Fire District.
- 1.4 Area. The area to be served by the District shall be that part within the boundaries of the Municipalities involved as follows:

Village of Waunakee – all of the area within the corporate limits.

Town of Vienna – Sections 28, 29, the southeast 1/4 of Section 30, and Sections 32 through 34.

Town of Westport – All of Sections 1 through 28 except as annexed to the Village of Waunakee or the City of Madison; and Section 33.

Town of Springfield – Sections 1 through 6 and Sections 10 through 14.

It is further understood that the Waunakee Area Fire District will enter into a reciprocal fire protection arrangements with nearby municipalities to help out in major or emergency cases. Such arrangements are automatically approved by the Board hereinafter designated, except that the Board has the right to have additional communities included in this arrangement if it deems best, or if it feels that the best interests of the Fire District will be eliminating certain communities from this reciprocal arrangement, it may eliminate such communities.

### SECTION II

2.01 Fire District. The Fire Board hereinafter referred to as the “Board” is created to manage and supervise the District.

- A. Appointment. The Board shall consist of five (5) elected members: One (1) member shall be appointed by each of the Municipalities involved except that the Village of Waunakee shall appoint two (2). In making such appointment, the Municipalities must appoint individuals who are members of the Town or Village Board as the case may be. All such members of the Board shall be elected officials of the respected Municipalities.
- B. Term. The term of the Board Members shall be determined by their respective Municipalities.
- C. Removal. Any member of the Board may be removed for any reason by the appointing Municipality.
- D. Vacancies. A Municipality shall fill any vacancy in the Board created by the death, resignation, or removal of its appointee preferably within thirty-five (35) days of the creation of such vacancy.
- E. Officers. The Board shall choose from among its members a Chairperson and a Vice Chair. The Board shall also choose a Secretary/Treasurer, who need not be a Board member. This appointment will be done annually at the first meeting in May.
  - (1) Chairperson. The Chairperson shall be the principle executive officer of the District and, subject to the supervision of the Board, shall supervise the business and affairs of the District. When present, the Chairperson shall preside at the meetings of the Board. In general, the Chairperson shall perform all duties incident to the office of the Chairperson and such other duties as may be prescribed by the Board from time to time.
  - (2) Vice Chair. The Vice Chair of the Board shall assume the Chairperson’s duties in absence of the Chairperson.
  - (3) Secretary/Treasurer. The Secretary/Treasurer shall: (a) have charge and custody of and be responsible for all funds of the District; (b) receive and give receipts for moneys due and payable to the District from any source whatsoever, and deposit all such moneys in the name of the District in such banks, trust companies, or depositories as shall be selected by the Board; (c) in general, perform all of the duties incident of the offices of Secretary and Treasurer, and have such other duties and exercise such other authority as from time to time may be delegated or assigned by the Chairperson or by the Board; (d)



shall give a bond for the faithful discharge of all duties in such sum and with such surety or sureties as the Board shall determine. The fee for any such bond shall be paid by the District. Any checks dispensed for the District shall be signed by the Chairman, the Secretary/Treasurer, and the Fire Chief; and, (e) keep a separate record of all proceedings and minutes of meetings and hearings.

- F. Meetings. The Board shall meet on the last Monday of the month at 7:30 pm unless the Board determines otherwise. Its meetings shall be open to the public and attendance of three (3) members shall constitute a quorum for the purpose of transacting all business. Special meetings of the District, open to the public, may be held for the purpose of transacting any business of the District upon the request of the Chair or any two (2) Board Members.

## 2.02 Duties of the Board: The Board Shall:

- A. Make rules and regulations for its own proceedings and for the operation and management of the District and shall make adequate provision for the enforcement of such rules and regulations.
- B. Maintain books of accounts in accordance with generally accepted governmental accounting principles.
- C. Prepare and submit to the Municipalities for approval:
  - (1) Quarterly reports summarizing the affairs of the District;
  - (2) Annual post audit fiscal reports;
  - (3) A recommended budget for the succeeding fiscal year on or before September 1 of each calendar year;
  - (4) Annually, the assets, liabilities and net assets of the Waunakee Area Fire District will be audited by an independent Certified Public Accountant in accordance with standards that will allow the Municipalities the ability to include the information in their respective audited financial statements.
- G. Make provision for the management of the District.
- H. Make provision for the control, maintenance, acquisition, and placement of all of the vehicles and equipment acquired by the District. The title and ownership of all equipment purchased from time to time,

maintenance, operation, housing of the equipment, and sundry expenses shall be vested in the District.

- I. See that all contracts relating to the District are faithfully complied with and performed.
- J. Obtain policies of insurance covering Worker's Compensation, bodily injury, public liability, property damage, and collision, to protect all parties to this agreement. Certificates of Insurance shall be provided to the Municipalities and shall also show the Municipalities as additional named insureds.
- K. Obtain such licenses and federal numbers as may be required for the District to operate as a Fire Department.
- L. Recruit an adequate number of duly qualified and trained firefighters to assure the availability of fire protection throughout the District at all times.

#### 2.03 Powers of the Board.

A. The Board shall have the power to:

- (1) Except as otherwise provided below, enter contracts in the name of and for the benefit of the District.
- (2) Establish and maintain bank accounts in the name of and for the benefit of the District.
- (3) Hire Personnel.
- (4) Establish qualifications, schedules and regulations for firefighters.

B. The Board shall not have the authority to levy taxes, issue bonds, or borrow money; or to enter contracts or commit funds for non-budgeted items without the approval of the Municipalities.

### SECTION III BUDGET AND FINANCIAL MATTERS

3.01 Budgets. During each fiscal year, the Board shall cause to be prepared a comprehensive budget for the succeeding fiscal year. Such budget shall include and address operating income and expenses, as well as proposed capital expenditures. Such budget shall be prepared in accordance with the requirements of applicable law and given

to the Municipalities as provided for in Section 2.02(C)(3). In preparing such budget, any funds of the District not expended in the prior fiscal year(s) shall be carried forward for application in subsequent fiscal year(s).

**3.02 Contributions.** To the extent that the operating and capital expenditures of the District are not paid for by the anticipated income of the District (exclusive of contributions for the Municipalities), the Municipalities shall make a contribution to the District for the proportionate share of the operating and capital expenses as reflected in the approved budget. Each Municipality's proportionate share shall be determined by dividing the equalized assessed valuation of all property within the District, by the total equalized value of all property within the District, determined as of the January 1 prior to the fiscal year in question.

**3.03 Time for Contributions:** Municipalities shall pay the contributions determined above in two equal installments, the first on March 1 and the second on September 1 of each year, commencing with the year 2012.

**3.04 Dispute Resolution:** In the event any of the Municipalities do not approve of the budget as submitted pursuant to Section 2.02(C)(3) by October 1<sup>st</sup> each year, then in such event, a representative from each of the Municipalities shall meet for purposes of resolving any disagreement, which meeting shall occur as soon as reasonably practicable following said date. If the Municipalities are unable to approve of a budget by November 1<sup>st</sup> of each year, then in such event, the following shall occur: The Municipality which has failed to approve of the budget shall be deemed to have elected to withdraw pursuant to Section V hereof, with such withdrawal being effective as of the end of the next succeeding calendar year. In such event, it shall be deemed that the Municipality has approved of the budget so submitted (notwithstanding anything to the contrary contained herein) and there shall be withheld from the compensation otherwise due the withdrawing Municipality under Section 5.02 hereof, the amount of its share or contribution to the budget in the succeeding fiscal year. As a complete alternative to the foregoing, in the event any Municipality should fail to approve any budget before the aforesaid dates, the remaining Municipalities who previously approved of the budget, may nevertheless elect to dissolve and terminate this Agreement immediately.

## SECTION IV OWNERSHIP OF ASSETS

**4.01 District Owns.** The title to all property whether real or personal acquired in respect to the District and regardless of how acquired, shall vest in the District for the benefit of the Municipalities.

**4.02 Interest of Municipalities.** Each Municipality shall have an interest in the net assets of the District in proportion to the total equalized value of the District when compared to the equalized value of such Municipality, determined on the basis of the latest equalized value of such property.



## SECTION V WITHDRAWAL FROM DISTRICT

5.01 Notice Required. A Municipality may withdraw from the District at the end of any fiscal year of the District providing they have given not less than eighteen (18) months written notice.

5.02 Distribution to Withdrawing Municipality. Under Section 4.02 above, the withdrawing Municipality shall be compensated on the basis of its ownership at the time of withdrawal.

5.03 Liability of Withdrawing Municipality. In the event that the obligations and the liabilities of the District (including those contingent in nature and those arising prior to the date of withdrawal regardless of when asserted) exceed the value of its assets at the time of withdrawal of a Municipality, the withdrawing Municipality shall pay that percentage of the deficit equal to its ownership interest in the net assets of the District.

## SECTION VI TERMINATION OF DISTRICT

6.01 Termination of District. The District may be terminated by the unanimous written consent of the Municipalities and shall be terminated if its membership drops to one Municipality.

6.02 Distribution of Assets upon Termination. Upon termination of the District, its net assets, including those acquired by gift or donation, shall be liquidated and the money remaining after payment of all of its obligations shall be distributed to the Municipalities as provided for in Section 4.02.

## SECTION VII MISCELLANEOUS PROVISIONS

7.01 Term. This Agreement, as amended from time to time, shall remain in full force and effect for a period of five (5) years. It shall automatically renew for additional five-year terms unless it is terminated.

7.02 Severability. If any section, subsection, sentence, clause or phrase of this Agreement is held to be invalid by reason of a decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase thereof.

7.03 Action by Municipalities. Whenever action is required or permitted hereunder by the Municipalities, such action shall be deemed to have been taken when approved by the governing bodies of all the Municipalities.

7.04 Previous Agreement. All previous agreements shall be superseded by this Agreement, which shall be binding on all the parties hereto upon execution by the proper officers of the four Municipalities named thereon.

7.05 Effective Date. This Agreement shall become effective from the time it is signed.

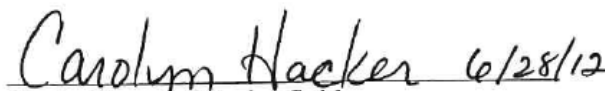
7.06 Authority at Fires. The Department shall have complete authority at any fire. The operation of all equipment and the supervision of all details shall be the responsibility of the respective officers of the Department. It is the intention that this document shall establish a contractual arrangement between the several parties hereto and the Waunakee Volunteer Fire Department as an independent fire-fighting organization, and that no "employer-employee relationship" shall be deemed to exist.

7.07 Liability. The affiliation of the Municipalities with the District or Department shall not cause the Municipalities to incur or be subject to the liabilities or debts of the District except for as expressly provided under the terms of this Agreement. Should for any reason the Municipalities be held liable or responsible for any debt or claims of any kind for the District or Department, and if the party to whom that debt or claim is owed seeks reimbursement from the Municipalities, and the Municipalities are forced to pay, the sharing of their liability for such debt shall be in direct proportion to the budgetary percentages for the year in which the occurrence took place. The District and Department agree to defend and hold the Municipalities harmless and indemnify them from any claim or debt of any kind incurred by the District or Department in the undertaking of this Agreement.

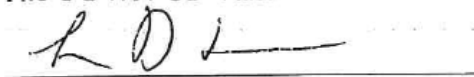
Dated: 5/21, 2012.

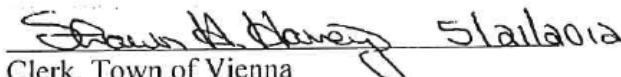
The **TOWN OF SPRINGFIELD** has authorized its Chair and Clerk to sign this agreement

  
Chairperson, Town of Springfield

 6/28/12  
Clerk, Town of Springfield

The **TOWN OF VIENNA** has authorized its Chair and Clerk to sign this agreement.

  
Chairperson, Town of Vienna

 5/11/2012  
Clerk, Town of Vienna

The **TOWN OF WESTPORT** has authorized its Chair and Clerk to sign this agreement.

By J. A. Van Dinter  
Chairperson, Town of Westport

By Thomas H. Hill  
Clerk, Town of Westport

The **VILLAGE OF WAUNAKEE** has authorized its President and Clerk to sign this agreement.

By W. Paulmier 7/18/12  
President, Village of Waunakee

Julie B. Hill 7/18/12  
Clerk, Village of Waunakee

**WAUNAKEE VOLUNTEER FIRE DEPARTMENT**

Gary J. Acker  
Chief, Waunakee  
Volunteer Fire Department

Rachel Meyer  
Secretary, Waunakee  
Volunteer Fire Department

Signed this 23 day of July 2012.



## Fire Protection Agreement with the City of Middleton

### FIRE PROTECTION AGREEMENT

THIS AGREEMENT, made and entered into by and among the City of Middleton, a municipal corporation, the TOWN OF MIDDLETON, a body corporate and politic, the TOWN OF WESTPORT, a body corporate and politic, and the TOWN OF SPRINGFIELD, a body corporate and politic.

#### WITNESSETH:

WHEREAS, since July of 1948, the City (then Village) of Middleton and the Towns of Middleton, Westport, and Springfield have provided fire protection services through an entity known as the Middleton Fire District to a large area of north central Dane County; and

WHEREAS, the said Middleton Fire District has functioned to the substantial satisfaction of the four municipalities participating in the governance of said Fire District; and

WHEREAS, changes in federal and state law, growth in the population of the participants and revisions in the areas served by said Fire District render it desirable to update the terms of the agreement governing said Fire District; and

WHEREAS, it is deemed to be to the mutual advantage of all of the participating municipalities to continue the existing agreement on as close a basis as possible to the 1948 agreement; and

WHEREAS, Wis. Stats. § 66.30 broadly authorizes municipalities to cooperate with each other to jointly furnish services to their citizens,

NOW, THEREFORE, in consideration of the premises contained herein, IT IS HEREBY AGREED by and among the parties hereto, pursuant to Section 66.30 of the Wisconsin Statutes, as follows:

1. Service Area. The joint volunteer fire department continued by this agreement shall serve the geographic area attached hereto and incorporated herein as Exhibit "A." Any modifications to this service area shall only occur upon unanimous consent of the four participating municipalities.

2. Fire District Governance. (a) The Middleton Fire District shall be governed by a body to be known as the Middleton Joint Fire Commission. This body shall meet at least quarterly. The City of Middleton shall furnish two commissioners and the other participating municipalities shall furnish one commissioner to serve on the Middleton Joint Fire Commission. Each municipality may select its Commissioner or Commissioners pursuant to its own procedure. Once selected, each Commissioner shall continue to serve as a representative of that Commissioner's municipality until a successor is selected and qualified.

\*(b) Commission action is based upon the total equalized value of all of the property within the said Fire District. The quorum necessary for the Middleton Joint Fire Commission to act is a simple majority of the equalized value of all of the property within the said Fire District. On or about October 1 of each year, the said Commission shall adjust its quorum requirements to reflect the current equalized value.

(c) The said Commission shall be under the general control and supervision of the four participating municipalities. The said Commission may, with the express consent of the four municipalities, develop its own budget (subject to approval of the four participating municipalities) and pay obligations approved by the said Commission up to \$ 1,000 without prior approval of the participating municipalities.

(d) The City of Middleton shall continue to serve as the said Commission's fiscal agent. The said City shall maintain separate accounts for any funds that the City is administering on behalf of the said Commission. Its officers shall continue to work in close cooperation with the said Commission to provide satisfactory fiscal services and to expend funds for the benefit of said Commission without prior approval of the Middleton Joint Fire Commission when circumstances deem it necessary that such expenditures occur expeditiously.

(e) At least once a year and no more than quarterly, the City of Middleton shall account to the said Commission for the Commission's funds that the City is administering as well as the charges and expenses it has incurred on behalf of the Commission. The Commission shall review the accounting made by the City and approve the charges and expenses reflected therein within 30 days after receipt of the accounting. Thereafter, the City of Middleton as the Commission's fiscal agent shall bill each participating municipality for its proportionate share of such charges and



expenses, based upon the most recent equalized value figure of the municipality within the service area of the Fire District.

(f) All other costs incurred by the said Commission shall be borne similarly by the participating municipalities on proportionate shares based upon the most recent equalized value figure of the municipality within the service area of the Fire District.

(g) The present Middleton Joint Fire Department shall continue to exist and operate under its current method of existence. To the extent that said Fire Department's fire fighters cease to be volunteers and become full-time or part-time employed individuals, these fire fighters shall be deemed to be employees of the Middleton Joint Fire Commission rather than of any of the participating municipalities.

(h) The said Commission shall obtain, on its own behalf and for the protection of the participating municipalities, policies of liability insurance covering workers compensation, vehicular liability, comprehensive general liability and damage to property. If it is in the financial best interest of the Commission to do so, the Commission may join with any of the participating municipalities in the obtaining of any or all of the above insurance.

3. Term of Agreement. This agreement shall be in the nature of a continuing contract and shall automatically renew from year to year on the terms set forth unless modified or terminated by the parties hereto or unless one or more of the parties withdraws from the Fire District.

4. Withdrawal. Any of the parties hereto may withdraw from this agreement upon giving six months written notice to the other parties. Such withdrawing party shall pay its proportionate share of the costs and expenses of the Commission until the withdrawal date on the same basis as previously set forth herein. On the withdrawal date, the other parties shall purchase the interest of the withdrawing party in all Fire District apparatus and equipment at the current depreciated value as carried on the books of the Commission. The withdrawing party shall have no interest in any fully depreciated article. It is recognized that the actual ownership interest of the participating municipalities in Fire District apparatus and equipment will vary yearly based upon each municipality's proportionate share of the total equalized value of all of the property within the Fire District.

5. Communications. (a) The Fire Department shall prepare, subject to the approval of the Commission, an annual report of its activities. This report shall be furnished to each of the participating municipalities.

(b) The participating municipalities may review any of the records of the Commission, including the fiscal records maintained by the City of Middleton, at any time upon reasonable advance notice to the custodian of the records.

(c) All meetings of the Commission shall be open to the public and subject to the Wisconsin Open Meetings Law, unless closed in the manner and for one or more of the reasons specified in Chap.

19, Subchapter IV of the Wisconsin Statutes, as amended. The Commission shall notify the clerk of each participating municipality of its meetings in the manner of the Open Meetings Law.

6. Remedies. (a) If the Commission or any participating municipality breaches any term of this agreement, that party shall be liable to the other parties for any loss, expense or damage resulting from each breach.

(b) Where a dispute arises under this agreement, no participating municipality shall withhold payments due under the terms of this agreement, but may pursue any other remedies available to it.

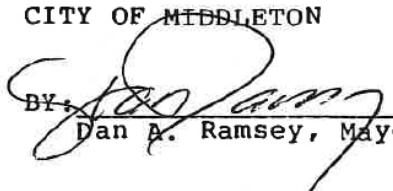
7. General. (a) This agreement supercedes all previous agreements between the parties relating to fire protection.

(b) Judicial invalidation of any section, clause or other provision of this agreement shall have no effect on the validity or enforceability of any other provision of this agreement.

(c) This agreement shall be binding upon the parties hereto upon execution by the proper officers of the four participating municipalities.

IN WITNESS WHEREOF, the Common Council of the City of Middleton has authorized the signatures of its Mayor and Clerk this 13 day of April, 1988.

CITY OF MIDDLETON

BY:   
Dan A. Ramsey, Mayor

ATTEST:

  
Timothy R. Studer, Clerk



IN WITNESS WHEREOF, the Town Board of the Town of Middleton has authorized the signature of its Chairman and Clerk this 11<sup>th</sup> day of April, 1988.

TOWN OF MIDDLETON

BY: *Edmund J. Tacey*, Chairman

ATTEST:

*Kenneth W. Selli*, Clerk

IN WITNESS WHEREOF, the Town Board of the Town of Westport has authorized the signature of its Chairman and Clerk this 19<sup>th</sup> day of July, 1988.

TOWN OF WESTPORT

BY: *Bernard J. Kennedy*, Chairman

ATTEST:

*Sharon H. Anderson*, Clerk

IN WITNESS WHEREOF, the Town Board of the Town of Springfield has authorized the signature of its Chairman and Clerk this 17 day of July, 1988.

TOWN OF SPRINGFIELD

BY: *Leonard Meier*, Chairman

ATTEST:

*Dore J. Ripp*, Clerk

# Agreement Creating the Waunakee Area Emergency Medical Service District

## **AGREEMENT CREATING EMS DISTRICT** **The Waunakee Area Emergency Medical Service District** Amended and Restated

Pursuant to Section 66.0301 of the Wisconsin Statutes and in consideration of the mutual covenants hereinafter set forth, the Village of Waunakee, Village of Dane, Town of Westport, Town of Vienna, Town of Dane and Town of Springfield, hereinafter referred to collectively as the “Municipalities”, hereby agree as follows:

### **SECTION I**

#### Preamble

- 1.01 Creation. The purpose of this agreement is to create an Emergency Medical Service District, hereinafter referred to as the “District”, consisting of the Village of Waunakee, Village of Dane, Town of Westport, Town of Vienna, Town of Dane and Town of Springfield.
- 1.02 Purpose. The purpose of the District shall be to provide for the administration of emergency care procedures and to provide transportation for sick, disabled, and injured persons to institutions providing health services.
- 1.03 Name. The name of the district shall be the Waunakee Area Emergency Medical Service District (WAEMSD).
- 1.04 Area. The area to be served by the District shall be that part within the boundaries of the Municipalities involved as set forth on Exhibit A, attached hereto and made a part hereof.

### **SECTION II**

#### Commission By-Laws

- 2.01 Commission. An Emergency Medical Service District Commission, hereinafter referred to as the “Commission”, is hereby created to manage and supervise the District.
  - (A) Appointment. The Commission shall consist of six (6) members: One (1) member shall be appointed by each of the Municipalities involved.
  - (B) Term. The term of the Commission’s members shall be determined by their respective Municipalities.
  - (C) Removal. Any member of the Commission may be removed by the appointing Municipality.

- (D) Vacancies. A Municipality shall fill any vacancy in the Commission created by the death, resignation, or removal of its appointee preferably within twenty (20) days of the creation of such vacancy. Any Municipality may appoint a substitute appointee in the event of a temporary vacancy caused by an illness, vacation, or any other reason acceptable to the Municipality involved.
- (E) Compensation. Commissioners may be paid for their service to the Commission by their respective Municipalities; however, no compensation is due to the Commissioners directly from the Commission.
- (F) Officers. The Commission shall choose from among its members a Chairperson, a Secretary, and a Treasurer.
- (1) Chairperson. The Chairperson shall be the principal executive officer of the District and, subject to the control of the Commissioners and of the Municipalities, shall supervise the business and affairs of the District. When present, the Chairperson shall preside at the meetings of the Commission, but if absent, one of the Commissioners shall preside upon appointment by a majority vote of the Commissioners present. In general, the Chairperson shall perform all duties incident to the office of Chairperson and such other duties as may be prescribed by the Commission from time to time.
- (2) Secretary. The Secretary shall: (a) keep minutes of the meetings of the Commission and of the annual meeting; (b) see that all notices required by law are duly given; (c) be custodian of the records of the District; and (d) in general, perform all duties incident to the office of Secretary and have such other duties and exercise such authority as from time to time may be delegated or assigned by the Chairperson or by the Commission. The duties of the Secretary may be assigned by the Commission to an administrative employee paid by the District.
- (3) Treasurer. The Treasurer shall: (a) have charge and custody of and be responsible for all funds of the District; (b) receive and give receipts for moneys due and payable to the District from any source whatsoever, and deposit all such moneys in the name of the District in such banks, trust companies, or other depositories as shall be selected by the Commission; and (c) in general, perform all of the duties incident to the office of Treasurer and have such other duties and exercise such other authority as from time to time may be delegated or assigned by the Chairperson or by the Commission. If required by the Municipalities, the Treasurer shall give a bond for the faithful discharge of all duties in such sum and with such surety or sureties as the Municipalities shall determine. The fee for any such bond shall be paid by the District. The duties of the Treasurer may be assigned by the Commission to an administrative employee paid by the District.

- (G) Meetings. The Commission shall meet at least once a month. Its meetings shall be open to the public and attendance of four (4) members shall constitute a quorum for the purpose of transacting all business. Special meetings of the Commission, open to the public, may be held for the purpose of transacting any business of the District upon the request of the Chairperson or any two (2) Commissioners.
- (H) Voting. Decisions of the Commission shall be made by a majority vote of the Commissioners attending the meeting and constituting a quorum.
- (I) Election of a Chairperson. The Commission shall, at its first meeting in May annually, elect a chairperson from its membership by a majority vote of the Commissioners attending the meeting and constituting a quorum.

2.02 Duties of the Commission. The Commission shall:

- (A) Make rules and regulations for its own proceedings and for the operation and management of the District and shall make adequate provision for the enforcement of such rules and regulations.
- (B) Maintain books of account in accordance with generally accepted accounting principles (GAAP).
- (C) Prepare and submit to the Municipalities for approval:
  - (1) Semi-annual reports summarizing the affairs of the District;
  - (2) Semi-annual fiscal reports;
  - (3) A recommended budget for the succeeding fiscal year on or before August 1 of each calendar year; and
  - (4) Annually, the assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position of the District will be audited by an independent Certified Public Accountant in accordance with standards that will allow the Municipalities the ability to include the information in their respective audited financial statements.
- (D) Make provision for the management of the District.
- (E) Make provision for the control, maintenance, acquisition, and placement of all the vehicles and equipment acquired by the District. The title and ownership of



all equipment purchased from time to time, maintenance, operation, housing of the equipment, and sundry expenses shall be vested in the District.

- (F) See that all contracts relating to the District are faithfully complied with and performed.
- (G) Establish user fees for the services provided by the District and see that all charges therefor are duly made, collected, and deposited into the account of the District.
- (H) Obtain liability and property damage insurance.
- (I) Obtain such licenses as may be required for the District to operate as an ambulance service provider.
- (J) Recruit an adequate number of duly qualified and licensed ambulance attendants to assure the availability of ambulance service throughout the District at all times. Each Municipality agrees to cooperate with the District to encourage its residents to obtain qualification and participation in the EMS program so that there will be a sufficient number of qualified EMS attendants available from each Municipality to render emergency medical service therein.
- (K) Recruit an adequate number of trained personnel to assure the availability of first aid at the scene of any emergency within the District.
- (L) Establish and implement an emergency medical service program when practicable.

#### 2.03 Powers of the Commission.

- (A) The Commission shall have the power to:
  - (1) Enter contracts in the name of and for the benefit of the District.
  - (2) Establish and maintain bank accounts in the name of and for the benefit of the District.
  - (3) Hire personnel.
  - (4) Establish qualifications, schedules, and regulations for ambulance attendants.

- (B) The Commission shall not have the authority to levy taxes, issue bonds, or borrow money; or to enter contracts or commit funds for nonbudgeted items without the approval of the Municipalities.

### **SECTION III**

#### **District Annual Meetings**

- 3.01 **Annual meeting.** An annual meeting of the District, open to the public, shall be held no later than October 31<sup>st</sup>, at which: The Commissioners shall adopt, subject to the regular budget review and approval by the Municipalities, a budget for the succeeding fiscal year; and any other business of the District may be transacted. The exact date and hour of the meeting shall be determined by the Commission.
- 3.02 **Notice.** The Secretary of the Commission shall, not sooner than twenty (20) days nor less than fifteen (15) days before the annual meeting, give written notice to the Commissioners and Municipalities and shall publish notice in such newspaper or newspapers likely to give notice to residents of the District. The notice given for any meeting shall state the purpose, date, time, and place for the meeting.
- 3.03 **Who to Preside.** The Chairperson of the Commission shall preside at the annual meeting when present, but if absent, one of the Commissioners shall preside upon appointment by a majority vote of the Commissioners present.

### **SECTION IV**

#### **Expenses of the District**

4.01 **Operating Expense.**

- (A) **Defined.** The term “operating expense” shall mean and include any expense paid or accrued during the fiscal year which is attributable to the actual day-to-day operations of the District including but not limited to expenses for salaries, rent, utilities, repairs of equipment, fuel and insurance. If any question arises regarding whether an expenditure or expense is an “operating expense” or a “capital expenditure” the matter shall be resolved by the application of generally accepted accounting principles. Notwithstanding the foregoing, any single expenditure of less than \$10,000 shall be an “operating expense.”
- (B) **Payment.** All operating expenses shall be paid from the income of the District. In the event that income is not sufficient to meet the operating expenses, each Municipality shall be required to pay that percentage of the deficit which is determined by dividing the population within that Municipality area serviced by the District, during the fiscal period involved, by the total number of persons during said period residing within the District. At any annual meeting of the

District and at the request of any Municipality, the Municipalities agree to consider modification of the method of allocating deficiencies among the Municipalities.

4.02 Capital Expenditures.

- (A) Defined. The term “capital expenditure” shall mean and include any expenditure made or liability accrued in the amount of \$10,000 or more for an asset which has a useful life in excess of one year or which extends the life of an asset more than one year beyond its current useful life. The term shall include start-up expenses.
- (B) Payment. Each Municipality shall pay that percentage of each capital expenditure which is determined in the same manner that expenses are shared under Section 4.01(B) for the year in which the expenditure is to be made.

4.03 Time for Payments. The Municipalities shall pay any assessments for start-up expenses and operating expenses within thirty (30) days of the date on which they are requested to do so by the District and shall pay their share of any annual deficiency of the District within thirty (30) days after the District requests it to do so.

4.04 Receipts by Municipalities. If any Municipality receives payment from any source in respect to services furnished by the District, the Municipality agrees to pay the same over to the District to be treated as income of the District.

**SECTION V**  
Ownership of Assets

5.01 District Owns. The title to all property whether real or personal acquired in respect to the District and regardless of how acquired, shall vest in the District as trustee for the Municipalities.

5.02 Interest of Municipalities. Each Municipality shall be deemed to have an interest in the assets of the District equal to the sum of its payments made to the District for capital expenditures divided by the total capital expenditures of the District. Interest shall be reduced to reflect depreciation of assets on a straight-line basis, over each asset’s useful life in accordance with generally accepted accounting principles. The Municipalities shall have a beneficial interest in the assets of the District acquired by gift or donation equal to the beneficial interest which it has in other assets of the District at the time the gift or donation is made.

**SECTION VI**  
Withdrawal from District

- 6.01 Notice Required. A Municipality may withdraw from the District at the end of any fiscal year of the District provided one (1) year's written notice has been given to the Commission and the other Municipalities prior to such withdrawal.
- 6.02 Distribution to Withdrawing Municipality. A withdrawing Municipality shall not be entitled to distribution of any of the property of the District nor shall it be entitled to payment in respect to its beneficial interest in the property of the District until such time as the District shall be terminated. The amount, if any, to be distributed upon termination of the District to a Municipality which withdrew from the District, shall be computed as of the date of withdrawal, less amortization, consumption and depreciation to the date of termination.
- 6.03 Liability of Withdrawing Municipality. In the event that the obligations and the liabilities of the District (including those contingent in nature and those arising prior to the date of withdrawal regardless of when asserted) exceed the value of its assets at the time of withdrawal of a Municipality, the withdrawing Municipality shall pay that percentage of the deficit which shall be computed in the same manner that operating deficits are shared under Section 4.01(B) above, as of December 31 of the year that the withdrawal is effective.

**SECTION VII**  
Termination of District

- 7.01 Termination of District. The District may be terminated by the unanimous written consent of the Municipalities and shall be terminated if its membership drops to one Municipality.
- 7.02 Distribution of Assets Upon Termination. Upon termination of the District, its assets, including those acquired by gift or donation, shall be liquidated and the money remaining after payment of all of its obligations shall be distributed to the Municipalities. Each Municipality shall receive that percentage of the money which is equal to its interest in the District determined pursuant to Section 5.02, subject to the provisions of Section 6.02.
- 7.03 Payment of Liabilities Upon Termination. Upon termination of the District, its assets, including those acquired by gift or donation, shall be liquidated and the money remaining after payment of all of its obligations shall be distributed to the Municipalities. Each Municipality shall receive that percentage of the money which is equal to its interest in the District determined pursuant to Section 5.02, subject to the provisions of Section 6.02.



## **SECTION VIII**

### **Arbitration**

- 8.01 **Arbitration of Disputes.** In the event that the Municipalities are unable to reach an agreement on any matter affecting the District or its operation, the matter shall be resolved by an arbitration board.
- 8.02 **Selection of Arbitrators.** Each Municipality shall have the right to appoint one (1) arbitrator. The arbitrators shall not be residents of the District and shall be appointed within fifteen (15) days of the time that any Municipality submits a written request for arbitration. Any Municipality which fails to make its appointments within such period shall forfeit its right of appointment and the dispute shall be resolved by the arbitrators who have been appointed within the required time.
- 8.03 **Decision of Arbitrators.** The decision of the arbitrators, if within the scope of their authority, shall be final and binding on all parties to this agreement.
- 8.04 **Authority of Arbitrators Limited.** The arbitrators shall not have the authority to add to, change, alter, or modify any of the terms or provisions of this agreement.
- 8.05 **Expense of Arbitrators.** The expenses of the arbitrators shall be divided equally among the Municipalities.

## **SECTION IX**

### **Miscellaneous Provisions**

- 9.01 **Term.** This agreement, as amended from time to time, shall remain in full force and effect until the District is terminated.
- 9.02 **Severability.** If any section, subsection, sentence, clause or phrase of this agreement is held to be invalid by reason of a decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause, or phrase thereof.
- 9.03 **Action by Municipalities.** Whenever action is required or permitted hereunder by the Municipalities, such action shall be deemed to have been taken when approved by the governing bodies of all the Municipalities.
- 9.04 **Effective Date.** This agreement shall become effective upon execution by all parties.

IN WITNESS WHEREOF, the Municipalities have caused this agreement, originally effective July, 1978, and as amended effective February, 2024, to be executed by their duly authorized officers.

Approved and executed this \_\_ day of \_\_\_\_\_, 2024.

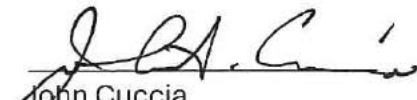
VILLAGE OF WAUNAKEE

By: \_\_\_\_\_  
Kristin Runge  
Title: Village President

Attest: \_\_\_\_\_  
Karla Endres  
Title: Clerk

Approved and executed this 19 day of FEBRUARY, 2024.

TOWN OF WESTPORT

By:   
John Cuccia  
Title: Town Chair

Attest:   
Dean Grosskopf  
Title: Clerk

Approved and executed this \_\_ day of \_\_\_\_\_, 2024.

VILLAGE OF DANE

By: \_\_\_\_\_  
Don Postler  
Title: Village President

Attest: \_\_\_\_\_  
Teresa Hughey Groves  
Title: Clerk



Approved and executed this \_\_ day of \_\_\_\_\_, 2024.

TOWN OF DANE

By: \_\_\_\_\_  
David Koenig  
Title: Town Chair

Attest: \_\_\_\_\_  
Angie Volkman  
Title: Clerk

Approved and executed this \_\_ day of \_\_\_\_\_, 2024.

TOWN OF SPRINGFIELD

By: \_\_\_\_\_  
Jim Pulvermacher  
Title: Town Chair

Attest: \_\_\_\_\_  
Dianah Fayas  
Title: Clerk

Approved and executed this \_\_ day of \_\_\_\_\_, 2024.

TOWN OF VIENNA

By: \_\_\_\_\_  
Jerry Marx  
Title: Town Chair

Attest: \_\_\_\_\_  
Kathleen Clark  
Title: Clerk

# Agreement Between the Dane County Sheriff and the Village of Dane and the Town of Westport

## AGREEMENT

Number of Pages, excluding Schedules: 6

Agreement No.: 13591

EXPIRATION DATE: \_\_\_\_\_

Approvals:  
Corp. Cnsl Risk Mgr. C. O.

AUTHORITY: Res. \_\_\_\_\_, 2018-2019

Department: Sheriff's Office

THIS AGREEMENT, made and entered into by and between David J. Mahoney, acting solely in his capacity as Dane County Sheriff (hereinafter referred to as "the SHERIFF"), the County of Dane (hereafter, "the COUNTY"), the Village of Dane (hereafter, "the VILLAGE"), and the Town of Westport (Hereafter, "the TOWN").

### WITNESSETH:

WHEREAS the COUNTY, whose address is c/o County Clerk, Room 106A, City-County Building, 210 Martin Luther King, Jr. Blvd, Madison, WI 53703, finances a Sheriff's Office as required by the laws of this state; and

WHEREAS the SHERIFF, whose address is Room 2000, 115 W. Doty Street, Madison, WI 53703, is the duly elected and qualified Sheriff of the County of Dane and as Sheriff, manages and directs the operations of the Dane County Sheriff's Office in providing police services throughout the territorial limits of the County of Dane; and

WHEREAS the VILLAGE, whose address is c/o Village Clerk-Treasurer, 102 W. Main Street, Dane WI 53529, pursuant to § 61.65(1)(a), Wisconsin Statutes, is authorized to provide law enforcement services and desires to have law enforcement services within the boundaries of the Village of Dane, the Village being willing to purchase such services from the Dane County Sheriff's Office by a contract pursuant to § 61.65(1)(a)4., Wisconsin Statutes; and

WHEREAS the TOWN, whose address is Town Clerk-Treasurer, 5387 Mary Lake Road, Waunakee, Wisconsin, 53597, is authorized to provide law enforcement services and desires to have police services within its boundaries pursuant to Wis. Stat. §60.56 (1)(a) and the TOWN being willing to purchase such services from the Dane County Sheriff's Office by contract pursuant to Wis. Stat §60.56 (1)(a)3.; desires to have additional police services within its boundaries, and TOWN is willing to purchase such services from the Dane County Sheriff's Office; and

WHEREAS the SHERIFF is willing to assign State of Wisconsin certified sworn law enforcement officers to perform police services within the Village and Town's (hereafter referred to collectively as "MUNICIPALITIES") boundaries, in addition to those services which SHERIFF is required to provide by statute within Dane County, provided the MUNICIPALITIES are willing to pay for such services; and



53 WHEREAS the County is willing to consent to such an arrangement provided its costs are adequately  
54 reimbursed by the MUNICIPALITIES; and

55  
56 WHEREAS the County and the MUNICIPALITIES are authorized to enter into intergovernmental  
57 cooperative agreements pursuant to s. 66.0301, Wisconsin Statutes;

58  
59 NOW, THEREFORE, in consideration of the above premises and the mutual covenants of the parties  
60 hereinafter set forth, the receipt and sufficiency of which is acknowledged by each party for itself, the  
61 SHERIFF, the COUNTY and the VILLAGE of DANE and TOWN of WESTPORT do agree as follows:

62  
63 **Section 1. Term.** The term of this Agreement shall commence no sooner than January 1, 2019 and after  
64 all parties hereto have executed this Agreement and shall end as of the date any party terminates this  
65 Agreement in the manner provided for in Section 6 herein, unless sooner agreed to by all parties.  
66 Services provided under this Agreement shall commence after January 1, 2019 and after the date of the  
67 last signature below, whichever is later. The commencement of this Agreement shall supersede and  
68 replace all previous agreements for law enforcement services between the parties, except  
69 MUNICIPALITIES shall be required to reimburse County for any outstanding expenses arising out of  
70 previous agreements.

71  
72 **Section 2. Cost.** The MUNICIPALITIES shall reimburse the County its actual cost of providing police  
73 services to the Municipalities under this Agreement. COUNTY shall bill for its costs according to the rates  
74 set forth in Schedule A, attached hereto and incorporated herein by reference. COUNTY will invoice the  
75 VILLAGE of DANE once every four weeks, each invoice covering two consecutive COUNTY pay-periods.  
76 VILLAGE will be responsible for making payments to the COUNTY for both the VILLAGE and TOWN.  
77 Pursuant to a formula to be mutually agreed upon by VILLAGE and TOWN. Payment to COUNTY is due  
78 30 days after date of invoice. Invoices shall specify the name of each deputy providing services under this  
79 Agreement together with the hours of service provided, to the nearest whole hour. COUNTY shall be  
80 reimbursed its costs plus any overtime the assigned deputies may be required to work under Section 3 of  
81 agreement.

82  
83 The MUNICIPALITIES shall reimburse the County for all additional direct wages paid to any deputy or  
84 deputies for regular and overtime hours provided in connection with the prosecution of the  
85 MUNICIPALITIES's Ordinances under or pursuant to this Agreement. The County's cost for providing  
86 police services shall be calculated according to Schedule A attached and incorporated herein as though  
87 fully stated. By October 1 of each year, County will provide to MUNICIPALITIES an updated Schedule A  
88 for the next year.

89  
90 (a) Annual adjustment. COUNTY reserves the right to increase its monthly charges to the  
91 MUNICIPALITIES, to reflect labor agreement settlements affecting the assigned deputy's salary, fringe  
92 benefits, and any other increased costs which occur within the term of this Agreement. The County  
93 shall provide the MUNICIPALITIES 30 days prior written notice prior to any such increase. Provided,  
94 however, the COUNTY will bill the MUNICIPALITIES retroactively for any increased costs attributable to  
95 such labor agreement settlements when COUNTY's costs of providing services under this Agreement  
96 are affected thereby.

97  
98 **Section 3. Scope of Services.** The Sheriff will assign one deputy sheriff ("the Assigned Deputy"), with all  
99 necessary law enforcement equipment and uniforms, to provide services to the MUNICIPALITIES for a  
00 regular work period averaging on an annual basis 37.5 hours per week (not including overtime or court  
01 time related to this Agreement but including vacation, sick leave, training and other authorized time off  
02 work). It is understood that the one deputy sheriff will serve as the Assigned Deputy and that the  
03 Assigned Deputy will not be replaced when on vacation, sick leave, training or other absence from work.  
04 The Assigned Deputy shall also be a sworn officer of the MUNICIPALITIES.

The parties acknowledge that from time to time the MUNICIPALITIES may request services which necessitate the Assigned Deputies work overtime or be assisted or replaced by another deputy who is hired on overtime. The MUNICIPALITIES shall be responsible for all such overtime costs.

(a) Patrol and First Response. The Assigned Deputy will provide patrol functions within boundaries of the MUNICIPALITIES. During patrol hours, the Assigned Deputy will provide continuous patrol within the boundaries of the MUNICIPALITIES, subject to breaks, lunch times; paperwork required to be performed in the precinct office and those situations which require mutual aid assistance by the County. When possible, the unit will be first responder to all dispatched events in the Village. The Assigned Deputy will begin and end the patrol tour from the Dane Police Station.

(b) Municipal Code. The Assigned Deputy will enforce all local ordinances for which the Village and Town empowers him or her and will issue citations using the County's citation software and records management system. The Village and Town will provide an up to date Code of Ordinances to the County to be added to County's database and shall notify the County of any changes to the ordinances. For purposes of enforcing the provisions of the MUNICIPALITIES Code of Ordinances, references in such Code of Ordinances to "law enforcement office", "police department", or "Village of Dane police department" or "Town of Westport Police Department" shall mean the law enforcement services provided under this Agreement. The Assigned Deputy will attend all required court appearances on all municipal citations for which he or she is subpoenaed. The Village's attorney and or designee will be responsible for the prosecution of those matters in any court proceedings. Overtime wages for hours in excess of the 37.5 hours per week schedule of section 3 (intro.) incurred by the County as a consequence of court appearances by the Assigned Deputy on behalf of the MUNICIPALITIES shall be reimbursed to the County by the MUNICIPALITIES in accordance with this Agreement.

(c) Supervision. The Sheriff shall have supervisory control over the personnel providing services under this Agreement. The Sheriff shall retain the final authority to make decisions as to the manner in which services shall be rendered following consultation with the VILLAGE or TOWN Board and its designees pursuant to this Agreement. The County will work with the MUNICIPALITIES to define and address its law enforcement needs.

(d) Liaison with Municipality. Consistent with the Sheriff's judgment as to good police practices, every effort will be made to respond to the MUNICIPALITIES needs and desires. Each of the MUNICIPALITIES will designate a liaison to provide the Sheriff with any day to day information as to concentration of patrol efforts, special assignments, etc., which the VILLAGE or TOWN desires. The liaison will deal directly with the West Precinct Lieutenant.

(e) Fines and Forfeitures. Fines or forfeitures collected by the MUNICIPALITIES for State charges shall be turned over to the County and those collected for charges under the MUNICIPALITIES's ordinances will be retained by the MUNICIPALITIES. The Assigned Deputy shall issue charges under the MUNICIPALITIES's ordinances whenever permitted by law.

(f) Vehicles and Equipment. The VILLAGE of Dane has one (1) squad car which shall be available for use by the deputy performing services under this Agreement. This vehicle, including equipment will be comparable and compatible to Sheriff's Office vehicles and shall be kept in good working order. Shared costs with the TOWN of WESTPORT shall be determined pursuant to a formula to be mutually agreed upon by VILLAGE and TOWN.

If the Municipalities desire to replace the VILLAGE squad car with one provided by the COUNTY, an annual fee for use of the vehicle and equipment will be billed monthly to the Municipalities. An estimate of this fee is included in Schedule A, attached. All vehicles and other equipment provided by the COUNTY shall remain the property of the COUNTY.

160 The COUNTY and MUNICIPALITIES shall retain title to the property each may acquire to fulfill its  
161 obligations under this Agreement.  
162  
163 (g) Office Space. VILLAGE/TOWN shall provide and maintain an office for the Assigned Deputy's  
164 use including a telephone, fax, copier, office supplies and internet connectivity. The COUNTY shall  
165 provide a computer capable of interfacing with its records system. MUNICIPALITIES shall also  
166 provide cell phones for the Assigned Deputy's use.  
167  
168 **Section 4. Indemnification.** Each party shall be responsible for the consequences of its own acts,  
169 errors, or omissions and those of its employees, boards, commissions, agencies, officers, and  
170 representatives and shall be responsible for any losses, claims, and liabilities which are attributable to  
171 such acts, errors, or omissions including providing its own defense. In situations of joint liability, each  
172 party shall be responsible for the consequences of its own acts, errors, or omissions and those of its  
173 employees, agents, boards, commissions, agencies, officers and representatives. It is not the intent of the  
174 parties to impose liability beyond that imposed by state statutes.  
175  
176 **Section 5. Renewal of Agreement.** This agreement shall stand automatically renewed for successive  
177 single calendar year terms, under the same conditions and provisions as set forth herein, unless  
178 SHERIFF's successor in office signifies his or her objection at any time within 10 days of taking office.  
179 Action by a newly elected or appointed Sheriff shall comply with the provision of section 6.  
180  
181 **Section 6. Termination.** Either the County, the Sheriff or the MUNICIPALITIES may terminate this  
182 agreement by providing 6 months written notice to the other parties. This section shall not relieve the  
183 County, the Sheriff, or the MUNICIPALITIES of their respective responsibility to furnish or pay for services  
184 furnished prior to the effective date of termination.  
185  
186 **Section 7. Assignment.** No party hereto shall assign any interest in this Agreement without the express  
187 written consent of the other parties which consent may be withheld at a party's sole discretion.  
188  
189 **Section 8. Cooperation.** The parties hereto shall commence, carry on and complete their respective  
190 obligations under this Agreement with all deliberate speed and in a sound, economical and efficient  
191 manner, in accordance with this Agreement and all applicable laws. In providing services under this  
192 Agreement, each party agrees to cooperate with the various departments, agencies, employees and  
193 officers of the other party.  
194  
195 **Section 9. Personnel.** The County and the MUNICIPALITIES each agree to secure at the party's own  
196 expense all personnel necessary to carry out that party's obligations under this Agreement. Such  
197 personnel shall not be deemed to be employees of the other party (except that the Sheriff's deputies and  
198 employees are also employees of the County) nor shall they or any of them have or be deemed to have  
199 any direct contractual relationship with another party.  
200  
201 **Section 10. Notices.** Notices, bills, invoices and reports required by this Agreement shall be deemed  
202 delivered as of the date of postmark if deposited in a United States mailbox, first class postage attached,  
203 addressed to a party's address as set forth above. It shall be the duty of a party changing its address to  
204 notify the other party in writing within a reasonable time.  
205  
206 **Section 11. No Waiver.** In no event shall the making of any payment or acceptance of any service  
207 required by this Agreement constitute or be construed as a waiver by the party of any breach of the  
208 covenants of this Agreement or a waiver of any default of the other party and the Agreement or a waiver of  
209 any default of the other party and the making of any such payment or acceptance of any such service by  
210 one party while any such default or breach shall exist shall in no way impair or prejudice the right of that  
211 party with respect to recovery of damages or other remedy as a result of such breach or default.  
212  
213 **Section 12. Non-Discrimination, Equal Opportunity Employment**

(a) During the term of this Agreement, the parties agree not to unlawfully discriminate on the basis of age, race, ethnicity, religion, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record or conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs against any person, whether a recipient of services (actual or potential) or an employee or applicant for employment. Such equal opportunity shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, training, rates of pay, any other form of compensation or level of service(s). The listing of prohibited bases for discrimination shall not be construed to amend in any fashion state or federal law setting forth additional bases and exceptions shall be permitted only to the extent allowable in state or federal law.

(b) In all solicitations for employment placed on any party's behalf during the term of this Agreement, the hiring party agrees to include a statement to the effect that the hiring party is an "Equal Opportunity Employer."

**Section 13. Sole Agreement.** This Agreement is intended to be an agreement solely between the parties hereto and for their benefit only. No part of this Agreement shall be construed to add to, supplement, amend, abridge or repeal existing duties, rights, benefits or privileges of any third party or parties, including but not limited to employees of any party hereto. The entire agreement of the parties is contained herein and this Agreement supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof.

**Section 14. Amendment.** This Agreement may be amended by mutual written agreement between all parties.

**Section 15. Non-appropriation of Funds, Suspension of Services.** If during the term of this Agreement, the governing body of either the County or the MUNICIPALITIES shall fail to appropriate sufficient funds to carry out that party's obligations under this Agreement, the services provided under this Agreement shall be suspended upon a 10 day written notice to the other party. This section shall not relieve the MUNICIPALITIES of its responsibility to pay for services furnished to the MUNICIPALITIES prior to the effective date of suspension. Services provided under this Agreement shall be reinstated immediately upon notice by either the County or the MUNICIPALITIES that funds therefor have been appropriated.

IN WITNESS WHEREOF, the parties hereto, either directly or by their respective authorized agents, have caused this Agreement and its Schedules to be executed, as of the dates indicated below.

BY THE SHERIFF:

Date Signed:

12/14/18

David J. Mahoney  
David J. Mahoney, Sheriff

FOR THE VILLAGE of DANE:

Date Signed:

11-14-18

Roger E. Schmidt  
Roger Schmidt- Village President

Date Signed:

11-14-18

Teresa Hughey Groves  
Teresa Hughey Groves- Village Clerk-Treasurer

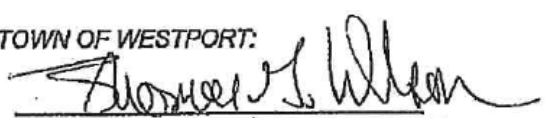


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Date Signed:

12/12/18

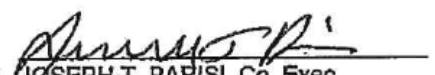
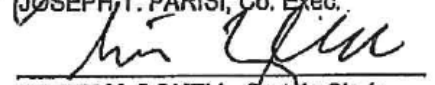
FOR THE TOWN OF WESTPORT:

  
Thomas G. Wilson-Admin-Town Clerk-Treasurer

Date Signed:

2-22-19

FOR THE COUNTY:

  
JOSEPH T. PARISI, Co. Exec.  
  
SCOTT McDONELL, County Clerk

Date Signed:

2-22-19

# Intergovernmental Agreement for an Adaptive Management Plan for the Yahara Watershed

## INTERGOVERNMENTAL AGREEMENT FOR AN ADAPTIVE MANAGEMENT PLAN FOR THE YAHARA WATERSHED

WHEREAS, Wis. Stat. § 66.0301, entitled "Intergovernmental cooperation," provides that any municipality (defined as including but not limited to any state agency, city, village, town, county, sanitary district, metropolitan sewerage district or sewer utility district) may contract with other municipalities for the furnishing of services, and the joint exercise of any power or duty required or authorized by law;

WHEREAS, the U.S. Environmental Protection Agency (EPA) has approved Total Maximum Daily Loads for Total Phosphorus and Total Suspended Solids (TSS) in the Rock River Basin (the "Rock River TMDL" or "TMDL"), which includes the Yahara Watershed as shown on Exhibit A;

WHEREAS, municipalities who own Publicly Owned Treatment Works (POTWs) and/or Municipal Separate Storm Sewer Systems (MS4s) in the Yahara Watershed are required to meet surface water quality standards and/or not exceed wasteload allocations for phosphorus and TSS pursuant to the provisions of Wis. Admin Code § NR 217 and/or the Rock River TMDL;

WHEREAS, Wis. Admin Code § NR 217.18 allows sources holding a Wisconsin Pollutant Discharge Elimination System (WPDES) permit the option known as adaptive

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management which involves developing an Adaptive Management Plan involving point and nonpoint sources to achieve water quality standards and TMDL allocations;

WHEREAS, Wis. Stat. § 283.13 (7) allows adaptive management to be used to address TMDL allocations for both phosphorus and TSS over four permit terms;

WHEREAS, in 2012 Madison Metropolitan Sewerage District (District) developed an adaptive management pilot project with other interested parties within the Yahara watershed as set forth in a Memorandum of Understanding for an Adaptive Management Pilot Project in the Yahara Watershed;

WHEREAS, on December 14, 2014, the District entered into a Memorandum of Understanding with the Wisconsin Department of Natural Resources (DNR) regarding the manner in which a full scale Adaptive Management Plan for the Yahara Watershed would be developed and evaluated;

WHEREAS, the District has committed to developing an Adaptive Management Plan to fulfill its phosphorus compliance obligations under its WPDES permit and fulfill the phosphorus TMDL obligations of other permittees;

WHEREAS, the undersigned municipalities within the Yahara Watershed, (Parties) wish to join together to jointly participate in the Adaptive Management Plan;

WHEREAS, the Parties desire to create an intergovernmental agreement and form a group known as "The Yahara Watershed Improvement Network (Yahara WINS) Group" or simply "the Group";

WHEREAS, the Parties desire to create a commission that will administer such participation, information gathering, projects and activities of the Group all as set forth in this Agreement;

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WHEREAS, the Parties desire to implement this Agreement in a collaborative, cooperative, manner to advance the Adaptive Management Plan;

WHEREAS, the Parties to this Agreement anticipate that the Group will contract and work collaboratively with agricultural producers, non-governmental organizations, county agencies and other entities to advance the Adaptive Management Plan;

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to create this Intergovernmental Agreement for an Adaptive Management Plan for the Yahara Watershed ("Agreement") as follows:

### 1. GOALS OF THE GROUP.

The Parties hereby agree to cooperate to exercise their municipal powers jointly for:

- Providing review and comments on the Adaptive Management Plan prepared by the District;
- Contracting with consultants, legal counsel, and other parties to further the development, implementation and evaluation of the Adaptive Management Plan;
- Coordinating or contracting with the DNR and other pertinent agencies, units of local government, and non-governmental organizations and entities to achieve the goals of the Adaptive Management Plan;
- Pooling resources in accordance with the provisions of cost allocations in Exhibit B to achieve the goals of the Adaptive Management Plan.
- Achieving compliance with WPDES permit requirements related to the Rock River TMDL.

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### 2. MEMBERS OF THE GROUP

a. In General. The members of the Group ("Members") created by this Agreement are the Wisconsin municipalities (defined as including but not limited to any state agency, city, village, town, county, sanitary district, metropolitan sewerage district or sewer utility district) who own Publicly Owned Treatment Works (POTWs) and/or Municipal Separate Storm Sewer Systems (MS4s) or municipalities who have land within areas served by the Adaptive Management Plan, and which have duly executed identical counterparts or copies of the Agreement pursuant to Section 3 ("Members" collectively and "Member" individually) on or before April 15, 2016.

b. Changes in Membership. Additional Wisconsin municipalities may become Members of the Group with the consent of a majority of the Members by becoming Parties to this Agreement on the condition that payments be made to cover their share of costs based on their phosphorus allocation for the years from the date of this Agreement to their membership date. Members may cease to be Members and Parties to this Agreement pursuant to Section 12.

c. Representative to the Group. All Group Members shall designate a representative and an alternate representative. A Member may remove or replace its representative to the Group at will, with or without cause, at any time. All designations of representatives, alternatives and replacements shall be made in writing, signed on behalf of the Member and delivered to the Secretary of the Executive Committee. Each Member's representative shall have the authority to act on the Member's behalf at meetings held under Section 5.

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### 3. AUTHORITY OF MEMBERS TO PARTICIPATE.

- a. This Agreement is entered into pursuant to authority granted under Wis. Stat. § 66.0301. Each municipality identified in Section 2. a. that wants to become a member of the Group shall authorize participation in this Agreement by resolution or other binding action by the governing body or person authorized to act for such municipality.
- b. By authorizing participation, each Member agrees to the terms and conditions of this Agreement, to the establishment of the Executive Committee created by this Agreement and to appoint a Member representative to the Group;
- c. A copy of the document authorizing participation shall be sent to and be maintained on file with the Executive Committee.

### 4. POWERS OF THE GROUP

The Group, acting through Group Member Representatives, shall have the following powers:

- a. To elect the members of the Executive Committee as set forth in Section 6.
- b. To approve the five-year and annual budgets under Section 8.
- c. To approve the bylaws proposed by the Executive Committee.
- d. To share information and advise the Executive Committee on all matters including elements of the Adaptive Management Plan.

### 5. MEETINGS OF THE GROUP

- a. The Group shall meet no less than four times per year.
- b. A quorum shall be a majority of the Group Member Representatives and must include the representatives from the District and any other member who contributes at least one fifth of the allocated cost under Exhibit B. If a quorum is not present the members present may meet and share information, but no action may be taken.
- c. Unless otherwise expressly provided by this Agreement, all votes of the Group Member Representatives shall be by a majority of the Group Member Representatives present at a meeting where there is a quorum.
- d. All meetings shall be open meetings and require public notice in accordance with Wisconsin's open meeting laws. The Group shall encourage the participation of other interested parties including agricultural producers and nongovernmental entities.

### 6. EXECUTIVE COMMITTEE

- a. Creation of Executive Committee. There is created a five member Executive Committee which will be a commission under Wis. Stat. § 66.0301(2) and (3), to administer the joint activities of the Yahara WINS Group. This commission shall be formally referred to as THE YAHARA WINS EXECUTIVE COMMITTEE, and referred to in this Agreement as the "Executive Committee". This Executive Committee shall operate as a governmental body under Wis. Stat. § 19.82(1).
- b. Members of the Executive Committee. The Executive Committee shall be comprised of five Member representatives and two non-Member advisors.
  - (1) The Executive Committee members shall include a representative from the Madison Metropolitan Sewerage District and a representative from any Member, other than the District, who contributes at least one fifth of the allocated cost under Exhibit B. Of the remaining members, one must be from a city or village, one from

a town, and one will be an at large position. Member representatives for the cities and villages participating in this agreement will vote to select their representative to the Executive Committee, and Member representatives for the towns participating in this agreement will vote to select their representative to the Executive Committee, and the Member representatives of the group as a whole will vote to select the at large representative.

(2) Recognizing the key collaborative roles played by Dane County and members of the agricultural community in the Adaptive Management Pilot Project and their anticipated roles as this Agreement moves forward, Dane County and the Yahara Pride Farm Group may each appoint an advisor to the Executive Committee. The Executive Committee may in its discretion appoint additional advisors. The advisors shall be given notice of all Executive Committee meetings and may participate in such meetings as non-voting members.

c. Term. The term of the three elected members of the Executive Committee shall be for five year terms and the elected members may be reelected for one or more additional terms.

#### d. Purposes and Powers of the Executive Committee.

- (1) To make, amend and repeal bylaws and rules related to the purpose and operation of the Group subject to approval by the Group.
- (2) To invest funds not required for immediate disbursement in properties or securities as permitted by state law.
- (3) To make and execute contracts and other instruments of any name or type necessary or convenient for the exercise of the powers granted herein, including contracts with engineers, legal counsel, administrative staff and other consultants.

(4) To accept contributions of capital from Members or third parties.

(5) To do all acts and things necessary or convenient for the conduct of its business and the general welfare of the Group and the Parties and to carry out the purposes and powers granted to it by this Agreement.

(6) To sue, and be sued, complain and defend in all courts, and also, appear in or before applicable governmental agencies administrative tribunals and legislative bodies.

e. No Compensation. The members of the Executive Committee shall serve without compensation, provided, however, that the Executive Committee shall have discretion to reimburse members of the Executive Committee for reasonable expenses incurred for special services to the Executive Committee.

f. Quorum. A quorum shall be a majority of the members of the Executive Committee and must include the representative from the District and the representative of any Member (other than the District) who contributes at least one fifth of the allocated cost under Exhibit B. No action may be taken in the absence of a quorum.

g. Voting. The members of the Executive Committee shall vote upon matters in the following manner:

(1) Voting in General. Unless otherwise expressly provided by this Agreement, the bylaws, or some other subsequent action of the Executive Committee, all votes shall be by a majority of the members of the Executive Committee present at a meeting where there is a quorum.

(2) Voting on Matters Which May Affect WPDES Permit Compliance. The Executive Committee shall provide written notice to all Members of any



Executive Committee proposed or recommended action potentially affecting any Member's WPDES permit, other than the development and implementation of the Adaptive Management Plan. Such actions include the following: (i) the development or implementation of terms and conditions of a WPDES permit; (ii) a violation of a WPDES permit; (iii) a WPDES permit modification or revocation (iv) a change in WPDES permit limits or compliance plan; or (v) any other action that could jeopardize a Member's WPDES permit compliance. Any Member so notified has 30 days from the date of the notice to provide a written objection to the Secretary of the Executive Committee to any such actions that affect its WPDES permit. In such a case, no final action may be taken by the Executive Committee without the further written consent of the objecting Member.

(h) Meeting. The Executive Committee shall meet no less frequently than quarterly. Additional meetings may be held at the request of any member of the Executive Committee.

## 7. OFFICERS.

a. Officers of the Executive Committee. The Officers of the Executive Committee are a President, a Vice-President, a Secretary, a Treasurer and such other Officers as the Executive Committee may designate. The President shall be the District representative. The Vice-President, Secretary, Treasurer and any other officers shall be elected by the members of the Executive Committee from among the members of the Executive Committee and shall serve five year terms.

b. Dual Signature Required. The signatures of two officers shall be required on all forms of approval for payment, and all legally binding documents executed in the name of the Executive Committee or the Group.

c. Duties. Unless otherwise determined by the Executive Committee, the duties of the officers shall include the following:

(1) President. The President shall be the principal executive officer of the Executive Committee, shall preside at all meetings of the Executive Committee and set the agenda.

(2) Vice-President. In the absence of the President, or in the event of his or her inability or refusal to act, the Vice-President shall perform the duties of the President.

(3) Secretary. The Secretary shall keep minutes of the meetings of the Executive Committee in one or more books provided for that purpose; see that all notices are duly given in accordance with this Agreement, or as required by law; and be custodian of the Executive Committee's records. The Secretary shall take such actions as are prudent and necessary to maintain the public records at the offices of the District in accordance with Wisconsin's public records laws.

(4) Treasurer. The Treasurer shall have charge and custody of and be responsible for all funds and securities of the Group and shall have charge of the financial records of the Group. The Treasurer will work with District staff to set up a segregated account for the funds of the Group. The Treasurer shall take such actions as are prudent and necessary to maintain the public records at the offices of the District in accordance with Wisconsin's public records laws.

d. Removal. An officer other than the President may be removed from office with cause upon a majority vote of the members of the Executive Committee.

## 8. BUDGET

The Executive Committee shall prepare budget documents as follows:

a. Project Budget. The 20 year adaptive management cost to Members and the associated annual cost are listed in Exhibit B to this Agreement.

b. Five Year Budget. The Executive Committee shall break down the 20 year adaptive management costs into five year intervals corresponding with the estimated permit terms. The Five Year Budget shall be approved by a majority of the Member Representatives present in the meeting of the Group in which action on the Project Budget is taken. The Five Year Budget shall be updated no less than every five years and approved by the Group. Estimated project costs shall be allocated equally over the 20 year Adaptive Management Plan period to the extent practicable.

c. Annual Budget. The Executive Committee shall prepare a detailed annual budget of the estimated expenditures associated with the Adaptive Management Plan for the next calendar year, and present the annual budget to the Group for review no later than September 30<sup>th</sup> of each year. The annual budget shall be consistent with the Five Year Budget approved in Section 8 (b), and shall be approved by October 31<sup>st</sup> of each year by a majority of the Member Representatives of the Group present at the meeting in which action on the annual budget is taken. The Executive Committee shall send invoices to Members consistent with the annual cost shown in Exhibit B, subject to any revision consistent with Section 9 of this Agreement on or before December 15 of each year. The first invoice under this Agreement will be sent to Members on or before December 15, 2016 and will be for the calendar year 2017. Invoices will be sent to Members annually thereafter on or before December 15<sup>th</sup> of each year. Payments based on each annual invoice shall be made in two equal installments. The first installment shall be made on or before February 28<sup>th</sup> of each year and the second installment shall be made on or before June 30<sup>th</sup> of each year.

d. Funds for 2016 are based on a continuation of annual payments made by the participants to the Adaptive Management Pilot Project at the same funding level as 2015. The Executive Committee shall receive any such payments to further the purposes of this Agreement and subject to the audit and reporting requirements set forth in Section 10.

## 9. CHARGES TO MEMBERS.

a. Costs shall be allocated among Members as shown in Exhibit B, except as otherwise provided in this Section. Cost allocations in Exhibit B are based on phosphorus load reductions and are determined by multiplying the total adaptive management project cost by the fraction of the total pounds of required project phosphorus reduction needed by each Member to meet its TMDL allocation under current conditions. For example, if the required phosphorus reduction of an individual member is equal to 5 percent of the total pounds of phosphorus reduction from all sources in this adaptive management project, that member is assigned 5 percent of the total project cost. For the purpose of Exhibit B, required phosphorus reductions were determined as follows:

(1) Point Source Members: For the purpose of this section, Point Source Members are those members who own or operate facilities identified in Appendices P, Q, R and S of the Rock River TMDL. The required phosphorus reduction is determined by subtracting the TMDL allocated phosphorus load from the current condition phosphorus load, with the current condition phosphorus load defined as the most recent five year average load (2010 thru 2014) using data obtained from the DNR. For all Point



Source Members, the allocated phosphorus load is consistent with the allocation specified in the TMDL. For Point Source Members that own or operate POTWs, required phosphorus reductions also factor in the need to meet the interim concentration limits specified in Section 14 (b).

(2) **MS4 Members:** For the purpose of this section MS4 Members are those Members who own Municipal Separate Storm Sewer Systems as identified in Appendices T, U, and V of the Rock River TMDL, except that the University of Wisconsin-Madison shall also be considered an MS4 Member. The required phosphorus reduction for MS4 Members is determined by subtracting the TMDL allocated phosphorus load from the TMDL baseline phosphorus load.

b. Members shall commit to payment in accordance with the schedule in Exhibit B.

c. Notwithstanding Exhibit B, it is recognized that MS4 Members may update stormwater modeling consistent with the DNR guidance document titled "TMDL Guidance for MS4 Permits: Planning, Implementation and Modeling Guidance" (October 20, 2014). If the updated modeling is reviewed and approved by DNR, and shows a required annual phosphorus reduction that is different than what was used to develop the cost allocation in Exhibit B, the cost for that MS4 Member in Exhibit B will be adjusted as follows:

$$\text{Exhibit B Cost} \times \left[ \frac{\text{Revised phosphorus reduction (lbs/yr)}}{\text{Initial phosphorus reduction (lbs/yr)}} \right] = \text{Revised Cost}$$

If the revised phosphorus reduction information is received by the Executive Committee on or before September 1<sup>st</sup> of any year, the revised cost will be applied to all years going forward. For example, if data is received on or before September 1, 2017 that results in a revised cost being calculated, that revised cost will be applied to annual payments beginning in 2018. Additionally, a true-up will be allowed at the end of every five year WPDES permit term to reflect practices that may have been added during that WPDES permit term that result in a revised phosphorus reduction and therefore a revised cost, provided those reductions are in excess of the baseline reductions in Section 14 (a). Revised costs would be calculated using the above formula and would be applied to annual payments going forward.

d. If an MS4 makes an initial payment in 2017 based on Exhibit B and subsequently submits information that results in a revised cost that is less than shown in Exhibit B, the amount of overpayment shall be credited to the MS4 over the next four year period in equal annual installments. If an MS4 makes an initial payment in 2017 based on Exhibit B and subsequently submits information that results in a revised cost that is greater than shown in Exhibit B, the underpayment shall be recovered from the MS4 over the next four year period in equal annual installments.

e. Notwithstanding Exhibit B, the costs for Point Source Members will be revised at the end of 2016 using the most recent five year phosphorus load averaging period if it is different than the averaging period used in developing the cost allocations in Exhibit B. The cost will be adjusted as follows:

$$\text{Exhibit B Cost} \times \left[ \frac{\text{Revised phosphorus reduction (lbs/yr)}}{\text{Initial phosphorus reduction (lbs/yr)}} \right] = \text{Revised Cost}$$

The revised cost will be applied to the years going forward. Additionally, a recalculation of the phosphorus load will be made at the end of every five year WPDES permit term using the most recent five year average and will be used to calculate a revised cost, which will be applied to annual payments for the years going forward. The revised cost will be calculated using the formula in this section.

f. MS4 Members and Point Source Members participating in this agreement may choose to accomplish some of their TMDL required phosphorus reduction independently and therefore "purchase" only a portion of their required phosphorus reduction through adaptive management. In this case, the Exhibit B cost or the Revised Cost (whichever is applicable) will be adjusted by multiplying it by the fraction of the required phosphorus reduction that is purchased through adaptive management. For example if an MS4 Member or Point Source Member purchases ninety-five percent of its required phosphorus load through adaptive management, the cost would be revised as follows:

$$\text{Exhibit B Cost or Revised cost (whichever is applicable)} \times 0.95 = \text{Adjusted Cost}$$

g. MS4 Members and Point Source Members choosing to purchase only a portion of their required phosphorus reduction through adaptive management agree that they must have a plan in place to accomplish the portion not purchased. The plan should identify significant anticipated milestones. In addition, they agree to provide a summary to the Group at a frequency of at least once every two years specifying progress made in achieving the reductions not accomplished through adaptive management.

MS4 Members and Point Source Members shall specify at the time they execute this agreement the portion of their required phosphorus reduction, expressed in pounds per year, which they will accomplish independently. The adaptive management project costs will be reviewed at least 360 days prior to the end of a five-year WPDES permit term for which the Adaptive Management Plan is a permit condition. The costs may be adjusted based on this review and upon approval by a majority of the Members. Adjustments (if any) may result in either a lower or higher charge to members going forward. Adjustments (if any) in the charge to Members will be made at the start of the next five-year WPDES permit term and will be made proportional to the required phosphorus reduction of Members. Adjustments will be reflected in the Five Year Budget under Section 8.

## 10. AUDIT AND REPORTING

a. The Executive Committee shall arrange for a financial audit of the Group's financial records on an annual basis by an independent accounting firm using generally accepted accounting principles.

b. The Executive Committee shall prepare an annual report and provide it to all Members and to other government agencies as may be required. In addition to containing financial information, the annual report shall describe activities undertaken and progress made over the preceding year with respect to implementation of the Adaptive Management Plan. The annual report shall review the effectiveness of the measures undertaken as part of the Adaptive Management Plan and to the extent possible document the amount of phosphorus reduced by each of the project elements implemented under this

Adaptive Management Plan. The annual report shall be distributed to the Group and published on the Group's website by June 30<sup>th</sup> of each year.

#### 11. LIABILITY OF THE EXECUTIVE COMMITTEE AND/OR GROUP.

a. In the event any costs or expenses are imposed on the Group or the Executive Committee as a result of any judicial or administrative proceeding or settlement thereof, and the liability is not directly attributable to the conduct of a specific Member or Members, the costs and expenses shall be treated as a cost of the Group to be allocated among all Members proportional to the phosphorus reduction associated with each Member as determined consistent with this Agreement.

b. If any costs or expenses are imposed on the Group or the Executive Committee as a result of any judicial or administrative proceeding or settlement thereof, and the liability is directly attributable to the conduct of a specific Member or Members, the costs and expenses shall be allocated among those Members whose actions caused the imposition of the costs or expenses to the Group or Executive Committee, in proportion to their responsibility as determined by the presiding official of the judicial or administrative proceeding, or if no such determination, by the Executive Committee. Any member of the Executive Committee who represents a Member with an interest in the determination shall recuse themselves from all participation on the Executive Committee as to that issue. Any Member not satisfied with the decision of the Executive Committee can request the issue be resolved through mediation. The costs of mediation are to be borne equally by each Member to the mediation.

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#### 12. TERM OF AGREEMENT AND WITHDRAWAL.

a. The term of this Agreement shall begin on April 15, 2016 and will generally coincide with the term of the approved Adaptive Management Plan which is anticipated to be approximately 20 years from approval.

b. This Agreement shall terminate upon conclusion of the Adaptive Management Plan or termination of the Adaptive Management Plan if the Adaptive Management Plan is terminated by DNR. This Agreement may also be terminated at a duly noticed meeting of the Group, upon a two thirds vote by Member Representatives of the Group to terminate the Agreement, at least 270 days prior to the end of a WPDES permit term for which the Adaptive Management Plan is a permit condition. In no event shall termination become effective prior to the end of a WPDES permit term.

c. An individual Member may withdraw from the Agreement by providing notice at least 270 days prior to the end of a five-year WPDES permit term for which the Adaptive Management Plan is a permit condition, if the Member has paid its contribution for the five year WPDES permit period.

#### 13. ADAPTIVE MANAGEMENT ADMINISTRATION

a. The Adaptive Management Plan shall be prepared by the District. The purpose of the Adaptive Management Plan when implemented is to fulfill the phosphorus TMDL obligations of Members, after accounting for baseline requirements that Members are required to meet individually pursuant to Section 14, and after accounting for adjustments that may be made pursuant to Section 9. TSS reductions associated with phosphorus reduction practices will also be quantified as part of the Adaptive Management Plan. If this Agreement is in effect prior to the submittal of the Adaptive Management

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Plan to DNR by the District, then the District shall submit the Adaptive Management Plan to the Group for review and comment at least 60 days prior to District submittal to DNR.

b. Every five years as the WPDES permits come up for renewal, the District will prepare any amendment to the Adaptive Management Plan necessary to achieve the project goals and approval by the DNR. The District shall submit any Adaptive Management Plan amendments to the Group for review and comment at least 90 days prior to District submittal to DNR.

c. The District shall be responsible for administration and management of the Adaptive Management Plan and related activities, including contract management. The District will also serve as the primary contract laboratory for analysis of routine parameters (e. g. phosphorus, TSS, and nitrogen) from water samples collected as part of the adaptive management project, and can recover associated analytical costs from the Group.

#### 14. ADAPTIVE MANAGEMENT PERMITTEE PROVISIONS

a. All MS4 Members participating in this Agreement are individually responsible for meeting the TMDL baseline conditions for sediment (TSS) and phosphorus control. The baseline condition for MS4 Members is 40% TSS control and 27% phosphorus control. These reductions must be achieved within each stream reach that they discharge to as identified in the TMDL. Trading with another MS4 member located within the same stream reach that has exceeded the baseline condition can be used to meet the baseline condition, but trade agreements are the responsibility of the participating Members and are not addressed directly through this Agreement.

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b. All POTWs participating in this Agreement are required to meet an annual average effluent phosphorus concentration of 0.6 mg/L by the end of the first full WPDES permit term following implementation of the DNR approved Adaptive Management Plan, and an annual average effluent concentration of 0.5 mg/L by the end of the second full WPDES permit term following implementation of the DNR approved Adaptive Management Plan.

c. In the event the Adaptive Management Plan is terminated by DNR prior to the end of the original term of the Adaptive Management Plan, or if at the end of the adaptive management period DNR determines that the phosphorus and sediment (TSS) allocations identified in the TMDL have not been met for a stream reach, Members will be individually responsible for taking any additional steps needed to achieve compliance with phosphorus and sediment (TSS) reduction requirements in their WPDES permits. This could include converting to a water quality trading program that is consistent with applicable DNR guidance. Verifiable phosphorus and sediment (TSS) reductions or "credits" achieved through the adaptive management project will be distributed to Members proportionate to the Charges to Members under Section 9 of this Agreement, but use in a water quality trading program is subject to applicable DNR guidance.

d. In the event municipal boundaries change during the term of this Agreement, as land transfers from one municipality to another, the associated phosphorus load reduction and the associated payment responsibility also transfers to the new municipality.

e. Upon completion or termination of the adaptive management project, any funds remaining in the segregated account for the Group following payment of all

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project expenses, shall be returned to members of the Group in direct proportion to the contribution made by each member of the Group.

#### 15. NONDISCRIMINATION

In the performance of services under this Agreement, the Parties agree not to discriminate against any employee or applicant because of race, religion, marital status, age, color, sex handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs, or student status.

#### 16. MISCELLANEOUS

- a. Municipal Liability. Nothing in this Agreement shall constitute a waiver of any limitations on municipal or state agency liability that may exist as a matter of law, including but not limited to limitations in Wis. Stat. ch. 893.
- b. Counterparts. This Agreement may be executed in counterparts, and the signatures of each party on separate copies of the Agreement shall be fully effective to bind each of them to the Agreement with any other party that signs any separate copy of the Agreement.
- c. Entire Agreement. This Agreement supersedes any prior studies, memoranda, letters or oral discussions or understandings about the participation of any of the Members in this joint project. This Agreement represents the entire agreement of the Parties as to organization and the goals of the Group.

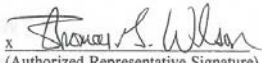
- d. Amendment or Modification. No amendment or modification may be made to this Agreement except in writing signed by a two thirds majority of all Members.
- e. Choice of Law. This Agreement shall, in general, be governed by and construed in accordance with the laws of the State of Wisconsin.
- f. Exclusive Benefit. This Agreement is for the exclusive benefit of the Parties and their successors in interest and shall not be deemed to give any legal or equitable right, remedy or claim to any other entity or person.
- g. No Joint Venture. This Agreement does not establish or evidence a Joint Venture or partnership between the Parties. No Party is liable for another Party's actions as a result of entering into this Agreement.
- h. Succession. All the terms, provisions and conditions herein contained shall inure to the benefit of and be binding upon the Parties and their respective successors and assigns, including future governing bodies of the respective Members.
- i. Notice. Any notice required or given under this Agreement shall be effective if mailed by U. S. mail, postage prepaid, to the representatives at the addresses set forth after the signatures below, or any substituted address or representative as is filed with the Secretary of the Executive Committee.

IN WITNESS WHEREOF, the Parties, by their duly authorized representatives, have executed this Agreement on the dates set forth below:

By:

January 28, 2016  
Date of Execution

TOWN OF WESTPORT  
Municipality Name

x   
(Authorized Representative Signature)

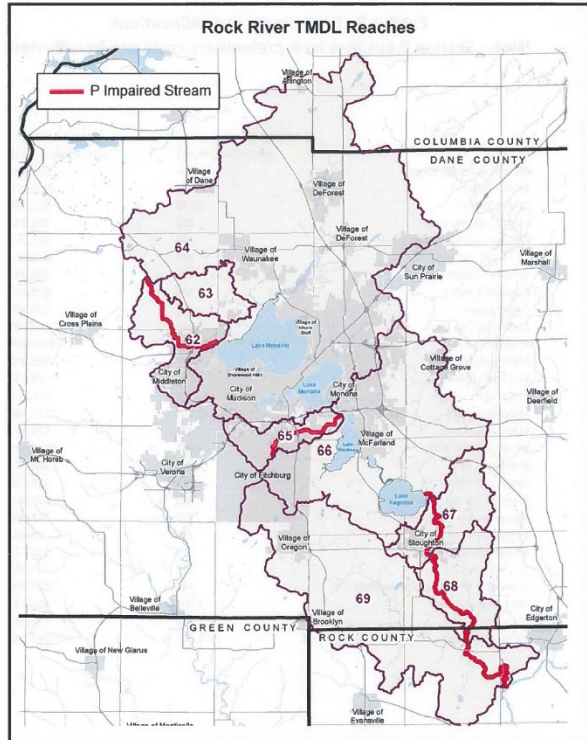
Thomas G. Wilson  
(Authorized Representative Typed Name)

Attorney/Administrator/Clerk-Treasurer  
(Authorized Representative Title)

Address:  
Thomas G. Wilson,  
Attorney/Administrator/Clerk-Treasurer  
Town of Westport  
Bernard J. Kennedy Administrative Offices  
5387 Mary Lake Road  
Waunakee, WI 53597

#### Other Signatories:

City of Fitchburg, City of Madison, City of Middleton, City of Monona, City of Stoughton, City of Sun Prairie, Madison Metropolitan Sewerage District, Town of Blooming Grove, Town of Cottage Grove, Town of Dunn, Town of Middleton, University of Wisconsin Madison, Village of Cottage Grove, Village of DeForest, Village of Maple Bluff, Village of McFarland, Village of Oregon, Village of Shorewood Hills, Village of Waunakee, Village of Windsor, Wisconsin Department of Natural Resources,



**Exhibit B: Preliminary Cost Allocations**  
**(Note: Section 9 outlines how preliminary costs can be adjusted)**

| Member                          | Required Phosphorus Reduction (lbs/yr) | Annual Adaptive Management Cost |
|---------------------------------|----------------------------------------|---------------------------------|
| Bloomington, Town               | 450                                    | \$23,000                        |
| Bristol, Town                   | 412                                    | \$23,000                        |
| Burke, Town                     | 1,139                                  | \$56,000                        |
| Cottage Grove, Town             | 635                                    | \$31,000                        |
| Cottage Grove, Village          | 240                                    | \$12,000                        |
| DeForest, Village               | 837                                    | \$41,000                        |
| DNR-Fish Hatch                  | 209                                    | \$13,000                        |
| Dunkirk, Town                   | 553                                    | \$27,000                        |
| Dunn, Town                      | 703                                    | \$35,000                        |
| Fitchburg, City                 | 2,141                                  | \$105,000                       |
| Madison, City                   | 15,836                                 | \$779,000                       |
| Madison, Town                   | 580                                    | \$23,000                        |
| Maple Bluff, Village            | 181                                    | \$9,000                         |
| McFarland, Village              | 736                                    | \$36,000                        |
| Middleton, City                 | 2,370                                  | \$117,000                       |
| Middleton, Town                 | 475                                    | \$23,000                        |
| MMSD (BFC) WWTP                 | 10,444                                 | \$514,000                       |
| Monona, City                    | 862                                    | \$42,000                        |
| Oregon WWTP                     | 1,619                                  | \$83,000                        |
| Pleasant Springs, Town          | 432                                    | \$21,000                        |
| Shorewood Hills, Village        | 221                                    | \$11,000                        |
| Stoughton WWTP                  | 109                                    | \$5,000                         |
| Stoughton, City                 | 229                                    | \$11,000                        |
| Sun Prairie, City               | 634                                    | \$31,000                        |
| University of Wisconsin-Madison | 431                                    | \$21,000                        |
| Waunakee, Village               | 1,091                                  | \$54,000                        |
| Westport, Town                  | 940                                    | \$46,000                        |
| Windsor, Village                | 1,351                                  | \$66,000                        |



# Agreement for the Design, Construction, and Maintenance of CTH M from Oncken Road to STH 113

15173

## AGREEMENT FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF CTH M FROM ONCKEN ROAD TO STH 113 Between the Town of Westport and Dane County

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**THIS AGREEMENT**, entered into by and between the Town of Westport, a Wisconsin municipal corporation (hereinafter referred to as "Town") and the County of Dane, a Wisconsin quasi-municipal corporation (hereinafter referred to as "County"), is effective as of the date by which all parties have signed hereunder.

### WITNESSETH:

**WHEREAS**, the Town, and the County (collectively referred to as the "Parties") and the Wisconsin Department of Transportation ("WisDOT"), have determined that County Trunk Highway ("CTH") M, from Oncken Road to STH 113 (hereinafter referred to as "Project"), located in Town, will require contributions from the Parties; and,

**WHEREAS**, County and WisDOT have entered into an agreement for the approved federal funding share of the construction of the Project.

**WHEREAS**, pursuant to Section 66.0301 Wis. Stats., the Parties now wish to formalize arrangements for the local share of the Project's final costs; and,

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties agree as follows:

1. Scope. The Project shall consist of the construction of an improved four-lane divided roadway, with off-road bike paths, bike lanes, curb and gutter, water detention facilities, and turn lanes. Improvements will also be made at the intersections of the side roads along the Project.
2. Schedule. The Project is intended to be constructed in 2023 and 2024.
3. Cost Sharing For Construction.
  - a. The Town cost share for the Project shall include the items listed in Exhibit A, which is incorporated herein as though fully stated.
  - b. The Town of Westport shall not be required to pay more than \$990,000. Any amendments to this Agreement shall be in writing.
4. Traffic Signals. County and Town agree to cost share for the operation and maintenance of traffic signals along CTH M. The Cost share will be as follows: CTH K/M/North Shore Bay Drive (County 75%, Town 25%); CTH M/Woodland Drive (County 50%, Town 50%); CTH M/Blue Bill Drive (County 50%, Town 50%).

5. Maintenance. Town shall plow the bike path and maintain the town roads reconstructed under this Project, and shall mow the right of way along CTH M. Detention basins on the Town lands will be maintained by the Town. Town will do all required mowing of detention basins within CTH M right of way. Other maintenance, of detention basins within CTH M right of way, shall be completed by County with the costs to be shared at 50% Town/50% County.
6. Real Estate. Acquisition of Town property along the Project will be at no cost to the County.
7. Town Sign. The Town sign located at the intersection of Mary Lake Road will be relocated by the Town prior to the construction of the project. The Town shall be responsible for the cost of a new sign. The County will be responsible for the costs of relocating the sign not to exceed \$18,000.00.
8. Payment. The Town shall reimburse County within 60 days of billing, for completed services according to the responsibilities stated above. The County will reimburse the Town for \$18,000.00 for the sign relocation within 60 days of billing.
9. Non-Discrimination. In the performance of the obligations under this Agreement, the parties agree to abide by their own respective affirmative action plans and in doing so agree not to discriminate, in violation of any state or federal law, against any employee or applicant because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs, or student status. The parties further agree not to discriminate, in violation of any state or federal law, against any subcontractor or person who offers to subcontract on this Agreement because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.
10. Liability. Each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, boards, commissions, agencies, officers, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense. In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions, agencies, officers and representatives. It is not the intent of the parties to impose liability beyond that imposed by state statutes.
11. Each party warrants for itself that it has complied with all applicable statutes, rules, orders, ordinances, requirements and regulations to execute this Agreement, and that the person or persons executing this Agreement on its behalf is authorized to do so.
12. The Parties may evidence their agreement to the foregoing upon one or several counterparts of this instrument, which together shall constitute a single instrument.

IN WITNESS WHEREOF, the PARTIES hereto have caused this Agreement to be executed by their proper officers on the day and year written below.

**Signatures appear on the next page.**

**FOR THE COUNTY OF DANE:**

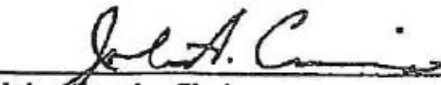
  
\_\_\_\_\_  
Joe Parisi, County Executive

  
\_\_\_\_\_  
Scott McDonnell, County Clerk

8-21-23  
Date

8-21-23  
Date

**FOR THE TOWN OF WESTPORT:**

  
\_\_\_\_\_  
John Cuccia, Chair

  
\_\_\_\_\_  
Dean Grosskopf, Clerk

7/3/23  
Date

6/21/23  
Date



# EXHIBIT A

Federal Project ID 5954-00-00/01

| Category                                       | Cost          | E&C 8%       | Total Cost    | Federal share (%) | Federal share (\$) | Local Share (\$) | Town of Westport Local Share (%) | Town of Westport Local Share (\$) | Dane Co Local Share (%) | Dane Co Local Share (\$) |
|------------------------------------------------|---------------|--------------|---------------|-------------------|--------------------|------------------|----------------------------------|-----------------------------------|-------------------------|--------------------------|
| Category 0010: CTH M ROADWAY                   | \$ 19,260,059 | \$ 1,540,805 | \$ 20,800,864 | 51.4%             | \$ 10,694,140      | \$ 10,106,724    | 0%                               | \$ -                              | 100%                    | \$ 10,106,724            |
| Category 0010: CTH K & CTH M SIGNALS           | \$ 366,513    | \$ 28,521    | \$ 395,034    | 51.4%             | \$ 197,954         | \$ 187,080       | 33%                              | \$ 61,736                         | 67%                     | \$ 125,344               |
| Category 0010: WOODLAND SIGNALS                | \$ 272,318    | \$ 21,785    | \$ 294,104    | 51.4%             | \$ 151,205         | \$ 142,899       | 33%                              | \$ 47,157                         | 67%                     | \$ 95,742                |
| Category 0010: BLUE BILL SIGNALS               | \$ 60,319     | \$ 4,825     | \$ 65,144     | 51.4%             | \$ 33,492          | \$ 31,652        | 50%                              | \$ 15,826                         | 50%                     | \$ 15,826                |
| Category 0010: SHILLING LN ROADWAY             | \$ 66,086     | \$ 5,287     | \$ 71,373     | 51.4%             | \$ 36,694          | \$ 34,679        | 50%                              | \$ 17,339                         | 50%                     | \$ 17,339                |
| Category 0010: NSBD/CORNER CT ROADWAY          | \$ 375,564    | \$ 30,045    | \$ 405,609    | 51.4%             | \$ 208,532         | \$ 197,077       | 50%                              | \$ 98,539                         | 50%                     | \$ 98,539                |
| Category 0010: WOODLAND DR ROADWAY             | \$ 856,108    | \$ 68,489    | \$ 924,597    | 51.4%             | \$ 475,354         | \$ 449,243       | 100%                             | \$ 449,243                        | 0%                      | \$ -                     |
| Category 0010: MARYLAKE DR ROADWAY             | \$ 54,826     | \$ 4,366     | \$ 59,212     | 51.4%             | \$ 30,442          | \$ 28,770        | 100%                             | \$ 28,770                         | 0%                      | \$ -                     |
| Category 0010: SHARED-USE PATH                 | \$ 629,837    | \$ 50,387    | \$ 680,224    | 51.4%             | \$ 349,717         | \$ 330,507       | 50%                              | \$ 165,254                        | 50%                     | \$ 165,254               |
| Category 0010: Sanitary MH Adjustments         | \$ 6,000      | \$ 480       | \$ 6,480      | 0.0%              | \$ -               | \$ 6,480         | 100%                             | \$ 6,480                          | 0%                      | \$ -                     |
| Category 0010 Total Cost                       | \$ 21,937,629 | \$ 1,755,010 | \$ 23,692,640 |                   | \$ 12,177,528      | \$ 11,515,111    |                                  | \$ 890,344                        |                         | \$ 10,624,768            |
| Category 0020: Bridge Rehabilitation B-13-0439 | \$ 388,971    | \$ 31,118    | \$ 420,089    | 51.4%             | \$ 215,976         | \$ 204,113       | 0%                               | \$ -                              | 100%                    | \$ 204,113               |
| Category 0030: Bridge B-13-0895                | \$ 814,977    | \$ 65,198    | \$ 880,175    | 51.4%             | \$ 452,515         | \$ 427,659       | 0%                               | \$ -                              | 100%                    | \$ 427,659               |
| Category 0040: Bridge B-13-601 Box Extension   | \$ 315,549    | \$ 25,244    | \$ 340,793    | 51.4%             | \$ 175,245         | \$ 165,548       | 0%                               | \$ -                              | 100%                    | \$ 165,548               |
| Subtotal Project Cost                          | \$ 23,457,126 | \$ 1,876,570 | \$ 25,333,696 |                   | \$ 13,021,265      | \$ 12,312,432    |                                  | \$ 890,344                        |                         | \$ 11,422,088            |
| KL Engineering Final Design Costs*             | \$ 1,328,155  | \$ -         | \$ 1,328,155  |                   | \$ -               | \$ 1,328,155     |                                  | \$ 96,042                         |                         | \$ 1,232,113             |
| TOTAL PROJECT COST                             | \$ 24,785,281 | \$ 1,876,570 | \$ 26,661,851 |                   | \$ 13,021,265      | \$ 13,640,587    |                                  | \$ 986,386                        |                         | \$ 12,654,201            |

\*Excludes right-of-way costs



# Intergovernmental Agreement for the Creation and Operation of a Municipal Court

## **AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT FOR CREATION AND OPERATION OF MUNICIPAL COURT FOR TOWN OF BLOOMING GROVE, TOWN OF BRISTOL, TOWN OF BURKE, VILLAGE OF DANE, TOWN OF SPRINGFIELD, TOWN OF SUN PRAIRIE, AND TOWN OF WESTPORT**

**WHEREAS**, Section 755.01(4), Wis. Stats. provides that two or more cities, towns or villages may enter into an agreement under Section 66.0301, Wis. Stats. for the joint exercise of power granted under Section 755.01(1), after enactment of identical ordinances by each affected City, Town or Village; and

**WHEREAS**, in February 1998, the Town of Blooming Grove, the Town of Bristol, the Town of Burke and the Town of Sun Prairie entered into an Intergovernmental Agreement for Creation of Municipal Court ("1998 Intergovernmental Agreement"); and

**WHEREAS**, in January 2007, the 1998 Intergovernmental Agreement was amended to add the Town of Westport to the Municipal Court; and

**WHEREAS**, in 2018, the 1998 Intergovernmental Agreement as amended in 2007, was further amended to add the Village of Dane to the Municipal Court; and

**WHEREAS**, the Town of Springfield has requested permission of the parties to the 1998 Intergovernmental Agreement as amended in 2007 and 2018 ("Member Municipalities") to join the Municipal Court; and

**WHEREAS**, the Member Municipalities have each granted permission to the Town of Springfield to join the Municipal Court; and

**WHEREAS**, the Member Municipalities, including the Town of Springfield, agree that the terms and conditions as amended and restated herein and applicable law shall govern the Municipal Court.

**NOW THEREFORE**, pursuant to Sections 66.0301 and 775.01, Wis. Stats., and in consideration of the mutual covenants hereinafter set forth, the Town of Blooming Grove, Town of Bristol, Town of Burke, Village of Dane, Town of Springfield, Town of Sun Prairie, and Town of Westport, hereinafter referred to as the "Member Municipalities", hereby agrees as follows:

### **ARTICLE ONE DEFINITIONS**

**"Agreement"** means this intergovernmental contract affirming the creation and establishment of an Intergovernmental Commission to operate and maintain a joint municipal court.

**"Court Administrative Commission"** means the intergovernmental commission created under this Agreement pursuant to Section 66.0301, Wis. Stats.

**"Governing Body"** means the town or village board of each of the Member Municipalities.

**"Member Municipality"** means any town or village which is a party to this Agreement.

“Municipal Court” means the joint municipal court serving the Member Municipalities, which is known as the Northeast Community Court.

“Representative” means the individual designated by each Member Municipality to be a representative to the Court Administrative Commission.

## **ARTICLE TWO PURPOSE OF AGREEMENT**

The purpose of this Agreement is to affirm the creation and operation of the “Northeast Community Court”, which is the joint Municipal Court consisting of the Member Municipalities. For purposes of this Agreement, the joint municipal court shall be referred to as the “Municipal Court.”. The purpose of the Municipal Court shall be to provide for the exercise of municipal court powers, including the prosecution of violations of the ordinances of the Member Municipalities.

## **ARTICLE THREE PARTIES TO AGREEMENT**

Each Member Municipality represents and warrants that it intends to, and does hereby, contract with all other Member Municipalities executing this Agreement. Each Member Municipality represents and warrants that the notice of withdrawal of a Member Municipality, pursuant to Article Eight, shall not relieve the Member Municipality of its rights, obligations, or duties under this Agreement until the withdrawal is effective.

## **ARTICLE FOUR CREATION AND OPERATION OF THE MUNICIPAL COURT**

Pursuant to sections 66.0301 and 775.01, Wis. Stats., the Member Municipalities have adopted uniform ordinances creating the Municipal Court. The Municipal Court shall be organized and shall operate pursuant to Chapter 755 Wis. Stats., the uniform ordinances adopted by the Member Municipalities, and the terms of this Agreement. In the event of conflicts, the provisions of Wisconsin Statutes shall prevail.

Except for matters required by statutes to be determined by the respective Governing Body of each Member Municipality, the general operation of the Municipal Court shall be determined by the Municipal Judge in accordance with applicable law.

## **ARTICLE FIVE THE COURT ADMINISTRATIVE COMMISSION**

5.01 Creation. Pursuant to Sections 66.0301 and 775.01, Wis. Stats., there is hereby created a Court Administrative Commission composed of Representatives of the Member Municipalities.

5.02 Duties of Court Administrative Commission. The Court Administrative Commission shall:

- (1) Make rules and regulations for its own proceedings;
- (2) Maintain books of account;

- (3) Prepare and submit to the Member Municipalities for approval:
  - (a) Reports summarizing the activity of the Municipal Court;
  - (b) Fiscal reports; and
  - (c) A recommended budget for the succeeding fiscal year on or before October 1 of each calendar year.
- (4) If a permanent vacancy arises, recommend appointment of a qualified individual to the position of Municipal Judge for the Municipal Court for consideration by the governing bodies of the Member Municipalities in accordance with the process set forth in Section 8.50(4)(fm), Stats., and other applicable law.

5.03 Powers of Court Administrative Commission.

- (1) The Court Administrative Commission shall have the power to:
  - (a) Enter into contracts in the name of and for the benefit of the Municipal Court;
  - (b) Establish and maintain bank accounts in the name of and for the benefit of the Municipal Court;
  - (c) Hire personnel, except where that responsibility is assigned by statute to the Municipal Judge.
- (2) The Court Administrative Commission shall not have the authority to levy taxes, issue bonds, or borrow money; or to enter contracts or commit funds for nonbudgeted items without the approval of the Member Municipalities. The Court Administrative Commission shall not have access to the Municipal Court's case management system, court records, or any financial records other than those provided by the Municipal Court Clerk.
- (3) The Court Administrative Commission shall designate a Court Administrator who shall (a) keep minutes of the meetings of the Court Administrative Commission and of the annual meeting; (b) see that all notices required by law are duly given; (c) be custodian of the records of the Court Administrative Commission; and (d) in general, perform all duties incident to the position of Court Administrator and have such other duties and exercise such other authority as from time to time may be delegated or assigned by the Chairperson or by the Court Administrative Commission. The Court Administrator shall not have any authority over Municipal Court funds, bank accounts, or court records.

5.04 Court Administrative Commission Membership. Each Member Municipality is a member of the Court Administrative Commission. The Governing Body of each Member Municipality shall designate one individual as its Representative. Each Representative must be a resident of the Member Municipality.

Representatives shall be appointed for terms of no less than three (3) years or until the occurrence of any one of the following events: (1) The Court Administrative Commission receives written notice from the appointing Member Municipality of the replacement of the Representative; (2) the withdrawal of the Member Municipality from this Agreement; or (3) the death or resignation of the Representative.

Representatives are not entitled to compensation. The Court Administrative Commission may authorize reimbursement of expenses incurred by Representatives.

5.05 Officers. The Court Administrative Commission shall choose from among its members a Chairperson and a Vice Chairperson.

- (1) Chairperson. The Chairperson shall be the principal executive officer of the Court Administrative Commission and, subject to the control of the Representatives and of the Member Municipalities, shall supervise the business and affairs of the Court Administrative Commission, including overseeing the preparation of a recommended budget for the Municipal Court. When present, the Chairperson shall preside at the meetings of the Court Administrative Commission. In general, the Chairperson shall perform all duties incident to the office of Chairperson and such other duties as may be prescribed by the Court Administrative Commission from time to time.
- (2) Vice Chairperson. The Vice Chairperson shall perform the duties of the Chairperson in the absence of the Chairperson.

5.06 Meetings.

- (1) The Court Administrative Commission shall meet at least four times a year on a quarterly basis. Its meeting shall be open to the public.
- (2) The Court Administrative Commission shall adopt, subject to the regular budget review and approval by the Member Municipalities, a budget for the succeeding fiscal year by the end of October.

5.07 Voting. Decisions of the Court Administrative Commission other than those relating to capital expenditures shall be made by a majority vote of the Representatives attending the meeting and constituting a quorum. Decisions of the Court Administrative Commission relating to capital expenditures shall be made by a unanimous vote of the Representatives.

## **ARTICLE SIX COURT CLERK**

The Court Administrative Commission shall authorize and fund at least one Municipal Court Clerk for the Municipal Court. Pursuant to Section 755.10, Wis. Stats. the Municipal Judge shall, in writing, appoint such clerk and any deputy clerks as employed by the Court Administrative Commission.

## **ARTICLE SEVEN FINANCES**

7.01 Finances. The Court Administrative Commission shall adopt a proposed annual budget no later than sixty (60) days prior to the beginning of each Fiscal year. The budget may establish any and all reserve funds deemed necessary for the fiscal operation of the Court Administrative Commission. The Member Municipalities will contribute in equal amounts to the funding of the Municipal Court. The Court Administrative Commission will continue to oversee a user fee-based funding system for the continued operation of the Court.



7.02 Receipts by Member Municipalities. If any Member Municipality receives payment from any source in respect to activities of the Municipal Court, the Member Municipality agrees to pay the same over to the Municipal Court to be treated as income of the Municipal Court.

7.03 Funding by Member Municipalities. All moneys used for the operation and maintenance of the Municipal Court shall be paid under a budget adopted by the Member Municipalities.

7.04 Distribution to Member Municipalities for Forfeitures, Penalty Assessments, And Costs. All forfeitures, penalty assessments and costs paid to the Municipal Court under a judgment shall be deposited daily by the Municipal Court Clerk to a designated bank account at a financial institution selected by the Court Administrative Commission. The Municipal Court Clerk shall maintain a complete record of deposits and expenditures including, without limitation, the title of the action, offense for which a forfeiture was imposed and the total amount of the forfeiture, fees, penalty assessments and costs, if any. The Municipal Court Clerk shall prepare a monthly listing of the funds that are due to be disbursed as provided in sections 814.65 (1), 165-87, 167.31 (5) and 346.655, Wis. Stats. All forfeitures shall be disbursed by the Court Administrator to the Member Municipality for which the judgment was entered.

## **ARTICLE EIGHT WITHDRAWAL OF MEMBERS**

Any Member Municipality may withdraw from this Agreement at any time that coincides with the end of the Municipal Judge's term provided one (1) year's written notice has been given to the Court Administrative Commission and the Governing Bodies of the other Member Municipalities prior to such withdrawal. However, notice of withdrawal from the Agreement will not relieve the Member Municipalities' obligations to make payments pursuant to the Agreement nor will the Member Municipality be relieved of any liability under the Agreement which arose prior to withdrawal.

## **ARTICLE NINE TERMINATION OF MUNICIPAL COURT**

The Municipal Court may be terminated by the unanimous consent of the Member Municipalities and shall be terminated if its membership drops to one Municipality. Termination of the Municipal Court shall be effective at the end of the term for which the Municipal Judge has been elected or appointed so long as the necessary paperwork pursuant to Section 775.01(4), Wis. Stats., is submitted to the county clerk or board of election commissioners of the court having the largest portion of the population in the jurisdiction served by the Municipal Judge and the director of state courts prior to October 1 of the year preceding the end of the term for which the Municipal Judge has been elected or appointed.

## **ARTICLE TEN MISCELLANEOUS**

10.01 Term. This Agreement, as amended from time to time, shall remain in full force and effect until the Municipal Court is terminated. This Agreement supersedes and replaces the 1998 Intergovernmental Agreement, as amended in 2007 and 2018.

10.02 Amendments to Agreement. This Agreement may be amended at any time if the amendment is approved by all of the Member Municipalities acting through their Governing Bodies.

10.02 Effective Date of Amendments. Any amendment of this agreement shall become effective upon the Court Administrative Commission receiving notice of the approval of the amendment by the Governing Bodies of all of the Member Municipalities.

10.03 Agreement Complete. The foregoing constitutes the full and complete Agreement of the parties. There are no oral understandings or agreements not set forth in writing herein.

10.04 Effective Date. This Agreement shall become effective upon execution by all the parties.

10.05 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute the same instrument. Facsimile signatures, and scanned, email or electronic signatures, are binding and may be relied upon as the true and correct signatures of the undersigned.

IN WITNESS WHEREOF, the Member Municipalities have caused this Agreement to be executed by their duly authorized officers.

**TOWN OF BLOOMING GROVE**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**TOWN OF BRISTOL**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**TOWN OF BURKE**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**VILLAGE OF DANE**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**TOWN OF SPRINGFIELD**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**TOWN OF SUN PRAIRIE**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**TOWN OF WESTPORT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

# Financial Statements

## Statement of Net Position 12/31/2025

### Town of Westport

Statement of Net Position

December 31, 2025

|                                                                    | Governmental<br>Activities | Business-Type<br>Activities | Total         |
|--------------------------------------------------------------------|----------------------------|-----------------------------|---------------|
| <b>Assets and Deferred Outflows of Resources</b>                   |                            |                             |               |
| <b>Assets</b>                                                      |                            |                             |               |
| Cash and investments                                               | \$ 7,895,014               | \$ 2,172,895                | \$ 10,067,909 |
| Receivables:                                                       |                            |                             |               |
| Taxes                                                              | 3,793,914                  | -                           | 3,793,914     |
| Accounts                                                           | 79,648                     | 88,340                      | 167,988       |
| Loans                                                              | 1,406,766                  | -                           | 1,406,766     |
| Delinquent special assessments                                     | 890                        | 36,307                      | 37,197        |
| Leases                                                             | -                          | 337,674                     | 337,674       |
| Internal balances                                                  | (96,428)                   | 96,428                      | -             |
| Due from other governments                                         | 256                        | -                           | 256           |
| Restricted asset:                                                  |                            |                             |               |
| Restricted cash                                                    | -                          | 383,566                     | 383,566       |
| Investment in joint ventures                                       | 1,287,821                  | -                           | 1,287,821     |
| Capital assets:                                                    |                            |                             |               |
| Land                                                               | 6,248,295                  | 19,900                      | 6,268,195     |
| Construction in progress                                           | 194,225                    | -                           | 194,225       |
| Other capital assets, net of accumulated depreciation              | 15,580,512                 | 10,642,223                  | 26,222,735    |
| Total assets                                                       | 36,390,913                 | 13,777,333                  | 50,168,246    |
| <b>Deferred Outflows of Resources</b>                              |                            |                             |               |
| Pension related amounts                                            | 332,575                    | -                           | 332,575       |
| Total deferred outflows of resources                               | 332,575                    | -                           | 332,575       |
| <b>Liabilities, Deferred Inflows of Resources and Net Position</b> |                            |                             |               |
| <b>Liabilities</b>                                                 |                            |                             |               |
| Accounts payable                                                   | 92,782                     | 13,804                      | 106,586       |
| Deposits                                                           | 76,167                     | -                           | 76,167        |
| Accrued interest                                                   | 141,748                    | -                           | 141,748       |
| Due to other governments                                           | 1,620                      | -                           | 1,620         |
| Noncurrent liabilities:                                            |                            |                             |               |
| Net pension liability                                              | 56,812                     | -                           | 56,812        |
| Due within one year                                                | 1,669,757                  | -                           | 1,669,757     |
| Due in more than one year                                          | 11,375,723                 | -                           | 11,375,723    |
| Total liabilities                                                  | 13,414,609                 | 13,804                      | 13,428,413    |
| <b>Deferred Inflows of Resources</b>                               |                            |                             |               |
| Unearned revenue                                                   | 3,759,514                  | -                           | 3,759,514     |
| Pension related amounts                                            | 167,411                    | -                           | 167,411       |
| Lease related amounts                                              | -                          | 337,674                     | 337,674       |
| Total deferred inflows of resources                                | 3,926,925                  | 337,674                     | 4,264,599     |
| <b>Net Position</b>                                                |                            |                             |               |
| Net investment in capital assets                                   | 12,859,032                 | 10,662,123                  | 23,521,155    |
| Restricted for capital projects                                    | -                          | 383,566                     | 383,566       |
| Unrestricted                                                       | 6,522,922                  | 2,380,166                   | 8,903,088     |
| Total net position                                                 | \$ 19,381,954              | \$ 13,425,855               | \$ 32,807,809 |



# Statement of Activities 12/31/25

## Town of Westport

Statement of Activities

Year Ended December 31, 2025

| Functions/Programs                                           | Expenses            | Program Revenues     |                                    |                                  | Net (Expenses) Revenues and Changes in Net Position |                          |                      |
|--------------------------------------------------------------|---------------------|----------------------|------------------------------------|----------------------------------|-----------------------------------------------------|--------------------------|----------------------|
|                                                              |                     | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities                             | Business-type Activities | Total                |
| <b>Governmental Activities</b>                               |                     |                      |                                    |                                  |                                                     |                          |                      |
| General government                                           | \$ 1,002,234        | \$ 232,731           | \$ -                               | \$ -                             | \$ (769,503)                                        | \$ -                     | \$ (769,503)         |
| Public safety                                                | 837,194             | 404,556              | 126,883                            | 633,491                          | 327,736                                             | -                        | 327,736              |
| Public works                                                 | 3,406,263           | 345,041              | 459,889                            | -                                | (2,601,333)                                         | -                        | (2,601,333)          |
| Health and social services                                   | 34,567              | -                    | -                                  | -                                | (34,567)                                            | -                        | (34,567)             |
| Parks and recreation                                         | 95,115              | -                    | -                                  | -                                | (95,115)                                            | -                        | (95,115)             |
| Conservation and development                                 | 209,012             | -                    | -                                  | -                                | (209,012)                                           | -                        | (209,012)            |
| Interest and fiscal charges                                  | 595,707             | -                    | -                                  | -                                | (595,707)                                           | -                        | (595,707)            |
| Total governmental activities                                | <u>\$ 6,180,092</u> | <u>\$ 982,328</u>    | <u>\$ 586,772</u>                  | <u>\$ 633,491</u>                | <u>(3,977,501)</u>                                  | <u>-</u>                 | <u>(3,977,501)</u>   |
| <b>Business-Type Activities</b>                              |                     |                      |                                    |                                  |                                                     |                          |                      |
| Water                                                        | \$ 388,941          | \$ 331,827           | \$ -                               | \$ -                             | (57,114)                                            | (57,114)                 | (114,228)            |
| Sewer                                                        | 843,498             | 983,069              | -                                  | -                                | 139,571                                             | 139,571                  | 279,142              |
| Total business-type activities                               | <u>1,232,439</u>    | <u>1,314,896</u>     | <u>-</u>                           | <u>-</u>                         | <u>82,457</u>                                       | <u>82,457</u>            | <u>164,914</u>       |
| Total primary government                                     | <u>\$ 7,412,531</u> | <u>\$ 2,297,224</u>  | <u>\$ 586,772</u>                  | <u>\$ 633,491</u>                | <u>(3,895,044)</u>                                  | <u>82,457</u>            | <u>(3,812,587)</u>   |
| <b>General Revenues</b>                                      |                     |                      |                                    |                                  |                                                     |                          |                      |
| Taxes:                                                       |                     |                      |                                    |                                  |                                                     |                          |                      |
| Property taxes, levied for general purposes                  |                     |                      |                                    |                                  | 2,905,651                                           | -                        | 2,905,651            |
| Other taxes                                                  |                     |                      |                                    |                                  | 112,394                                             | -                        | 112,394              |
| Grants and contributions not restricted to specific programs |                     |                      |                                    |                                  | 1,052,670                                           | -                        | 1,052,670            |
| Interest and investment earnings                             |                     |                      |                                    |                                  | 648,434                                             | 135,637                  | 784,071              |
| Miscellaneous                                                |                     |                      |                                    |                                  | 78,436                                              | -                        | 78,436               |
| Total general revenues                                       |                     |                      |                                    |                                  | <u>4,797,585</u>                                    | <u>135,637</u>           | <u>4,933,222</u>     |
| Change in net position                                       |                     |                      |                                    |                                  | 820,084                                             | 218,094                  | 1,038,178            |
| <b>Net Position, Beginning, as previously reported</b>       |                     |                      |                                    |                                  | 18,628,844                                          | 13,140,787               | 31,769,631           |
| Error corrections (see notes disclosure)                     |                     |                      |                                    |                                  | (66,974)                                            | 66,974                   | -                    |
| <b>Net Position, Beginning, as restated</b>                  |                     |                      |                                    |                                  | <u>18,561,870</u>                                   | <u>13,207,761</u>        | <u>31,769,631</u>    |
| <b>Net Position, Ending</b>                                  |                     |                      |                                    |                                  | <u>\$ 19,381,954</u>                                | <u>\$ 13,425,855</u>     | <u>\$ 32,807,809</u> |

**Town of Westport**

Balance Sheet -  
Government Funds  
December 31, 2025

|                                                                         | General<br>Fund      | Nonmajor<br>Parks Fund | Total                |
|-------------------------------------------------------------------------|----------------------|------------------------|----------------------|
| <b>Assets</b>                                                           |                      |                        |                      |
| Cash and investments                                                    | \$ 7,842,407         | \$ 52,607              | \$ 7,895,014         |
| Receivables:                                                            |                      |                        |                      |
| Taxes                                                                   | 3,793,914            | -                      | 3,793,914            |
| Delinquent special assessments                                          | 890                  | -                      | 890                  |
| Loans                                                                   | 1,406,766            | -                      | 1,406,766            |
| Accounts                                                                | 79,648               | -                      | 79,648               |
| Due from other governments                                              | 256                  | -                      | 256                  |
| Total assets                                                            | <u>\$ 13,123,881</u> | <u>\$ 52,607</u>       | <u>\$ 13,176,488</u> |
| <b>Liabilities, Deferred Inflows of Resources<br/>and Fund Balances</b> |                      |                        |                      |
| <b>Liabilities</b>                                                      |                      |                        |                      |
| Accounts payable                                                        | \$ 92,782            | \$ -                   | \$ 92,782            |
| Deposits                                                                | 76,167               | -                      | 76,167               |
| Due to other funds                                                      | 96,428               | -                      | 96,428               |
| Due to other governments                                                | 1,620                | -                      | 1,620                |
| Total liabilities                                                       | <u>266,997</u>       | <u>-</u>               | <u>266,997</u>       |
| <b>Deferred Inflows of Resources</b>                                    |                      |                        |                      |
| Unearned revenue                                                        | 3,759,514            | -                      | 3,759,514            |
| Unavailable revenue                                                     | 1,406,766            | -                      | 1,406,766            |
| Total deferred inflows of resources                                     | <u>5,166,280</u>     | <u>-</u>               | <u>5,166,280</u>     |
| <b>Fund Balances</b>                                                    |                      |                        |                      |
| Nonspendable                                                            | 890                  | -                      | 890                  |
| Restricted                                                              | 2,200,000            | -                      | 2,200,000            |
| Assigned                                                                | 778,411              | 52,607                 | 831,018              |
| Unassigned                                                              | 4,711,303            | -                      | 4,711,303            |
| Total fund balances                                                     | <u>7,690,604</u>     | <u>52,607</u>          | <u>7,743,211</u>     |
| Total liabilities, deferred inflows of<br>resources and fund balances   | <u>\$ 13,123,881</u> | <u>\$ 52,607</u>       | <u>\$ 13,176,488</u> |

*Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds 12/31/2025*

**Town of Westport**

Statement of Revenue, Expenditures and Changes in Fund Balances -  
Governmental Funds  
Year Ended December 31, 2025

|                                                              | General<br>Fund     | Nonmajor<br>Parks Fund | Total               |
|--------------------------------------------------------------|---------------------|------------------------|---------------------|
| <b>Revenues</b>                                              |                     |                        |                     |
| Property taxes                                               | \$ 3,269,795        | \$ -                   | \$ 3,269,795        |
| Other taxes                                                  | 152,806             | -                      | 152,806             |
| Intergovernmental                                            | 1,639,442           | -                      | 1,639,442           |
| Licenses and permits                                         | 225,808             | -                      | 225,808             |
| Fines, forfeitures and penalties                             | 1,923               | -                      | 1,923               |
| Public charges for services                                  | 350,041             | -                      | 350,041             |
| Investment income                                            | 646,112             | 2,322                  | 648,434             |
| Miscellaneous                                                | 3,294,975           | -                      | 3,294,975           |
| <b>Total revenues</b>                                        | <b>9,580,902</b>    | <b>2,322</b>           | <b>9,583,224</b>    |
| <b>Expenditures</b>                                          |                     |                        |                     |
| Current:                                                     |                     |                        |                     |
| General government                                           | 1,014,746           | -                      | 1,014,746           |
| Public safety                                                | 836,562             | -                      | 836,562             |
| Public works                                                 | 904,705             | -                      | 904,705             |
| Health and social services                                   | 34,567              | -                      | 34,567              |
| Parks and recreation                                         | 81,194              | -                      | 81,194              |
| Conservation and development                                 | 208,888             | -                      | 208,888             |
| Capital outlay                                               | 2,144,227           | -                      | 2,144,227           |
| Debt service:                                                |                     |                        |                     |
| Principal                                                    | 5,712,944           | -                      | 5,712,944           |
| Interest and fiscal charges                                  | 554,241             | -                      | 554,241             |
| <b>Total expenditures</b>                                    | <b>11,492,074</b>   | <b>-</b>               | <b>11,492,074</b>   |
| <b>Excess (deficiency) of revenues<br/>over expenditures</b> | <b>(1,911,172)</b>  | <b>2,322</b>           | <b>(1,908,850)</b>  |
| <b>Other Financing Sources</b>                               |                     |                        |                     |
| Debt issued                                                  | 3,211,404           | -                      | 3,211,404           |
| <b>Total other financing sources</b>                         | <b>3,211,404</b>    | <b>-</b>               | <b>3,211,404</b>    |
| <b>Net change in fund balances</b>                           | <b>1,300,232</b>    | <b>2,322</b>           | <b>1,302,554</b>    |
| <b>Fund Balances, Beginning, as previously reported</b>      | <b>6,457,346</b>    | <b>50,285</b>          | <b>6,507,631</b>    |
| Error corrections (see notes disclosure)                     | (66,974)            | -                      | (66,974)            |
| <b>Fund Balances, Beginning, as restated</b>                 | <b>6,390,372</b>    | <b>50,285</b>          | <b>6,440,657</b>    |
| <b>Fund Balances, Ending</b>                                 | <b>\$ 7,690,604</b> | <b>\$ 52,607</b>       | <b>\$ 7,743,211</b> |

*Statement of Net Position – Proprietary Funds 12/31/2025*

**Town of Westport**

Statement of Net Position -

Proprietary Funds

December 31, 2025

|                                                                        | Business-Type Activities |                  |               |
|------------------------------------------------------------------------|--------------------------|------------------|---------------|
|                                                                        | Enterprise Funds         |                  |               |
|                                                                        | Water<br>Utility         | Sewer<br>Utility | Total         |
| <b>Assets</b>                                                          |                          |                  |               |
| <b>Current Assets</b>                                                  |                          |                  |               |
| Cash and investments                                                   | \$ 1,251,227             | \$ 921,668       | \$ 2,172,895  |
| Accounts receivable                                                    | 7,391                    | 80,949           | 88,340        |
| Leases receivable                                                      | 58,824                   | -                | 58,824        |
| Due from other funds                                                   | 77,143                   | 19,285           | 96,428        |
| Total current assets                                                   | 1,394,585                | 1,021,902        | 2,416,487     |
| <b>Noncurrent Assets</b>                                               |                          |                  |               |
| Restricted assets:                                                     |                          |                  |               |
| Restricted cash and cash equivalents                                   | -                        | 383,566          | 383,566       |
| Capital assets:                                                        |                          |                  |               |
| Property, plant and equipment                                          | 8,644,835                | 8,100,168        | 16,745,003    |
| Less accumulated depreciation                                          | (2,266,895)              | (3,815,985)      | (6,082,880)   |
| Other assets:                                                          |                          |                  |               |
| Special assessments                                                    | -                        | 36,307           | 36,307        |
| Leases receivable                                                      | 278,850                  | -                | 278,850       |
| Total noncurrent assets                                                | 6,656,790                | 4,704,056        | 11,360,846    |
| Total assets                                                           | \$ 8,051,375             | \$ 5,725,958     | \$ 13,777,333 |
| <b>Liabilities, Deferred Inflows of Resources<br/>and Net Position</b> |                          |                  |               |
| <b>Liabilities</b>                                                     |                          |                  |               |
| Accounts payable                                                       | \$ 11,201                | \$ 2,603         | \$ 13,804     |
| Total liabilities                                                      | 11,201                   | 2,603            | 13,804        |
| <b>Deferred Inflows of Resources</b>                                   |                          |                  |               |
| Lease related amounts                                                  | 337,674                  | -                | 337,674       |
| Total deferred inflows of resources                                    | 337,674                  | -                | 337,674       |
| <b>Net Position</b>                                                    |                          |                  |               |
| Net investment in capital assets                                       | 6,377,940                | 4,284,183        | 10,662,123    |
| Restricted                                                             | -                        | 383,566          | 383,566       |
| Unrestricted                                                           | 1,324,560                | 1,055,606        | 2,380,166     |
| Total net position                                                     | 7,702,500                | 5,723,355        | 13,425,855    |
| Total liabilities, deferred inflows of<br>resources and net position   | \$ 8,051,375             | \$ 5,725,958     | \$ 13,777,333 |



*Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds 12/31/2025*

**Town of Westport**

**Statement of Revenue, Expenditures and Changes in Fund Balances -**

**Proprietary Funds**

**Year Ended December 31, 2025**

|                                                       | <b>Business-Type Activities<br/>Enterprise Funds</b> |                          |                      |
|-------------------------------------------------------|------------------------------------------------------|--------------------------|----------------------|
|                                                       | <b>Water<br/>Utility</b>                             | <b>Sewer<br/>Utility</b> | <b>Total</b>         |
| <b>Operating Revenues</b>                             |                                                      |                          |                      |
| Charges for services                                  | \$ 330,890                                           | \$ 983,069               | \$ 1,313,959         |
| Other operating revenues                              | 937                                                  | -                        | 937                  |
| Total operating revenues                              | 331,827                                              | 983,069                  | 1,314,896            |
| <b>Operating Expenses</b>                             |                                                      |                          |                      |
| Operation and maintenance                             | 178,364                                              | 628,236                  | 806,600              |
| Salaries                                              | 47,872                                               | 37,772                   | 85,644               |
| Outside services employed                             | 7,600                                                | -                        | 7,600                |
| Depreciation expense                                  | 155,105                                              | 177,490                  | 332,595              |
| Total operating expenses                              | 388,941                                              | 843,498                  | 1,232,439            |
| Operating income (loss)                               | (57,114)                                             | 139,571                  | 82,457               |
| <b>Nonoperating Revenues</b>                          |                                                      |                          |                      |
| Investment income                                     | 63,856                                               | 71,781                   | 135,637              |
| Total nonoperating revenues                           | 63,856                                               | 71,781                   | 135,637              |
| Net change in fund balances                           | 6,742                                                | 211,352                  | 218,094              |
| <b>Net Position, Beginning as previously reported</b> | 7,628,784                                            | 5,512,003                | 13,140,787           |
| Error corrections (see notes disclosure)              | 66,974                                               | -                        | 66,974               |
| <b>Net Position, Beginning, as restated</b>           | 7,695,758                                            | 5,512,003                | 13,207,761           |
| <b>Net Position, Ending</b>                           | <b>\$ 7,702,500</b>                                  | <b>\$ 5,723,355</b>      | <b>\$ 13,425,855</b> |

*Statement of Cash Flows – Proprietary Funds 12/31/2025*

**Town of Westport**

Statement of Cash Flows-

Proprietary Funds

Year Ended December 31, 2025

|                                                                                                            | Business-Type Activities<br>Enterprise Funds |                     | Total<br>Enterprise<br>Funds |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------|------------------------------|
|                                                                                                            | Water<br>Utility                             | Sewer<br>Utility    |                              |
| <b>Cash Flows From Operating Activities</b>                                                                |                                              |                     |                              |
| Received from customers                                                                                    | \$ 402,444                                   | \$ 984,701          | \$ 1,387,145                 |
| Paid to suppliers for good and services                                                                    | (186,560)                                    | (774,058)           | (960,618)                    |
| Paid to employees                                                                                          | (47,872)                                     | (37,772)            | (85,644)                     |
| Net cash flows from operating activities                                                                   | 168,012                                      | 172,871             | 340,883                      |
| <b>Cash Flows From Capital and Related<br/>Financing Activities</b>                                        |                                              |                     |                              |
| Acquisition and construction of capital assets                                                             | (34,338)                                     | (222,488)           | (256,826)                    |
| Net cash flows from capital and<br>related financing activities                                            | (34,338)                                     | (222,488)           | (256,826)                    |
| <b>Cash Flows From Investing Activities</b>                                                                |                                              |                     |                              |
| Investment income                                                                                          | 63,856                                       | 71,781              | 135,637                      |
| Net cash flows from investing activities                                                                   | 63,856                                       | 71,781              | 135,637                      |
| Net increase in cash and cash equivalents                                                                  | 197,530                                      | 22,164              | 219,694                      |
| <b>Cash and Cash Equivalents, Beginning</b>                                                                | 1,053,697                                    | 1,283,070           | 2,336,767                    |
| <b>Cash and Cash Equivalents, Ending</b>                                                                   | <u>\$ 1,251,227</u>                          | <u>\$ 1,305,234</u> | <u>\$ 2,556,461</u>          |
| <b>Reconciliation of Operating Income (Loss) to<br/>Net Cash From Operating Activities</b>                 |                                              |                     |                              |
| Operating income (loss)                                                                                    | \$ (57,114)                                  | \$ 139,571          | \$ 82,457                    |
| Adjustments to reconcile operating income (loss)<br>to net cash provided from operating activities:        |                                              |                     |                              |
| Depreciation expense                                                                                       | 155,105                                      | 177,490             | 332,595                      |
| Changes in assets, liabilities and deferred<br>inflows and outflows:                                       |                                              |                     |                              |
| Accounts receivable                                                                                        | 78,069                                       | (18,630)            | 59,439                       |
| Due from other funds                                                                                       | 9,645                                        | 20,263              | 29,908                       |
| Accounts payable                                                                                           | (596)                                        | (145,823)           | (146,419)                    |
| Deferred inflows of resources                                                                              | (17,097)                                     | -                   | (17,097)                     |
| Net cash flows from operating activities                                                                   | <u>\$ 168,012</u>                            | <u>\$ 172,871</u>   | <u>\$ 340,883</u>            |
| <b>Reconciliation of Cash and Cash Equivalents to the<br/>Statement of Net Position, Proprietary Funds</b> |                                              |                     |                              |
| Cash and investments                                                                                       | \$ 1,251,227                                 | \$ 921,668          | \$ 2,172,895                 |
| Restricted cash and investments                                                                            | -                                            | 383,566             | 383,566                      |
| Total cash and investments                                                                                 | <u>\$ 1,251,227</u>                          | <u>\$ 1,305,234</u> | <u>\$ 2,556,461</u>          |
| <b>Noncash Investing, Capital and<br/>Financing Activities</b>                                             |                                              |                     |                              |
| None                                                                                                       |                                              |                     |                              |

*Statement of Fiduciary Net Position 12/31/2025*

**Town of Westport**

Statement of Fiduciary Net Position -

Fiduciary Fund

December 31, 2025

|                           | <b>Tax Collection<br/>Fund</b> |
|---------------------------|--------------------------------|
| <b>Assets</b>             |                                |
| Cash and investments      | \$ 6,559,812                   |
| Taxes receivable          | <u>12,747,757</u>              |
| Total assets              | <u>19,307,569</u>              |
| <b>Liabilities</b>        |                                |
| Due to other taxing units | <u>19,307,569</u>              |
| Total liabilities         | <u>19,307,569</u>              |
| <b>Net Position</b>       |                                |
| Total net position        | <u><u>\$ -</u></u>             |

**TOWN OF WESTPORT**

**Statement of Net Position  
December 31, 2024**

|                                           | Governmental<br>Activities | Business-type<br>Activities | Total         |
|-------------------------------------------|----------------------------|-----------------------------|---------------|
| <b>ASSETS</b>                             |                            |                             |               |
| Current Assets                            |                            |                             |               |
| Cash and Equivalents                      | \$ 8,755,830               | \$ 1,969,575                | \$ 10,725,405 |
| Taxes Receivable                          | 2,531,795                  | 28,859                      | 2,560,654     |
| Accounts Receivable                       | 54,673                     | 63,706                      | 118,379       |
| Loan Receivable                           | 4,623,306                  | -                           | 4,623,306     |
| Interfund Balances                        | (97,476)                   | 97,476                      | -             |
| Due from Other Governmental Agencies      | 228                        | -                           | 228           |
| Lease as Lessor                           | 19,902                     | -                           | 19,902        |
| Delinquent Special Assessments            | 1,479                      | -                           | 1,479         |
| Total Current Assets                      | 15,889,737                 | 2,159,616                   | 18,049,353    |
| Restricted Assets:                        |                            |                             |               |
| Restricted Cash                           | -                          | 367,192                     | 367,192       |
| Total Restricted Assets                   | -                          | 367,192                     | 367,192       |
| Noncurrent Assets:                        |                            |                             |               |
| Investment in Waunakee Area Fire District | 654,330                    | -                           | 654,330       |
| Long-Term Receivable - Leases as Lessor   | 2,777,914                  | -                           | 2,777,914     |
| Special Assessments Receivable            | -                          | 36,307                      | 36,307        |
| Total Noncurrent Assets                   | 3,432,244                  | 36,307                      | 3,468,551     |
| Capital Assets:                           |                            |                             |               |
| Capital Assets                            | 28,594,087                 | 16,550,118                  | 45,144,205    |
| Less: Accumulated Depreciation            | (6,178,398)                | (5,812,226)                 | (11,990,624)  |
| Net Capital Assets                        | 22,415,689                 | 10,737,892                  | 33,153,581    |
| Total Assets                              | 41,737,670                 | 13,301,007                  | 55,038,677    |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>     |                            |                             |               |
| OPEB - Group Life Insurance Plan Outflows | 11,495                     | -                           | 11,495        |
| Deferred Pension Outflows                 | 461,249                    | -                           | 461,249       |
| Total Deferred Outflows of Resources      | 472,744                    | -                           | 472,744       |
| Total Assets and Deferred Outflows        | \$ 42,210,414              | \$ 13,301,007               | \$ 55,511,421 |



**TOWN OF WESTPORT**

**Statement of Net Position  
December 31, 2024**

|                                                      | Governmental<br>Activities  | Business-type<br>Activities | Total                       |
|------------------------------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>LIABILITIES</b>                                   |                             |                             |                             |
| Accounts Payable and Accrued Expenses                | \$ 1,021,934                | \$ 160,220                  | \$ 1,182,154                |
| Deposits Payable                                     | 76,167                      | -                           | 76,167                      |
| Accrued Interest                                     | 100,282                     | -                           | 100,282                     |
| Long Term Liabilities                                |                             |                             |                             |
| Due within one year:                                 |                             |                             |                             |
| Notes Payable                                        | 1,485,000                   | -                           | 1,485,000                   |
| Other Long-Term Liabilities                          | 12,611                      | -                           | 12,611                      |
| Due in more than one year:                           |                             |                             |                             |
| Notes Payable                                        | 13,787,305                  | -                           | 13,787,305                  |
| Other Long-Term Liabilities                          | 248,388                     | -                           | 248,388                     |
| Net Pension Liability                                | 51,720                      | -                           | 51,720                      |
| OPEB - Group Life Insurance Plan                     | 17,915                      | -                           | 17,915                      |
| Total Liabilities                                    | <u>16,801,322</u>           | <u>160,220</u>              | <u>16,961,542</u>           |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                 |                             |                             |                             |
| Deferred Tax Levy                                    | 3,707,773                   | -                           | 3,707,773                   |
| OPEB - Group Life Insurance Plan Inflows             | 63,103                      | -                           | 63,103                      |
| Leases as Lessor                                     | 2,730,842                   | -                           | 2,730,842                   |
| Deferred Pension Inflows                             | <u>278,530</u>              | <u>-</u>                    | <u>278,530</u>              |
| Total Deferred Inflows of Resources                  | <u>6,780,248</u>            | <u>-</u>                    | <u>6,780,248</u>            |
| <b>NET POSITION</b>                                  |                             |                             |                             |
| Net Investment in Capital Assets                     | 13,466,689                  | 10,737,892                  | 24,204,581                  |
| Restricted                                           |                             |                             |                             |
| Capital Projects                                     | -                           | 367,192                     | 367,192                     |
| Unrestricted                                         | <u>5,162,155</u>            | <u>2,035,703</u>            | <u>7,197,858</u>            |
| Total Net Position                                   | <u>18,628,844</u>           | <u>13,140,787</u>           | <u>31,769,631</u>           |
| Total Liabilities, Deferred Inflows and Net Position | <u><u>\$ 42,210,414</u></u> | <u><u>\$ 13,301,007</u></u> | <u><u>\$ 55,511,421</u></u> |

Statement of Activities 12/31/24

**TOWN OF WESTPORT**  
**Statement of Activities**  
**For the Year Ended December 31, 2024**

| Functions/Programs                                           | Expenses            | Program Revenue      |                                    |                                  | Net (Expenses) Revenue and Changes in Net Position |                          |                      |
|--------------------------------------------------------------|---------------------|----------------------|------------------------------------|----------------------------------|----------------------------------------------------|--------------------------|----------------------|
|                                                              |                     | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities                            | Business-type Activities | Total                |
| <b>Governmental Activities</b>                               |                     |                      |                                    |                                  |                                                    |                          |                      |
| General Government                                           | \$ 978,201          | \$ 115,320           | \$ -                               | \$ -                             | \$ (862,881)                                       |                          | \$ (862,881)         |
| Public Safety                                                | 830,697             | 713,142              | 48,089                             | -                                | (69,466)                                           |                          | (69,466)             |
| Public Works                                                 | 1,804,888           | 317,331              | 702,747                            | -                                | (784,810)                                          |                          | (784,810)            |
| Health and Social Services                                   | 32,711              | -                    | -                                  | -                                | (32,711)                                           |                          | (32,711)             |
| Parks and Recreation                                         | 206,982             | -                    | -                                  | -                                | (206,982)                                          |                          | (206,982)            |
| Conservation and Development                                 | 172,691             | -                    | -                                  | -                                | (172,691)                                          |                          | (172,691)            |
| Capital Outlay                                               | 7,263               | -                    | -                                  | -                                | (7,263)                                            |                          | (7,263)              |
| Interest and Fiscal Charges                                  | 511,377             | -                    | -                                  | -                                | (511,377)                                          |                          | (511,377)            |
| Total Governmental Activities                                | <u>4,544,810</u>    | <u>1,145,793</u>     | <u>750,836</u>                     | <u>-</u>                         | <u>(2,648,181)</u>                                 |                          | <u>(2,648,181)</u>   |
| <b>Business-type Activities</b>                              |                     |                      |                                    |                                  |                                                    |                          |                      |
| Water                                                        | 346,476             | 279,389              | -                                  | 50,771                           | -                                                  | \$ (16,316)              | (16,316)             |
| Sewer                                                        | 864,217             | 892,463              | -                                  | -                                | -                                                  | 28,246                   | 28,246               |
| Total Business-type Activities                               | <u>1,210,693</u>    | <u>1,171,852</u>     | <u>-</u>                           | <u>50,771</u>                    | <u>-</u>                                           | <u>11,930</u>            | <u>11,930</u>        |
| <b>Total Government</b>                                      | <u>\$ 5,755,503</u> | <u>\$ 2,317,645</u>  | <u>\$ 750,836</u>                  | <u>\$ 50,771</u>                 | <u>(2,648,181)</u>                                 | <u>11,930</u>            | <u>(2,636,251)</u>   |
| <b>General Revenues:</b>                                     |                     |                      |                                    |                                  |                                                    |                          |                      |
| Taxes:                                                       |                     |                      |                                    |                                  |                                                    |                          |                      |
| Property Taxes, levied for general purposes                  |                     |                      |                                    |                                  | 2,939,820                                          | -                        | 2,939,820            |
| Other Taxes                                                  |                     |                      |                                    |                                  | 128,895                                            | -                        | 128,895              |
| Grants and contributions not restricted to specific programs |                     |                      |                                    |                                  | 241,902                                            | -                        | 241,902              |
| Interest and Investment Earnings                             |                     |                      |                                    |                                  | 608,890                                            | 142,606                  | 751,496              |
| Gain (Loss) on Sale of Equipment                             |                     |                      |                                    |                                  | (30,823)                                           | -                        | (30,823)             |
| Miscellaneous                                                |                     |                      |                                    |                                  | 84,050                                             | -                        | 84,050               |
| Transfers                                                    |                     |                      |                                    |                                  | (50,771)                                           | -                        | (50,771)             |
| Total General Revenues and Transfers                         |                     |                      |                                    |                                  | <u>3,921,963</u>                                   | <u>142,606</u>           | <u>4,064,569</u>     |
| Change in Net Position                                       |                     |                      |                                    |                                  | 1,273,782                                          | 154,536                  | 1,428,318            |
| Net Position - Beginning of Year                             |                     |                      |                                    |                                  | <u>17,355,062</u>                                  | <u>12,986,251</u>        | <u>30,341,313</u>    |
| Net Position - Ending of Year                                |                     |                      |                                    |                                  | <u>\$ 18,628,844</u>                               | <u>\$ 13,140,787</u>     | <u>\$ 31,769,631</u> |

**TOWN OF WESTPORT**

**Balance Sheet  
Governmental Funds  
December 31, 2024**

|                                                        | General Fund         | Non-Major<br>Parks Fund | Total<br>Governmental<br>Funds |
|--------------------------------------------------------|----------------------|-------------------------|--------------------------------|
| <b>ASSETS</b>                                          |                      |                         |                                |
| Cash and Investments                                   | \$ 8,705,545         | \$ 50,285               | \$ 8,755,830                   |
| Receivables:                                           |                      |                         |                                |
| Taxes                                                  | 2,531,795            | -                       | 2,531,795                      |
| Delinquent Special Assessments                         | 1,479                | -                       | 1,479                          |
| Leases as Lessor                                       | 2,797,816            | -                       | 2,797,816                      |
| Loans                                                  | 4,623,306            | -                       | 4,623,306                      |
| Other                                                  | 54,673               | -                       | 54,673                         |
| Due from Other Governments                             | 228                  | -                       | 228                            |
| Total Assets                                           | <u>\$ 18,714,842</u> | <u>\$ 50,285</u>        | <u>\$ 18,765,127</u>           |
| <b>LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES</b> |                      |                         |                                |
| Liabilities:                                           |                      |                         |                                |
| Accounts Payable                                       | \$ 1,021,635         | \$ -                    | \$ 1,021,635                   |
| Accrued Liabilities                                    | 298                  | -                       | 298                            |
| Due to Other Funds                                     | 126,335              | -                       | 126,335                        |
| Deposits Payable                                       | 76,167               | -                       | 76,167                         |
| Total Liabilities                                      | <u>1,224,435</u>     | <u>-</u>                | <u>1,224,435</u>               |
| Deferred Inflows of Resources:                         |                      |                         |                                |
| Deferred Developer Loan                                | 4,623,306            | -                       | 4,623,306                      |
| Deferred Leases as Lessor                              | 2,730,842            | -                       | 2,730,842                      |
| Deferred Tax Levy                                      | 3,678,913            | -                       | 3,678,913                      |
| Total Deferred Inflows of Resources                    | <u>11,033,061</u>    | <u>-</u>                | <u>11,033,061</u>              |
| Fund Balances:                                         |                      |                         |                                |
| Nonspendable                                           | 68,453               | -                       | 68,453                         |
| Restricted                                             | 1,700,000            | -                       | 1,700,000                      |
| Assigned                                               | -                    | 50,285                  | 50,285                         |
| Unassigned                                             | 4,688,893            | -                       | 4,688,893                      |
| Total Fund Balances                                    | <u>6,457,346</u>     | <u>50,285</u>           | <u>6,507,631</u>               |
| Total Liabilities, Deferred Inflows and Fund Balances  | <u>\$ 18,714,842</u> | <u>\$ 50,285</u>        | <u>\$ 18,765,127</u>           |

**TOWN OF WESTPORT**

**Statement of Revenues, Expenditures and Changes in Fund Balances  
Governmental Funds  
For the Year Ended December 31, 2024**

|                                                      |                     |                         | Governmental<br>Funds |
|------------------------------------------------------|---------------------|-------------------------|-----------------------|
|                                                      | General Fund        | Non-Major<br>Parks Fund | 2024                  |
| <b>REVENUES</b>                                      |                     |                         |                       |
| Property Taxes                                       | \$ 3,322,248        | \$ -                    | \$ 3,322,248          |
| Other Taxes                                          | 128,895             | -                       | 128,895               |
| Intergovernmental                                    | 992,738             | -                       | 992,738               |
| License and Permits                                  | 435,570             | -                       | 435,570               |
| Fines, Forfeits and Penalties                        | 3,314               | -                       | 3,314                 |
| Public Charges for Services                          | 322,881             | -                       | 322,881               |
| Interest Income                                      | 606,195             | 2,696                   | 608,891               |
| Miscellaneous Income                                 | 94,704              | -                       | 94,704                |
| Total Revenues                                       | <u>5,906,545</u>    | <u>2,696</u>            | <u>5,909,241</u>      |
| <b>EXPENDITURES</b>                                  |                     |                         |                       |
| Current:                                             |                     |                         |                       |
| General Government                                   | 934,802             | -                       | 934,802               |
| Public Safety                                        | 914,697             | -                       | 914,697               |
| Public Works                                         | 792,918             | -                       | 792,918               |
| Health and Social Services                           | 32,711              | -                       | 32,711                |
| Parks and Recreation                                 | 119,830             | -                       | 119,830               |
| Conservation and Development                         | 4,795,997           | -                       | 4,795,997             |
| Capital Outlay                                       | 1,541,680           | -                       | 1,541,680             |
| Debt Service                                         |                     |                         |                       |
| Principal                                            | 7,236,306           | -                       | 7,236,306             |
| Interest                                             | 449,253             | -                       | 449,253               |
| Total Expenditures                                   | <u>16,818,194</u>   | <u>-</u>                | <u>16,818,194</u>     |
| Excess (Deficiency) of Revenues Over<br>Expenditures | <u>(10,911,649)</u> | <u>2,696</u>            | <u>(10,908,953)</u>   |
| <b>OTHER FINANCING SOURCES (USES)</b>                |                     |                         |                       |
| Proceeds from Notes Payable                          | 10,055,612          | -                       | 10,055,612            |
| Total Other Financing Sources (Uses)                 | <u>10,055,612</u>   | <u>-</u>                | <u>10,055,612</u>     |
| Net Change in Fund Balances                          | (856,037)           | 2,696                   | (853,341)             |
| Fund Balances - Beginning of Year                    | 7,313,383           | 47,589                  | 7,360,972             |
| Fund Balances - Ending of Year                       | <u>\$ 6,457,346</u> | <u>\$ 50,285</u>        | <u>\$ 6,507,631</u>   |



**TOWN OF WESTPORT**

**Statement of Net Position  
Proprietary Funds  
December 31, 2024**

|                                        | <u>Water Utility</u>    | <u>Sewer Utility</u>    | <u>Total</u>             |
|----------------------------------------|-------------------------|-------------------------|--------------------------|
| <b>ASSETS</b>                          |                         |                         |                          |
| Current Assets:                        |                         |                         |                          |
| Cash and Investments                   | \$ 1,053,697            | \$ 915,878              | \$ 1,969,575             |
| Accounts Receivable                    | 1,389                   | 62,317                  | 63,706                   |
| Due from Tax Roll                      | 3,594                   | 25,265                  | 28,859                   |
| Due from Other Funds                   | 83,194                  | 14,282                  | 97,476                   |
| Total Current Assets                   | <u>1,141,874</u>        | <u>1,017,742</u>        | <u>2,159,616</u>         |
| Restricted Assets:                     |                         |                         |                          |
| Restricted Cash and Cash Equivalents   | -                       | 367,192                 | 367,192                  |
| Total Restricted Assets                | <u>-</u>                | <u>367,192</u>          | <u>367,192</u>           |
| Noncurrent Assets:                     |                         |                         |                          |
| Special Assessments                    | -                       | 36,307                  | 36,307                   |
| Total Noncurrent Assets                | <u>-</u>                | <u>36,307</u>           | <u>36,307</u>            |
| Capital Assets:                        |                         |                         |                          |
| Property, Plant and Equipment          | 8,614,154               | 7,935,964               | 16,550,118               |
| Less: Accumulated Depreciation         | (2,115,447)             | (3,696,779)             | (5,812,226)              |
| Net Capital Assets                     | <u>6,498,707</u>        | <u>4,239,185</u>        | <u>10,737,892</u>        |
| <br>Total Assets                       | <br><u>\$ 7,640,581</u> | <br><u>\$ 5,660,426</u> | <br><u>\$ 13,301,007</u> |
| <b>LIABILITIES</b>                     |                         |                         |                          |
| Current Liabilities:                   |                         |                         |                          |
| Accounts Payable                       | \$ 11,797               | \$ 148,423              | \$ 160,220               |
| Total Liabilities                      | <u>11,797</u>           | <u>148,423</u>          | <u>160,220</u>           |
| <b>NET POSITION</b>                    |                         |                         |                          |
| Net Investment in Capital Assets       | 6,498,707               | 4,239,185               | 10,737,892               |
| Restricted                             | -                       | 367,192                 | 367,192                  |
| Unrestricted                           | 1,130,077               | 905,626                 | 2,035,703                |
| Total Net Position                     | <u>7,628,784</u>        | <u>5,512,003</u>        | <u>13,140,787</u>        |
| <br>Total Liabilities and Net Position | <br><u>\$ 7,640,581</u> | <br><u>\$ 5,660,426</u> | <br><u>\$ 13,301,007</u> |

**TOWN OF WESTPORT**

**Statement of Revenues, Expenses and Changes in Fund Net Position  
Proprietary Funds  
For the Year Ended December 31, 2024**

|                                        | <u>Water Utility</u>       | <u>Sewer Utility</u>       | <u>Total</u>                |
|----------------------------------------|----------------------------|----------------------------|-----------------------------|
| OPERATING REVENUES                     |                            |                            |                             |
| Charges for Services                   | \$ 266,053                 | \$ 892,463                 | \$ 1,158,516                |
| Other Operating Revenues               | 13,336                     | -                          | 13,336                      |
| Total Operating Revenues               | <u>279,389</u>             | <u>892,463</u>             | <u>1,171,852</u>            |
| OPERATING EXPENSES                     |                            |                            |                             |
| Operation and Maintenance              | 130,447                    | 664,864                    | 795,311                     |
| Salaries                               | 57,390                     | 26,887                     | 84,277                      |
| Outside Services Employed              | 7,524                      | -                          | 7,524                       |
| Depreciation                           | 151,115                    | 172,466                    | 323,581                     |
| Total Operating Expenses               | <u>346,476</u>             | <u>864,217</u>             | <u>1,210,693</u>            |
| Operating Income (Loss)                | <u>(67,087)</u>            | <u>28,246</u>              | <u>(38,841)</u>             |
| NON-OPERATING REVENUES (EXPENSES)      |                            |                            |                             |
| Interest and Investment Revenue        | 63,727                     | 78,879                     | 142,606                     |
| Total Non-Operating Revenue (Expenses) | <u>63,727</u>              | <u>78,879</u>              | <u>142,606</u>              |
| Income (Loss) Before Contributions     | (3,360)                    | 107,125                    | 103,765                     |
| Capital Contributions - Paid by Town   | <u>50,771</u>              | <u>-</u>                   | <u>50,771</u>               |
| Change in Net Position                 | 47,411                     | 107,125                    | 154,536                     |
| Total Net Position - Beginning of Year | <u>7,581,373</u>           | <u>5,404,878</u>           | <u>12,986,251</u>           |
| Total Net Position - Ending of Year    | <u><u>\$ 7,628,784</u></u> | <u><u>\$ 5,512,003</u></u> | <u><u>\$ 13,140,787</u></u> |

**TOWN OF WESTPORT**

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended December 31, 2024**

|                                                                                                   | Water<br>Utility           | Sewer<br>Utility           | Totals                     |
|---------------------------------------------------------------------------------------------------|----------------------------|----------------------------|----------------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                                                       |                            |                            |                            |
| Receipts from customers                                                                           | \$ 284,887                 | \$ 871,247                 | \$ 1,156,134               |
| Payments to suppliers                                                                             | (134,215)                  | (645,858)                  | (780,073)                  |
| Payments to employees                                                                             | (57,390)                   | (26,887)                   | (84,277)                   |
| Internal activity - payments (to) from other funds                                                | (36,510)                   | (16,379)                   | (52,889)                   |
| Net cash provided (used) by operating activities                                                  | <u>56,772</u>              | <u>182,123</u>             | <u>238,895</u>             |
| <b>CASH FLOWS FROM CAPITAL AND RELATED<br/>FINANCING ACTIVITIES</b>                               |                            |                            |                            |
| Purchase of capital assets                                                                        | <u>(202,512)</u>           | <u>(252,949)</u>           | <u>(455,461)</u>           |
| Net cash provided (used) by capital and related<br>financing activities                           | <u>(202,512)</u>           | <u>(252,949)</u>           | <u>(455,461)</u>           |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                                                       |                            |                            |                            |
| Interest and dividends                                                                            | <u>63,727</u>              | <u>78,879</u>              | <u>142,606</u>             |
| Net cash provided (used) by investing activities                                                  | <u>63,727</u>              | <u>78,879</u>              | <u>142,606</u>             |
| Net increase (decrease) in cash and cash equivalents                                              | (82,013)                   | 8,053                      | (73,960)                   |
| Cash at beginning of year                                                                         | <u>1,135,710</u>           | <u>1,275,017</u>           | <u>2,410,727</u>           |
| Cash at end of year                                                                               | <u><u>\$ 1,053,697</u></u> | <u><u>\$ 1,283,070</u></u> | <u><u>\$ 2,336,767</u></u> |
| Reconciliation to Statement of Net Position                                                       |                            |                            |                            |
| Cash and cash equivalents                                                                         | \$ 1,053,697               | \$ 915,878                 | \$ 1,969,575               |
| Restricted cash and cash equivalents                                                              | -                          | 367,192                    | 367,192                    |
| Total cash and cash equivalents                                                                   | <u><u>\$ 1,053,697</u></u> | <u><u>\$ 1,283,070</u></u> | <u><u>\$ 2,336,767</u></u> |
| Reconciliation of operating income (loss) to net cash<br>provided (used) by operating activities: |                            |                            |                            |
| Operating income (loss)                                                                           | \$ (67,087)                | \$ 28,246                  | \$ (38,841)                |
| Adjustments to reconcile operating income to net cash<br>provided (used) by operating activities  |                            |                            |                            |
| Depreciation expense                                                                              | 151,115                    | 172,466                    | 323,581                    |
| Changes in assets and liabilities:                                                                |                            |                            |                            |
| Receivables, net                                                                                  | 5,498                      | (21,216)                   | (15,718)                   |
| Interfund balances                                                                                | (36,510)                   | (16,379)                   | (52,889)                   |
| Accounts and other payables                                                                       | 3,756                      | 19,006                     | 22,762                     |
| Net cash provided (used) by operating activities                                                  | <u><u>\$ 56,772</u></u>    | <u><u>\$ 182,123</u></u>   | <u><u>\$ 238,895</u></u>   |
| Noncash capital financing activities:                                                             |                            |                            |                            |
| Town contributed utility plant                                                                    | <u><u>\$ 50,771</u></u>    | <u><u>\$ -</u></u>         | <u><u>\$ 50,771</u></u>    |

**TOWN OF WESTPORT**

**Statement of Fiduciary Net Position  
Fiduciary Funds  
December 31, 2024**

|                          | <u><b>Custodial Fund</b></u> |
|--------------------------|------------------------------|
| <b>ASSETS</b>            |                              |
| Cash and Investments     | \$ 5,687,174                 |
| Taxes Receivable         | <u>12,853,226</u>            |
| Total Assets             | <u><u>\$ 18,540,400</u></u>  |
| <b>LIABILITIES</b>       |                              |
| Due to Other Governments | <u>\$ 18,540,400</u>         |
| Total Liabilities        | <u><u>\$ 18,540,400</u></u>  |

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**TOWN OF WESTPORT**

**Statement of Net Position  
December 31, 2023**

|                                           | Governmental<br>Activities | Business-type<br>Activities | Total         |
|-------------------------------------------|----------------------------|-----------------------------|---------------|
| <b>ASSETS</b>                             |                            |                             |               |
| Current Assets                            |                            |                             |               |
| Cash and Equivalents                      | \$ 8,650,317               | \$ 2,062,541                | \$ 10,712,858 |
| Taxes Receivable                          | 2,580,632                  | 18,476                      | 2,599,108     |
| Accounts Receivable                       | 17,820                     | 47,988                      | 65,808        |
| Interfund Balances                        | (54,969)                   | 54,969                      | -             |
| Due from Other Governmental Agencies      | 230                        | -                           | 230           |
| Lease as Lessor                           | 48,609                     | -                           | 48,609        |
| Delinquent Special Assessments            | 4,795                      | -                           | 4,795         |
| Total Current Assets                      | 11,247,434                 | 2,183,974                   | 13,431,408    |
| Restricted Assets:                        |                            |                             |               |
| Restricted Cash                           | -                          | 348,186                     | 348,186       |
| Total Restricted Assets                   | -                          | 348,186                     | 348,186       |
| Noncurrent Assets:                        |                            |                             |               |
| Investment in Waunakee Area Fire District | 570,330                    | -                           | 570,330       |
| Long-Term Receivable - Leases as Lessor   | 394,079                    | -                           | 394,079       |
| Special Assessments Receivable            | -                          | 36,307                      | 36,307        |
| Total Noncurrent Assets                   | 964,409                    | 36,307                      | 1,000,716     |
| Capital Assets:                           |                            |                             |               |
| Capital Assets                            | 27,548,154                 | 16,108,701                  | 43,656,855    |
| Less: Accumulated Depreciation            | (5,433,886)                | (5,553,460)                 | (10,987,346)  |
| Net Capital Assets                        | 22,114,268                 | 10,555,241                  | 32,669,509    |
| Total Assets                              | 34,326,111                 | 13,123,708                  | 47,449,819    |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>     |                            |                             |               |
| OPEB - Group Life Insurance Plan Outflows | 22,482                     | -                           | 22,482        |
| Deferred Pension Outflows                 | 703,232                    | -                           | 703,232       |
| Total Deferred Outflows of Resources      | 725,714                    | -                           | 725,714       |
| Total Assets and Deferred Outflows        | \$ 35,051,825              | \$ 13,123,708               | \$ 48,175,533 |

# TOWN OF WESTPORT

## Statement of Net Position December 31, 2023

|                                                      | Governmental<br>Activities | Business-type<br>Activities | Total                |
|------------------------------------------------------|----------------------------|-----------------------------|----------------------|
| <b>LIABILITIES</b>                                   |                            |                             |                      |
| Accounts Payable and Accrued Expenses                | \$ 156,944                 | \$ 137,457                  | \$ 294,401           |
| Deposits Payable                                     | 68,284                     | -                           | 68,284               |
| Accrued Liabilities                                  | 660                        | -                           | 660                  |
| Accrued Interest                                     | 38,158                     | -                           | 38,158               |
| Long Term Liabilities                                |                            |                             |                      |
| Due within one year:                                 |                            |                             |                      |
| Notes Payable                                        | 3,504,000                  | -                           | 3,504,000            |
| Other Long-Term Liabilities                          | 31,031                     | -                           | 31,031               |
| Due in more than one year:                           |                            |                             |                      |
| Notes Payable                                        | 8,949,000                  | -                           | 8,949,000            |
| Other Long-Term Liabilities                          | 207,887                    | -                           | 207,887              |
| Net Pension Liability                                | 189,148                    | -                           | 189,148              |
| OPEB - Group Life Insurance Plan                     | 38,308                     | -                           | 38,308               |
| Total Liabilities                                    | <u>13,183,420</u>          | <u>137,457</u>              | <u>13,320,877</u>    |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                 |                            |                             |                      |
| Deferred Tax Levy                                    | 3,664,233                  | -                           | 3,664,233            |
| OPEB - Group Life Insurance Plan Inflows             | 60,813                     | -                           | 60,813               |
| Leases as Lessor                                     | 390,420                    | -                           | 390,420              |
| Deferred Pension Inflows                             | <u>397,877</u>             | <u>-</u>                    | <u>397,877</u>       |
| Total Deferred Inflows of Resources                  | <u>4,513,343</u>           | <u>-</u>                    | <u>4,513,343</u>     |
| <b>NET POSITION</b>                                  |                            |                             |                      |
| Net Investment in Capital Assets                     | 13,661,268                 | 10,555,241                  | 24,216,509           |
| Restricted                                           |                            |                             |                      |
| Capital Projects                                     | -                          | 348,186                     | 348,186              |
| Unrestricted                                         | <u>3,693,794</u>           | <u>2,082,824</u>            | <u>5,776,618</u>     |
| Total Net Position                                   | <u>17,355,062</u>          | <u>12,986,251</u>           | <u>30,341,313</u>    |
| Total Liabilities, Deferred Inflows and Net Position | <u>\$ 35,051,825</u>       | <u>\$ 13,123,708</u>        | <u>\$ 48,175,533</u> |

Statement of Activities 12/31/23

**TOWN OF WESTPORT**  
**Statement of Activities**  
**For the Year Ended December 31, 2023**

| Functions/Programs                                  | Expenses            | Program Revenue      |                                    |                                  | Net (Expenses) Revenue and Changes in Net Position |                          |                      |
|-----------------------------------------------------|---------------------|----------------------|------------------------------------|----------------------------------|----------------------------------------------------|--------------------------|----------------------|
|                                                     |                     | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities                            | Business-type Activities | Total                |
| <b>Governmental Activities</b>                      |                     |                      |                                    |                                  |                                                    |                          |                      |
| General Government                                  | \$ 826,637          | \$ 111,544           | \$ -                               | \$ -                             | \$ (715,093)                                       |                          | \$ (715,093)         |
| Public Safety                                       | 653,710             | 514,794              | 40,369                             | -                                | (98,547)                                           |                          | (98,547)             |
| Public Works                                        | 1,673,444           | 311,220              | 196,475                            | 3,975,568                        | 2,809,819                                          |                          | 2,809,819            |
| Health and Social Services                          | 27,019              | -                    | -                                  | -                                | (27,019)                                           |                          | (27,019)             |
| Parks and Recreation                                | 152,299             | -                    | -                                  | -                                | (152,299)                                          |                          | (152,299)            |
| Conservation and Development                        | 40,762              | -                    | -                                  | 1,180,188                        | 1,139,426                                          |                          | 1,139,426            |
| Capital Outlay                                      | 1,982               | -                    | -                                  | -                                | (1,982)                                            |                          | (1,982)              |
| Interest and Fiscal Charges                         | 307,074             | -                    | -                                  | -                                | (307,074)                                          |                          | (307,074)            |
| Total Governmental Activities                       | <u>3,682,927</u>    | <u>937,558</u>       | <u>236,844</u>                     | <u>5,155,756</u>                 | <u>2,647,231</u>                                   |                          | <u>2,647,231</u>     |
| <b>Business-type Activities</b>                     |                     |                      |                                    |                                  |                                                    |                          |                      |
| Water                                               | 272,084             | 285,251              | -                                  | 2,337,731                        | -                                                  | \$ 2,350,898             | 2,350,898            |
| Sewer                                               | 767,731             | 797,877              | -                                  | 1,341,701                        | -                                                  | 1,371,847                | 1,371,847            |
| Total Business-type Activities                      | <u>1,039,815</u>    | <u>1,083,128</u>     | <u>-</u>                           | <u>3,679,432</u>                 | <u>-</u>                                           | <u>3,722,745</u>         | <u>3,722,745</u>     |
| <b>Total Government</b>                             | <u>\$ 4,722,742</u> | <u>\$ 2,020,686</u>  | <u>\$ 236,844</u>                  | <u>\$ 8,835,188</u>              | <u>2,647,231</u>                                   | <u>3,722,745</u>         | <u>6,369,976</u>     |
| <b>General Revenues:</b>                            |                     |                      |                                    |                                  |                                                    |                          |                      |
| Taxes:                                              |                     |                      |                                    |                                  |                                                    |                          |                      |
| Property Taxes, levied for general purposes         |                     |                      |                                    |                                  | 2,009,015                                          | -                        | 2,009,015            |
| Other Taxes                                         |                     |                      |                                    |                                  | 98,420                                             | -                        | 98,420               |
| State Aids                                          |                     |                      |                                    |                                  | 524,682                                            | -                        | 524,682              |
| Interest and Investment Earnings                    |                     |                      |                                    |                                  | 398,339                                            | 116,933                  | 515,272              |
| Gain (Loss) on Sale of Equipment                    |                     |                      |                                    |                                  | 122,321                                            | -                        | 122,321              |
| Miscellaneous                                       |                     |                      |                                    |                                  | 136,321                                            | -                        | 136,321              |
| Transfers                                           |                     |                      |                                    |                                  | (420,550)                                          | 420,550                  | -                    |
| Total General Revenues, Special Items and Transfers |                     |                      |                                    |                                  | <u>2,868,548</u>                                   | <u>537,483</u>           | <u>3,406,031</u>     |
| Change in Net Position                              |                     |                      |                                    |                                  | <u>5,515,779</u>                                   | <u>4,260,228</u>         | <u>9,776,007</u>     |
| Net Position - Beginning                            |                     |                      |                                    |                                  | <u>11,839,283</u>                                  | <u>8,726,023</u>         | <u>20,565,306</u>    |
| Net Position - Ending                               |                     |                      |                                    |                                  | <u>\$ 17,355,062</u>                               | <u>\$ 12,986,251</u>     | <u>\$ 30,341,313</u> |

**TOWN OF WESTPORT**

**Balance Sheet  
Governmental Funds  
December 31, 2023**

|                                                            | General Fund         | Non-Major<br>Parks Fund | Total<br>Governmental<br>Funds |
|------------------------------------------------------------|----------------------|-------------------------|--------------------------------|
| <b>ASSETS</b>                                              |                      |                         |                                |
| Cash and Investments                                       | \$ 8,602,728         | \$ 47,589               | \$ 8,650,317                   |
| Receivables:                                               |                      |                         |                                |
| Taxes                                                      | 2,580,632            | -                       | 2,580,632                      |
| Delinquent Special Assessments                             | 4,795                | -                       | 4,795                          |
| Leases as Lessor                                           | 442,688              | -                       | 442,688                        |
| Other                                                      | 17,820               | -                       | 17,820                         |
| Due from Other Governments                                 | 230                  | -                       | 230                            |
| Total Assets                                               | <u>\$ 11,648,893</u> | <u>\$ 47,589</u>        | <u>\$ 11,696,482</u>           |
| <br><b>LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES</b> |                      |                         |                                |
| Liabilities:                                               |                      |                         |                                |
| Accounts Payable                                           | \$ 188,077           | \$ -                    | \$ 188,077                     |
| Accrued Liabilities                                        | 36,610               | -                       | 36,610                         |
| Due to Other Funds                                         | 73,445               | -                       | 73,445                         |
| Deposits Payable                                           | 1,200                | -                       | 1,200                          |
| Total Liabilities                                          | <u>299,332</u>       | <u>-</u>                | <u>299,332</u>                 |
| Deferred Inflows of Resources:                             |                      |                         |                                |
| Deferred Leases as Lessor                                  | 390,420              | -                       | 390,420                        |
| Deferred Tax Levy                                          | 3,645,758            | -                       | 3,645,758                      |
| Total Deferred Inflows of Resources                        | <u>4,036,178</u>     | <u>-</u>                | <u>4,036,178</u>               |
| Fund Balances:                                             |                      |                         |                                |
| Nonspendable                                               | 57,063               | -                       | 57,063                         |
| Restricted                                                 | 4,000,000            | -                       | 4,000,000                      |
| Assigned                                                   | 47,589               | 47,589                  | 95,178                         |
| Unassigned                                                 | 3,208,731            | -                       | 3,208,731                      |
| Total Fund Balances                                        | <u>7,313,383</u>     | <u>47,589</u>           | <u>7,360,972</u>               |
| Total Liabilities, Deferred Inflows and Fund Balances      | <u>\$ 11,648,893</u> | <u>\$ 47,589</u>        | <u>\$ 11,696,482</u>           |



**TOWN OF WESTPORT**

**Statement of Revenues, Expenditures and Changes in Fund Balances  
Governmental Funds  
For the Year Ended December 31, 2023**

|                                                      |                     |                                 | <u>Governmental Funds</u> |
|------------------------------------------------------|---------------------|---------------------------------|---------------------------|
|                                                      | <u>General Fund</u> | <u>Non-Major<br/>Parks Fund</u> | <u>2023</u>               |
| REVENUES                                             |                     |                                 |                           |
| Property Taxes                                       | \$ 2,391,443        | \$ -                            | \$ 2,391,443              |
| Other Taxes                                          | 98,420              | -                               | 98,420                    |
| Intergovernmental                                    | 1,941,714           | -                               | 1,941,714                 |
| License and Permits                                  | 223,276             | -                               | 223,276                   |
| Fines, Forfeits and Penalties                        | 13,494              | -                               | 13,494                    |
| Public Charges for Services                          | 316,760             | -                               | 316,760                   |
| Interest Income                                      | 394,115             | 4,223                           | 398,338                   |
| Developer Income                                     | 841,821             | -                               | 841,821                   |
| Miscellaneous Income                                 | 260,242             | -                               | 260,242                   |
| Total Revenues                                       | <u>6,481,285</u>    | <u>4,223</u>                    | <u>6,485,508</u>          |
| EXPENDITURES                                         |                     |                                 |                           |
| Current:                                             |                     |                                 |                           |
| General Government                                   | 769,368             | -                               | 769,368                   |
| Public Safety                                        | 738,045             | -                               | 738,045                   |
| Public Works                                         | 782,595             | -                               | 782,595                   |
| Health and Social Services                           | 27,019              | -                               | 27,019                    |
| Parks and Recreation                                 | 58,890              | -                               | 58,890                    |
| Conservation and Development                         | 1,230,262           | -                               | 1,230,262                 |
| Capital Outlay                                       | 2,431,832           | 73,835                          | 2,505,667                 |
| Debt Service                                         |                     |                                 |                           |
| Principal                                            | 2,074,821           | -                               | 2,074,821                 |
| Interest                                             | 145,445             | -                               | 145,445                   |
| Total Expenditures                                   | <u>8,258,277</u>    | <u>73,835</u>                   | <u>8,332,112</u>          |
| Excess (Deficiency) of Revenues Over<br>Expenditures | <u>(1,776,992)</u>  | <u>(69,612)</u>                 | <u>(1,846,604)</u>        |
| OTHER FINANCING SOURCES (USES)                       |                     |                                 |                           |
| Proceeds from Notes Payable                          | 4,000,000           | -                               | 4,000,000                 |
| Total Other Financing Sources                        | <u>4,000,000</u>    | <u>-</u>                        | <u>4,000,000</u>          |
| Net Change in Fund Balances                          | 2,223,008           | (69,612)                        | 2,153,396                 |
| Fund Balances - Beginning                            | 5,090,375           | 117,201                         | 5,207,576                 |
| Fund Balances - Ending                               | <u>\$ 7,313,383</u> | <u>\$ 47,589</u>                | <u>\$ 7,360,972</u>       |

**TOWN OF WESTPORT**

**Statement of Net Position  
Proprietary Funds  
December 31, 2023**

|                                      | Water Utility       | Sewer Utility       | Total                |
|--------------------------------------|---------------------|---------------------|----------------------|
| <b>ASSETS</b>                        |                     |                     |                      |
| Current Assets:                      |                     |                     |                      |
| Cash and Investments                 | \$ 1,135,710        | \$ 926,831          | \$ 2,062,541         |
| Accounts Receivable                  | 6,887               | 41,100              | 47,987               |
| Due from Tax Roll                    | 4,992               | 13,485              | 18,477               |
| Due from Other Funds                 | 45,286              | 9,683               | 54,969               |
| Total Current Assets                 | <u>1,192,875</u>    | <u>991,099</u>      | <u>2,183,974</u>     |
| Restricted Assets:                   |                     |                     |                      |
| Restricted Cash and Cash Equivalents | -                   | 348,186             | 348,186              |
| Total Restricted Assets              | <u>-</u>            | <u>348,186</u>      | <u>348,186</u>       |
| Noncurrent Assets:                   |                     |                     |                      |
| Special Assessments                  | -                   | 36,307              | 36,307               |
| Total Noncurrent Assets              | <u>-</u>            | <u>36,307</u>       | <u>36,307</u>        |
| Capital Assets:                      |                     |                     |                      |
| Property, Plant and Equipment        | 8,360,871           | 7,747,829           | 16,108,700           |
| Less: Accumulated Depreciation       | <u>(1,964,332)</u>  | <u>(3,589,127)</u>  | <u>(5,553,459)</u>   |
| Net Capital Assets                   | <u>6,396,539</u>    | <u>4,158,702</u>    | <u>10,555,241</u>    |
| Total Assets                         | <u>\$ 7,589,414</u> | <u>\$ 5,534,294</u> | <u>\$ 13,123,708</u> |
| <b>LIABILITIES</b>                   |                     |                     |                      |
| Current Liabilities:                 |                     |                     |                      |
| Accounts Payable                     | \$ 8,041            | \$ 129,416          | \$ 137,457           |
| Total Current Liabilities            | <u>8,041</u>        | <u>129,416</u>      | <u>137,457</u>       |
| <b>NET POSITION</b>                  |                     |                     |                      |
| Net Investment in Capital Assets     | 6,396,539           | 4,158,702           | 10,555,241           |
| Restricted                           | -                   | 348,186             | 348,186              |
| Unrestricted                         | <u>1,184,834</u>    | <u>897,990</u>      | <u>2,082,824</u>     |
| Total Net Position                   | <u>7,581,373</u>    | <u>5,404,878</u>    | <u>12,986,251</u>    |
| Total Liabilities and Net Position   | <u>\$ 7,589,414</u> | <u>\$ 5,534,294</u> | <u>\$ 13,123,708</u> |

**TOWN OF WESTPORT**

**Statement of Revenues, Expenses and Changes in Fund Net Position  
Proprietary Funds  
For the Year Ended December 31, 2023**

|                                        | <u>Water Utility</u> | <u>Sewer Utility</u> | <u>Total</u>         |
|----------------------------------------|----------------------|----------------------|----------------------|
| OPERATING REVENUES                     |                      |                      |                      |
| Charges for Services                   | \$ 284,247           | \$ 797,877           | \$ 1,082,124         |
| Other Operating Revenues               | 1,004                | -                    | 1,004                |
| Total Operating Revenues               | <u>285,251</u>       | <u>797,877</u>       | <u>1,083,128</u>     |
| OPERATING EXPENSES                     |                      |                      |                      |
| Operation and Maintenance              | 117,356              | 590,298              | 707,654              |
| Salaries                               | 45,110               | 23,069               | 68,179               |
| Outside Services Employed              | 6,000                | -                    | 6,000                |
| Depreciation                           | 115,941              | 154,364              | 270,305              |
| Total Operating Expenses               | <u>284,407</u>       | <u>767,731</u>       | <u>1,052,138</u>     |
| Operating Income (Loss)                | <u>844</u>           | <u>30,146</u>        | <u>30,990</u>        |
| NON-OPERATING REVENUES (EXPENSES)      |                      |                      |                      |
| Interest and Investment Revenue        | 53,874               | 63,058               | 116,932              |
| Amortization of Regulatory Credit      | 12,324               | -                    | 12,324               |
| Total Non-Operating Revenue (Expenses) | <u>66,198</u>        | <u>63,058</u>        | <u>129,256</u>       |
| Income (Loss) Before Contributions     | 67,042               | 93,204               | 160,246              |
| Capital Contributions - Developer      | 2,337,731            | 1,341,701            | 3,679,432            |
| Capital Contributions - Paid by Town   | <u>420,550</u>       | <u>-</u>             | <u>420,550</u>       |
| Change in Net Position                 | 2,825,323            | 1,434,905            | 4,260,228            |
| Total Net Position - Beginning         | 4,756,050            | 3,969,973            | 8,726,023            |
| Total Net Position - Ending            | <u>\$ 7,581,373</u>  | <u>\$ 5,404,878</u>  | <u>\$ 12,986,251</u> |

*Statement of Cash Flows – Proprietary Funds 12/31/2023*

**TOWN OF WESTPORT**

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended December 31, 2023**

|                                                                                                   | Water<br>Utility           | Sewer<br>Utility           | Totals                     |
|---------------------------------------------------------------------------------------------------|----------------------------|----------------------------|----------------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                                                       |                            |                            |                            |
| Receipts from customers                                                                           | \$ 285,901                 | \$ 805,541                 | \$ 1,091,442               |
| Payments to suppliers                                                                             | (121,887)                  | (583,126)                  | (705,013)                  |
| Payments to employees                                                                             | (45,110)                   | (23,069)                   | (68,179)                   |
| Internal activity - payments (to) from other funds                                                | 122,216                    | 133,934                    | 256,150                    |
| Net cash provided (used) by operating activities                                                  | <u>241,120</u>             | <u>333,280</u>             | <u>574,400</u>             |
| <b>CASH FLOWS FROM CAPITAL AND RELATED<br/>FINANCING ACTIVITIES</b>                               |                            |                            |                            |
| Purchase of capital assets                                                                        | (208,916)                  | (215,577)                  | (424,493)                  |
| Net cash provided (used) by capital and related<br>financing activities                           | <u>(208,916)</u>           | <u>(215,577)</u>           | <u>(424,493)</u>           |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                                                       |                            |                            |                            |
| Interest and dividends                                                                            | 53,874                     | 63,058                     | 116,932                    |
| Net cash provided (used) by investing activities                                                  | <u>53,874</u>              | <u>63,058</u>              | <u>116,932</u>             |
| Net increase (decrease) in cash and cash equivalents                                              | 86,078                     | 180,761                    | 266,839                    |
| Cash at beginning of year                                                                         | <u>1,049,632</u>           | <u>1,094,256</u>           | <u>2,143,888</u>           |
| Cash at end of year                                                                               | <u><u>\$ 1,135,710</u></u> | <u><u>\$ 1,275,017</u></u> | <u><u>\$ 2,410,727</u></u> |
| Reconciliation of operating income (loss) to net cash<br>provided (used) by operating activities: |                            |                            |                            |
| Operating income (loss)                                                                           | \$ 844                     | \$ 30,146                  | \$ 30,990                  |
| Adjustments to reconcile operating income to net cash<br>provided (used) by operating activities  |                            |                            |                            |
| Depreciation expense                                                                              | 115,941                    | 154,364                    | 270,305                    |
| Changes in assets and liabilities:                                                                |                            |                            |                            |
| Receivables, net                                                                                  | 650                        | 7,663                      | 8,313                      |
| Interfund balances                                                                                | 122,216                    | 133,934                    | 256,150                    |
| Accounts and other payables                                                                       | 1,469                      | 7,173                      | 8,642                      |
| Net cash provided (used) by operating activities                                                  | <u><u>\$ 241,120</u></u>   | <u><u>\$ 333,280</u></u>   | <u><u>\$ 574,400</u></u>   |
| Noncash capital financing activities:                                                             |                            |                            |                            |
| Developers' contributed utility plant                                                             | <u>\$ 2,337,731</u>        | <u>\$ 1,341,701</u>        | <u>\$ 3,679,432</u>        |
| Town contributed utility plant                                                                    | <u>\$ 420,550</u>          | <u>\$ -</u>                | <u>\$ 420,550</u>          |



**TOWN OF WESTPORT**

**Statement of Fiduciary Net Position  
December 31, 2023**

|                          | <b><u>Custodial Fund</u></b> |
|--------------------------|------------------------------|
| ASSETS                   |                              |
| Cash and Investments     | \$ 5,294,735                 |
| Taxes Receivable         | <u>12,913,604</u>            |
| Total Assets             | <u><u>\$ 18,208,339</u></u>  |
| LIABILITIES              |                              |
| Due to Other Governments | <u>\$ 18,208,339</u>         |
| Total Liabilities        | <u><u>\$ 18,208,339</u></u>  |

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**TOWN OF WESTPORT**

**Statement of Net Position  
December 31, 2022**

|                                           | Governmental<br>Activities | Business-type<br>Activities | Total         |
|-------------------------------------------|----------------------------|-----------------------------|---------------|
| <b>ASSETS</b>                             |                            |                             |               |
| Current Assets                            |                            |                             |               |
| Cash and Equivalents                      | \$ 7,025,170               | \$ 1,813,297                | \$ 8,838,467  |
| Taxes Receivable                          | 1,793,754                  | 18,436                      | 1,812,190     |
| Accounts Receivable                       | 10,790                     | 56,300                      | 67,090        |
| Loan Receivable                           | 64,953                     | -                           | 64,953        |
| Interfund Balances                        | (311,160)                  | 311,160                     | -             |
| Due from Other Governmental Agencies      | 467                        | -                           | 467           |
| Prepaid Expenses                          | 18,470                     | -                           | 18,470        |
| Lease as Lessor                           | 44,052                     | -                           | 44,052        |
| Delinquent Special Assessments            | 4,037                      | -                           | 4,037         |
| Total Current Assets                      | 8,650,533                  | 2,199,193                   | 10,849,726    |
| Restricted Assets:                        |                            |                             |               |
| Restricted Cash                           | -                          | 330,592                     | 330,592       |
| Net Pension Asset                         | 276,833                    | -                           | 276,833       |
| Total Restricted Assets                   | 276,833                    | 330,592                     | 607,425       |
| Noncurrent Assets:                        |                            |                             |               |
| Investment in Fire District               | 485,995                    | -                           | 485,995       |
| Loan Receivable                           | 776,868                    | -                           | 776,868       |
| Long-Term Recievable - Leases as Lessor   | 443,063                    | -                           | 443,063       |
| Special Assessments Receivable            | -                          | 36,307                      | 36,307        |
| Total Noncurrent Assets                   | 1,705,926                  | 36,307                      | 1,742,233     |
| Capital Assets:                           |                            |                             |               |
| Capital Assets                            | 21,768,631                 | 11,623,340                  | 33,391,971    |
| Less: Accumulated Depreciation            | (4,743,234)                | (5,322,268)                 | (10,065,502)  |
| Net Capital Assets                        | 17,025,397                 | 6,301,072                   | 23,326,469    |
| Total Assets                              | 27,658,689                 | 8,867,164                   | 36,525,853    |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>     |                            |                             |               |
| OPEB - Group Life Insurance Plan Outflows | 44,431                     | -                           | 44,431        |
| Deferred Pension Outflows                 | 551,817                    | -                           | 551,817       |
| Total Deferred Outflows of Resources      | 596,248                    | -                           | 596,248       |
| Total Assets and Deferred Outflows        | \$ 28,254,937              | \$ 8,867,164                | \$ 37,122,101 |

**TOWN OF WESTPORT**

**Statement of Net Position  
December 31, 2022**

|                                                      | Governmental<br>Activities | Business-type<br>Activities | Total                |
|------------------------------------------------------|----------------------------|-----------------------------|----------------------|
| <b>LIABILITIES</b>                                   |                            |                             |                      |
| Accounts Payable and Accrued Expenses                | \$ 137,175                 | \$ 128,817                  | \$ 265,992           |
| Deposits Payable                                     | 104,884                    | -                           | 104,884              |
| Accrued Liabilities                                  | 1,484                      | -                           | 1,484                |
| Accrued Interest                                     | 36,529                     | -                           | 36,529               |
| Grants Advance Payable - ARPA                        | 400,644                    | -                           | 400,644              |
| Long Term Liabilities                                |                            |                             |                      |
| Due within one year:                                 |                            |                             |                      |
| Notes Payable                                        | 1,797,953                  | -                           | 1,797,953            |
| Other Long-Term Liabilities                          | 26,481                     | -                           | 26,481               |
| Due in more than one year:                           |                            |                             |                      |
| Notes Payable                                        | 9,750,868                  | -                           | 9,750,868            |
| Other Long-Term Liabilities                          | 210,060                    | -                           | 210,060              |
| OPEB - Group Life Insurance Plan                     | 106,487                    | -                           | 106,487              |
| Total Liabilities                                    | <u>12,572,565</u>          | <u>128,817</u>              | <u>12,701,382</u>    |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                 |                            |                             |                      |
| Deferred Regulatory Credit                           | -                          | 12,324                      | 12,324               |
| Deferred Tax Levy                                    | 2,729,156                  | -                           | 2,729,156            |
| OPEB - Group Life Insurance Plan Inflows             | 14,382                     | -                           | 14,382               |
| Deferred Leases as Lessor                            | 447,724                    | -                           | 447,724              |
| Deferred Pension Inflows                             | 651,827                    | -                           | 651,827              |
| Total Deferred Inflows of Resources                  | <u>3,843,089</u>           | <u>12,324</u>               | <u>3,855,413</u>     |
| <b>NET POSITION</b>                                  |                            |                             |                      |
| Net Investment in Capital Assets                     | 8,018,397                  | 6,288,748                   | 14,307,145           |
| Restricted                                           |                            |                             |                      |
| Capital Projects                                     | -                          | 330,592                     | 330,592              |
| Net Pension Asset                                    | 276,833                    | -                           | 276,833              |
| Unrestricted                                         | <u>3,544,053</u>           | <u>2,106,683</u>            | <u>5,650,736</u>     |
| Total Net Position                                   | <u>11,839,283</u>          | <u>8,726,023</u>            | <u>20,565,306</u>    |
| Total Liabilities, Deferred Inflows and Net Position | <u>\$ 28,254,937</u>       | <u>\$ 8,867,164</u>         | <u>\$ 37,122,101</u> |

Statement of Activities 12/31/22

**TOWN OF WESTPORT**  
**Statement of Activities**  
**For the Year Ended December 31, 2022**

| Functions/Programs                           | Expenses            | Program Revenue      |                                    |                                  | Net (Expenses) Revenue and Changes in Net Position |                          |                      |
|----------------------------------------------|---------------------|----------------------|------------------------------------|----------------------------------|----------------------------------------------------|--------------------------|----------------------|
|                                              |                     | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities                            | Business-type Activities | Total                |
| Governmental Activities                      |                     |                      |                                    |                                  |                                                    |                          |                      |
| General Government                           | \$ 848,767          | \$ 94,676            | \$ -                               | \$ -                             | \$ (754,091)                                       |                          | \$ (754,091)         |
| Public Safety                                | 704,438             | 568,188              | 34,091                             | -                                | (102,159)                                          |                          | (102,159)            |
| Public Works                                 | 1,533,977           | 304,275              | 190,623                            | -                                | (1,039,079)                                        |                          | (1,039,079)          |
| Health and Social Services                   | 44,442              | -                    | -                                  | -                                | (44,442)                                           |                          | (44,442)             |
| Parks and Recreation                         | 164,244             | 1,695                | -                                  | 1,000,000                        | 837,451                                            |                          | 837,451              |
| Conservation and Development                 | 40,537              | -                    | -                                  | -                                | (40,537)                                           |                          | (40,537)             |
| Capital Outlay                               | 16,435              | -                    | -                                  | -                                | (16,435)                                           |                          | (16,435)             |
| Interest and Fiscal Charges                  | 125,056             | -                    | -                                  | -                                | (125,056)                                          |                          | (125,056)            |
| Total Governmental Activities                | <u>3,477,896</u>    | <u>968,834</u>       | <u>224,714</u>                     | <u>1,000,000</u>                 | <u>(1,284,348)</u>                                 |                          | <u>(1,284,348)</u>   |
| Business-type Activities                     |                     |                      |                                    |                                  |                                                    |                          |                      |
| Water                                        | 227,530             | 257,919              | -                                  | 34,305                           | -                                                  | \$ 64,694                | 64,694               |
| Sewer                                        | 730,282             | 756,419              | -                                  | -                                | -                                                  | 26,137                   | 26,137               |
| Total Business-type Activities               | <u>957,812</u>      | <u>1,014,338</u>     | <u>-</u>                           | <u>34,305</u>                    | <u>-</u>                                           | <u>90,831</u>            | <u>90,831</u>        |
| Total Government                             | <u>\$ 4,435,708</u> | <u>\$ 1,983,172</u>  | <u>\$ 224,714</u>                  | <u>\$ 1,034,305</u>              | <u>(1,284,348)</u>                                 | <u>90,831</u>            | <u>(1,193,517)</u>   |
| General Revenues:                            |                     |                      |                                    |                                  |                                                    |                          |                      |
| Taxes:                                       |                     |                      |                                    |                                  |                                                    |                          |                      |
| Property Taxes, levied for general purposes  |                     |                      |                                    |                                  | 1,941,408                                          | -                        | 1,941,408            |
| Other Taxes                                  |                     |                      |                                    |                                  | 104,492                                            | -                        | 104,492              |
| State Aids                                   |                     |                      |                                    |                                  | 178,579                                            | -                        | 178,579              |
| Interest and Investment Earnings             |                     |                      |                                    |                                  | 185,808                                            | 38,756                   | 224,564              |
| Gain (Loss) on Sale of Equipment             |                     |                      |                                    |                                  | (9,414)                                            | -                        | (9,414)              |
| Miscellaneous                                |                     |                      |                                    |                                  | 183,290                                            | -                        | 183,290              |
| Total General Revenues                       |                     |                      |                                    |                                  | <u>2,584,163</u>                                   | <u>38,756</u>            | <u>2,622,919</u>     |
| Change in Net Position                       |                     |                      |                                    |                                  | <u>1,299,815</u>                                   | <u>129,587</u>           | <u>1,429,402</u>     |
| Net Position - Beginning                     |                     |                      |                                    |                                  | 10,539,468                                         | 8,513,102                | 19,052,570           |
| Prior Period Adjustment for Sewer Assessment |                     |                      |                                    |                                  | -                                                  | 83,334                   | 83,334               |
| Net Position - Ending                        |                     |                      |                                    |                                  | <u>\$ 11,839,283</u>                               | <u>\$ 8,726,023</u>      | <u>\$ 20,565,306</u> |



**TOWN OF WESTPORT**

**Balance Sheet Governmental Funds  
December 31, 2022**

|                                                       | General Fund         | Non-Major<br>Parks Fund | Total<br>Governmental<br>Funds |
|-------------------------------------------------------|----------------------|-------------------------|--------------------------------|
| ASSETS                                                |                      |                         |                                |
| Cash and Investments                                  | \$ 6,907,969         | \$ 117,201              | \$ 7,025,170                   |
| Receivables:                                          |                      |                         |                                |
| Taxes                                                 | 1,793,754            | -                       | 1,793,754                      |
| Delinquent Special Assessments                        | 4,037                | -                       | 4,037                          |
| Leases as Lessor                                      | 487,115              | -                       | 487,115                        |
| Loans                                                 | 841,821              | -                       | 841,821                        |
| Other                                                 | 10,790               | -                       | 10,790                         |
| Due from Other Governments                            | 467                  | -                       | 467                            |
| Prepaid Expenses                                      | 18,470               | -                       | 18,470                         |
| Total Assets                                          | <u>\$ 10,064,423</u> | <u>\$ 117,201</u>       | <u>\$ 10,181,624</u>           |
| LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES       |                      |                         |                                |
| Liabilities:                                          |                      |                         |                                |
| Accounts Payable                                      | \$ 167,265           | \$ -                    | \$ 167,265                     |
| Accrued Liabilities                                   | 31,479               | -                       | 31,479                         |
| Due to Other Funds                                    | 329,594              | -                       | 329,594                        |
| Payable to Other Governments                          | 4,806                | -                       | 4,806                          |
| Deposits Payable                                      | 44,800               | -                       | 44,800                         |
| Grants Advance Payable - ARPA                         | 400,644              | -                       | 400,644                        |
| Total Liabilities                                     | <u>978,588</u>       | <u>-</u>                | <u>978,588</u>                 |
| Deferred Inflows of Resources:                        |                      |                         |                                |
| Deferred Developer Loan                               | 841,821              | -                       | 841,821                        |
| Deferred Leases as Lessor                             | 447,724              | -                       | 447,724                        |
| Deferred Tax Levy                                     | 2,705,915            | -                       | 2,705,915                      |
| Total Deferred Inflows of Resources                   | <u>3,995,460</u>     | <u>-</u>                | <u>3,995,460</u>               |
| Fund Balances:                                        |                      |                         |                                |
| Nonspendable                                          | 4,037                | -                       | 4,037                          |
| Restricted                                            | 1,700,000            | -                       | 1,700,000                      |
| Assigned                                              | 180,408              | 117,201                 | 297,609                        |
| Unassigned                                            | 3,205,930            | -                       | 3,205,930                      |
| Total Fund Balances                                   | <u>5,090,375</u>     | <u>117,201</u>          | <u>5,207,576</u>               |
| Total Liabilities, Deferred Inflows and Fund Balances | <u>\$ 10,064,423</u> | <u>\$ 117,201</u>       | <u>\$ 10,181,624</u>           |

*Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds 12/31/2022*

**TOWN OF WESTPORT**

**Statement of Revenues, Expenditures and Changes in Fund  
Balances Governmental Funds  
For the Year Ended December 31, 2022  
With Comparative Totals for December 31, 2021**

|                                                      |                     |                         | Governmental Funds  |                     |
|------------------------------------------------------|---------------------|-------------------------|---------------------|---------------------|
|                                                      | General Fund        | Non-Major<br>Parks Fund | 2022                | 2021                |
| <b>REVENUES</b>                                      |                     |                         |                     |                     |
| Property Taxes                                       | \$ 2,276,820        | \$ -                    | \$ 2,276,820        | \$ 2,171,901        |
| Other Taxes                                          | 104,492             | -                       | 104,492             | 97,038              |
| Intergovernmental                                    | 403,294             | -                       | 403,294             | 431,293             |
| License and Permits                                  | 306,492             | 1,695                   | 308,187             | 237,187             |
| Fines, Forfeits and Penalties                        | 371                 | -                       | 371                 | 1,121               |
| Public Charges for Services                          | 323,265             | -                       | 323,265             | 318,853             |
| Interest Income                                      | 183,555             | 2,252                   | 185,807             | 113,199             |
| Developer Income                                     | 729,303             | -                       | 729,303             | -                   |
| Miscellaneous Income                                 | 184,890             | -                       | 184,890             | 81,054              |
| Total Revenues                                       | <u>4,512,482</u>    | <u>3,947</u>            | <u>4,516,429</u>    | <u>3,451,646</u>    |
| <b>EXPENDITURES</b>                                  |                     |                         |                     |                     |
| Current:                                             |                     |                         |                     |                     |
| General Government                                   | 860,838             | -                       | 860,838             | 694,575             |
| Public Safety                                        | 742,373             | -                       | 742,373             | 591,729             |
| Public Works                                         | 749,073             | -                       | 749,073             | 682,977             |
| Health and Social Services                           | 44,442              | -                       | 44,442              | 36,739              |
| Parks and Recreation                                 | 77,441              | -                       | 77,441              | 87,524              |
| Conservation and Development                         | 40,537              | -                       | 40,537              | 523,994             |
| Capital Outlay                                       | 6,980,464           | -                       | 6,980,464           | 1,447,193           |
| Debt Service                                         |                     |                         |                     |                     |
| Principal                                            | 5,190,753           | -                       | 5,190,753           | 4,229,540           |
| Interest                                             | 112,826             | -                       | 112,826             | 122,333             |
| Total Expenditures                                   | <u>14,798,747</u>   | <u>-</u>                | <u>14,798,747</u>   | <u>8,416,604</u>    |
| Excess (Deficiency) of Revenues Over<br>Expenditures | <u>(10,286,265)</u> | <u>3,947</u>            | <u>(10,282,318)</u> | <u>(4,964,958)</u>  |
| <b>OTHER FINANCING SOURCES (USES)</b>                |                     |                         |                     |                     |
| Proceeds from Notes Payable                          | 10,259,450          | -                       | 10,259,450          | 7,258,373           |
| Total Other Financing Sources and Uses               | <u>10,259,450</u>   | <u>-</u>                | <u>10,259,450</u>   | <u>7,258,373</u>    |
| Net Change in Fund Balances                          | (26,815)            | 3,947                   | (22,868)            | 2,293,415           |
| Fund Balances - Beginning                            | 5,117,190           | 113,254                 | 5,230,444           | 4,008,320           |
| Prior Period Adjustment                              | -                   | -                       | -                   | (1,071,291)         |
| Fund Balances - Ending                               | <u>\$ 5,090,375</u> | <u>\$ 117,201</u>       | <u>\$ 5,207,576</u> | <u>\$ 5,230,444</u> |

**TOWN OF WESTPORT**

**Statement of Net Position  
Proprietary Funds  
December 31, 2022**

|                                      | <u>Water Utility</u> | <u>Sewer Utility</u> | <u>Total</u>        |
|--------------------------------------|----------------------|----------------------|---------------------|
| <b>ASSETS</b>                        |                      |                      |                     |
| Current Assets:                      |                      |                      |                     |
| Cash and Investments                 | \$ 1,049,632         | \$ 763,665           | \$ 1,813,297        |
| Accounts Receivable                  | 7,537                | 48,763               | 56,300              |
| Due from Tax Roll                    | 4,959                | 13,477               | 18,436              |
| Due from Other Funds                 | 167,535              | 143,625              | 311,160             |
| Total Current Assets                 | <u>1,229,663</u>     | <u>969,530</u>       | <u>2,199,193</u>    |
| Restricted Assets:                   |                      |                      |                     |
| Restricted Cash and Cash Equivalents | -                    | 330,592              | 330,592             |
| Total Restricted Assets              | <u>-</u>             | <u>330,592</u>       | <u>330,592</u>      |
| Noncurrent Assets:                   |                      |                      |                     |
| Special Assessments                  | -                    | 36,307               | 36,307              |
| Total Noncurrent Assets              | <u>-</u>             | <u>36,307</u>        | <u>36,307</u>       |
| Capital Assets:                      |                      |                      |                     |
| Property, Plant and Equipment        | 5,393,675            | 6,229,665            | 11,623,340          |
| Less: Accumulated Depreciation       | <u>(1,848,391)</u>   | <u>(3,473,877)</u>   | <u>(5,322,268)</u>  |
| Net Capital Assets                   | <u>3,545,284</u>     | <u>2,755,788</u>     | <u>6,301,072</u>    |
| Total Assets                         | <u>\$ 4,774,947</u>  | <u>\$ 4,092,217</u>  | <u>\$ 8,867,164</u> |
| <b>LIABILITIES</b>                   |                      |                      |                     |
| Current Liabilities:                 |                      |                      |                     |
| Accounts Payable                     | \$ 6,573             | \$ 122,244           | \$ 128,817          |
| Total Current Liabilities            | <u>6,573</u>         | <u>122,244</u>       | <u>128,817</u>      |
| Other Liabilities                    |                      |                      |                     |
| Deferred Regulatory Credit           | 12,324               | -                    | 12,324              |
| Total Other Liabilities              | <u>12,324</u>        | <u>-</u>             | <u>12,324</u>       |
| Total Liabilities                    | <u>18,897</u>        | <u>122,244</u>       | <u>141,141</u>      |
| <b>NET POSITION</b>                  |                      |                      |                     |
| Net Investment in Capital Assets     | 3,532,960            | 2,755,788            | 6,288,748           |
| Restricted                           | -                    | 330,592              | 330,592             |
| Unrestricted                         | 1,223,090            | 883,593              | 2,106,683           |
| Total Net Position                   | <u>4,756,050</u>     | <u>3,969,973</u>     | <u>8,726,023</u>    |
| Total Liabilities and Net Position   | <u>\$ 4,774,947</u>  | <u>\$ 4,092,217</u>  | <u>\$ 8,867,164</u> |

**TOWN OF WESTPORT**

**Statement of Revenues, Expenses and Changes in Fund Net Position  
Proprietary Funds  
For the Year Ended December 31, 2022**

|                                              | <u>Water Utility</u> | <u>Sewer<br/>Utility</u> | <u>Total</u>        |
|----------------------------------------------|----------------------|--------------------------|---------------------|
| OPERATING REVENUES                           |                      |                          |                     |
| Charges for Services                         | \$ 246,240           | \$ 756,419               | \$ 1,002,659        |
| Other Operating Revenues                     | 11,679               | -                        | 11,679              |
| Total Operating Revenues                     | <u>257,919</u>       | <u>756,419</u>           | <u>1,014,338</u>    |
| OPERATING EXPENSES                           |                      |                          |                     |
| Operation and Maintenance                    | 102,196              | 573,630                  | 675,826             |
| Salaries                                     | 36,388               | 22,048                   | 58,436              |
| Outside Services Employed                    | 10,942               | -                        | 10,942              |
| Depreciation                                 | 90,327               | 134,604                  | 224,931             |
| Total Operating Expenses                     | <u>239,853</u>       | <u>730,282</u>           | <u>970,135</u>      |
| Operating Income (Loss)                      | <u>18,066</u>        | <u>26,137</u>            | <u>44,203</u>       |
| NON-OPERATING REVENUES (EXPENSES)            |                      |                          |                     |
| Interest and Investment Revenue              | 16,442               | 22,314                   | 38,756              |
| Amortization of Regulatory Credit            | 12,323               | -                        | 12,323              |
| Total Non-Operating Revenue (Expenses)       | <u>28,765</u>        | <u>22,314</u>            | <u>51,079</u>       |
| Income (Loss) Before Contributions           | 46,831               | 48,451                   | 95,282              |
| Capital Contributions                        | <u>34,305</u>        | <u>-</u>                 | <u>34,305</u>       |
| Change in Net Position                       | 81,136               | 48,451                   | 129,587             |
| Total Net Position - Beginning               | 4,674,914            | 3,838,188                | 8,513,102           |
| Prior Period Adjustment for Sewer Assessment | -                    | 83,334                   | 83,334              |
| Total Net Position - Ending                  | <u>\$ 4,756,050</u>  | <u>\$ 3,969,973</u>      | <u>\$ 8,726,023</u> |



*Statement of Cash Flows – Proprietary Funds 12/31/2022*

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended December 31, 2022**

|                                                                                                   | Water<br>Utility           | Sewer<br>Utility           | Totals                     |
|---------------------------------------------------------------------------------------------------|----------------------------|----------------------------|----------------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                                                       |                            |                            |                            |
| Receipts from customers                                                                           | \$ 257,629                 | \$ 839,086                 | \$ 1,096,715               |
| Payments to suppliers                                                                             | (212,361)                  | (567,801)                  | (780,162)                  |
| Payments to employees                                                                             | (36,388)                   | (22,048)                   | (58,436)                   |
| Internal activity - payments (to) from other funds                                                | (107,854)                  | (79,005)                   | (186,859)                  |
| Net cash provided (used) by operating activities                                                  | <u>(98,974)</u>            | <u>170,232</u>             | <u>71,258</u>              |
| <b>CASH FLOWS FROM CAPITAL AND RELATED<br/>FINANCING ACTIVITIES</b>                               |                            |                            |                            |
| Purchase of capital assets                                                                        | (140,020)                  | (202,318)                  | (342,338)                  |
| Net cash provided (used) by capital and related<br>financing activities                           | <u>(140,020)</u>           | <u>(202,318)</u>           | <u>(342,338)</u>           |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                                                       |                            |                            |                            |
| Interest and dividends                                                                            | 16,442                     | 22,314                     | 38,756                     |
| Net cash provided (used) by investing activities                                                  | <u>16,442</u>              | <u>22,314</u>              | <u>38,756</u>              |
| Net increase (decrease) in cash and cash equivalents                                              | (222,552)                  | (9,772)                    | (232,324)                  |
| Cash at beginning of year                                                                         | <u>1,272,184</u>           | <u>1,104,029</u>           | <u>2,376,213</u>           |
| Cash at end of year                                                                               | <u><u>\$ 1,049,632</u></u> | <u><u>\$ 1,094,257</u></u> | <u><u>\$ 2,143,889</u></u> |
| Reconciliation of operating income (loss) to net cash<br>provided (used) by operating activities: |                            |                            |                            |
| Operating income (loss)                                                                           | \$ 18,066                  | \$ 26,137                  | \$ 44,203                  |
| Adjustments to reconcile operating income to net cash<br>provided (used) by operating activities  |                            |                            |                            |
| Other revenues                                                                                    | -                          | 83,334                     | 83,334                     |
| Depreciation expense                                                                              | 90,327                     | 134,604                    | 224,931                    |
| Changes in assets and liabilities:                                                                |                            |                            |                            |
| Receivables, net                                                                                  | (288)                      | (667)                      | (955)                      |
| Interfund balances                                                                                | (107,854)                  | (79,005)                   | (186,859)                  |
| Accounts and other payables                                                                       | (99,224)                   | 5,829                      | (93,395)                   |
| Net cash provided (used) by operating activities                                                  | <u><u>\$ (98,973)</u></u>  | <u><u>\$ 170,232</u></u>   | <u><u>\$ 71,259</u></u>    |

**TOWN OF WESTPORT**

**Statement of Fiduciary Net Position  
December 31, 2022**

|                          | <b><u>Custodial Fund</u></b> |
|--------------------------|------------------------------|
| ASSETS                   |                              |
| Cash and Investments     | \$ 5,356,390                 |
| Taxes Receivable         | <u>10,778,892</u>            |
| Total Assets             | <u><u>\$ 16,135,282</u></u>  |
| LIABILITIES              |                              |
| Due to Other Governments | <u>\$ 16,135,282</u>         |
| Total Liabilities        | <u><u>\$ 16,135,282</u></u>  |

**TOWN OF WESTPORT**

**Statement of Changes in Fiduciary Net Position  
Fiduciary Fund  
For the Year Ended December 31, 2021**

|                                                       | <u><b>Custodial Fund</b></u> |
|-------------------------------------------------------|------------------------------|
| <b>ADDITIONS</b>                                      |                              |
| Property tax collections for other governments        | <u>\$ 9,668,935</u>          |
| Total Additions                                       | <u>9,668,935</u>             |
| <b>DEDUCTIONS</b>                                     |                              |
| Payments of taxes to other governments                | <u>9,668,935</u>             |
| Total Deductions                                      | <u>9,668,935</u>             |
| <br>Net increase (decrease) in fiduciary net position | <br>-                        |
| <br>Net position - Beginning                          | <br><u>-</u>                 |
| Net position - Ending                                 | <u><u>\$ -</u></u>           |

**TOWN OF WESTPORT**

**Statement of Net Position  
December 31, 2021**

|                                           | Governmental<br>Activities | Business-type<br>Activities | Total         |
|-------------------------------------------|----------------------------|-----------------------------|---------------|
| <b>ASSETS</b>                             |                            |                             |               |
| Current Assets                            |                            |                             |               |
| Cash and Equivalents                      | \$ 6,430,618               | \$ 2,051,977                | \$ 8,482,595  |
| Taxes Receivable                          | 1,678,476                  | 35,711                      | 1,714,187     |
| Accounts Receivable                       | 55,387                     | 55,344                      | 110,731       |
| Loan Receivable                           | 51,714                     | -                           | 51,714        |
| Interfund Balances                        | (107,027)                  | 107,027                     | -             |
| Delinquent Special Assessments            | 151,320                    | -                           | 151,320       |
| Total Current Assets                      | 8,260,488                  | 2,250,059                   | 10,510,547    |
| Restricted Assets:                        |                            |                             |               |
| Restricted Cash                           | -                          | 324,236                     | 324,236       |
| Net Pension Asset                         | 213,528                    | -                           | 213,528       |
| Total Restricted Assets                   | 213,528                    | 324,236                     | 537,764       |
| Noncurrent Assets:                        |                            |                             |               |
| Investment in Fire District               | 448,060                    | -                           | 448,060       |
| Loan Receivable                           | 1,519,410                  | -                           | 1,519,410     |
| Special Assessments Receivable            | -                          | 36,307                      | 36,307        |
| Total Noncurrent Assets                   | 1,967,470                  | 36,307                      | 2,003,777     |
| Capital Assets:                           |                            |                             |               |
| Capital Assets                            | 14,205,074                 | 11,327,191                  | 25,532,265    |
| Less: Accumulated Depreciation            | (4,237,866)                | (5,177,831)                 | (9,415,697)   |
| Net Capital Assets                        | 9,967,208                  | 6,149,360                   | 16,116,568    |
| Total Assets                              | 20,408,694                 | 8,759,962                   | 29,168,656    |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>     |                            |                             |               |
| OPEB - Group Life Insurance Plan Outflows | 42,604                     | -                           | 42,604        |
| Deferred Pension Outflows                 | 370,416                    | -                           | 370,416       |
| Total Deferred Outflows of Resources      | 413,020                    | -                           | 413,020       |
| Total Assets and Deferred Outflows        | \$ 20,821,714              | \$ 8,759,962                | \$ 29,581,676 |



# TOWN OF WESTPORT

## Statement of Net Position December 31, 2021

|                                                      | Governmental<br>Activities | Business-type<br>Activities | Total         |
|------------------------------------------------------|----------------------------|-----------------------------|---------------|
| <b>LIABILITIES</b>                                   |                            |                             |               |
| Accounts Payable and Accrued Expenses                | \$ 92,397                  | \$ 222,213                  | \$ 314,610    |
| Deposits Payable                                     | 47,600                     | -                           | 47,600        |
| Accrued Liabilities                                  | 1,315                      | -                           | 1,315         |
| Due to Other Governments                             | 205                        | -                           | 205           |
| Accrued Interest                                     | 24,299                     | -                           | 24,299        |
| Grants Advance Payable                               | 215,459                    | -                           | 215,459       |
| Long Term Liabilities                                |                            |                             |               |
| Due within one year:                                 |                            |                             |               |
| Notes Payable                                        | 953,714                    | -                           | 953,714       |
| Compensated Absences                                 | 14,387                     | -                           | 14,387        |
| Due in more than one year:                           |                            |                             |               |
| Notes Payable                                        | 5,526,410                  | -                           | 5,526,410     |
| Compensated Absences                                 | 213,293                    | -                           | 213,293       |
| OPEB - Group Life Insurance Plan                     | 88,650                     | -                           | 88,650        |
| Total Liabilities                                    | 7,177,729                  | 222,213                     | 7,399,942     |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                 |                            |                             |               |
| Deferred Regulatory Credit                           | -                          | 24,647                      | 24,647        |
| Deferred Tax Levy                                    | 2,621,354                  | -                           | 2,621,354     |
| OPEB - Group Life Insurance plan Inflows             | 15,048                     | -                           | 15,048        |
| Deferred Pension Inflows                             | 468,115                    | -                           | 468,115       |
| Total Deferred Inflows of Resources                  | 3,104,517                  | 24,647                      | 3,129,164     |
| <b>NET POSITION</b>                                  |                            |                             |               |
| Net Investment in Capital Assets                     | 6,883,208                  | 6,124,711                   | 13,007,919    |
| Restricted                                           |                            |                             |               |
| Capital Projects                                     | -                          | 324,236                     | 324,236       |
| Net Pension Asset                                    | 213,528                    | -                           | 213,528       |
| Unrestricted                                         | 3,442,732                  | 2,064,155                   | 5,506,887     |
| Total Net Position                                   | 10,539,468                 | 8,513,102                   | 19,052,570    |
| Total Liabilities, Deferred Inflows and Net Position | \$ 20,821,714              | \$ 8,759,962                | \$ 29,581,676 |

Statement of Activities 12/31/21

**TOWN OF WESTPORT**  
**Statement of Activities**  
**For the Year Ended December 31, 2021**

| Functions/Programs                          | Expenses            | Program Revenue      |                                    |                                  | Net (Expenses) Revenue and Changes in Net Position |                          | Total                |
|---------------------------------------------|---------------------|----------------------|------------------------------------|----------------------------------|----------------------------------------------------|--------------------------|----------------------|
|                                             |                     | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities                            | Business-type Activities |                      |
| Governmental Activities                     |                     |                      |                                    |                                  |                                                    |                          |                      |
| General Government                          | \$ 663,647          | \$ 93,518            | \$ -                               | \$ -                             | \$ (570,129)                                       |                          | \$ (570,129)         |
| Public Safety                               | 516,515             | 494,626              | 32,163                             | -                                | 10,274                                             |                          | 10,274               |
| Public Works                                | 1,202,165           | 297,713              | 272,948                            | -                                | (631,504)                                          |                          | (631,504)            |
| Health and Social Services                  | 36,739              | -                    | -                                  | -                                | (36,739)                                           |                          | (36,739)             |
| Parks and Recreation                        | 175,604             | 3,316                | -                                  | -                                | (172,288)                                          |                          | (172,288)            |
| Conservation and Development                | 24,161              | -                    | -                                  | -                                | (24,161)                                           |                          | (24,161)             |
| Capital Outlay                              | 16,696              | -                    | -                                  | -                                | (16,696)                                           |                          | (16,696)             |
| Interest and Fiscal Charges                 | 126,784             | -                    | -                                  | -                                | (126,784)                                          |                          | (126,784)            |
| Total Governmental Activities               | <u>2,762,311</u>    | <u>889,173</u>       | <u>305,111</u>                     | <u>-</u>                         | <u>(1,568,027)</u>                                 |                          | <u>(1,568,027)</u>   |
| Business-type Activities                    |                     |                      |                                    |                                  |                                                    |                          |                      |
| Water                                       | 561,793             | 251,535              | -                                  | -                                | -                                                  | \$ (310,258)             | (310,258)            |
| Sewer                                       | 741,326             | 690,920              | -                                  | 86,540                           | -                                                  | 36,134                   | 36,134               |
| Total Business-type Activities              | <u>1,303,119</u>    | <u>942,455</u>       | <u>-</u>                           | <u>86,540</u>                    | <u>-</u>                                           | <u>(274,124)</u>         | <u>(274,124)</u>     |
| Total Government                            | <u>\$ 4,065,430</u> | <u>\$ 1,831,628</u>  | <u>\$ 305,111</u>                  | <u>\$ 86,540</u>                 | <u>(1,568,027)</u>                                 | <u>(274,124)</u>         | <u>(1,842,151)</u>   |
| General Revenues:                           |                     |                      |                                    |                                  |                                                    |                          |                      |
| Taxes:                                      |                     |                      |                                    |                                  |                                                    |                          |                      |
| Property Taxes, levied for general purposes |                     |                      |                                    |                                  | 1,841,489                                          | -                        | 1,841,489            |
| Other Taxes                                 |                     |                      |                                    |                                  | 97,038                                             | -                        | 97,038               |
| State Aids                                  |                     |                      |                                    |                                  | 126,182                                            | -                        | 126,182              |
| Interest and Investment Earnings            |                     |                      |                                    |                                  | 113,200                                            | 15,313                   | 128,513              |
| Gain (Loss) on Sale of Equipment            |                     |                      |                                    |                                  | 5,000                                              | -                        | 5,000                |
| Miscellaneous                               |                     |                      |                                    |                                  | 79,454                                             | -                        | 79,454               |
| Total General Revenues                      |                     |                      |                                    |                                  | <u>2,262,363</u>                                   | <u>15,313</u>            | <u>2,277,676</u>     |
| Change in Net Position                      |                     |                      |                                    |                                  | <u>694,336</u>                                     | <u>(258,811)</u>         | <u>435,525</u>       |
| Net Position - Beginning                    |                     |                      |                                    |                                  | <u>9,845,132</u>                                   | <u>8,771,913</u>         | <u>18,617,045</u>    |
| Net Position - Ending                       |                     |                      |                                    |                                  | <u>\$ 10,539,468</u>                               | <u>\$ 8,513,102</u>      | <u>\$ 19,052,570</u> |

**TOWN OF WESTPORT**

**Balance Sheet  
Governmental Funds  
December 31, 2021**

|                                                       | <u>General Fund</u> | <u>Parks Fund</u> | <u>Total<br/>Governmental<br/>Funds</u> |
|-------------------------------------------------------|---------------------|-------------------|-----------------------------------------|
| ASSETS                                                |                     |                   |                                         |
| Cash and Investments                                  | \$ 6,317,364        | \$ 113,254        | \$ 6,430,618                            |
| Receivables:                                          |                     |                   |                                         |
| Taxes                                                 | 1,678,476           | -                 | 1,678,476                               |
| Delinquent Special Assessments                        | 76,334              | -                 | 76,334                                  |
| Loans                                                 | 1,571,124           | -                 | 1,571,124                               |
| Other                                                 | 55,387              | -                 | 55,387                                  |
|                                                       | <u>          </u>   | <u>          </u> | <u>          </u>                       |
| Total Assets                                          | <u>\$ 9,773,466</u> | <u>\$ 113,254</u> | <u>\$ 9,886,720</u>                     |
|                                                       |                     |                   |                                         |
| LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES       |                     |                   |                                         |
| Liabilities:                                          |                     |                   |                                         |
| Accounts Payable                                      | \$ 92,290           | \$ -              | \$ 92,290                               |
| Accrued Liabilities                                   | 1,422               | -                 | 1,422                                   |
| Due to Other Funds                                    | 107,027             | -                 | 107,027                                 |
| Deposits Payable                                      | 47,600              | -                 | 47,600                                  |
| Grants Advance Payable                                | 215,459             | -                 | 215,459                                 |
| Total Liabilities                                     | <u>463,798</u>      | <u>-</u>          | <u>463,798</u>                          |
| Deferred Inflows of Resources:                        |                     |                   |                                         |
| Deferred Developer Loan                               | 1,571,124           | -                 | 1,571,124                               |
| Deferred Tax Levy                                     | 2,621,354           | -                 | 2,621,354                               |
| Total Deferred Inflows of Resources                   | <u>4,192,478</u>    | <u>-</u>          | <u>4,192,478</u>                        |
| Fund Balances:                                        |                     |                   |                                         |
| Nonspendable                                          | 76,334              | -                 | 76,334                                  |
| Restricted                                            | 1,825,000           | -                 | 1,825,000                               |
| Assigned                                              | 194,469             | 113,254           | 307,723                                 |
| Unassigned                                            | 3,021,387           | -                 | 3,021,387                               |
| Total Fund Balances                                   | <u>5,117,190</u>    | <u>113,254</u>    | <u>5,230,444</u>                        |
| Total Liabilities, Deferred Inflows and Fund Balances | <u>\$ 9,773,466</u> | <u>\$ 113,254</u> | <u>\$ 9,886,720</u>                     |

*Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds 12/31/2021*

**TOWN OF WESTPORT**

**Statement of Revenues, Expenditures and Changes in Fund Balances  
Governmental Funds**

**For the Year Ended December 31, 2021**

**With Comparative Totals for December 31, 2020**

|                                                   |                     |                   | Governmental Funds  |                     |
|---------------------------------------------------|---------------------|-------------------|---------------------|---------------------|
|                                                   | General Fund        | Parks Fund        | 2021                | 2020                |
| REVENUES                                          |                     |                   |                     |                     |
| Property Taxes                                    | \$ 2,171,901        | \$ -              | \$ 2,171,901        | \$ 2,141,268        |
| Other Taxes                                       | 97,038              | -                 | 97,038              | -                   |
| Intergovernmental                                 | 431,293             | -                 | 431,293             | 1,742,389           |
| License and Permits                               | 233,871             | 3,316             | 237,187             | 199,488             |
| Fines, Forfeits and Penalties                     | 1,121               | -                 | 1,121               | 9,087               |
| Public Charges for Services                       | 318,853             | -                 | 318,853             | 312,703             |
| Interest Income                                   | 112,532             | 667               | 113,199             | 109,983             |
| Miscellaneous Income                              | 81,054              | -                 | 81,054              | 104,198             |
| Total Revenues                                    | <u>3,447,663</u>    | <u>3,983</u>      | <u>3,451,646</u>    | <u>4,619,116</u>    |
| EXPENDITURES                                      |                     |                   |                     |                     |
| Current:                                          |                     |                   |                     |                     |
| General Government                                | 694,575             | -                 | 694,575             | 740,234             |
| Public Safety                                     | 591,729             | -                 | 591,729             | 545,293             |
| Public Works                                      | 682,977             | -                 | 682,977             | 2,426,991           |
| Health and Social Services                        | 36,739              | -                 | 36,739              | 18,768              |
| Parks and Recreation                              | 87,524              | -                 | 87,524              | 1,351,249           |
| Conservation and Development                      | 523,994             | -                 | 523,994             | 16,824              |
| Capital Outlay                                    | 1,447,193           | -                 | 1,447,193           | 113,437             |
| Debt Service                                      |                     |                   |                     |                     |
| Principal                                         | 4,229,540           | -                 | 4,229,540           | 818,038             |
| Interest                                          | 122,333             | -                 | 122,333             | 86,527              |
| Total Expenditures                                | <u>8,416,604</u>    | <u>-</u>          | <u>8,416,604</u>    | <u>6,117,361</u>    |
| Excess (Deficiency) of Revenues Over Expenditures | <u>(4,968,941)</u>  | <u>3,983</u>      | <u>(4,964,958)</u>  | <u>(1,498,245)</u>  |
| OTHER FINANCING SOURCES (USES)                    |                     |                   |                     |                     |
| Proceeds from Notes Payable                       | <u>7,258,373</u>    | <u>-</u>          | <u>7,258,373</u>    | <u>1,880,906</u>    |
| Total Other Financing Sources and Uses            | <u>7,258,373</u>    | <u>-</u>          | <u>7,258,373</u>    | <u>1,880,906</u>    |
| Net Change in Fund Balances                       | 2,289,432           | 3,983             | 2,293,415           | 382,661             |
| Fund Balances - Beginning                         | 3,899,049           | 109,271           | 4,008,320           | 3,625,659           |
| Prior period adjustment- see note 11              | (1,071,291)         | -                 | (1,071,291)         | -                   |
| Fund Balances - Ending                            | <u>\$ 5,117,190</u> | <u>\$ 113,254</u> | <u>\$ 5,230,444</u> | <u>\$ 4,008,320</u> |



*Statement of Net Position – Proprietary Funds 12/31/2021*

**TOWN OF WESTPORT**

**Statement of Net Position  
Proprietary Funds  
December 31, 2021**

|                                      | Water Utility | Sewer Utility | Total        |
|--------------------------------------|---------------|---------------|--------------|
| <b>ASSETS</b>                        |               |               |              |
| Current Assets:                      |               |               |              |
| Cash and Investments                 | \$ 1,272,184  | \$ 779,793    | \$ 2,051,977 |
| Accounts Receivable                  | 7,248         | 48,096        | 55,344       |
| Due from Tax Roll                    | 3,411         | 32,300        | 35,711       |
| Due from Other Funds                 | 122,075       | 116,189       | 238,264      |
| Total Current Assets                 | 1,404,918     | 976,378       | 2,381,296    |
| Restricted Assets:                   |               |               |              |
| Restricted Cash and Cash Equivalents | -             | 324,236       | 324,236      |
| Total Restricted Assets              | -             | 324,236       | 324,236      |
| Noncurrent Assets:                   |               |               |              |
| Special Assessments                  | -             | 36,307        | 36,307       |
| Total Noncurrent Assets              | -             | 36,307        | 36,307       |
| Capital Assets:                      |               |               |              |
| Property, Plant and Equipment        | 5,267,948     | 6,059,243     | 11,327,191   |
| Less: Accumulated Depreciation       | (1,806,662)   | (3,371,169)   | (5,177,831)  |
| Net Capital Assets                   | 3,461,286     | 2,688,074     | 6,149,360    |
| Total Assets                         | \$ 4,866,204  | \$ 4,024,995  | \$ 8,891,199 |
| <b>LIABILITIES</b>                   |               |               |              |
| Current Liabilities:                 |               |               |              |
| Accounts Payable                     | \$ 105,797    | \$ 116,415    | \$ 222,212   |
| Due to Other Funds                   | 60,846        | 70,392        | 131,238      |
| Total Current Liabilities            | 166,643       | 186,807       | 353,450      |
| Non-Current Liabilities:             |               |               |              |
| Deferred Regulatory Credit           | 24,647        | -             | 24,647       |
| Total Non-Current Liabilities        | 24,647        | -             | 24,647       |
| Total Liabilities                    | 191,290       | 186,807       | 378,097      |
| <b>NET POSITION</b>                  |               |               |              |
| Net Investment in Capital Assets     | 3,436,639     | 2,688,074     | 6,124,713    |
| Restricted                           | -             | 324,236       | 324,236      |
| Unrestricted                         | 1,238,275     | 825,878       | 2,064,153    |
| Total Net Position                   | 4,674,914     | 3,838,188     | 8,513,102    |
| Total Liabilities and Net Position   | \$ 4,866,204  | \$ 4,024,995  | \$ 8,891,199 |

**TOWN OF WESTPORT**

**Statement of Revenues, Expenses and Changes in Fund Net Position  
Proprietary Funds  
For the Year Ended December 31, 2021**

|                                        | Water<br>Utility   | Sewer<br>Utility   | Total               |
|----------------------------------------|--------------------|--------------------|---------------------|
| OPERATING REVENUES                     |                    |                    |                     |
| Charges for Services                   | \$ 250,231         | \$ 690,920         | \$ 941,151          |
| Other Operating Revenues               | 1,305              | -                  | 1,305               |
| Total Operating Revenues               | <u>251,536</u>     | <u>690,920</u>     | <u>942,456</u>      |
| OPERATING EXPENSES                     |                    |                    |                     |
| Operation and Maintenance              | 445,625            | 584,976            | 1,030,601           |
| Salaries                               | 37,597             | 27,456             | 65,053              |
| Outside Services Employed              | 7,235              | -                  | 7,235               |
| Depreciation                           | 87,690             | 128,894            | 216,584             |
| Total Operating Expenses               | <u>578,147</u>     | <u>741,326</u>     | <u>1,319,473</u>    |
| Operating Income (Loss)                | <u>(326,611)</u>   | <u>(50,406)</u>    | <u>(377,017)</u>    |
| NON-OPERATING REVENUES (EXPENSES)      |                    |                    |                     |
| Interest and Investment Revenue        | 3,773              | 11,538             | 15,311              |
| Miscellaneous Non-Operating Revenue    | -                  | 86,541             | 86,541              |
| Amortization of Regulatory Credit      | 12,323             | -                  | 12,323              |
| Total Non-Operating Revenue (Expenses) | <u>16,096</u>      | <u>98,079</u>      | <u>114,175</u>      |
| Income (Loss) Before Contributions     | (310,515)          | 47,673             | (262,842)           |
| Capital Contributions                  | <u>4,031</u>       | <u>-</u>           | <u>4,031</u>        |
| Change in Net Position                 | (306,484)          | 47,673             | (258,811)           |
| Total Net Position - Beginning         | <u>4,981,398</u>   | <u>3,790,515</u>   | <u>8,771,913</u>    |
| Total Net Position - Ending            | <u>\$4,674,914</u> | <u>\$3,838,188</u> | <u>\$ 8,513,102</u> |

*Statement of Cash Flows – Proprietary Funds 12/31/2021*

**TOWN OF WESTPORT**

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended December 31, 2021**

|                                                                                                   | Water<br>Utility    | Sewer<br>Utility    | Totals              |
|---------------------------------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                                                       |                     |                     |                     |
| Receipts from customers                                                                           | \$ 257,411          | \$ 734,850          | \$ 992,261          |
| Payments to suppliers                                                                             | (351,024)           | (579,716)           | (930,740)           |
| Payments to employees                                                                             | (37,597)            | (27,456)            | (65,053)            |
| Internal activity - payments (to) from other funds                                                | 11,251              | 37,676              | 48,927              |
| Net cash provided (used) by operating activities                                                  | (119,959)           | 165,354             | 45,395              |
| <b>CASH FLOWS FROM CAPITAL AND RELATED<br/>FINANCING ACTIVITIES</b>                               |                     |                     |                     |
| Purchase of capital assets                                                                        | (8,408)             | (125,124)           | (133,532)           |
| Net cash provided (used) by capital and related<br>financing activities                           | (8,408)             | (125,124)           | (133,532)           |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                                                       |                     |                     |                     |
| Interest and dividends                                                                            | 3,773               | 11,538              | 15,311              |
| Net cash provided (used) by investing activities                                                  | 3,773               | 11,538              | 15,311              |
| Net increase (decrease) in cash and cash equivalents                                              | (124,594)           | 51,768              | (72,826)            |
| Cash at beginning of year                                                                         | 1,396,778           | 1,052,261           | 2,449,039           |
| Cash at end of year                                                                               | <u>\$ 1,272,184</u> | <u>\$ 1,104,029</u> | <u>\$ 2,376,213</u> |
| Reconciliation of operating income (loss) to net cash<br>provided (used) by operating activities: |                     |                     |                     |
| Operating income (loss)                                                                           | \$ (326,611)        | \$ (50,406)         | \$ (377,017)        |
| Adjustments to reconcile operating income to net cash<br>provided (used) by operating activities  |                     |                     |                     |
| Other revenues                                                                                    | -                   | 86,541              | 86,541              |
| Depreciation expense                                                                              | 87,690              | 128,894             | 216,584             |
| Changes in assets and liabilities:                                                                |                     |                     |                     |
| Receivables, net                                                                                  | 5,877               | (42,611)            | (36,734)            |
| Interfund balances                                                                                | 11,251              | 37,676              | 48,927              |
| Accounts and other payables                                                                       | 101,834             | 5,260               | 107,094             |
| Net cash provided (used) by operating activities                                                  | <u>\$ (119,959)</u> | <u>\$ 165,354</u>   | <u>\$ 45,395</u>    |

**TOWN OF WESTPORT**

**Statement of Fiduciary Net Position  
December 31, 2021**

|                          | <u><b>Custodial Fund</b></u> |
|--------------------------|------------------------------|
| <b>ASSETS</b>            |                              |
| Cash and Investments     | \$ 5,386,998                 |
| Taxes Receivable         | <u>9,957,278</u>             |
| Total Assets             | <u><u>\$ 15,344,276</u></u>  |
| <b>LIABILITIES</b>       |                              |
| Due to Other Governments | <u>\$ 15,344,276</u>         |
| Total Liabilities        | <u><u>\$ 15,344,276</u></u>  |



**TOWN OF WESTPORT**

**Statement of Changes in Fiduciary Net Position  
Fiduciary Fund  
For the Year Ended December 31, 2021**

|                                                       | <u><b>Custodial Fund</b></u> |
|-------------------------------------------------------|------------------------------|
| <b>ADDITIONS</b>                                      |                              |
| Property tax collections for other governments        | <u>\$ 9,668,935</u>          |
| Total Additions                                       | <u>9,668,935</u>             |
| <b>DEDUCTIONS</b>                                     |                              |
| Payments of taxes to other governments                | <u>9,668,935</u>             |
| Total Deductions                                      | <u>9,668,935</u>             |
| <br>Net increase (decrease) in fiduciary net position | <br>-                        |
| <br>Net position - Beginning                          | <br><u>-</u>                 |
| Net position - Ending                                 | <u><u>\$ -</u></u>           |

## Example Town Newsletter



TOWN OF WESTPORT

# NEWSLETTER

DECEMBER 2024

### A Note from the Town Chair

As you know, the Town of Westport filed the petition to incorporate with the Dane County Circuit Court on Friday October 4th. Thank you to the over 100 residents who signed the petition in the first 48 hours it was available so that we could file so quickly. Since then, more than 400 people have signed an additional letter of support for the petition. Thank you!

The Circuit Court hearing was scheduled for December 4. This hearing is the first step in the process and determines if the Town meets the standards required for incorporation. Please check the website for an update from the hearing, as well as answers to any new questions we receive.

Thanks to the very many people who help make Westport a great place to live.

I hope everyone has a wonderful holiday season.

John Cuccia, Chair  
Westport Town Board of Supervisors

### Taxes, Licenses, Permits + Donations

#### Tax Payments

First installment or full payment of taxes are due to the Town by **January 31, 2025**.

Please use the drop box located to the right of the Administration Office door.

Tax receipts are available to print at [accessdane.danecounty.gov](https://accessdane.danecounty.gov)

#### Real Estate Taxes

Real Estate tax payments made after February 1, 2025 go to the Dane County Treasurer, as shown on your tax bill. Please make separate checks for property taxes and dog licenses. Online tax payments accepted through January 23, 2025.

#### Dog License

Please see the enclosed application. No pets are allowed in the Town Park Center area at any time. Please clean up after your pets! County Dog permits are required to enter any Dane County land with your dog.

#### Permits

To apply for permits for remodeling or new homes, all permits need to be submitted directly to GEC. You can do this through the link on Town Website. You can find this under Permits, Licenses, and Forms. You can reach GEC at 608-849-5613 regarding any questions about building permits.

#### Park Donations

Please consider a donation of your time, property or funds to the Town for parks or trails. The Town is working with Waunakee, Middleton, Dane Co. and the DNR to provide great recreational opportunities here in Westport.

## 2025 Brush Pick-Up Rules and Regulations

Please mark the following dates on your calendar as brush must be roadside by 6:00 a.m. the Monday of collection. Brush collection may run the full scheduled week. Once a street or neighborhood has been collected crews will not return until the next scheduled collection date. Due to varying conditions, specific collection days cannot be projected for any neighborhood. In order to ensure your brush is collected in the most efficient manner follow the tips below. Acceptable brush piles allow for quicker collections, which saves time. As a reminder, depending on weather and work load your brush may be curbside for a week or more.

### 2025 Schedule

#### Holiday Tree Collection Dates

Monday, January 6

Monday, January 13

#### 2025 Collection Weeks

*Week 1:* Monday, April 21

*Week 2:* Monday, May 19

*Week 3:* Monday, June 23

*Week 4:* Monday, July 21

*Week 5:* Monday, August 25

*Week 6:* Monday, September 22

*Week 7:* Monday, October 27

#### The following is acceptable for pick-up:

- 1) Brush must be stacked neatly, piled no more than 4 feet high, with cut ends facing the road.
- 2) Leave branches in long segments, manageable by one person.
- 3) Brush piles should not affect motorist visibility, and should be in an open, obstruction free area.
- 4) The following items must be placed separately from the main brush pile: Materials greater than 8 inches in diameter must be cut into manageable pieces. Branches 4 inches or more in diameter must be trimmed of all small branches. Materials less than 1 inch in diameter must be tied together in 4 foot bundles, not exceeding 30 pounds; string or twine is acceptable.

#### The following is NOT acceptable for pick-up:

*\* brush piles placed incorrectly or containing unacceptable material will not be collected*

- 1) Root balls and brush mixed with soil or other yard waste.
- 2) Vines, leaf piles, shrubs, or rocks.
- 3) Processed wood, boards, or trash.
- 4) Brush placed in bags, boxes, or trash containers.
- 5) Brush containing wire, tape, or any inorganic materials.
- 6) Brush that is determined to have been cut or trimmed by contractors.
- 7) Anything not listed as acceptable that may be found in the brush pile.
- 8) Brush piles greater than 4 feet high or unmanageable material greater than 8 inches in diameter.

The Town does not offer collection of leaves or other yard waste. These items may be composted, burned on the owner's property, or taken to the MRD Compost Facility (Purple Cow). The site, located at 5211 County Highway Q, accepts yard waste and brush and opens in April. Please make sure to comply with all Town Ordinances when burning leaves

Political signs can remain posted for two weeks after an election. Please take a moment to remove any remaining election signs from your property. Clearing signs helps keep our neighborhoods looking clean and welcoming. Additionally, as a reminder, other temporary signs are only allowed to be in place for up to 30 days and then need to be removed. Thank you for your cooperation and for helping maintain the beauty of our community.

**Computers, Electronics & Appliance Clean Up Day**  
**Saturday, May 31, 2025 from 8:00 am to noon**

## The Most Asked Questions About The Incorporation Process

### Why Is The Town Seeking To Incorporate?

Towns in Wisconsin don't have fixed borders and town territory can be annexed by neighboring villages and cities with little recourse. The Town of Westport is the only remaining unincorporated municipality on either of the Madison lakes. This means the surrounding municipalities control land use in the Town's territory within one and a half (1.5) to three (3) miles of their borders depending on if they are villages or cities. As such, many of the Town's land use decisions cannot be made by town residents who elect the town board and are instead made by elected officials of the neighboring villages and cities, who may have little or no understanding of the needs and interests of our community.

Incorporating will fix our borders so that other municipalities cannot annex Town of Westport territory, and it will provide the legal structure for our residents to determine how we grow.

Also, the Town of Westport is in a key location for impacting water quality throughout the Madison chain of lakes. The north shore of Lake Mendota is a tapestry of wetlands and creeks that help retain stormwater runoff and filter out sediment as well as provide wildlife habitat and recreational opportunities for residents in the region. The Town's commitment to protecting the environment is well established, and incorporating the Town will provide it with the tools and authority to act on that commitment.

### Can annexation of the Town of Westport territory happen during this process?

No. The Town filed the petition for annexation with the Dane County Circuit Court on Friday, October 4. This filing stops the annexation of the Town of Westport territory until the matter of incorporation is settled through the process.

### How Long Will The Incorporation Process Take?

Our consultant estimates the process will take between 12 and 18 months. Assuming we are successful, the last step in the process is a public referendum in which the residents of the Town of Westport would vote yes or no for incorporation.

### Are we guaranteed to be successful?

No. However, we believe we have a very strong petition and that we exceed all of the minimum standards set by the Wisconsin Department of Administration. We have links to the entire process on our website.

You can find the full background about the incorporation process on the Town's website [townofwestport.org/westport-incorporation](https://townofwestport.org/westport-incorporation).

You can sign up for updates as we post them at [townofwestport.org/subscribe](https://townofwestport.org/subscribe).

If you have any questions, please contact  
Town Administrator / Clerk-Treasurer  
**Dean Grosskopf at 608-849-4372**  
or email [dgrosskopf@townofwestport.org](mailto:dgrosskopf@townofwestport.org)

### Town of Westport

#### Office Closed

December 24, 2024

December 25, 2024

December 31, 2024 (closing at Noon)

January 1, 2025

January 20, 2025

\* Online payments can be made at:  
[www.townofwestport.org](https://www.townofwestport.org)

#### 2025 Election Dates

February 18, 2025

April 1, 2025





#### **Town Staff and Board Members**

|                                                                                 |                    |
|---------------------------------------------------------------------------------|--------------------|
| Administrator/Clerk-Treasurer                                                   | Dean A. Grosskopf  |
| Utility, Finance & Information<br>Systems Manager and<br>Deputy Clerk-Treasurer | Robert C. Anderson |
| Executive Assistant                                                             | Jessica J. Duffrin |
| Office Assistant                                                                | Erin Gahagan       |
| Office Assistant                                                                | Fayth Cady         |

#### **Town Board**

John Cuccia, Chair  
Joe Pichette  
Mary Manering  
Mark Crowell  
Neal Werner

#### **Town Board Meetings**

1st and 3rd Monday of each month at 6 pm

#### **Office Hours**

|                   |                    |
|-------------------|--------------------|
| Monday – Thursday | 8:00 am to 4:30 pm |
| Friday            | 7:30 am to Noon    |



William S. Cole  
email wcole@axley.com  
608.283.6766

August 7, 2026

Mr. Bradley T. Vowels-Katter  
Incorporation Review Board  
Department of Administration  
101 East Wilson Street  
P.O. Box 1645  
Madison, WI 53701

RE: Town of Westport Incorporation Petition

Dear Mr. Vowels-Katter,

I serve as the town attorney of the Town of Westport. In accordance with section 66.0203(9), Wis. Stats., and the order of the Dane County Circuit Court dated December 6, 2024 (copy attached), I hereby submit for review by the Incorporation Review Board the petition of the Town of Westport for incorporation as a village. To that end, enclosed please find the following:

1. Copy of the order of the Circuit Court referring the matter to the Board;
2. Westport petition for incorporation;
3. Check for the payment of the review fee.

We acknowledge the 180 day review period provided in sec. 66.0203(9), Wis. Stats. We are advised, however, by the Town Clerk that the deadline for placement of matters on the ballot for the April, 2027 Spring Election is January 26, 2027. Accordingly, if at all possible, we would appreciate it if the Board could issue a decision by January 15, 2027. In that way, if the petition is approved, we would have time to place the referendum on the ballot for the Spring Election.

Lastly, we had previously submitted a Cooperative Boundary Plan to your office between Westport and its adjoining municipalities. The Plan was approved on July 14, 2026. As you may recall, the terms of the Plan are to become effective upon incorporation and modify the boundaries as referenced in the Petition. We direct the Board to the terms of that Plan for consideration when reviewing the Petition for Incorporation.

Thank you for your time and attention to this matter. Please feel free to contact me should you or the Board require anything further.



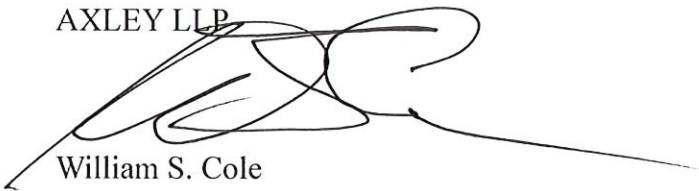
Mr. Bradley T. Vowels-Katter

August 7, 2026

Page 2

Very truly yours,

AXLEY LLP



William S. Cole

WSC:oc

Encls.

cc: Hon. Ann Peacock, Dane County Circuit Court, Br. 12 (via E-filing; w/ encls.)  
Mr. Dean Grosskopf, Westport Town Administrator (hand delivered; w/ encls.)  
Attorney Allen D. Reuter, DeForest Village Attorney (via E-filing; w/ encls.)  
Attorney Bryan Kleinmaier, Waunakee Village Attorney (via E-filing; w/ encls.)  
Attorney Doran Viste, Madison Assistant City Attorney (via E-filing; w/ encls.)  
Attorney Matthew Fleming, Middleton City Attorney (via E-filing; w/ encls.)  
Attorney Kirk Strang, Waunakee Community School District (via E-filing; w/ encls.)  
Mr. Gary Becker, Westport Town Planner (hand delivered; w/ encls.)

DATE SIGNED: December 5, 2024

Electronically signed by Ann Peacock  
Circuit Court Judge

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH 12

DANE COUNTY

---

TOWN OF WESTPORT  
Petitioner,

v.

CASE NO. 2024CV3040

CITY OF MADISON  
VILLAGE OF DEFOREST  
VILLAGE OF WAUNAKEE  
CITY OF MIDDLETON  
WAUNAKEE COMMUNITY SCHOOL DISTRICT  
Intervenors.

---

**ORDER REFERRING PETITION TO THE INCORPORATION REVIEW  
BOARD**

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This matter having come before the Court on December 4, 2024, for a hearing pursuant to section 66.0203(8), Wis. Stats., on the Petitioners' petition for incorporation of the Town of Westport as a village. The Town of Westport and the Petitioners, Dean Grosskopf and John Cuccia, appeared by Town Attorney William S. Cole; the City of Madison appeared by Assistant City Attorney Doran Viste; the Village of DeForest appeared by Village Attorney Allen D. Reuter; the Village of Waunakee appeared by Village Attorney Bryan Kleinmaier; the City of Middleton appeared by City Attorney Matthew J. Fleming; and the Waunakee Community School District appeared by Attorney Kirk D. Strang.

Upon questioning by the Court, on the record, all parties, through their respective counsel, stipulated the standards under section 66.0205, Wis. Stats., are met.



Based on the filings with the Court in this matter and the above described stipulation of the parties, the Court hereby finds the standards under section 66.0205, Wis. Stats., are met. Accordingly, IT IS HEREBY ORDERED, pursuant to section 66.0203(8)(b), Wis. Stats, the petition for incorporation of the Town of Westport is referred to the Incorporation Review Board for further proceedings as set forth in section 66.0203(9), Wis. Stats.

The Court further finds, pursuant to section 66.0203(8)(c)2., Wis. Stats., based on the stipulation of the Town of Westport and Village of Waunakee, on the record through their respective counsel, that one annexation proceeding, identified as the First Presbyterian Church annexation, was initiated before the publication of the notice under subsection (8)(c)1, and is now final. Accordingly, IT IS HEREBY FURTHER ORDERED, the annexed territory legally described in Exhibit A to the Village of Waunakee Ordinance No. 24-7 attached to this Order, is excluded from the territory proposed to be incorporated.

The Court retains jurisdiction of this matter for further proceedings as appropriate pursuant to section 66.0203(9)(f), Wis. Stats.

**ORDINANCE NO. 24-7**  
**VILLAGE OF WAUNAKEE**

**AN ORDINANCE PROVIDING FOR THE DIRECT ANNEXATION  
OF A PORTION OF THE TOWN OF WESTPORT TO THE  
VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN**

**RECITALS**

- A. On September 4, 2024, a petition to annex (the "Annexation Petition") the property described in and shown on Exhibit A (the "Property") to the Village of Waunakee was filed with the Village Clerk by the First Presbyterian Church of Waunakee (the "Owner").
- B. On September 4, 2024, the Owner owned all of the real property within the Property, and there were no electors residing within the Property. The current population of the Property is zero.
- C. A copy of the Annexation Petition, together with a scale map and a legal description of the Property, was filed with the Wisconsin Department of Administration and the Town Clerk of the Town of Westport.
- D. The Village has considered the recommendations, if any, that the Department of Administration has made regarding the annexation.

*NOW THEREFORE, the Village Board of the Village of Waunakee, Dane County, do ordain as follows:*

**ORDINANCE**

- 1. Property Annexed. In accordance with Wis. Stat. § 66.0217, the Village Board approves the annexation of the Property.
- 2. Effect of Annexation. From and after the effective date, the Property shall be a part of the Village of Waunakee for any and all purposes provided by law, and all persons coming or residing within such Property shall be subject to all ordinances, rules, and regulations governing the Village of Waunakee.
- 3. Ward Designation. From and after the effective date, the Property annexed by this Ordinance shall be incorporated into Ward No. 14 of the Village.

4. Clerk Duties. From and after the effective date, the Village Clerk is hereby directed to provide notice and copies of this Ordinance pursuant to the applicable Wisconsin Statutes.
5. Zoning. From and after the effective date, the Property shall be initially and temporarily zoned in the A-1 agricultural/holding district pursuant to section 133-128 of the Village Code.
6. Payment to Town of Westport. Pursuant to Wis. Stat. § 66.0217(14)(a)1., the Village agrees to pay annually to the Town of Westport, for five (5) years, an amount equal to the amount of property taxes that the Town of Westport levied on the Territory as shown by the 2024 tax roll.
7. Effective Date. This Ordinance shall take effect upon passage and publication as provided by law.

*The above ordinance was duly adopted by a two thirds (2/3) majority vote of the elected members of the Village Board of the Village of Waunakee at a regular meeting held on November 18, 2024.*

APPROVED:

By:   
Kristin Runge, Village President

ATTEST:

By:   
Karla Endres, Village Clerk

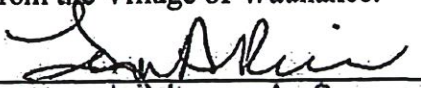
Attachment:

Exhibit A – Legal Description and Map of Property to be annexed

STATE OF WISCONSIN

COUNTY OF DANE

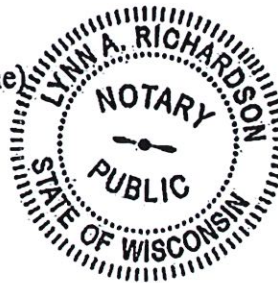
Personally came before me this 14 day of November, 2024, the above named Kristin Runge and Karla Endres, to me known to be the persons who executed the foregoing instrument and acknowledged the same with authority from the Village of Waunakee.



Lynn A. Richardson (Print name)

Notary Public, State of Wisconsin

My commission: 9-8-2025



*This instrument drafted by:*

Bryan Kleinmaier

Stafford Rosenbaum LLP

P.O. Box 1784

Madison, WI 53701-1784



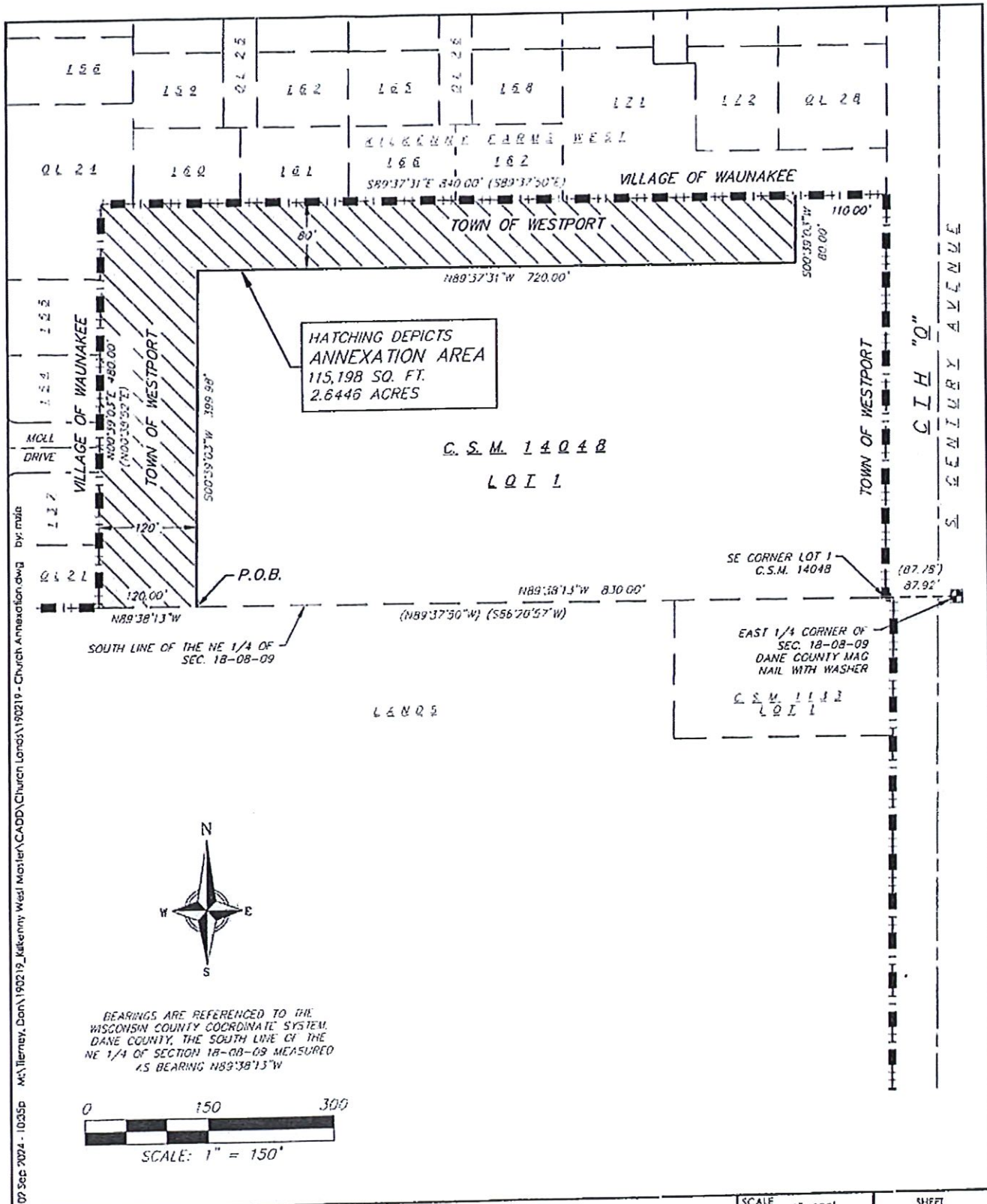
**EXHIBIT A**

**Legal Description and Map of Property**

EXHIBIT ALEGAL DESCRIPTION OF LANDS TO BE ANNEXED

Part of Lot 1, Certified Survey Map Number 14048, as recorded in Volume 94 of Certified Survey Maps, on pages 122-127, as Document Number 5177982, Dane County Registry and located in the SE 1/4 of the NE 1/4 of Section 18, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, more fully described as follows:

Commencing at the East quarter corner of said Section 18; thence N89°38'13"W, along the south line of said NE 1/4 of Section 18, a distance of 87.92 feet to the southeast corner of said Lot 1; thence continuing N89°38'13"W, along said south line of the NE 1/4 and the south line of said Lot 1, a distance of 830.00 feet to the point of beginning; thence continuing N89°38'13"W, along said south line, 120.00 feet to the southwest corner of said Lot 1; thence N00°39'03"E, along the west line of said Lot 1, a distance of 480.00 feet to the northwest corner of said Lot 1; thence S89°37'31"E, along the north line of said Lot 1, a distance of 840.00 feet; thence S00°39'03"W, 80.00 feet; thence N89°37'31"W, 720.00 feet; thence S00°39'03"W, 399.98 feet to the point of beginning. This description contains approximately 115,198 square feet or 2.6446 acres.



**vierbicher**  
planners | engineers | advisors



**EXHIBIT B**  
SCALE MAP

SCALE 1"=150'  
CHECKED KPAP  
DRAFTER MZIE  
DATE 08/29/2024  
JOB NO. 190219

SHEET  
1 OF 1

FILED  
10-04-2024  
CIRCUIT COURT  
DANE COUNTY, WI  
2024CV003040  
Honorable Ann Peacock  
Branch 12

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH \_\_\_\_\_

DANE COUNTY

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In the Matter of the INCORPORATION  
OF THE TOWN OF WESTPORT, Dane County,  
as a Village Pursuant to the Provisions of Chapter  
66 of the Wisconsin Statutes.

PETITION FOR  
INCORPORATION OF THE  
VILLAGE OF WESTPORT

Case No.:

Case Code: 30703

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TO: Dane County Circuit Court  
215 S. Hamilton St.  
Madison, WI 53703

The undersigned Petitioners, electors and freeholders within the territory comprising the Town of Westport, Dane County, Wisconsin, which is proposed for incorporation by this document, respectfully petition the Circuit Court for Dane County, Wisconsin, for incorporation of the territory comprising the Town of Westport, Dane County, Wisconsin, described herein, as the Village of Westport, a body corporate and politic with the powers and privileges of a municipal corporation at common law and as conferred by Chapter 61 of the Wisconsin Statutes.

In support of this Petition for Incorporation, Petitioners allege as follows:

1. The Petitioners are electors and freeholders in the territory proposed by this Petition for incorporation as the Village of Westport.



2. Fifty or more persons who are electors and freeholders of the territory to be incorporated hereby have signed and joined this Petition as required by Wis. Stat. § 66.0203(2)(a), and are attached hereto as Exhibit D.

3. The Petitioners desire incorporation as a Village, organized under Chapter 61 of the Wisconsin Statutes, of all lands located within the legal boundaries of the Town of Westport, Dane County, Wisconsin, pursuant to the procedures set forth in Chapter 66 of the Wisconsin Statutes.

4. All territory proposed for incorporation lies within Dane County, Wisconsin.

5. On September 20, 2024, a Notice of Intention to Circulate this Petition for Incorporation was published in the Waunakee Tribune in accordance with Wis. Stat. § 66.0203(1). A copy of said notice as published, together with a copy of the Publisher's Affidavit of Publication, is attached hereto as Exhibit A.

6. Petitioners commenced circulation of this Petition no earlier than October 2, 2024.

7. In accordance with Wis. Stat. § 66.0203(2)(c), Petitioners designate as their representative, Dean A. Grosskopf, 5508 Woodland Drive, Waunakee, WI 53597, an elector and freeholder in the territory to be incorporated; and Petitioners designate as their alternate representative, John Cuccia, 5552 Huntingwood Way, Waunakee, WI 53597, an elector and freeholder in the territory proposed to be incorporated.

8. In accordance with Wis. Stat. § 66.0203(2)(c), the territory for which incorporation is proposed is all of the territory comprising and currently located within the present legal boundaries of the Town of Westport, Dane County, Wisconsin, which territory is more particularly described in the legal description attached hereto as Exhibit B.

9. In accordance with Wis. Stat. § 66.0203(2)(c), a scale map reasonably showing the boundaries of the territory proposed for incorporation is attached hereto as Exhibit C.

10. In accordance with Wis. Stat. § 66.0203(2)(c), the territory proposed for incorporation as the Village of Westport contains a current resident population of 4,191 persons, according to the 2020 U.S. Census, which is the last federal census.

11. The territory proposed for incorporation is located within a “Metropolitan Community” as defined by Wis. Stat. § 66.0201(2)(c), and such territory proposed to be incorporated constitutes a “Metropolitan Village” as defined by Wis. Stat. § 66.0205(3).

12. The territory proposed for incorporation meets and exceeds the minimum requirements for incorporation of a Metropolitan Village in accordance with Wis. Stat. § 66.0205(3) as follows:

a. The territory comprises an area of approximately 20.6 square miles, which exceeds the requirement of Wis. Stat. §§ 66.0205(3) and 66.0205(5), that the area be at least 4 square miles;

b. The territory has a resident population of 4,191 persons, which exceeds the requirement of Wis. Stat. § 66.0205(3), that the area have a population of at least 2,500 persons;

c. The territory has a density of at least 500 persons in any one square mile.

13. The territory of the proposed village meets the standards set forth in Wis. Stat. § 66.0207(1), as follows:

a. The territory proposed for incorporation is reasonably homogeneous and compact, taking into consideration natural boundaries, natural drainage basin, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping, and social customs;

b. The territory beyond the most densely populated square mile as specified in Wis. Stat. § 66.0205(3) has the potential for residential or other urban land use development on a substantial scale within the next three (3) years, and is in fact already seeing such development.

14. The proposed incorporation is in the public interest considering the following criteria specified in Wis. Stat. § 66.0207(2), as follows:

a. The present and potential sources of tax revenue available to such territory are sufficient to defray the present and anticipated costs of governmental services thereon at a local tax rate which compares favorably with the tax rate in a similar area for the same level of services;

b. The level of governmental services desired or needed by the residents of such territory compare favorably to the level of governmental services offered by the proposed village and the level available from any contiguous municipality which may file a certified copy of a resolution as provided in Wis. Stat. § 66.0203(6);

c. The proposed incorporation will not impact, financially or otherwise, any remainder of the town because the entire Town is proposed for incorporation;

d. The proposed incorporation will not negatively affect the provision of governmental services elsewhere within the metropolitan community and will not substantially hinder the solution of governmental problems affecting the metropolitan community.

15. Petitioners respectfully request that the territory, when incorporated, be incorporated as the Village of Westport.

16. The signatures of the Petitioners for incorporation of the Town of Westport are attached hereto as Exhibit D.

WHEREFORE, the undersigned Petitioners respectfully request the Court to refer this Petition to the Incorporation Review Board pursuant to Wis. Stat. § 66.0203, for review as provided by Wis. Stat. § 66.0207 and, upon their review and approval, to issue an order requiring a referendum pursuant to Wis. Stat. § 66.0211 and certify the incorporation of the Village of Westport when all requirements for the incorporation of the above-described territory as set forth in Chapter 66 of the Wisconsin Statutes have been met.

Dated and signed in the Town of Westport, Dane County, Wisconsin, as indicated on Exhibit D.

AXLEY BRYNELSON LLP

By: Electronically signed by William S. Cole

William S. Cole

State Bar No. 1011623

[wcole@axlev.com](mailto:wcole@axlev.com)

Axley Brynerson LLP

2 East Mifflin Street, Ste. 200

Madison, WI 53701-1767

608-283-6766

Attorneys for the Petitioners



**EXHIBIT A**

**Notice of Intent to Circulate Petition**

**Affidavit - Proof of Publication****STATE OF WISCONSIN****Dane County****SS.**

Jennifer Noble being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of Waunakee Tribune, WaunakeeTribune.com WT, a newspaper published in Dane County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

09/20/24

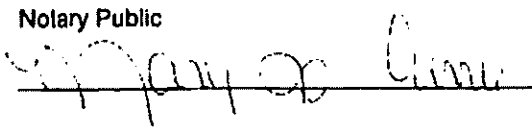
Publishing Fees: \$962.37

Signature:



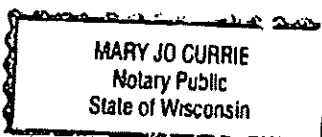
Subscribed and sworn to before me  
this 20th day of September, A.D. 2024

Notary Public



My Commission Expires:

12-16-26



**NOTICE OF INTENT TO  
CIRCULATE A PETITION FOR  
INCORPORATION OF THE  
LANDS COMPRISING THE  
TOWN OF WESTPORT**

PLEASE TAKE NOTICE that the undersigned, Dean A. Greenleaf and John Curcio, intend to circulate a petition to incorporate all of the territory comprising the town of Westport, Dane County, Wisconsin, as a village pursuant to section 46.02(3) of the Wisconsin Statutes. The territory proposed for incorporation consists of the following lands:

All that part of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29, 30, 31, 32 and 33 Town 8 North, Range 9 East, Sections 6 and 8, Town 7 North, Range 9 East, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Northeast corner of Section 9 of said Town; thence S 01°07'34" E along the east line of said Section 1, 2841.14 feet to the East 1/4 corner; thence easterly on said east line S 00°07'12" W 1633.97 feet to the Northwest corner of Section 9, T8N, R10E; thence continuing on said east line S 00°06'24" W 1012.55 feet to the Southeast corner of said Section 1 and the Northeast corner of Section 12 of said Town; thence S 00°04'15" W along the east line of said Section 12, 1874.83 feet to the West 1/4 corner of said Section 9; thence continuing along said east line S 00°04'15" W 971.34 feet to the East 1/4 corner of said Section 12; thence continuing along said east line S 00°04'15" W 2144.50 feet to the Southeast corner of said Section 12 and the Northeast corner of Section 13 of said Town; thence S01°01'41" W along the east line of said Section 13, 844.03 feet to the Southeast corner of the Northeast corner of said Section 13; thence continuing along said east line S 01°01'18" W 744.24 feet to the West 1/4 corner of Section 7, T8N, R10E; thence continuing along said east line S 01°01'18" W 887.19 feet to the East 1/4 corner of said Section 13; thence continuing along said east line S 00°30'13" W 1118.51 feet to the south line of the South 1/2 of the South 1/2 of said Section 13, thence Westerly 2,646.50 feet, more or less, along the last mentioned North line, to the East line of the Southwest 1/4 of said Section 13; thence Northerly 1,328.00 feet, more or less, along the last mentioned East line, to the North line of the Southwest 1/4 of said Section 13; thence Westerly 1,127.50 feet, more or less, along the last mentioned North line, to the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 13; thence North 09°04'00" West 178.00 feet, thence Southwesterly, 2,880 feet, more or less, on a straight line to a point on the North line of Section 23, Town 8 North, Range 9 East, 740.00 feet West of the Northeast corner of said Section 23, measured along the North line of said Section 23; thence South 22°14'00" West, 1,020 feet, more or less, to the Northeast line of the property conveyed to Eugene Tuggle as described in Volume 418 of Deeds, Page 441 and recorded in the Dane County Register of Deeds Office, that bears North 33°15'00" West, from a point on the East line of the Northeast 1/4 of said Section 23, 788.50 feet North of the Southeast corner of the Northeast 1/4 of

said Section 23, measured along the East line of said Section 23; thence South 83°16'00" East, 1,070 feet, more or less, to the Northwest shoreline of the Yahara River (also known as Catfish River) as presently located; thence Southwesterly along the said Northwest shoreline of the Yahara River to its point of intersection with a line that bears North 53°18'00" West, from the Southeast corner of the Northeast 1/4 of said Section 23, said line also being the Southwest line of the property conveyed to Victor B. Bond as described in Volume 568 of Deeds, Page 247, and recorded in the Dane County Register of Deeds Office; thence North 53°18'00" West, 750 feet, more or less, along the Southwest line of the property described in said Volume 568 of Deeds, to the most easterly corner of the Yahara Heights Plat, a recorded plat in the Northeast 1/4 of said Section 23; thence South 37°29'00" West, 639.34 feet along the Southwest line of the said Yahara Heights Plat to the most southerly corner of Lot 30 of the said Yahara Heights Plat; thence South 47°01'00" West, 843.47 feet along the Southeast line of the said Yahara Heights Plat to the east southerly corner of the said Yahara Heights Plat; thence North 00°09'00" West, 212.38 feet along the West line of the said Yahara Heights Plat to the Northeast corner of Lot 31 of the said Yahara Heights Plat; thence Westerly 1,400.00 feet along a line that is parallel to the South line of the North 1/2 of said Section 23; thence Southwesterly 1,200 feet, more or less, to a point that is 500.00 feet East of, measured at right angles to, a point on the reference line of the Waunakee Westport Road (also known as Westport Drive and State Highway 113) as designated in Wisconsin State Highway Project Y 0711 (1), said point being 1,328.00 feet South of the point of intersection of the center line of River Road as presently located (also designated as side road reference line 6 "R" in said project) with the said reference line of the said Waunakee Westport Road, measured along the said reference line; thence North 02°27'27" West, 601.55 feet to a point that is 140.00 feet East of, measured at right angles to, a point on the said reference line of the said Waunakee Westport Road, that is 833.03 feet South of the point of intersection of the said center line of River Road with the said reference line, measured along the said reference line; thence South 70°12'00" West, 140.00 feet along a line that is normal to the said reference line of the Waunakee Westport Road; thence South 10°23'00" East, 1,016.76 feet along the said reference line to a point of curve; thence continuing along said reference line on a curve to the left, convex to the Southwest, having a radius of 2,251.83 feet and a long chord that bears South 24°30'00" East, 1,120.00 feet, thence continuing along the said reference line South 30°28'00" East, 197.26 feet, thence North 81°31'00" East along a line that is normal to the said reference line of the Waunakee Westport Road, to the point of intersection with the North line of the South 1/2 of the South 1/2 of said Section 23; thence Easterly along the last mentioned North line, to the East line of the Southwest 1/4 of said Section

23. thence South along the East line of the Southwest 1/4 of said Section 22, 1,200 feet, more or less, to the South line of said Section 23; thence West along said South line, 2,000 feet, more or less, to the point of intersection with the center line of the Chicago and Northwestern Transportation Company right-of-way; thence Southeast along the said center line, 1,020 feet, more or less, to the West line of the Northwest 1/4 of Section 25, Town 8 North, Range 9 East; thence South along the West line of the Northwest 1/4 of said Section 25, 830 feet, more or less, to the Southeast corner of the Northwest 1/4 of said Section 25; thence West along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 25, 1,330 feet, more or less, to the West line of said Section 25, 1,330 feet, more or less, to the South line of the North 1/2 of Section 27, Town 8 North, Range 9 East; thence West along said South line to the shoreline of Lake Mendota at high water line; thence South along said high water line to the point at the original shoreline of Lake Mendota; thence westerly along said original shoreline between Lake Mendota and the Waters River to a point on the existing westerly high water line of Lake Mendota in Section 33, Town 8 North, Range 9 East; thence South westerly following said high water line to a point on said existing high water line of said Lake Mendota and the shoreline of the Sunrise Heights plat; thence N 01°52'29" W along the east line of said Sunrise Heights, 637 feet, more or less, to the southerly right of way of said Sunset Road; thence East, 81 feet to the East, right of way of Madison Road; thence North along said right of way to the south line of Geneva Point Condominiums; thence along said condominium boundary for the next 4 courses, S 89°44'00" W, 718.20 feet; thence N 89°15'19" W, 25.20 feet; thence S 89°44'00" W, 64.20 feet; thence N 00°12'11" W to the south line of P.A.R. Point plat; thence S 89°44'00" W along said south line, 340.47 feet to the east line of said plat; thence N 00°12'42" W along said east line, 287.82 feet to an angle point on said east line; thence N 45°22'37" W along said east line, 84.63 feet to the south right of way of County Highway 12; thence easterly along said right of way to the east right of way of West Point Road; thence North to the south line of the Northwest 1/4 of Section 8, Town 7 North, Range 9 East; thence S 89°12'00" E along said south line to the southerly extension of the west line of Bishop's Bay, plat; thence N 00°15'19" W along said extension and westerly line to the northerly right of way of County Highway 13 as delineated on said plat; thence along the westerly boundary of said plat for the next 6 courses, along the arc of a curve concave southwesterly having a radius of 183.00 feet and a long chord bearing N 49°41'00.5" W, a distance of 240.88 feet; thence N 89°29'12" W, 253.84 feet; thence N 89°14'44" W, 287.02 feet; thence N 01°40'23" W, 1065.03 feet; thence N 03°14'53.5" W, 40.42 feet; thence N 89°49'18"

N 781.74 feet to a line that to 25 feet south of the north line of the Northwest 1/4 of said Section 8; thence S 89°41'54" W parallel with said north line, 303.18 feet to the northerly extension of the east line of Shorecrest Plat; thence S 0°14'43" E along said easterly line and the extension, to the north line of Shorecrest Plat; thence S 89°37'03" W along said north line, 1325.28 feet to the east line of the Northeast 1/4 of said Section 8; thence N 00°18'48" W along said east line, 132.00 feet to the North 1/2 corner of said Section 8 also being the north line of Orchard Heights plat; thence N 89°34'45" W along said north line and the north line of the Northwest 1/4 of said Section 8, 617.82 feet to the easterly boundary of Northlake plat; thence N 89°32'09" W along said easterly boundary, 343.13 feet to the southerly boundary of Redtail Acres Subdivision; thence along the boundary of Redtail Acres for the next 6 courses, N 00°03'09" E, 281.88 feet to the south right of way of Staggdewine Court; thence N 89°30'39" E along said south right of way, 347.23 feet; thence S 00°02'48" E, 237.87 feet to the south right of way of Madison Way; thence N 89°30'39" W along said south right of way, 301.18 feet to the westerly right of way of County Highway 9; thence N 00°24'09" W along said westerly right of way, 418.10 feet to the southeast corner of the First Addition to Northlake plat; thence N 00°48'37" along the easterly line of said plat and the westerly right of way of County Highway 9, 27.48 feet to the intersection with the westerly extension of a southerly line of Lot 41 The Community of Bishop's Bay, The Back Nine - Phase 1; thence along said westerly extension and said plat southerly, westerly and easterly lines for the next 11 courses, S 89°49'40" E, 128.76 feet; thence S 00°12'35" E, 218.48 feet; thence N 89°29'51" W, 228.90 feet; thence S 00°20'01" E, 177.83 feet; thence S 89°15'19" W, 182.11 feet; thence N 00°20'45" W, 128.68 feet; thence N 89°34'25" W, 11.38 feet; thence N 00°23'42" W, 631.13 feet; thence N 00°04'00" E, 344.86 feet; thence N 89°22'05" E, 180.55 feet; thence N 89°03'45" E, 10.78 feet to the southwest corner of Lot 84 The Community of Bishop's Bay, The Back Nine - Phase 2; thence along the southerly boundary of said plat for the next 3 courses, N 89°08'48" E, 59.42 feet; thence N 89°07'49" E, 193.98 feet to the southwest corner of Lot 118 The Community of Bishop's Bay, The Back Nine - Phase 3; thence along the southerly and easterly boundary of said plat for the next 6 courses, N 00°04'00" E, 104.38 feet; thence N 89°04'50" E, 13.16 feet; thence N 89°28'50" E, 173.84 feet; thence N 89°34'54" E, 378.19 feet; thence N 40°20'21" E, 78.54 feet; thence S 89°44'17" E, 28.37 feet to the Southeast corner of Lot 148 The Community of Bishop's Bay, The Back Nine - Phase 4; thence along the southerly and easterly boundary of said plat for the next 6 courses, S 89°44'17" E, 592.37 feet; thence N 71°11'21" E, 204.48 feet; thence N 39°28'44" E, 185.61 feet; thence N 12°17'00" E, 185.41 feet; thence N 28°41'37" W, 180.43 feet; thence N 29°38'40" W to the easterly line of a parcel described in Doc. 18040418; thence along the easterly and southerly lines of said described lands for the next 9 courses, N 89°48'54" W

along said easterly line, 143.84 feet; thence N 77°09'40" E, 79.28 feet; thence N 43°22'36" E, 50.18 feet; thence N 44°18'37" W, 47 feet; thence N 44°11'49" E, 488.48 feet; thence S 38°11'03" E, 594 feet; thence S 48°11'03" E, 328.34 feet; thence N 64°23'28" E, 483.48 feet; thence S 64°12'22" E, 278 feet; thence North, 318 feet; thence N 64°44'18" W, 388 feet; thence N 31°04'41" W, 488 feet; thence N 70°32'44" E, 483 feet; thence N 49°20'47" E, 760 feet to a point lying N 80°25'05" W, 101.82 feet from the south quarter corner of Section 29, Town 8 North, Range 9 East; thence N 00°24'05" W along the east line of the Southwest 1/4 of said Section 29, 1225 feet to the south line of the Southwest 1/4 of said Southwest 1/4; thence N 89°34'45" W along the north line of the Southwest and Southwest 1/4 of the Southwest 1/4, 1974.47 feet to the east line of C&N 8187; thence S 0°53'47" E along said east line, 375.79 feet to the northwest corner of Lot 3 of C&N 12902; thence S 89°30'56" E along the north line of said Lot 1, 168.16 feet to the east line of Lot 2 of said C&N 12902; thence S 00°17'27" E along said east line, 118.13 feet; thence N 00°28'25" W along the south line of said Lot 2, 160.20 feet; thence N 00°17'27" W along the west line of said Lot 1, 60.63 feet; thence N 89°30'56" W along the south line of Lot 1 of said C&N 12902; thence N 89°30'56" W along said south line, 123.27 feet; thence N 00°17'27" W along the west line of said Lot 1 and the extension of that line, 462 feet more or less to the north line of the Southwest 1/4 of the Southwest 1/4 of said Section 29; thence N 89°34'45" W along said north line, 88 feet to the east line of the Southwest 1/4 of Section 29, Town 8 North, Range 9 East; thence N 89°37'58" W along the north line of the Southwest and Southwest 1/4 of the Southwest 1/4, 2571.11 feet to the northerly extension of the east right of way of County Highway 9; thence along said extension and east right of way for the next 3 courses, S 00°07'48" E, 132.70 feet; thence S 00°16'00" W, 320.18 feet; thence S 89°44'00" E, 800 feet; thence S 00°18'00" W, 700.58 feet; thence N 89°44'00" W, 10.00 feet; thence S 00°16'00" W, 35.50 feet to the north line of land described in Doc. 43721771; thence along the north, east and south boundary of said lands for the next 3 courses N 89°39'19" E, 174.41 feet; thence S 00°20'41" E, 171.49 feet; thence S 89°29'19" W, 144.24 feet to the east right of way of County Highway 9; thence S 00°18'00" W along said east right of way, 230.48 feet to the north line of the Southwest 1/4 of the Northwest 1/4 of Section 31, Town 8 North, Range 9 East; thence N 89°35'43" W along said north line and east right of way, 10.00 feet; thence S 00°16'00" W along said east right of way, 653.04 feet to the northerly line of Lot 1 C&N 2833; thence along the northerly, easterly and southerly boundary of said Lot 1 for the next 3 courses N 89°17'43" E, 612.77 feet; thence S 00°21'22" E, 778.24 feet; thence S 89°37'28" W, 291.81 feet to the east right of way of County Highway 9; thence S 00°16'00" W along said east right of way, 10.65 feet to the east-west quarter line of said Section 31; thence N 89°40'53" W along said east-west line to the West 1/4 corner of said Section 31; thence N 00°22'14" W along the west line of the

Northwest 1/4 of said Section 31, 2433.87 feet to the Northwest corner of said Section 31; thence N 00°12'41" W along the west line of the Southwest 1/4 of Section 30, Town 8 North, Range 9 East, to the south line of lands described in Warranty Deed Doc. 2374372 being the North 48.5 feet of the south 2110 feet of the Southwest 1/4 of said Section 20; thence Easterly along said south line to the East line of said Southwest 1/4; thence N 00°24'42" E along said east line to the south line of Lot 1, Certified Survey Map No. 2127; thence Westerly along said south line, 208 feet; thence North along the west line of said Lot 1, 209 feet to the north 1/4 corner of said Lot 1; thence continue North, 209 feet; thence Easterly 209 feet to the east line of said Southwest 1/4; thence N 00°24'42" E along said east line, to the center of section 30; thence N 00°23'23" W along the east line of the Northwest 1/4 of said Section 30, 1143.82 feet to the north line of the Southwest 1/4 of the Northwest 1/4 of Section 30; thence Westerly along said north line and the north line of the Southwest 1/4 of the Northwest 1/4 to the west line of said Northwest 1/4 of Section 30; thence N 00°18'18" W along said west line, 1329.30 feet to the north 1/4 corner of said Section 18, Town 8 North, Range 9 East; thence along the westerly line of said Section 18 for the next 2 courses, N 00°11'17" E, 2678.90 feet to the West 1/4 corner; thence N 00°05'23" W, 2667.73 feet to the Southwest corner of Section 18, Town 8 North, Range 9 East; thence along the westerly line of said Section 18 for the next 3 courses, N 00°29'00" E, 2448.23 feet to the West 1/4 corner; thence N 00°15'40" E, 1547.81 feet to the Southwest corner of Section 7, Town 8 North, Range 9 East; thence along the westerly line of said Section 7 for the next 2 courses, N 00°12'07" E, 1683.24 feet to the West 1/4 corner; thence N 00°06'28" E, 1681.07 feet to the Southwest corner of said Section 7, Town 8 North, Range 9 East; thence N 00°08'34" W along the westerly line of the southwest 1/4 of said Section 7, 1327.12 feet to the south line of Westridge Subdivision; thence S 89°28'78" E along said south line, 2281.48 feet to the southeast corner of said plat; thence Easterly along the north line of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 6, 1684.16 feet more or less to the east line of said Southwest 1/4 of the Southwest 1/4; thence South along said east line, 870 feet more or less to the north line of Lot 1 Certified Survey Map No. 18718; thence Westerly along said north line, 347 feet to the west line of said Lot 1; thence South along said west line, 180 feet to the North line of the Northwest 1/4 of Section 7, Town 8 North, Range 9 East; thence N 89°28'27" W along said north line, 624.28 feet to the northerly extension of the westerly line of Dormal Heights subdivision; thence along said westerly line for the next 4 courses, S 81°00" E, 518 feet; thence S 81°07" W, 70.30 feet; thence S 01°10" E, 220 feet; thence S 82°53" W, 94.70 feet to the West line of Northwest 1/4 of the Northwest 1/4 of said Section 7; thence N 00°17'29" W along said west line, 754 feet to the North line of said Section 7; thence N 89°28'15" W along said north line, 1897.48 feet to the northwest corner of the East 1/4 of the Northwest 1/4 of said

[illegible][illegible][illegible][illegible]



[illegible][illegible]

Island 3, Certified Survey Map No. 8904, recorded in Vol. 54, Pgs 156-168 as Doc. 3189834, located in the Southwest ¼ of the Northwest ¼ of Section 18, Town 8 North, Range 9 East, Town of Westport, Okech County, Wisconsin. Parcel No. D10718189102  
Island 4

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 8, Town 8 North, Range 8 East, Town of Westport, Dane County Wisconsin being more particularly described is below:  
Commencing at the West corner of said Section 8, thence Eastward along the north line of the Northwest 1/4 of the Southwest 1/4, 33 feet to the eastern right-of-way of B. Carleton Ave and the point of beginning.  
Thence Southward along said right-of-way of 660 feet or less to a jog in the right-of-way; thence Eastward along said jog, 37 feet to east easterly right-of-way of, thence Southward along said right-of-way of, 215 feet more or less; thence Eastward, 335 feet more or less; thence Southward, 41 feet more or less; thence Eastward 215 feet more or less; thence Northward, 775 feet more or less to the north face of said Parcel No. 1 of the Southwest 1/4 of the Southwest 1/4, thence Westward along said north line, 58.8 feet more or less to the point of beginning. This described area includes Parcel No. 1 0005054104103 & 0005054104103

[illegible]

Beginning at the Northwest corner of Lot 19, thence Northwesterly along said line of Township 8, Range 9 East, in the Town of Pleasant, Deuel County, Wisconsin more particularly described as follows:

Beginning at the Northwest corner of Lot 19 Kansas-Chand Addition said line being on the southerly right of way of Mendota Drive, thence Southerly along the westerly line of said Lot 19, 142 feet more or less to a point on said line, thence Westerly along said ordinary high water mark of Mendota Lake, 180 feet more or less to a point on said line, thence Northwesterly to the southerly right of way of Mendota Drive, thence Easterly, 180 feet to the post of beginning. Then

THOMAS A. HARRIS, Plaintiff. R. 927649-14-2502

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Sections 24, Town 6 North, Range 9 East, Town of Webbport, Dane County Wisconsin more particularly described as follows:

Beginning at the Northwest corner of said Section 24, thence S 01°27'34" W along the east line of said section and the centerline of North Sherman Avenue, 433.00 feet, thence N 56°47'43" W, 405.43 feet to the north line of said North Sherman Avenue, thence S 81°16'44" E along said north

line, 755.09 feet to the point of beginning. This described area includes Parcel No. 010124180009 Island 7.

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 34, Town 9 North, Range 9 East, Town of Westport, Dane County, Wisconsin more particularly described as follows:

Beginning at the Northwest corner of Lot 223, Fourth Addition to Cherokee Park plat thereof N 23°01' E, 169.9 feet; thence S 85°21' E, 135.52 feet; thence S 22°00' W, 10.21 feet to the most easterly corner of said Lot 223; thence N 55°42' W, 135.52 feet to the point of beginning. This described area includes Parcel No. 010124180009.

The petition will be circulated no sooner than 10 days and no later than 20 days after the publication of this Notice and will be completed within six months of the date of this Notice. Please direct any questions regarding circulation of the Petition for Incorporation to the undersigned at (608) 849-4572.

A scale map of the territory proposed for incorporation is available for inspection at the Westport Town Hall, 6317 Hwy Lata Road, Wausau, WI, or can be viewed on the Town website at [www.townofwestport.org](http://www.townofwestport.org).

Attest:  
Incorporation Petitioner

Attest:

Alternate Petitioner

PLB, Wausau Tribune

September 24, 2024

WNAKLP

**EXHIBIT B****Legal Description of Territory to be Incorporated****All of the territory comprising the Town of Westport**

All that part of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29, 30, 31, 32 and 33 Town 8 North, Range 9 East; Sections 5 and 6, Town 7 North, Range 9 East, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Northeast corner of Section 1 of said Town; thence S 01°57'34" E along the east line of said Section 1, 2841.14 feet to the East ¼ corner; thence continuing on said east line S 00°57'32" W, 1630.97 feet to the Northwest corner of Section 6, T8N, R10E; thence continuing on said east line S 00°56'24" W, 1012.55 feet to the Southeast corner of said Section 1 and the Northeast corner of Section 12 of said Town; thence S 00°04'15" W along the east line of said Section 12, 1674.88 feet to the West ¼ corner of said Section 6; thence continuing along said east line S 00°04'15" W, 971.34 feet to the East ¼ corner of said Section 12; thence continuing along said east line S 00°03'41" W, 2646.30 feet to the Southeast corner of said Section 12 and the Northeast corner of Section 13 of said Town; thence S 01°01'41" W along the east line of said Section 13, 948.05 feet to the Meander Corner of the Northeast corner of said Section 13; thence continuing along said east line S 01°01'18" W, 748.24 feet to the West ¼ corner of Section 7, T8N, R10E; thence continuing along said east line S 01°01'58" W, 957.19 feet to the East ¼ corner of said Section 13; thence continuing along said east line S 00°38'13" W, 1318.81 feet to the south line of the South 1/2 of the South 1/2 of said Section 13; thence Westerly 2,646.60 feet, more or less, along the last mentioned North line, to the East line of the Southwest 1/4 of said Section 13; thence Northerly 1,328.00 feet, more or less, along the last mentioned East line, to the North line of the Southwest 1/4 of said Section 13; thence Westerly 1,327.50 feet, more or less, along the last mentioned North line, to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 13; thence North 89°51'00" West, 409.15 feet; thence South 00°09'00" West, 175.00 feet; thence Southwesterly, 2,980 feet, more or less, on a straight line to a point on the North line of Section 23, Town 8 North, Range 9 East, 740.00 feet West of the Northeast corner of said Section 23, measured along the North line of said Section 23; thence South 32°14'00" West, 1,020 feet, more or less, to the Northeast line of the property conveyed to Eugene Tuggle as described in Volume 495 of Deeds, Page 451 and recorded in the Dane County Register of Deeds Office, that bears North 53°16'00" West, from a point on the East line of the Northeast 1/4 of said Section 23, 789.50 feet North of the Southeast corner of the Northeast 1/4 of said Section 23, measured along the East line of said Section 23; thence South 53°16'00" East, 1,070 feet, more or less, to the Northwest shoreline of the Yahara River (also known as Catfish River) as presently located; thence Southwesterly along the said Northwest shoreline of the Yahara River to its point of intersection with a line that bears North 53°16'00" West, from the Southeast corner of the Northeast 1/4 of said Section 23, said line also being the Southwest line of the property conveyed to Victor B. Small as described in Volume 586 of Deeds, Page 347, and recorded

in the Dane County Register of Deeds Office; thence North 53°16'00" West, 760 feet, more or less, along the Southwest line of the property described in said Volume 586 of Deeds, to the most Easterly corner of the Yahara Heights Plat, a recorded plat in the Northeast 1/4 of said Section 23; thence South 37°29'00" West, 559.58 feet along the Southeast line of the said Yahara Heights Plat to the most Southerly corner of Lot 30 of the said Yahara Heights Plat; thence South 57°51'00" West, 943.47 feet along the Southeast line of the said Yahara Heights Plat to the most Southerly corner of the said Yahara Heights Plat; thence North 00°09'00" West, 212.25 feet along the West line of the said Yahara Heights Plat to the Northwest corner of Lot 37 of the said Yahara Heights Plat; thence Westerly 1,400.00 feet along a line that is parallel to the South line of the North 1/2 of said Section 23; thence Southwesterly 1,350 feet, more or less, to a point that is 600.00 feet East of, measured at right angles to, a point on the reference line of the Waunakee\_Westport Road (also known as Northport Drive and State Highway 113) as designated in Wisconsin State Highway Project T 0219 (2), said point being 1,328.62 feet South of the point of intersection of the center line of River Road as presently located (also designated as side road reference line 5 "R" in said project) with the said reference line of the said Waunakee\_Westport Road, measured along the said reference line; thence North 59°27'27" West, 609.59 feet to a point that is 140.00 feet East of, measured at right angles to, a point on the said reference line of the said Waunakee\_Westport Road, that is 928.62 feet South of the point of intersection of the said center line of River Road with the said reference line, measured along the said reference line; thence South 79°32'00" West, 140.00 feet along a line that is normal to the said reference line of the Waunakee\_Westport Road; thence South 10°28'00" East, 1,015.75 feet along the said reference line to a point of curve; thence continuing along said reference line on a curve to the left, convex to the Southwest, having a radius of 2,291.83 feet and a long chord that bears South 24°30'00" East, 1,120.00 feet; thence continuing along the said reference line South 38°28'00" East, 197.26 feet; thence North 51°31'00" East along a line that is normal to the said reference line of the Waunakee\_Westport Road, to its point of intersection with the North line of the South 1/2 of the South 1/2 of said Section 23; thence Easterly along the last mentioned North line, to the East line of the Southwest 1/4 of said Section 23; thence South along the East line of the Southwest 1/4 of said Section 23, 1,300 feet, more or less, to the South line of said Section 23; thence West along said South line, 2,030 feet, more or less, to its point of intersection with the center line of the Chicago and Northwestern Transportation Company right-of-way; thence Southeasterly along the said center line, 1,020 feet, more or less, to the West line of the Northeast 1/4 of the Northwest 1/4 of Section 26, Town 8 North, Range 9 East; thence South along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 26, 530 feet, more or less, to the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 26; thence West along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 26, 1,330 feet, more or less, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 26; thence South along the West line of said Section 26, 1,330 feet, more or less, to the South line of the North 1/2 of Section 27, Town 8 North, Range 9 East; thence West along said South line to the shoreline of Lake Mendota at high water line; thence Southerly along said high water line to a point at the original shoreline of Lake Mendota;



thence westerly along said original shoreline between Lake Mendota and the Yahara River to a point on the existing westerly high water line of Lake Mendota in Section 33, Town 8 North, Range 9 East; thence Southwesterly following said high water line to a point on said existing high water line of said Lake Mendota and the shoreline of the Sunrise Heights plat; thence N 01°30'29" W along the east line of said Sunrise Heights, 537 feet, more or less to the southerly right of way of Mathews Road; thence Easterly, 66 feet to the Easterly right of way of Hedden Road; thence Northerly along said right of way to the south line of Genoa Point Condominiums; thence along said condominiums boundary for the next 4 courses, S 89°44'00" W, 219.30 feet; thence N 00°38'19" W, 25.00 feet; thence S 89°44'00" E, 85.20 feet; thence N 00°38'19" W to the south line of Park Point plat; thence S 89°46'47" E along said south line, 249.47 feet to the east line of said plat; thence N 00°25'49" W along said east line, 287.92 feet to an angle point on said east line; thence N 45°20'21" W along said east line, 94.83 feet to the south right of way of County Highway M; thence easterly along said right of way to the east right of way of West Point Road; thence Northerly to the south line of the Northeast ¼ of Section 6, Town 7 North, Range 9 East; thence S 89°22'00" E along said south line to the southerly extension of the west line of Bishops Bay plat; thence N 00°13'19" W along said extension and westerly line to the northerly right of way of County Highway M as dedicated on said plat; thence along the westerly boundary of said plat for the next 6 courses, along the arc of a curve concaved southwesterly having a radius of 183.00 feet and a long chord bearing N 45°41'00.5" W, a distance of 260.88 feet; thence N 54°29'12" W, 298.64 feet; thence N 29°14'44" W, 287.02 feet; thence N 01°40'29" W, 1065.03 feet; thence N 03°14'53.5" W, 40.42 feet; thence N 04°49'18" W, 791.74 feet to a line that is 20 feet south of the north line of the Northeast ¼ of said Section 6; thence S 89°41'34" W parallel with said north line, 308.16 feet to the northerly extension of the east line of Shorecrest Plat; thence S 0°14'45" E along said easterly line and it's extension, to the north line of Shorecrest Plat; thence S 89°37'46" W along said north line, 1326.26 feet to the east line of the Northeast ¼ of said Section 6; thence N 00°16'48" W along said east line, 132.00 feet to the North ¼ corner of said Section 6 also being the north line of Orchid Heights plat; thence N 88°54'45" W along said north line and the north line of the Northwest ¼ of said Section 6, 697.92 feet to the easterly boundary of Northlake plat; thence N 05°32'05" W along said easterly boundary, 363.13 feet to the southerly boundary of Redtail Ackers Subdivision; thence along the boundary of Redtail Ackers for the next 5 courses, N 00°03'09" E, 281.08 feet to the south right of way of Magdalene Court; thence N 89°58'30" E along said south right of way, 347.29 feet; thence S 00°00'49" E, 233.67 feet to the south right of way of Carnation Way; thence N 89°58'30" W along said south right of way, 301.15 feet to the westerly right of way of County Highway Q; thence N 00°24'59" W along said westerly right of way, 416.10 feet to the southeast corner of the First Addition to Northlake plat; thence N 00°48'32" along the easterly line of said plat and the westerly right of way of County Highway Q, 288.48 to the intersection with the westerly extension of a southerly line of Lot 41 The Community of Bishops Bay, The Back Nine – Phase 1; thence along said westerly extension and said plats southerly, westerly and easterly lines for the next 11 courses, S 89°54'30" E, 326.76 feet; thence S 00°22'53" E, 288.48 feet; thence N 89°39'51" W, 328.90 feet; thence S 00°24'01" E, 277.53 feet; thence

S 89°53'57" E, 583.11 feet; thence N 00°25'46" W, 629.65 feet; thence N 89°54'30" W, 13.39 feet; thence N 00°23'42" W, 681.13 feet; thence N 63°04'59" E, 344.89 feet; thence N 58°22'08" E, 160.55 feet; thence N 68°08'48" E, 39.75 feet to the southwest corner of Lot 64 The Community of Bishops Bay, The Back Nine – Phase 2; thence along the southerly boundary of said plat for the next 2 courses, N 68°08'48" E, 98.42 feet; thence N 63°04'59" E, 192.96 feet to the southwest corner of Lot 116 The Community of Bishops Bay, The Back Nine – Phase 3; thence along the southerly boundary of said plat for the next 6 courses, N 63°04'59" E, 104.28 feet; thence N 76°04'50" E, 83.16 feet; thence N 85°26'55" E, 173.94 feet; thence N 63°34'54" E, 278.19 feet; thence N 45°20'21" E, 75.94 feet; thence S 85°44'17" E, 25.37 feet to the Southwest corner of Lot 145 The Community of Bishops Bay, The Back Nine – Phase 4; thence along the southerly and easterly boundary of said plat for the next 6 courses, S 85°44'17" E, 590.37 feet; thence N 71°11'21" E, 206.66 feet; thence N 39°26'45" E, 185.41 feet; thence N 12°17'55" E, 185.41 feet; thence N 25°41'37" W, 180.43 feet; thence N 29°35'40" W, to the easterly line of a parcel described in Doc. 3859418; thence along the easterly and southerly lines of said described lands for the next 9 courses, N 02°46'56" W along said easterly line, 563.98 feet; thence N 27°09'40" E, 78.89 feet; thence N 45°32'36" E, 50.15 feet; thence N 44°38'37" W, 47 feet; thence N 44°31'43" E, 486.55 feet; thence S 35°11'59" E, 594 feet; thence S 46°31'08" E, 236.24 feet; thence N 64°29'35" E, 483.59 feet; thence S 64°12'22" E, 275 feet; thence North, 335 feet; thence N 64°44'36" W, 365 feet; thence N 31°59'41" W, 455 feet; thence N 70°38'46" E, 462 feet; thence N 49°20'47" E, 768 feet to a point lying N 00°38'05" W, 103.92 feet from the south quarter corner of Section 29, Town 8 North, Range 9 East; thence N 00°38'05" W along the east line of the Southwest ¼ of said Section 29, 1225 feet to the north line of the Southeast ¼ of said Southwest ¼; thence N 89°53'45" W along the north line of the Southeast and Southwest ¼'s of the Southwest ¼, 1974.47 feet to the east line of CSM 8167; thence S 0°58'47" E along said east line, 376.79 feet to the northwest corner of Lot 3 of CSM 12902; thence S 89°50'55" E along the north line of said Lot 3, 145.14 feet to the east line of Lot 2 of said CSM 12902; thence S 00°12'27" E along said east line, 136.13 feet; thence N 89°50'55" W along the south line of said Lot 2, 160.00 feet; thence N 00°12'27" W along the west line of said Lot 2, 60.83 feet; thence N 89°50'55" W along the south line of Lot 1 of said CSM 12902; thence N 89°50'55" W along said south line, 289.27 feet; thence N 00°12'27" W along the west line of said Lot 1 and the extension of that line, 452 feet more or less to the north line of the Southwest ¼ of the Southwest ¼ of said Section 29; thence N 89°53'45" W along said north line, 66 feet to the east line of the Southeast ¼ of Section 30, Town 8 North, Range 9 East; thence N 89°32'59" W along the north line of the Southeast and Southwest ¼'s of said Southeast ¼, 2571.11 feet to the northerly extension of the east right of way of County Highway Q; thence along said extension and east right of way for the next 5 courses, S 00°07'45" E 1322.70 feet; thence S 00°16'00" W, 208.16 feet; thence S 89°44'00" E, 5.00 feet; thence S 00°16'00" W, 700.35 feet; thence N 89°44'00" W, 10.00 feet; thence S 00°16'00" W, 36.60 feet to the north line of lands described in Doc. 4372173; thence along the north, east and south boundary of said lands for the next 3 courses N 89°39'19" E, 174.41 feet; thence S 00°20'41" E, 171.59 feet; thence S 89°39'19" W, 166.24 feet to the east right of way of

County Highway Q; thence S 00°16'00" W along said east right of way, 220.43 feet to the north line of the Southwest ¼ of the Northeast ¼ of Section 31, Town 8 North, Range 9 East; thence N 89°35'42" W along said north line and east right of way, 10.00 feet; thence S 00°16'00" W along said east right of way, 653.04 feet to the Northerly line of Lot 1 CSM 2833; thence along the northerly, easterly and southerly boundary of said Lot 1 for the next 3 courses N 80°12'45" E, 612.77 feet; thence S 00°21'32" E, 776.84 feet; thence S 89°57'36" W, 591.85 feet to the east right of way of County Highway Q; thence S 00°16'00" W along said east right of way, 10.65 feet to the east-west quarter line of said Section 31; thence N 89°55'03" W along said east-west line to the West ¼ corner of said Section 31; thence N 00°22'14" W along the west line of the Northwest ¼ of said Section 31, 2653.87 feet to the Northwest corner of said Section 31; thence N 00°12'41" W along the west line of the Southwest ¼ of Section 30, Town 8 North, Range 9 East, to the south line of lands described in Warranty Deed Doc. 2374572 being the North 495 feet of the south 2310 feet of the Southwest ¼ of said Section 30; thence Easterly along said south line to the East line of said Southwest ¼; thence N 00°24'40" E along said east line to the south line of Lot 1, Certified Survey Map No. 2127; thence Westerly along said south line, 209 feet; thence Northerly along the west line of said Lot 1, 209 feet to the northwest corner of said Lot 1; thence continue Northerly, 209 feet; thence Easterly 209 feet to the east line of said Southwest ¼; thence N 00°24'40" E along said east line, to the center of section 30; thence N 00°23'23" W along the east line of the Northwest ¼ of said Section 30, 1332.62 feet to the north line of the Southeast ¼ of the Northwest ¼ of Section 30; thence Westerly long said north line and the north line of the Southwest ¼ of the Northwest ¼ to the west line of said Northwest ¼ of Section 30; thence N 00°25'16" W along said west line, 1326.80 feet to the Southwest corner of Section 19, Town 8 North, Range 9 East; thence along the westerly line of said Section 19 for the next 2 courses, N 00°21'17" E 2679.00 feet to the West ¼ corner; thence N 00°05'32" W, 2657.73 feet to the Southwest corner of Section 18, Town 8 North, Range 9 East; thence along the westerly line of said Section 18 for the next 2 courses, N 00°29'00" E, 2656.23 feet to the West ¼ corner; thence N 00°51'40" E, 2667.88 feet to the Southwest corner of Section 7, Town 8 North, Range 9 East; thence along the westerly line of said Section 7 for the next 2 courses, N 00°12'20" E, 2662.24 feet to the West ¼ corner; thence N 00°06'29" E, 2661.67 feet to the Southwest corner of Section 6, Town 8 North, Range 9 East; thence N 00°08'53" E along the westerly line of the southwest ¼ of said Section 6, 1327.12 feet to the south line of Westbridge subdivision; thence S 89°28'26" E along said south line, 2283.49 feet to the southeast corner of said plat; thence Easterly along the north line of the Southeast ¼ of the Southwest ¼ and the north line of the Southwest ¼ of the Southeast ¼ of said Section 6, 1666.16 feet more or less to the east line of said Southwest ¼ of the Southeast ¼; thence Southerly along said east line, 970 feet more or less to the north line of Lot 1 Certified Survey Map No. 15780; thence Westerly along said north line, 347 feet to the west line of said Lot 1; thence Southerly along said west line, 350 feet to the North line of the Northeast ¼ of Section 7, Town 8 North, Range 9 East; thence N 89°28'27" W along said north line, 824.20 feet to the northerly extension of the westerly line of Dormal Heights subdivision; thence along said westerly line for the next 4 courses, S 01°50' E, 528 feet; thence S 88°53' W,

70.30 feet; thence S 01°50' E, 230 feet; thence S 88°53' W, 94.70 feet to the West line of Northwest ¼ of the Northeast ¼ of said Section 7; thence N 00°19'38" W along said west line, 758 feet to the North line of said Section 7; thence N 89°28'15" W along said north line, 1297.48 feet to the northwest corner of the East ½ of the Northwest ¼ of said Section 7; thence Southerly along said west line, 2640 feet more or less to the south line of said Northwest ¼; thence Easterly along said south line, 619 feet more or less to the most northeasterly corner of Lot 3, Certified Survey Map No. 9505; thence S 1°09'32" E along the easterly line of said Lot 3, 271.76 feet; thence S 88°50'28" W along the south line of said Lot 3, 97.74 feet; thence along the arc of a cul de sac to the left having a radius of 60.00 feet and a long chord bearing S 88°50'43" W, a distance of 120.00 feet; thence S 1°36'40" E along the most easterly line of Lot 1 of said Certified Survey Map No. 9505, 70.00 feet; thence S 88°50'28" W along the most southerly line of said Lot 1, 140.00 feet; thence S 1°36'39" E along the westerly line of Westview Meadows, 2314.23 feet to a point on the south line of the Southwest ¼ of said Section 7; Thence West along said south line, 266.79 feet to the east line of Certified Survey Map No. 6351; thence S 00°44'47" W along said east line and the east line of the Northwest and Southwest ¼'s of the Northwest ¼ of Section 18, 2668.06 feet to the south line of said Northwest ¼; thence S 89°37'19" E along said south line, 1326.79 feet to the Center of said Section 18; thence S 89°38'13" E along the south line of the Northeast ¼ of said Section 18, 1614.54 feet to the west line of Lot 1, Certified Survey Map No. 14048; thence N 00°38'52" E along said west line, 480.00 feet to the north line of said Lot 1; thence S 89°37'50" E along said north line, 950.00 feet to the west right of way line of County Highway Q; thence South along said westerly right of way to the extension of the south line of Kilkenny Farms subdivision plat; thence S 89°32'30" E along said extension and along said south line of said plat, 2743 feet more or less to the west line of Blue Ridge Addition to Southbridge; thence S 00°29'18" W along said west line, 1683.31 feet to the South ¼ corner of Section 17, Town 8 North, Range 9 East; thence S 89°52'27" E along the south line of said plat and said Section 17, 2670.44 feet to the Southeast corner of said Section; thence N 00°02'25" E along the easterly line of said plat and Section 17, 1326.19 feet to the northeast corner of Second Addition to Carriage Ridge; thence S 89°43'43" E along the north line of said plat, 1332.73 feet to the northeast corner of said plat; thence S 0°00'28" E along the east line of said plat, 432.00 feet to the north line of Tuscany Ridge; thence S 89°37'29" E along the north line of said plat, 1333.31 feet to the centerline of Woodland Drive and the East line of the Southwest ¼ of Section 16, Town 8 North, Range 9 East; thence N 00°01'30" W along said easterly line, 1765.56 feet to the Center of said Section 16; thence N 00°33'01" E along the east line of the Southeast ¼ of the Northwest ¼ of said Section 16, 1320.86 feet to the north line of said Southeast ¼ of the Northwest ¼; thence Westerly along the North line of the Southeast and Southwest ¼'s of the Northwest ¼ of said Section 16, to the west line of the Northwest ¼ of the Northwest ¼ of said Section 16; thence Northerly along said Westerly line to the south line of the Fourth Addition to Castle Creek plat; thence along said south line for the next 7 courses, S 89°57'08" E 539.84 feet; thence N 89°45'27" E, 676.13 feet; thence N 00°14'42" E, 35.09 feet to the center line of Woodland Drive; thence N 86°40'27" E along said center line, 380.20 feet; thence continue along said centerline and



Southeasterly along the arc of a 500 foot radius, which is concaved Southwesterly and whose long chord bears N 78°03'48" W, 263.24 feet; thence Easterly, 300 feet more or less to the center line of Six Mile Creek; thence Northwest following the center line of Six Mile Creek to the South line of Section 9, Town 8 North, Range 9 East; thence S 89°33'34" E along said south line, 800 feet more or less, to the Southwesterly boundary of the Chicago & Northwestern Railway Company right-of-way; thence along said right-of-way for the next 5 courses, Northwesterly 2200 feet more or less; thence S 43°02'58" W, 25 feet; thence N 46°57'02" E, 676.63 feet; thence N 00°00'52" W, 34.22 feet; thence N 46°57'02" E, 999.92 feet to the north line of the Northeast ¼ of the Southeast ¼ of Section 8, Town 8 North, Range 9 East; thence East along said north line, 140 feet more or less to the Northeasterly boundary of the Chicago & Northwestern Railway Company right-of-way; thence Southwesterly along said right-of-way, 1792.34 feet to the southerly line of Waunakee Industrial Park plat; thence along the southerly and westerly lines of said plat for the next 6 courses, N 89°59'56" E 447.43 feet; thence S 22°34'45" E, 679.80 feet; thence S 46°57'45" E, 460.54 feet; thence S 89°57'16" E, 702.00 feet; thence S 00°08'32" E, 395.07 feet; thence S 89°57'09" E, 66.00 feet to the South ¼ corner of said Section 9; thence N 89°34'02" E along the south line of said Section 9, 33.00 feet; thence N 00°08'32" W, 189 feet to the south line of Lot 1 Certified Survey Map No. 9271; thence along the southerly and westerly lines of said lot 1 for the next 7 courses, N 89°38'00" E, 287.10 feet; thence N 0°07'35" W, 10.33 feet; thence N 89°34'06" E, 273.91 feet; thence S 00°06'06" E, 199.00 feet to the south line of the Southeast ¼ of Section 9; thence N 89°34'06" E along said south line, 20.78 feet to the westerly line of Savannah Village plat; thence S 00°09'09" W along said westerly line and the extension of said line, 1072.36 feet more or less to the Southwesterly right-of-way of the railroad; thence along said right-of-way for the next seven courses: S 46°56'59" E, 1148.83 feet; thence along the arc of a curve concaved southwesterly having a radius distance of 5673.55 feet and a long chord bearing S 46°17'30" E, a distance of 130.27 feet; thence S 44°21'57" W, 50.00 feet; thence along the arc of a curve concaved southwesterly having a radius of 5623.65 feet and a long chord bearing S 42°16'09" E, a distance of 660.18 feet; thence N 51°05'45" E, 50.00 feet; thence S 38°54'15" E, 460.66 feet; thence N 89°37'15" E, 128.93 feet to the west line of the Southwest ¼ of Section 15, Town 8 North, Range 9 East; thence S 00°09'20" E along said west line, 2149.28 feet to the Southwest corner of said Section 15; thence N 88°42'41" E along the South line of said Section 15, 750.72 feet; thence N 22°22'05" W, 319.62 feet; thence N 88°42'41" E, 699.25 feet to the Southwesterly right-of-way of the railroad; thence S 38°47'07" E along said right-of-way, 375.90 feet to the South line of the Southwest ¼ of said Section 15; thence N 88°42'41" E along said south line, 486.70 feet more or less to the westerly right-of-way of Kennedy Drive; thence N 01°17'19" W along said right-of-way, 49.51 feet to the northerly right-of-way of Kennedy Drive; thence N 88°42'41" E along said right-of-way, 613.00 feet more or less to the west line of Lot 1 Certified Survey Map No. 3379; thence along the west, south, east and northly boundary of said Lot 1 for the next 7 courses: N 2°59'01" W, 8.25 feet; thence N 86°24'19" E, 125.00 feet; thence N 2°59'01" W, 529.18 feet; thence N 28°10'20" E, 106.19 feet; thence N 86°24'19" E, 240.06 feet; thence N 2°59'01" W, 332.78 feet; thence S 88°24'19" W, 420.00 feet to the west line

of the Southeast  $\frac{1}{4}$  of said Section 15; thence N  $00^{\circ}05'56''$  E along said west line, 1647.59 feet to the Center of said Section 15; thence N  $88^{\circ}59'16''$  E along the north line of said Southeast  $\frac{1}{4}$ , 306.50 feet to the westerly right of way of State Highway 113; thence along said right-of-way for the next 4 courses: S  $22^{\circ}15'$  E, 1844 feet more or less; thence Southeasterly, 285.40 feet; thence Southeasterly, 214.60 feet; thence Southeasterly, 260 feet; thence Southeasterly to the east line of the of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 15; thence East to the Easterly right-of-way of State Highway 113; thence along said right-of-way for the next 3 courses: Southeasterly along the arc of a curve concaved southwest with a radius of 5889.58 feet; thence S  $10^{\circ}55'25''$  E, 825.72 feet; thence S  $50^{\circ}58'55''$  E along said right-of-way and the extension of that line to the south line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 22, Town 8 North, Range 9 East; thence N  $89^{\circ}16'36''$  E along said south line to the Southwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 23, Town 8 North, Range 9 East; thence N  $88^{\circ}47'16''$  E along the south line of said Section 23, 666.43 feet to the west line of Lot 2 of Certified Survey Map No. 997; thence N  $01^{\circ}32'04''$  E along said west line, 661.03 feet; thence N  $88^{\circ}50'09''$  E along the north line of said Lot 2, 665.52 feet to the East line of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the east line of Lot 1 Certified Survey Map No. 12828; thence N  $01^{\circ}23'51''$  E along said east lines, 660.80 to the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Town 8 North, Range 9 East; thence N  $00^{\circ}13'42''$  W along the east line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the east line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 14, 2372.59 feet to the north line said Lot 1 and the north line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 14; thence S  $89^{\circ}39'43''$  E along said north lines, 1338.89 feet to the Center of said Section 14; thence N  $89^{\circ}57'28''$  E along the south line of the Northeast  $\frac{1}{4}$  of said Section 14, 2173.08 feet to the Westerly right-of-way of River Road; thence along said right-of-way for the next 5 courses: N  $35^{\circ}30'24''$  E, 531.20 feet; thence N  $18^{\circ}37'09''$  E, 286.51 feet; thence N  $09^{\circ}32'02''$  E, 190.02 feet; thence N  $14^{\circ}37'14''$  E, 122.31 feet; thence N  $02^{\circ}09'12''$  E, 248.76 feet to the south line of Lot 3 Certified Survey Map No. 14781; thence along the boundary of said Lot 3 for the next 4 courses: N  $89^{\circ}53'53''$  W, 272.64 feet; thence S  $00^{\circ}06'07''$  W, 144.00 feet; thence N  $89^{\circ}53'53''$  W, 415.00 feet; thence N  $00^{\circ}06'07''$  E, 210.00 feet to the north line of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence N  $89^{\circ}53'53''$  W along said north line, 384.29 feet to the east line of Lot 2, Certified Survey Map No. 14781; thence along the boundary of said Lot 2 for the next 5 courses: S  $00^{\circ}24'13''$  W, 141.35 feet; thence N  $89^{\circ}53'53''$  W, 309.65 feet; thence N  $00^{\circ}24'13''$  E, 271.35 feet; thence S  $89^{\circ}53'53''$  E, 18.65 feet; thence N  $00^{\circ}24'13''$  E, 1196.90 feet to the north line of the Northeast  $\frac{1}{4}$  of said Section 14 and the centerline of Bong Road; thence N  $89^{\circ}45'09''$  W along said north line and centerline to the extension of the easterly line of Lot 2 Certified Survey Map No. 2583; thence S  $23^{\circ}56'08''$  W along said extension and easterly line to a point of curve on the southeasterly boundary of said Lot 2; thence along said curve concaved northwesterly having a radius of 56.25 feet and a long chord bearing S  $47^{\circ}54'45''$  W, a distance of 45.69 feet; thence continue along said boundary S  $71^{\circ}52'15''$  W, 287.19 feet to the east line of Lot 1 Certified Survey Map No. 14873; thence along the boundary of said Lot 1 for the next 2 courses: S  $00^{\circ}36'09''$  E, 234.68 feet; thence N  $89^{\circ}48'48''$  W, 221.99 feet to the easterly line of Lot 1 Certified

Survey Map No. 14781; thence along the common line between said Certified Survey Maps No. 14781 & 14873 for the next 4 courses: N 10°45'48" W, 186.37 feet; thence N 89°48'48" W, 50.00 feet; thence N 00°29'54" W, 253.05 feet; thence N 41°29'43" W, 230.27 feet; thence N 00°36'09" W, 40.00 feet to the North line of the Northeast ¼ of said Section 14 and the centerline of Bong Road; thence N 89°45'09" W along said north line and centerline, 180 feet more or less to the North ¼ corner of said Section 14; thence S 00°16'34" W along the east line of the Northeast ¼ of the Northwest ¼ and part of the west line of Lot 1 Certified Survey Map No. 13962, 1330.49 feet to the south line of said Northeast ¼ of the Northwest ¼; thence S 89°50'30" W along said south line, 1337.19 feet to the west line of said Northeast ¼ of the Northwest ¼; thence N 00°00'44" W along said west line, 1327.96 feet to the north line of said Northwest ¼ of Section 14; thence N 89°50'42" W along said north line, 1338.89 feet to the Northwest corner of said Section 14; thence S 00°28'24" W along the west line of the Northwest ¼ of said Section 14, 2652.45 feet to the East ¼ corner of Section 15, Town 8 North, Range 9 East; thence S 00°07'29" E along the east line of the Southeast ¼ of said Section 15, 1347.72 feet to the south line of the Southeast ¼ of the Northeast ¼ of said Section 15; thence Westerly along the south line said Southeast ¼ of the Northeast ¼ to the southeast corner of Lot 2 Certified Survey Map No. 13335; thence S 89°03'23" W along the south line of said Lot 2, 196.04 feet to the northeasterly right-of-way of State Highway 113; thence along said right-of-way for the next 8 courses: N 22°42'27" W, 764.33 feet; thence N 22°15" W, 1290.26 feet to a point of curvature; thence along the arc of a curve concaved northeasterly having a radius of 3684.72 feet; thence N 00°19'38" E, 729.11 feet; thence N 44°40'10" E, 135.99 feet to the South right-of-way of Bong Road; thence crossing said road N 04°21'07" E, 130.63 feet to the North right-of-way of Bong Road and the Easterly right-of-way of State Highway 113; thence N 45°40'13" W along said Easterly right-of-way, 188.84 feet; thence continuing along said Easterly right-of-way, N 00°03'52" W, 106.13 feet; thence running parallel with and 300.00 feet North of the South line of Section 10, Town 8 North, Range 9 East, S 89°06'22" W, 2780.33 feet more or less to a line running parallel with and 40.00 feet east of the west line of said Section 10; thence N 00°19'43" E along said parallel line, 1369.90 feet; thence S 89°48'15" W, 40.00 feet to the west line of said Section 10; thence N 00°19'43" E along said west line, 996.56 feet more or less to the East ¼ corner of Section 9, Town 8 North, Range 9 East; thence N 00°33'59" E along the east line of the Northeast ¼ of said Section 9, 831.57 feet to the southeast corner of Lot 1, Certified Survey Map No. 2979; thence along the boundary of said Lot 1 for the next 3 courses: West, 183.00 feet; thence North, 160.00 feet; thence East, 183.00 feet to the east line of said Northeast ¼ of Section 9; thence N 00°33'59" E along said east line, 480.90 feet; thence S 89°53'47" E, 33.00 feet to the easterly right-of-way of Hogan Road; thence N 00°33'59" E along said right-of-way, 500 feet more or less to the easterly right-of-way of State Highway 19 and 113; thence Northeasterly along said right-of-way, 101.43 feet; thence North along said right-of-way, 252.47 feet; thence Northeasterly along said right-of-way, 200.39 feet to the southerly right-of-way of said State Highway 19 and 113; thence North to the northerly right-of-way of said State Highway 19 and 113; thence Westerly along said right-of-way to a point of intersection with the northerly extension of the east line of Lot 2 Certified

Survey Map No. 14558; thence S 00°08'49" W along said northerly extension, 230 feet more or less to the southerly right-of-way of State Highway 19 and 133 and the north line of said Lot 2; thence N 88°43'16" W along said right-of-way and north line, 1772.51 feet to the northeast corner of Waunakee Business Park plat; thence N 88°41'07" W along said plat and south right-of-way and the north line of Waunakee Industrial Park Two plat, 1090.30 feet to the northwest corner of Lot 54 of said Waunakee Industrial Park Two; thence N 85°37'03" W, 205.55 feet to the northerly right-of-way of State Highway 19 and 113; thence N 43°55'50" W along said right-of-way, 242.15 feet to the east right-of-way of Schumacher Road; thence N 00°31'05" E along said right-of-way, 2345.37 feet; thence N 89°46'25" W, 1368.57 feet to the West ¼ corner of Section 4, Town 8 North, Range 9 East; thence N 00°39'59" E along the west line of the Northwest ¼ of said Section 4, 2657.24 feet to the Northwest corner of said Section 4; thence along the north line of said Section 4 for the next 2 courses: N 89°38'03" E, 2660.17 feet to the North ¼ corner; thence N 89°21'40" E, 2662.52 feet to the Northwest corner of Section 3, Town 8 North, Range 9 East; thence along the north line of said Section 3 for the next 2 courses: N 89°48'39" E, 2655.82 feet to the North ¼ corner; thence N 89°29'46" E, 2656.85 feet to the Northwest corner of Section 2, Town 8 North, Range 9 East; thence along the north line of said Section 2 for the next 2 courses: N 89°33'37" E, 2647.47 feet to the North ¼ corner; thence N 89°26'26" E, 2659.67 feet to the Northwest corner of Section 1, Town 8 North, Range 9 East; thence along the north line of said Section 1 for the next 2 courses: N 89°48'00" E, 2651.61 feet to the North ¼ corner; thence S 89°33'55" E, 2639.18 feet to the Northeast corner of said Section 1 and the point of beginning of this description.

Islands also included in the Town of Westport more particularly described as follows:

#### Island 1

Beginning at the Northwest corner of Section 5, Town 8 North, Range 9 East; thence S 89°24'27" E along the north line of the Northwest ¼ of said Section 5, 2660.58 feet; thence S 89°44'50" E along the north line of the Northeast ¼ of said Section 5, 719.63 feet to the northwest corner of Lot 1 Certified Survey Map No. 9907; thence along the boundary of said Lot 1 for the next 4 courses S 89°44'50" E, 303.00 feet; thence S 02°59'19" E, 402.55 feet; thence S 87°00'41" W, 303.00 feet; thence N 02°59'19" W, 402.55 feet to the north line of said Northeast ¼; thence N 89°44'50" W along said north line, 539.13 feet to the northwesterly corner of Lot 1 Certified Survey Map No. 8945; thence along the boundary of said Lot 1 for the next 2 courses S 00°33'21" E, 160.50 feet; thence S 89°44'50" W, 213.50 feet to the west right-of-way of Madison Street; thence S 00°45'10" W along said right-of-way, 972 feet more or less to the north line of Parcel No. 0809-052-8310-1 owned by Dane County Parks; thence along the boundary of said parcel for the next 2 courses Southwesterly, 791 feet more or less; thence Southerly, 277 feet more or less to the south line of the Northeast ¼ of the Northwest ¼ of said Section 5 and the north line of Seventh Addition Sixmile Creek Subdivision; thence S 87°15'39" W along said lines and the north line of Fourth Addition Sixmile Creek Subdivision and Fifth Addition Sixmile Creek Subdivision, 1857 feet more or less to the west line of the Northwest ¼ of said Section 5;



thence N 00°45'10" E along said west line, 1323.48 feet to the point of beginning. This described area includes Parcel No.'s 080905285012, 080905280020, 080905186101, 080905185320 and part of N. Century Ave, Easy Street and Madison Street.

#### Island 2

Lot 1, Certified Survey Map No. 9506, recorded in Vol. 54, Pgs 156-158 as Doc. 3169884, located in the Southeast ¼ of the Northeast ¼ of Section 18, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin. Parcel No. 080918199500

#### Island 3

A parcel of land located in the Northwest ¼ of the Southwest ¼ of Section 8, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West ¼ corner of said Section 8; thence Easterly along the north line of the Northwest ¼ of the Southwest ¼, 33 feet to the easterly right-of-way of S. Century Ave and the point of beginning.

Thence Southerly along said right-of-way 500 feet more or less to a jog in the right-of-way; thence Easterly along said jog, 37 feet to said easterly right-of-way; thence Southerly along said right-of-way, 236 feet more or less; thence Easterly, 323 feet more or less; thence Southerly, 40 feet more or less; thence Easterly 215 feet more or less; thence Northerly, 775 feet more or less to the north line of said Northwest ¼ of the Southwest ¼; thence Westerly along said north line, 565.6 feet more or less to the point of beginning. This described area includes Parcel No.'s 080908386103 & 080908385702.

#### Island 4

A parcel of land being located in the Northwest ¼ and Northeast ¼ of Section 17, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin more particularly described as follows:

Beginning at the North ¼ corner of said Section 17; thence S 89°17'48" E along the north line of said Northeast ¼, 1328.12 feet to the northeast corner of the Northwest ¼ of said Northeast ¼; thence Southerly along the east line of said Northwest ¼ of the Northeast ¼, 299.3 feet more or less; thence continue along said east line for the next 2 courses Southerly, 103.7 feet; thence Southerly, 439 feet more or less to the northerly boundary of Kilkenny Farms plat; thence along N 89°26'15" W, 209.24 feet; thence N 00°36'41" E along the easterly line of said plat, 439 feet more or less to the northerly line of Lot 1, Certified Survey Map No. 1865; thence Easterly along said north line, 209 feet to the east line of said Northwest ¼ of the Northeast ¼; thence Northerly along said east line, 103.7 feet more or less; thence Westerly, 208.7 feet more or less to the easterly boundary Kilkenny Farms plat; thence N 00°36'41" E along said plat, 90.6 feet more or less to the northerly line of said plat; thence N 89°33'29" W along said plat, 444.94 feet; thence N 88°46'56" W, 65.98 feet; thence N 89°21'45" W, 344.52 feet; thence N 89°41'41" W,

116.90 feet to the east right-of-way of Water Wheel Drive; thence N 00°34'59" E along said right-of-way, 72.46 feet; thence N 45°38'36" E, 42.38 feet; thence N 00°34'59" E, 64.04 feet to the southerly right-of-way of Woodland Drive; thence along said right of way and the arc of a curve concaved southeast having a radius of 50.00 feet and a long chord bearing N 78°51'14.5" E, a distance of 20.53 feet; thence S 89°17'48" E along said right-of-way, 66.43 feet; thence N 00°27'42" E, 6.86 feet; thence N 89°17'48" W, 263.22 feet; thence N 89°31'11" W, 294.81 feet; thence S 00°11'24" E, 6.86 feet to the southerly right-of-way of Woodland Drive; thence S 89°31'11" E along said right-of-way, 294.76 feet; thence continue on said right-of-way, S 89°17'48" E, 16.80 feet; thence continue on said right-of-way and the arc of a curve concaved southwesterly having a radius of 50.00 feet and a long chord bearing S 83°36'49" E, a distance of 9.90 feet; thence S 00°28'49" W, 57.47 feet; thence S 44°23'20" E, 56.51 feet to the westerly right-of-way of Water Wheel Drive; thence S 00°34'59" W along said right-of-way, 69.89 feet; thence N 89°25'01" W along the south line of Lots 96, 97 and 98 of Kilkenny Farms and the northerly boundary line of Kilkenny Farms, 1116.07 feet; thence S 00°15'16" W along a westerly boundary of said plat, 190.58 feet; thence N 89°27'14" W along a northerly boundary of said plat, 208.82 feet to the easterly right-of-way of Endres Road; thence S 00°18'38" W along said right-of-way, 42.88 feet; thence Westerly along the south line of said right-of-way and the south line of Lot 2 Certified Survey Map No. 6294, 350.35 feet more or less; thence Northerly along the west line of said Certified Survey Map No. 6294 and the west line of Lot 9 1st Addition to Roamin' Acres plat, 444.42 feet more or less to the north line of said Northwest ¼; thence S 89°31'09" E along said north line, 1703.5 feet more or less to the point of beginning. This described area includes Parcel No.'s 080917120020, 080917185940, 080917185830, 080917185705, 080917128010, 080917185370, 080917185120, 080917185240, 080917185009, 080917189701, 080917189505, 080917189407, 080917189309, 080917189201, 080917211170, 080917211280, 080917211390, 080917280307, 080917206781, 080917206674, 080917206567, 080917206450, 080917206343, 080917206236, 080917281002, 080917206129, 080917206012, 080917280040, 080917220452, 080917220354, 080917220096, 080917220201 and part of Woodland Drive, Endres Road, S. Division Street and Regency Ridge.

#### Island 5

Being part of Lot 13, Camp Sunrise plat located in the Northeast and Southeast ¼'s of the Southwest ¼ of Section 6, Town 7 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin more particularly described as follows:

Beginning at the Northwestern corner of Lot 10 Hansen-Olund Addition also being on the southerly right-of-way of Mendota Drive; thence Southerly along the west line of said Lot 10, 142 feet more or less to the ordinary high water line of Lake Mendota; thence Westerly along said ordinary high water line, 16 feet more or less; thence Northerly to the southerly right-of-way of Mendota Drive; thence Easterly, 15.0 feet to the point of beginning. This described area includes Parcel No. 070906362509

**Island 6**

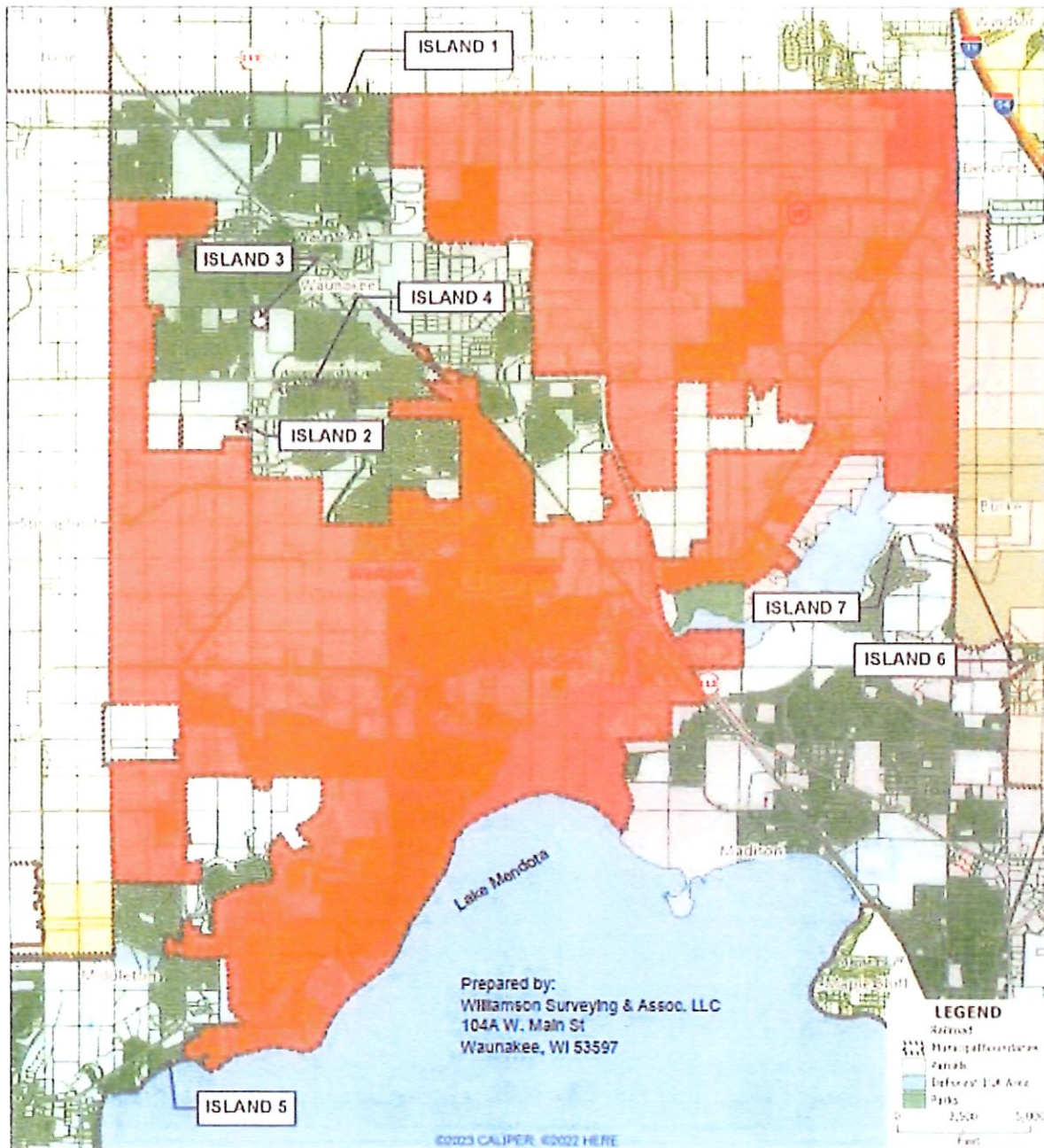
A parcel of land located in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin more particularly described as follows:

Beginning at the Northeast corner of said Section 24; thence S  $01^{\circ}37'04''$  W along the east line of said section and the centerline of North Sherman Avenue, 450.00 feet; thence N  $56^{\circ}47'43''$  W, 849.53 feet to the north line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence S  $88^{\circ}56'44''$  E along said north line, 725.00 feet to the point of beginning. This described area includes Parcel No. 080924180009

**Island 7**

A parcel of land located in the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin more particularly described as follows:

Beginning at the Northwesterly corner of Lot 223, Fourth Addition to Cherokee Park plat; thence N  $23^{\circ}08'$  E, 10.0 feet; thence S  $66^{\circ}52'$  E, 136.92 feet; thence S  $23^{\circ}08'$  W, 10.00 feet to the most easterly corner of said Lot 223; thence N  $66^{\circ}52'$  W, 136.92 feet to the point of beginning. This described area includes Parcel No. 080924186905

**EXHIBIT C****Scale Map****Proposed Village of Westport Incorporation Territory Map**

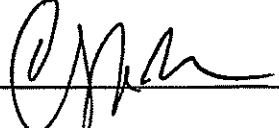
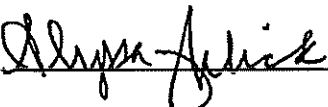
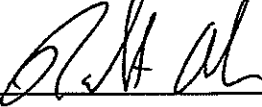
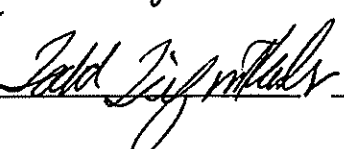


**EXHIBIT D.**

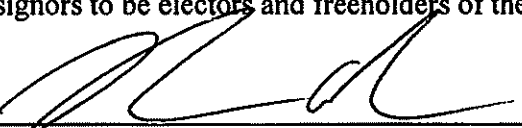
**Signatures of Petitioners**

# **PETITION FOR INCORPORATION OF THE TOWN OF WESTPORT**

The undersigned certify they are both electors and freeholders in the Town of Westport sought to be incorporated, and hereby petition the Court for the Town of Westport to be incorporated as the Village of Westport in accordance with section 66.0203 of the Wisconsin Statutes.

| (Print)                            | (Signature)                                                                                | (Address)                   | (Date Signed)  |
|------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------|----------------|
| 1. <u>DEAN A. GROSSKOPF</u>        | <u></u>   | <u>5508 WOODLAND DR.</u>    | <u>10/2/24</u> |
| 2. <u>Christopher Moore</u>        | <u></u>   | <u>5592 Huntingwood Way</u> | <u>10/2/24</u> |
| 3. <u><del>Beth</del> Richards</u> | <u>Beth Richards</u>                                                                       | <u>5610 Cobblestone</u>     | <u>10/2/24</u> |
| 4. <u>JP Richards</u>              | <u></u>   | <u>5610 Cobblestone</u>     | <u>10/2/24</u> |
| 5. <u>Alyssa Jelinek</u>           | <u></u>  | <u>1519 Regency Rdg</u>     | <u>10/2/24</u> |
| 6. <u>Colc Chritton</u>            | <u></u> | <u>6048 CTH K</u>           | <u>10/2/24</u> |
| 7. <u>Robert Andersen</u>          | <u></u> | <u>5551 River Rd</u>        | <u>10/2/24</u> |
| 8. <u>David Benish</u>             | <u></u> | <u>5340 Clove Rd</u>        | <u>10/2/24</u> |
| 9. <u>Elizabeth Tiefenthaler</u>   | <u>E. Tiefenthaler</u>                                                                     | <u>5355 HANSONS</u>         | <u>10/2/24</u> |
| 10. <u>Todd Tiefenthaler</u>       | <u></u> | <u>5355 HANSONS</u>         | <u>10/2/24</u> |

I, Robert Andersen, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

  
Signature of Circulator

10/2/24  
Date

# **PETITION FOR INCORPORATION OF THE TOWN OF WESTPORT**

The undersigned certify they are both electors and freeholders in the Town of Westport sought to be incorporated, and hereby petition the Court for the Town of Westport to be incorporated as the Village of Westport in accordance with section 66.0203 of the Wisconsin Statutes.

| (Print)                         | (Signature)        | (Address)                          | (Date Signed)     |
|---------------------------------|--------------------|------------------------------------|-------------------|
| 1. <u>Quata Champagne</u>       | <u>[Signature]</u> | <u>5514 Shamrock Rd</u>            | <u>10/02/2024</u> |
| 2. <u>Steve Schlecht</u>        | <u>[Signature]</u> | <u>5348 CR M</u>                   | <u>10/02/24</u>   |
| 3. <u>Judy Ann Dand</u>         | <u>[Signature]</u> | <u>5510 Cobre Rd</u>               | <u>10/22/24</u>   |
| 4. <u>KEVIN Egan</u>            | <u>[Signature]</u> | <u>5174 Reynolds Av</u>            | <u>10/26/24</u>   |
| 5. <u>Carol Dalton Farrell</u>  | <u>[Signature]</u> | <u>5121 Apr Road</u>               | <u>10/2/24</u>    |
| 6. <u>Christine Christenson</u> | <u>[Signature]</u> | <u>5648 Tall Oaks Rd</u>           | <u>10/2/24</u>    |
| 7. <u>Karl Christenson</u>      | <u>[Signature]</u> | <u>5648 Tall Oaks Rd.</u>          | <u>10/2/24</u>    |
| 8. <u>Fred Nickse</u>           | <u>[Signature]</u> | <u>5181 CTRY RD</u>                | <u>10/2/24</u>    |
| 9. <u>Lela Ann Cunningham</u>   | <u>[Signature]</u> | <u>#201<br/>5391 Mariners Cove</u> | <u>10-2-24</u>    |
| 10. <u>Amy Freidig</u>          | <u>[Signature]</u> | <u>5595 Lavin Way</u>              | <u>10-2-24</u>    |

I, Robert Anderson, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

[Signature]  
Signature of Circulator

10/2/24  
Date

**PETITION FOR INCORPORATION  
OF THE TOWN OF WESTPORT**

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(Print)

(Signature)

(Address)

(Date Signed)

1. Kathy Grosskopf Kathy Grosskopf 5508 Woodland Dr. 10/2/2024
2. Sally Anne Nimmer Sally Nimmer 5419 Hymelakend 10.2.24
3. Anne Mariettunna Anne Mariettunna 5090 Eaton Lane 10/2/24
4. Paul Dingee Paul Dingee 5375 Maines Cove Rd #109 10/2/24
5. Roger Dettmann Ron Dettmann 4885 Kirkwood Dr. 10/2/24
6. William Steink Wm. Steink 1515 Regency Rdg 10-2-24
7. Jane Steink Jane Steink 1515 Regency Rdg 10-2-24
8. Star Stohs Star Stohs 5309 Carver Dr. Way 10/2/24
9. Kathryn K. Lange Kathryn Lange 5585 Huntingwood Way 10-2-24
10. Rebecca Riest Rebecca Riest 5499 Shamrock Rd 10/2/24

I, Robert Anderson, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

Robert Anderson  
Signature of Circulator

10/2/24  
Date



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| (Print)                    | (Signature)           | (Address)                | (Date Signed)                    |
|----------------------------|-----------------------|--------------------------|----------------------------------|
| 1. <u>Lori Snapp</u>       | <u>Lori Snapp</u>     | <u>5643 Mary Lake Rd</u> | <u>10/2/24</u>                   |
| 2. <u>JEFFRY SNAPP</u>     | <u>[Signature]</u>    | <u>5643 MARY LAKE RD</u> | <u>10/2/2024</u>                 |
| 3. <u>Karrie Anderson</u>  | <u>[Signature]</u>    | <u>5694 Harbort Rd</u>   | <u>10-2-24</u>                   |
| 4. <u>Kevin P. Farrell</u> | <u>[Signature]</u>    | <u>5121 SAINT CYR Rd</u> | <u>10-2-24</u>                   |
| 5. <u>Rick Knuppel</u>     | <u>[Signature]</u>    | <u>5577 LaBawi Ln.</u>   | <u>10-2-24</u>                   |
| 6. <u>Bonnie Knuppel</u>   | <u>Bonnie Knuppel</u> | <u>5577 LaBawi Ln</u>    | <u>10-2-24</u>                   |
| 7. <u>KAREN JEATRAU</u>    | <u>[Signature]</u>    | <u>5350 Westport Rd</u>  | <u>10/2/24</u>                   |
| 8. <u>Mary Manering</u>    | <u>Mary Manering</u>  | <u>4965 Silkeson</u>     | <u>10/2/24</u>                   |
| 9. <u>Vena Ramos</u>       | <u>[Signature]</u>    | <u>5592 LaBawi Ln</u>    | <u>10/2/24</u> <sup>not an</sup> |
| 10. <u>Shaun Piedlow</u>   | <u>[Signature]</u>    | <u>5592 LaBawi Ln</u>    | <u>10/2/24</u>                   |

I, Robert Anderson, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

[Signature]  
Signature of Circulator

10/2/24  
Date

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| (Print)                      | (Signature)        | (Address)                | (Date Signed)      |
|------------------------------|--------------------|--------------------------|--------------------|
| 1. <u>Geoff Gilpin</u>       | <u>[Signature]</u> | <u>4964 Gilkeson Rd.</u> | <u>Oct 2, 2024</u> |
| 2. <u>Sarah Gibbard Cook</u> | <u>[Signature]</u> | <u>4964 Gilkeson Rd.</u> | <u>Oct 2, 2024</u> |
| 3. <u>Dennis Tande</u>       | <u>[Signature]</u> | <u>4965 Gilkeson Rd</u>  | <u>10/2/2024</u>   |
| 4. <u>Kari Jordahl</u>       | <u>[Signature]</u> | <u>4974 Gilkeson Rd</u>  | <u>10/2/2024</u>   |
| 5. <u>NATHANIEL RUCK</u>     | <u>[Signature]</u> | <u>4984 Gilkeson Rd.</u> | <u>10/2/2024</u>   |
| 6. <u>LAURIE RUCK</u>        | <u>[Signature]</u> | <u>4984 Gilkeson Rd</u>  | <u>10/2/2024</u>   |
| 7. <u>Carol Walton</u>       | <u>[Signature]</u> | <u>4983 Gilkeson Rd</u>  | <u>10-2-2024</u>   |
| 8. <u>Douglas Wilcox</u>     | <u>[Signature]</u> | <u>4975 Gilkeson Rd.</u> | <u>10-2-2024</u>   |
| 9. <u>Leota Wilcox</u>       | <u>[Signature]</u> | <u>4975 Gilkeson Rd.</u> | <u>10-2-2024</u>   |
| 10. <u>Elizabeth Tande</u>   | <u>[Signature]</u> | <u>4955 Gilkeson Rd</u>  | <u>10/2/24</u>     |

I, Mary Manering, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

Mary Manering  
Signature of Circulator

10-2-2024  
Date

# **PETITION FOR INCORPORATION OF THE TOWN OF WESTPORT**

The undersigned certify they are both electors and freeholders in the Town of Westport sought to be incorporated, and hereby petition the Court for the Town of Westport to be incorporated as the Village of Westport in accordance with section 66.0203 of the Wisconsin Statutes.

| (Print)                       | (Signature)        | (Address)                | (Date Signed)  |
|-------------------------------|--------------------|--------------------------|----------------|
| 1. <u>ROBERT RIVEST</u>       | <u>[Signature]</u> | <u>5499 SHAMROCK RD</u>  | <u>10/2/24</u> |
| 2. <u>Margaret I Moore</u>    | <u>[Signature]</u> | <u>5620 Riveredge Rd</u> | <u>10-2-24</u> |
| 3. <u>Michelle Wing</u>       | <u>[Signature]</u> | <u>5635 Riveredge Rd</u> | <u>10/2/24</u> |
| 4. <u>Jane E Richard</u>      | <u>[Signature]</u> | <u>4821 Cty Rd M</u>     | <u>10-2-24</u> |
| 5. <u>MARILYN D. JACOBS</u>   | <u>[Signature]</u> | <u>5105 St. Cyr Rd</u>   | <u>10-2-24</u> |
| 6. <u>Elizabeth MacArthur</u> | <u>[Signature]</u> | <u>5644 Tall Oaks Rd</u> | <u>10-2-24</u> |
| 7. <u>Jeremy Pastor</u>       | <u>[Signature]</u> | <u>5999 Woodland</u>     | <u>10-2-24</u> |
| 8. <u>MATTHEW FISCHER</u>     | <u>[Signature]</u> | <u>5561 RIVEREDGE RD</u> | <u>10-2-24</u> |
| 9. <u>Anne Yates</u>          | <u>[Signature]</u> | <u>5566 Mary Lake Rd</u> | <u>10/2/24</u> |
| 10. <u>Michael Brandt</u>     | <u>[Signature]</u> | <u>5595 Lavin Way</u>    | <u>10/2/24</u> |

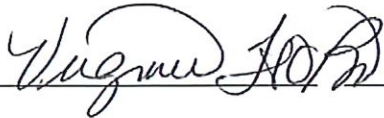
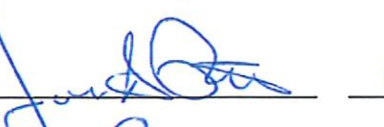
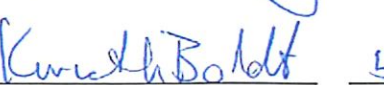
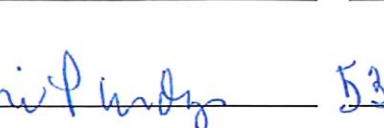
I, Robert Anderson, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

[Signature]  
Signature of Circulator

10/2/24  
Date

# **PETITION FOR INCORPORATION OF THE TOWN OF WESTPORT**

The undersigned certify they are both electors and freeholders in the Town of Westport sought to be incorporated, and hereby petition the Court for the Town of Westport to be incorporated as the Village of Westport in accordance with section 66.0203 of the Wisconsin Statutes.

|     | (Print)            | (Signature)                                                                         | (Address)             | (Date Signed) |
|-----|--------------------|-------------------------------------------------------------------------------------|-----------------------|---------------|
| 1.  | Virginia O'Brien   |    | 4986 Silo Prairie Dr. | 10/2/24       |
| 2.  | William D. O'Brien |    | 4986 Silo Prairie Dr. | 10/2/24       |
| 3.  | John A. Pichette   |    | 6150 BRIGGS RD        | 10/2/24       |
| 4.  | NEAL WEINER        |    | 5619 MARY LAURE RD    | 10/2/24       |
| 5.  | DAVID H. WARD      |   | 5367 Kupfer Rd        | 10/2/24       |
| 6.  | Lynn Pearson       |  | 3367 Kupfer Rd        | 10/2/24       |
| 7.  | Barbara Townley    |  | 4856 Morris Ct        | 10/2/24       |
| 8.  | Kenneth Boldt      |  | 5540 Riverview Dr     | 10/2/24       |
| 9.  | Lori Purdy         |  | 5311 Shilling Ln      | 10/2/24       |
| 10. | Scott Longua       |  | 5390 BLUE BIRCH AVE   | 10/2/24       |

I, Robert Anderson, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

  
Signature of Circulator

10/2/24  
Date



**PETITION FOR INCORPORATION  
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| (Print)                        | (Signature)            | (Address)                 | (Date Signed)    |
|--------------------------------|------------------------|---------------------------|------------------|
| 1. <u>RYAN KUPRES</u>          | <u>[Signature]</u>     | <u>4880 TRANTIN COURT</u> | <u>10-2-24</u>   |
| 2. <u>Jacalyn Schultz</u>      | <u>Jacalyn Schultz</u> | <u>5585 Rankin Cir</u>    | <u>10-2-24</u>   |
| 3. <u>LINDA K OLSEN</u>        | <u>Linda K Olsen</u>   | <u>5796 CTH K</u>         | <u>10-2-24</u>   |
| 4. <u>ROLF E OLIVERSEN</u>     | <u>Rolf E</u>          | <u>6068 Templeton dr.</u> | <u>10/3/24</u>   |
| 5. <u>Kristin Kupres</u>       | <u>Kristin Kupres</u>  | <u>4880 Trantin Ct</u>    | <u>10/3/24</u>   |
| 6. <u>PAUL YIT</u>             | <u>Paul Yit</u>        | <u>5533 RIVERVIEW DR</u>  | <u>10/3/24</u>   |
| 7. <u>Frank Hoppe</u>          | <u>[Signature]</u>     | <u>4892 Kirkwood Dr.</u>  | <u>10/3/24</u>   |
| 8. <u>Matt Tattersall</u>      | <u>[Signature]</u>     | <u>5595 May Lake Rd</u>   | <u>10/3/2024</u> |
| 9. <u>HRISTANTHI KONOMIDOU</u> | <u>[Signature]</u>     | <u>4929 Gillieson Rd</u>  | <u>10/3/2024</u> |
| 10. <u>DEANA TURNER</u>        | <u>Deana Turner</u>    | <u>5502 WOODLAND DR</u>   | <u>10-3-2024</u> |

I, Robert Anderson, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

[Signature]  
Signature of Circulator

10/5/24  
Date

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| (Print)                        | (Signature)                 | (Address)                                           | (Date Signed)  |
|--------------------------------|-----------------------------|-----------------------------------------------------|----------------|
| 1. <u>Suzanne S Birrenkott</u> | <u>Suzanne S Birrenkott</u> | <u>55210 SHANNONWAY</u>                             | <u>10/3/24</u> |
| 2. <u>Katelyn M. Hoffman</u>   | <u>Katelyn M Hoffman</u>    | <u>5516 Maria Way</u><br><u>Wauwatosa, WI 53597</u> | <u>10/3/24</u> |
| 3. <u>Meegan carpenter</u>     | <u>Meegan</u>               | <u>5020 Hardy Trail 53597</u>                       | <u>10/3/24</u> |
| 4. <u>James Capaul</u>         | <u>James Capaul</u>         | <u>5704 State Rd 113</u>                            | <u>10-3-24</u> |
| 5. <u>Sue Murray</u>           | <u>Sue Murray</u>           | <u>4945 Borchers Beach Rd.</u>                      | <u>10/3/24</u> |
| 6. <u>Charles J Pycha III</u>  | <u>Charles J Pycha III</u>  | <u>5375 <sup>UNIT 115</sup> MARINERS Cove Dr</u>    | <u>10/3/24</u> |
| 7. <u>ALAN Parker</u>          | <u>ALP</u>                  | <u>4895 Kirkwood Dr</u>                             | <u>10/3/24</u> |
| 8. <u>H Dale Peterson</u>      | <u>H Dale Peterson</u>      | <u>3901 South Meadow Dr</u>                         | <u>10/3/24</u> |
| 9. <u>Dennis S Carpenter</u>   | <u>Dennis S Carpenter</u>   | <u>5020 Hardy Trail</u>                             | <u>10/3/24</u> |
| 10. <u>Jeremy Lange</u>        | <u>Jeremy Lange</u>         | <u>4969 Silo Prairie Dr.</u>                        | <u>10/3/24</u> |

I, Robert Anderson, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

Robert Anderson  
Signature of Circulator

10/3/24  
Date

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| (Print)                      | (Signature)          | (Address)                     | (Date Signed)  |
|------------------------------|----------------------|-------------------------------|----------------|
| 1. <u>Carayn Kraskowski</u>  | <u>[Signature]</u>   | <u>5000 LaBundin Ln</u>       | <u>10-3-24</u> |
| 2. <u>Edward Kraskowski</u>  | <u>[Signature]</u>   | <u>5000 LaBundin Ln</u>       | <u>10-3-24</u> |
| 3. <u>Kristine Hruby</u>     | <u>[Signature]</u>   | <u>5017 Hardy Tr</u>          | <u>10/3/24</u> |
| 4. <u>ANDREW T. HRUBY</u>    | <u>[Signature]</u>   | <u>5017 HARDY TR</u>          | <u>10/3/24</u> |
| 5. <u>Connie Mosher</u>      | <u>Connie Mosher</u> | <u>5106 Reed Lane</u>         | <u>10/3/24</u> |
| 6. <u>Joseph D. Zirneske</u> | <u>[Signature]</u>   | <u>4896 BOKCHERS BEACH RD</u> | <u>10/3/24</u> |
| 7. <u>SUSAN DAVIES</u>       | <u>[Signature]</u>   | <u>5585 AUCHTER LANE</u>      | <u>10/3/24</u> |
| 8. <u>Ken Davies</u>         | <u>[Signature]</u>   | <u>5585 AUCHTER LN</u>        | <u>10/3/24</u> |
| 9. <u>Kristin Schmitt</u>    | <u>[Signature]</u>   | <u>5041 Hardy Tr.</u>         | <u>10/3/24</u> |
| 10. <u>MARK SCHMITT</u>      | <u>[Signature]</u>   | <u>5041 HARDY TR</u>          | <u>10/3/24</u> |

I, Robert Anderson, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

[Signature]  
Signature of Circulator

10/3/24  
Date

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| (Print)                   | (Signature)            | (Address)                 | (Date Signed)    |
|---------------------------|------------------------|---------------------------|------------------|
| 1. <u>Rosa M Rogers</u>   | <u>Rosa M. Rogers</u>  | <u>5643 Conway Ave</u>    | <u>10-3-2024</u> |
| 2. <u>TANNER JOHNSON</u>  | <u>Tanner Johnson</u>  | <u>6104 IMPERIAL DR</u>   | <u>10-3-2024</u> |
| 3. <u>Cary Reich</u>      | <u>Cary Reich</u>      | <u>5214 River Rd</u>      | <u>10/3/2024</u> |
| 4. <u>Scott Reich</u>     | <u>Scott Reich</u>     | <u>5214 River Rd</u>      | <u>10/3/24</u>   |
| 5. <u>WAYNE HARRIS</u>    | <u>Wayne Harris</u>    | <u>5580 Polo Ridge</u>    | <u>10/3/24</u>   |
| 6. <u>Michael Fabrick</u> | <u>Michael Fabrick</u> | <u>5814 Hunt Club Way</u> | <u>10/3/24</u>   |
| 7. <u>Sherrie Gruder</u>  | <u>Sherrie Gruder</u>  | <u>5580 Polo Ridge</u>    | <u>10/3/24</u>   |
| 8. <u>SARAH THURMAN</u>   | <u>Sarah Thurman</u>   | <u>5363 BRICKSON PARK</u> | <u>10/3/24</u>   |
| 9. <u>Veff Twing</u>      | <u>Veff Twing</u>      | <u>5363 Brickson Park</u> | <u>10-3-24</u>   |
| 10. _____                 | _____                  | _____                     | _____            |

I, Robert Anderson, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

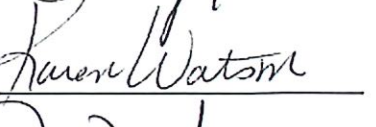
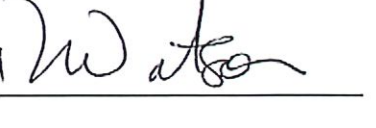
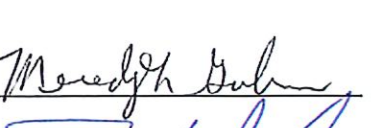
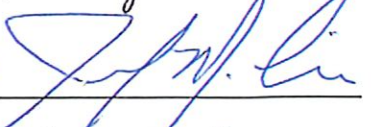
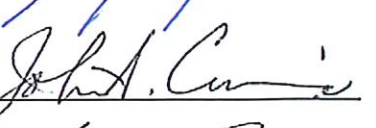
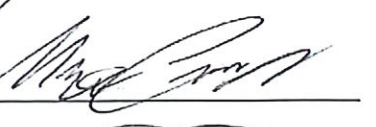
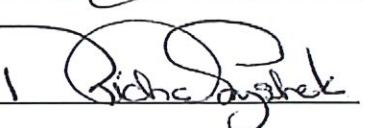
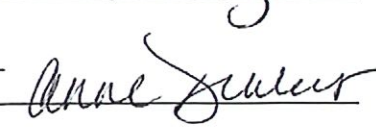
Robert Anderson  
Signature of Circulator

10/3/24  
Date

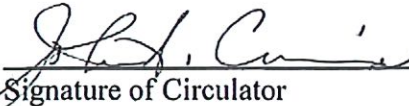


# PETITION FOR INCORPORATION OF THE TOWN OF WESTPORT

The undersigned certify they are both electors and freeholders in the Town of Westport sought to be incorporated, and hereby petition the Court for the Town of Westport to be incorporated as the Village of Westport in accordance with section 66.0203 of the Wisconsin Statutes.

| (Print)            | (Signature)                                                                         | (Address)                                               | (Date Signed) |
|--------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------|---------------|
| 1. DONALD KARS     |    | 5580 MOONLIGHT DR. WAUNAKEE                             | 10/2/24       |
| 2. Sarah Kars      |    | 5580 Moonlight Dr., Waunakee                            | 10/2/24       |
| 3. Karen Watson    |    | 5586 moonlight Pr Waunakee                              | 10/2/24       |
| 4. Tim Watson      |    | 5586 moonlight Dr Waunakee, WI                          | 10/2/24       |
| 5. Meredith Graham |   | 5546 Huntingwood Way Waunakee, WI                       | 10/2/24       |
| 6. Jennifer Cuccia |  | 5552 Huntingwood Way Waunakee WI                        | 10/3/24       |
| 7. John A. Cuccia  |  | 5552 Huntingwood Way Waunakee, WI 53597                 | 10/3/24       |
| 8. Mark Crowell    |  | 5564 <del>5552</del> Huntingwood way Waunakee, WI 53597 | 10/3/24       |
| 9. Richard Lyshek  |  | 5558 Huntingwood Waunakee WI 53597                      | 10/3/24       |
| 10. Anne Denker    |  | 5564 Huntingwood way Waunakee, WI 53597                 | 10/3/24       |

I, John A. Cuccia, certify that I personally circulated the petition to incorporate the Town of Westport and obtained each of the signatures on this page. I verified the signors to be electors and freeholders of the Town of Westport.

  
Signature of Circulator

10/3/24  
Date



William S. Cole  
email wcole@axley.com  
608.283.6766

April 15, 2026

Mr. Bradley T. Vowels-Katter  
Municipal Boundary Review  
Department of Administration  
101 East Wilson Street  
P.O. Box 1645  
Madison, WI 53701

RE: Town of Westport Cooperative Boundary Agreement  
Town of Westport Incorporation Petition

Dear Mr. Vowels-Katter,

I serve as the town attorney of the Town of Westport. Westport filed a petition for incorporation on October 4, 2024. The Villages of Waunakee and DeForest, and the cities of Middleton and Madison intervened in that proceeding. The Dane County Circuit Court held a hearing on the petition on December 4, 2024, and issued an order referring the matter to the Incorporation Review Board on December 6, 2024. In the intervening time, the above municipalities and the Town of Westport discussed a cooperative plan pursuant to sec. 66.0307, Stats., to resolve concerns relative to the incorporation. I am happy to say those discussions resulted in a plan which has been adopted by all five municipalities.

With that background, enclosed please find the fully executed cooperative plan, which we submit for the Department's review pursuant to section 66.0307(f), Stats. I understand there is no filing fee for this submittal. The public hearing on the plan occurred on February 11, 2026. At least 60 days have elapsed since the public hearing. No petition opposing the plan was filed, nor has an advisory referendum been held. I ask that you review the plan in accordance with section 66.0307(5), Stats. and issue a written determination. If the plan is insufficient in any way, or you require any further information, please contact me.

I also enclose a copy of the Westport petition for incorporation. At this point I am providing it for information only. I understand the Department would prefer to review the cooperative plan prior to commencing review of the incorporation petition pursuant to section 66.0201(9), Stats. My intention is to submit the fee imposed under sec. 16.53(14), Stats., upon receipt of the





Mr. Bradley T. Vowels-Katter

April 15, 2026

Page 2

Department's written determination concerning the cooperative plan, and that the Department's review of the cooperative plan would occur at that time.

Thank you for your time and attention to this matter.

Sincerely,

AXLEY LLP



William S. Cole

WSC:oc

cc: Hon. Ann Peacock, Dane County Circuit Court, Br. 12 (w/o encls.)  
Mr. Dean Grosskopf, Westport Town Administrator (w/ encls.)  
Attorney Allen D. Reuter, DeForest Village Attorney (w/ encls.)  
Attorney Bryan Kleinmaier, Waunakee Village Attorney (w/ encls.)  
Attorney Doran Viste, Madison Assistant City Attorney (w/ encls.)  
Attorney Matthew Fleming, Middleton City Attorney (w/ encls.)  
Attorney Kirk Strang, Waunakee Community School District (w/ encls.)  
Mr. Gary Becker, Westport Town Planner (w/ encls.)