

Town Board

John A. Van Dinter, Chair  
Terry Enge  
Kenneth R. Sipsma  
Brad G. Robinson  
William B. von Rutenberg



*Town of Westport*

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Thomas G. Wilson  
Attorney/Administrator/Clerk-Treasurer

Robert C. Anderson  
Utility, Finance & IS Manager

Michelle M. Kumar  
Executive Assistant

January 26, 2015

Daniel Everson  
Dane County Planning & Development  
City-County Building, Rm. 116  
210 Martin Luther King, Jr. Blvd.  
Madison, WI 53709

**BY E-MAIL ONLY**

Re: Plat of Second Addition to Carriage Ridge  
(Carriage Ridge north 40)

Dear Mr. Everson:

The Town Plan Commission and the Town Board of the Town of Westport have no objections to the attached Plat subject to the conditions of the attached Town Resolution No. 15-01.

Thank you for your consideration.

Very truly yours,

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

TGW/mk

Enclosure

cc by e-mail only:

John A. Van Dinter, Town Board Chair  
Kevin Even, Town Engineer  
David Glusick, Vierbicher

**TOWN OF WESTPORT  
RESOLUTION NO. 15-01**

**RESOLUTION BY THE TOWN OF WESTPORT  
BOARD OF SUPERVISORS CONDITIONALLY APPROVING THE PRELIMINARY  
PLAT OF SECOND ADDITION TO CARRIAGE RIDGE WITHIN THE TOWN OF  
WESTPORT, DANE COUNTY, WISCONSIN, AND APPROVING MINOR CHANGE TO  
MISTAKEN ENVIRONMENTAL CORRIDOR  
(CARRIAGE RIDGE NORTH 40)**

WHEREAS, a preliminary plat entitled "Preliminary Plat of First Addition to Carriage Ridge" dated 12/19/14 (the "Plat") was submitted as attached at Exhibit A by Carriage Ridge LLC (the "Developer") to the Town of Westport for review and action, and the statutory review period will expire on March 19, 2015;

WHEREAS, the Plat was referred to the Town Plan Commission and Waunakee/Westport Joint Planning Committee ("JPC") for review and recommendation to the Town Board of Supervisors (the "Board");

WHEREAS, the JPC, Plan Commission and Board have reviewed the Plat and met with staff and Developer with respect to the proposed development;

WHEREAS, the JPC after public hearing on January 13, 2015, and after reviewing comments from Town Plan Commission members, determined that the Plat will only be consistent with the Town of Westport Ordinances, applicable Village of Waunakee Ordinances, Ch. 236, Wis. Stats., and applicable Comprehensive Plans, if all the conditions set forth below are met;

WHEREAS, the Capital Area Regional Planning Commission ("CARPC") has a small area mapped as an Environmental Corridor in the Plat property (see Exhibit B), and this mapping is clearly erroneous from a view of the property, connected areas have previously been removed as mapped Environmental Corridors, and as indicated by mapping information provided by the Developer's engineers and reviewed by the JPC and Town Board;

WHEREAS, CARPC has indicated to the Developer's Engineers that, based on initial review, the proposed Environmental Corridor adjustment will be reviewed as a minor amendment;

WHEREAS, CARPC's approval of the minor Environmental Corridor amendment is required for issuance of the 208 letter and referral of the sewer extension request to the Madison Metropolitan Sewerage District ("MMSD");

WHEREAS, the Town Engineer has reviewed the Developer's request for amendment of the Environmental Corridor, all as set forth in the maps attached Exhibit B, and recommends approval as presented;

WHEREAS, following review of the proposed amendment of the Environmental Corridor and consideration of the information presented at the Board meeting, the Board wishes to recommend approval as presented;


WHEREAS, the Town Board has determined after taking further public questions on the Plat and after reviewing required revisions to Environmental Corridor in the Plat, that the Plat will only be consistent with the Town of Westport Ordinances, applicable Village of Waunakee Ordinances, Ch. 236, Wis. Stats., and applicable Comprehensive Plans if all the conditions set forth below are met.

NOW, THEREFORE, the Town of Westport Board of Supervisors hereby resolves that, based on the above, the Preliminary Plat of Second Addition to Carriage Ridge dated 12/19/14, be approved subject to the following conditions and restrictions: All conditions and restrictions as approved by the JPC in its written recommendation as set forth at Exhibit C attached.

BE IT FURTHER RESOLVED THAT, minor changes to remove the mapped Environmental Corridor as shown in the Plat property for the Development are hereby approved by official action of the Board as recommended by the JPC, and therefore the Board hereby requests that CARPC so revise the Environmental Corridor mapped on the Plat property to remove this small area as shown at Exhibit B.

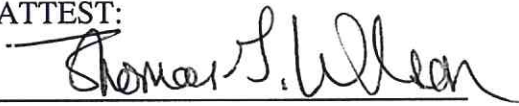
The above Resolution was duly adopted by the Town Board of Supervisors of the Town of Westport, Dane County, Wisconsin at a regular meeting held on January 19, 2015 by a vote of 4 ayes, 0 nays, 1 members not voting (Robinson absent).

APPROVED:

BY: 

John A. Van Dinter, Town Board Chair

ATTEST:

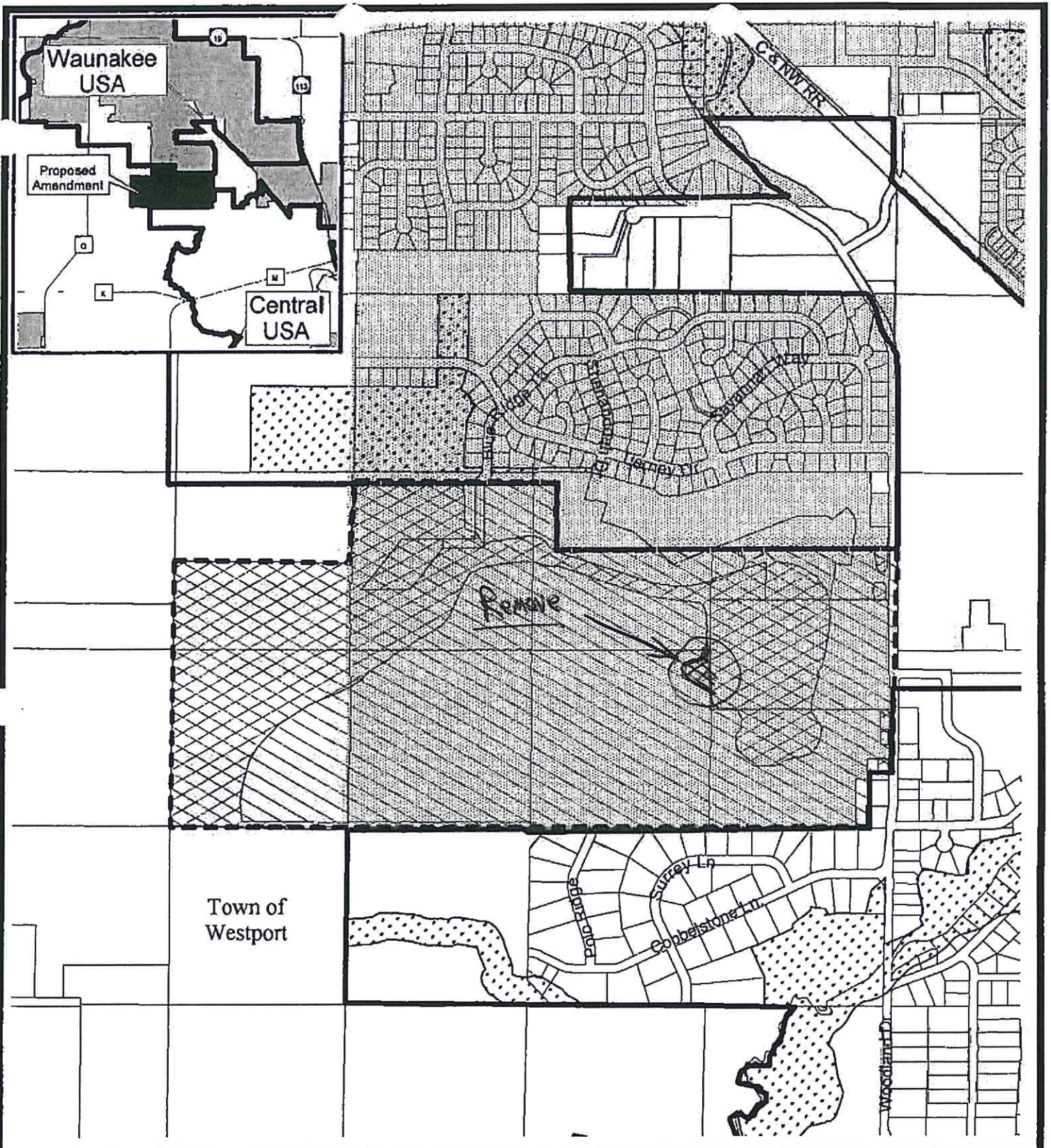


Thomas G. Wilson,  
Town Attorney/Administrator/Clerk-Treasurer

APPROVED: 1/23/15

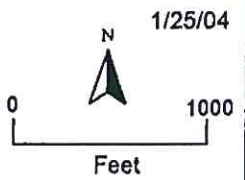
POSTED: 1/26/15



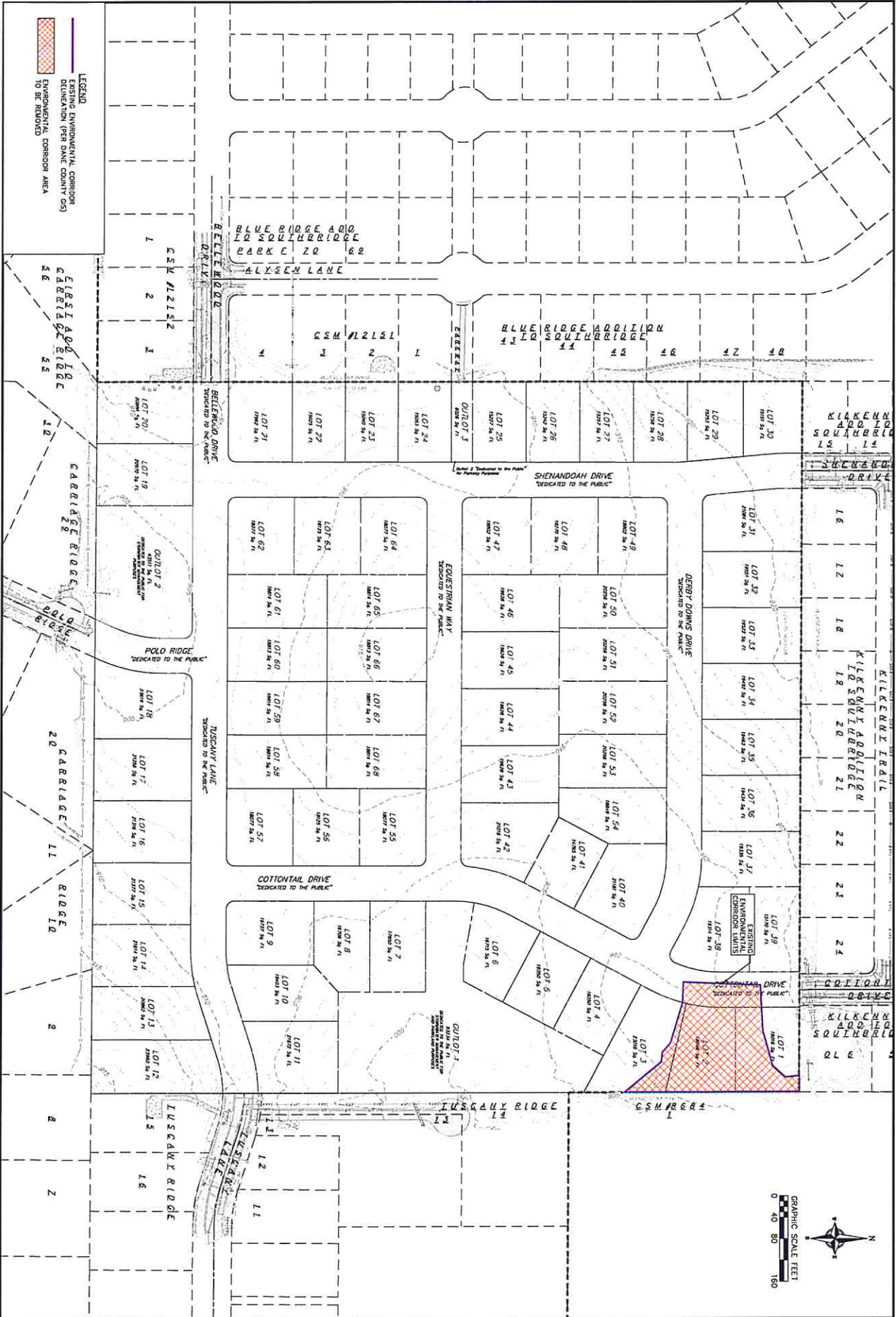


**Map 1**  
**Amendment to the Waunakee**  
**Urban Service Area**  
**Village of Waunakee and**  
**Town of Westport**

-  Service Area to be added
-  Environmental Corridor to be added
-  Proposed Urban Service Area Boundary
-  Existing Urban Service Area Boundary
-  Existing Environmental Corridor
-  Incorporated Area



Prepared by staff  
to the DCRPC.



NO.	DATE	REVISIONS	NO.	DATE	REVISIONS
1	12/23/2014	AS SHOWN			

Environmental Corridor Exhibit  
 Second Addition to Carriage Ridge  
 Town of Westport  
 Dane County, Wisconsin

**vierbicher**  
 planners | engineers | advisors  
 NEEDSBURG - MADISON - FRANKLIN COUNTY  
 402 Ward Drive, Potosi, WI 53909  
 Phone: 608-224-4444 Fax: 608-224-6713

Exhibit B-2

**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT  
JOINT PLANNING COMMITTEE**

**A RECOMMENDATION BY THE VILLAGE OF WAUNAKEE/TOWN OF  
WESTPORT JOINT PLANNING COMMITTEE CONDITIONALLY  
APPROVING THE REZONING AND PRELIMINARY PLAT  
OF SECOND ADDITION TO CARRIAGE RIDGE WITHIN THE  
TOWN OF WESTPORT, DANE COUNTY, WISCONSIN  
(Carriage Ridge North 40)**

WHEREAS, applications for approval of a rezoning and preliminary plat (the "Plat" -- attached as Exhibit A) identifying an area of land currently located in the Town of Westport (the "Town") and known as "Second Addition to Carriage Ridge", was submitted by Carriage Ridge LLC ("Petitioner") to the Village of Waunakee (the "Village") and Town for review and action on December 19, 2014, and the review period will expire on or about March 19, 2015; and,

WHEREAS, the Plat and associated rezoning was referred to the Waunakee/Westport Joint Planning Committee (the "JPC") for its review and its recommendation to the Village Board of Trustees and Town Board of Supervisors; and,

WHEREAS, the JPC has reviewed the Plat and rezoning and met with staff, Petitioner and Petitioner's representative with respect to the proposed rezoning and land division; and,

WHEREAS, it appears that no agency with the authority to object under section 236.12, Wis. Stats., has done so and therefore all such objections have been satisfied; and,

WHEREAS, the JPC has determined that the requested rezoning and Plat will only be consistent with the Village and Town Ordinances, Ch. 236, Wis. Stats., the Waunakee/Westport Joint Planning Area Comprehensive Plan, the Waunakee/Westport ETZ Plan, and the Town of Westport Comprehensive Plan if certain conditions set forth in its recommendation adopted at its meeting on January 13, 2015, and contained in the minutes of that meeting are met.

NOW, THEREFORE, the JPC, based upon the above determinations, hereby recommends conditional approval of the Second Addition to Carriage Ridge Preliminary Plat attached hereto as Exhibit A, and associated requested rezoning, subject to the following conditions and/or restrictions.

1. A zoning change to rezone the property from County A-1Ex to R-1 as requested by the Petitioner and/or which shall be consistent with the uses as shown at Exhibit A;
2. Plat approval by the Town, Village and County approval bodies;

Exhibit C

3. The number of units to be allowed in the Plat shall be 68 as shown on Exhibit A, which is hereby found to be consistent with the Waunakee/Westport Joint Planning Area Comprehensive Plan, Waunakee Comprehensive Plan, and the Westport Comprehensive Plan;
4. A stormwater drainage plan approved by the Dane County Land Conservation Department, Town Engineer and Village Staff;
5. All improvements, erosion control measures, stormwater drainage control measures and construction erosion and drainage control measures shall comply with all applicable Town, Village, County, State or Federal rules, regulations, and permit requirements, shall be approved by the Dane County Land Conservation Department, and shall provide at a minimum for a standard of "zero" run-off from a 100 year storm, and as currently required by the Town. If the investigation indicates for any reason that this standard cannot be met, then any recommendation must be reviewed and approved by the JPC prior to implementation. Each landowner in the Waunakee/Westport South Neighborhood of the JPA will manage and retain on his, her or its own property the stormwater generated from such property, to the maximum extent possible, and each such landowner will also provide for ground water recharge and stormwater purification and cooling to the maximum extent possible to protect the environment and the Lake Mendota watershed;
6. Staff and Petitioner shall provide a recommended plan for parkland dedication and/or fees in lieu of as required by the Town code, which shall be reviewed and acted on as part of the Final Plat(s);
7. The Petitioner shall develop the Plat property in the Town;
8. A Development Agreement between and among the Town, Village and Petitioner, in a form acceptable to the Town and Village Attorneys, which shall require the Petitioner to pay Engineer and Attorney review fees. Fees for any and all reviews are to be paid to the Town or Village as appropriate prior to the Town's plat approval signature;
9. Contracts entered into by the Town, Village and Petitioner for all public improvements shall be reviewed and approved by the Town and Village Attorneys and Town and Village Engineers as appropriate or controlling;
10. A letter of credit for contemplated road, sewer, water, stormwater detention/retention, and other required public improvements shall be required in amounts approved by the Town Engineer, and in a form approved by the Town Attorney;
11. If necessary, the Plat property shall be added to the Town Water and Sewer Utility Districts;
12. Street improvements as shown in the plans and as approved by the Town Engineer;



13. The Village and Town Engineers shall review and approve plans and specifications for technical compliance and for road construction and design;
14. Gradation of roadways shall be approved by the Village and Town Engineers after review and approval by the Village Public Works Department and the Town's road maintenance staff;
15. Restrictions on traffic or access as approved by the Town Engineer during construction;
16. Sidewalk and trail connections shall be approved by the Village Engineer and Town Administrator;
17. Sanitary sewerage disposal facilities or other sewer utility improvements approved by the Town Engineer;
18. Water supply facilities or other water utility improvements approved by the Town Engineer, including an emergency connection to the Village's water supply system which connection shall also be approved by the Village Engineer;
19. Verification of adequate water pressure to the Plat property for fire protection by the Town Engineer;
20. Necessary approvals or permits from all applicable authorities for water and sewer facilities;
21. An erosion control plan specifying erosion control measures to be made in accordance with the Town and Village Erosion Control Ordinances and approved by the Dane County Land Conservation Department, Town Engineer and Village Staff;
22. Gas, electric power and telephone facilities;
23. Easements or access rights for: storm sewer and sanitary sewer facilities; storm water drainage; gas, water, electric power and telephone facilities; emergency or maintenance vehicle access; or, other necessary easements or access rights. All easements shall be 12 feet wide or wider when recommended by the Town Engineer, as appropriate;
24. Review by Town maintenance department as to the provision of Town services to be provided to the property and a written report regarding the same shall be provided and which shall become conditions of approval as if set forth herein as approved by the Town Engineer and Administrator;
25. Dedications, notations or other information which should be added to the face of the Plat;
26. All special assessments and fees shall be paid, including any MMSD charges;

27. Restrictive Covenants and Deed restrictions relating to subsequent development, use or division of land as required shall be submitted for review and approval by the Town Attorney;
28. The Petitioner shall pay all costs and fees incurred by the Town and Village for any and all reviews, approval requests and document preparation by the Village or Town Engineers and Town or Village Attorneys relating to the property, and shall enter into an agreement approved by the Village and Town Attorneys to pay these costs and fees;
29. All conditions recommended by the Waunakee/Westport JPC at its meeting on January 13, 2015, as noted in the minutes of that meeting, which may not already be set forth herein;
30. The Petitioner shall provide a planting plan and maintenance plan for the stormwater management areas in Outlots 1 and 2, which plans shall be approved by the Town Administrator prior to planting, and which areas shall be constructed by the Petitioner, and then maintained until the appropriate plantings will maintain themselves, or no less than 5 years;
31. Deep or sub-surface tillage shall be utilized for landscaping of all lots in the Plat to be done as the last construction step on each lot and prior to lawn planting, with the use of appropriate compost where necessary, in order to provide for maximum stormwater infiltration in the Plat property, plans for which shall be submitted by the Petitioner for review and approval by the Town Engineer prior to construction commencement on the Plat property;
32. Any conditions as suggested for approval by EMS and Fire;
33. Comments as may be received from the Town or Village contract engineers and planners as acceptable to the Town Administrator and Village Engineer;
34. The street names for the Plat shall be consistent with other developments in Tuscany Ridge, Carriage Ridge, and/or Blue Ridge;
41. The Development Agreement or other recorded restriction document shall contain language to provide for the maintenance of the rain gardens and stormwater areas by the landowners or homeowners association, and if not properly maintained, after notice, access for maintenance shall be provided to the Town, and the property owners shall agree to pay the cost for such services by waiver of assessment;
42. The Developer shall prepare a street/trail/sidewalk lighting plan for review and approval by the JPC with the final plat which shall comply with the Town Dark Skies Code;
43. The Developer shall prepare a traffic calming plan, for both construction traffic and regular vehicular traffic, for review and approval by the JPC with the final plat;

44. The rezoning approved hereby shall become effective when the deed restrictions required herein are recorded and Petitioner provides proof of recording in the form of a copy of the restrictions with recording information to the Town Administrator, and Village Staff; and,

45. A recorded copy of the Plat shall be provided to the Town and Village Clerks immediately after recording by the Petitioner.

The above recommendation was duly adopted by the Waunakee/Westport JPC, Dane County, Wisconsin, at a regular meeting held on January 13, 2015

TOWN OF WESTPORT/VILLAGE OF WAUNAKEE  
JOINT PLANNING COMMITTEE

By: 

Ken Sipsma, Chair

APPROVED: 1/19/15

