

**TOWN OF WESTPORT  
RESOLUTION NO. 15-10**

RESOLUTION BY THE TOWN OF WESTPORT  
BOARD OF SUPERVISORS CONDITIONALLY APPROVING  
THE CERTIFIED SURVEY MAP AND REZONING  
FOR THE PFEIL PROPERTY WITHIN THE TOWN OF WESTPORT,  
DANE COUNTY, WISCONSIN  
(4949 Easy St., County Zoning)

WHEREAS, application to create three lots by Certified Survey Map ("CSM" -- attached as Exhibit A) and associated rezoning identifying an area of land located in the Town of Westport (the "Town") was submitted by Jeff Pfeil ("Petitioner"), to the Town for review and action on April 30, 2015, and the statutory sixty-day review period will expire on or about June 30, 2015; and,

WHEREAS, Town Plan Commission and the Town Board have reviewed the CSM and rezoning and met with the Petitioner with respect to the proposed CSM and requested rezoning; and,

WHEREAS, the Town Plan Commission determined that the CSM and requested rezoning will only be consistent with the Town of Westport Ordinances, Ch. 236, Wis. Stats., and Town of Westport Comprehensive Plan if certain conditions set forth in their recommendations adopted at their meeting consultation on April 13, 2015, are met; and,

WHEREAS, the Town Board has determined that the CSM and requested rezoning will only be consistent with the Town of Westport Ordinances, Ch. 236, Wis. Stats., and Town of Westport Comprehensive Plan if all the conditions set forth below are met.

NOW, THEREFORE, the Town Board of Supervisors of the Town of Westport, based upon the above determinations, hereby approves the Certified Survey Map and recommends approval of the rezoning for the CSM Property as attached hereto at Exhibit A, subject to the following conditions and/or restrictions.

1. Finalization of any necessary zoning changes to rezone the parcels from A1-EX and A-2 to RH-1, A-2(2) and R-1;
2. All lots in the CSM and the remaining approximate 240 acres from which these lots were divided shall be restricted to no further land divisions or creation of building sites and no annexation, and additionally the remaining approximate 240 acres from which Lots 1-4 were divided shall be restricted for no residential use and only agricultural buildings/structures;
3. Only one shared access to Easy Street shall be allowed for Lot 3 and 4, which shall be shown on the face of the CSM, and Petitioner shall prepare and obtain necessary signatures on a joint access agreement, driveway easement and maintenance agreement for Lots 3 and 4 acceptable to the Town Attorney to be prepared at the cost of Petitioner;
4. Partition fences for lands abutting or adjacent to land used for farming or grazing purposes, and a covenant regarding maintenance of such fences pursuant to Section 10-2-63 of the Westport Code of Ordinances approved by the Town Attorney;
5. Review by Town maintenance departments as to the provision of Town services to be provided to the property and a written report regarding the same shall be provided to the Town Board, and which shall become conditions of approval as if set forth herein;

6. Based on the following for the CSM: a) that there is no land reasonably available or suitable for parks within the CSM property due to its size and location; b) that dedication of land for park purposes would not be compatible with the Comprehensive Plan or any park plan since no park is planned for this property; and, c) that a cash contribution would better serve the public interest, the Town shall accept parkland dedication fees in satisfaction of the Town's parkland dedication fee requirements in accordance with Section 10-2-84, Town Code, for the creation of two residential lot (\$3,004.28);
7. Dedications, notations or other information which should be added to the face of the CSM;
8. Deed restrictions relating to subsequent development, use or division of land approved by the Town Attorney;
9. Necessary approvals or permits from all applicable authorities for water and septic facilities;
10. No annexation of any part of the CSM property or the remaining approximate 240 acres shall be allowed without prior Town Board approval, which restriction shall be shown on the face of the CSM;
11. A restriction that any residence on the CSM property shall connect to municipal water and sewer utilities should the service ever be extended to the property, at the then owners' expense and without challenge, which restriction shall be shown on the face of the CSM;
12. Maintenance of all current easements and restrictions;
13. All special assessments and fees shall be paid;
14. The Petitioner shall pay all costs and fees incurred by the Town for any and all reviews, approval requests and document preparation by the Town Engineer and Town Attorney relating to the property, and shall enter into an agreement approved by the Town Attorney to pay these costs and fees;
15. The Petitioner shall provide to the Town a recorded copy of the CSM.

The above and foregoing resolution was duly adopted by the Town Board of Supervisors of the Town of Westport, Dane County, Wisconsin, at a regular meeting held on 18<sup>th</sup> day of May, 2015, by a vote of 4 ayes and 0 nays, with 1 member(s) absent.


TOWN OF WESTPORT

Approved:

By: 


John A. Van Dinter, Town Board Chair

Attest:

  
Thomas G. Wilson,

Town Attorney/Administrator/Clerk-Treasurer

Posted:



Approved: 





# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE and NW 1/4 of the NW 1/4 of Section 1, T8N, R9E, Town of Westport,  
Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 4300.

SCALE 1" = 200'



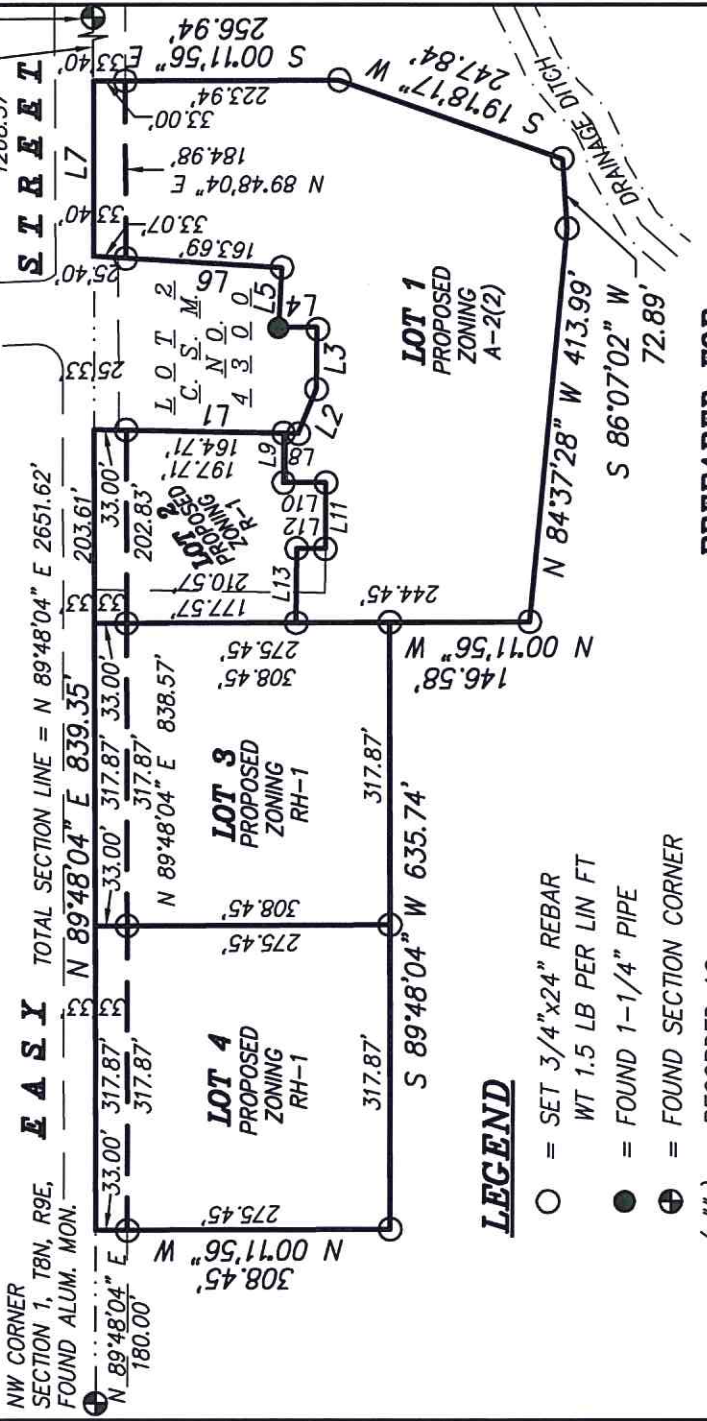
LINE TABLE:

L#	BEARING	DISTANCE
L1	S 01°09'30" W (S 01°21'30" W)	213.43'
L2	S 68°14'06" E (S68°02'10" E)	50.00'
L3	S 89°50'22" E (S 89°38'26" E)	65.00'
L4	N 00°59'38" W (N 00°47'42" W)	40.00'
L5	S 86°39'39" E (S 86°27'42" E)	62.98' (63.00')
L6	N 03°24'34" E (N 03°36'30" E)	196.76'
L7	N 89°48'04" E	182.90'
L8	S 01°09'30" W	15.71'
L9	S 89°52'14" W	51.72'
L10	S 00°03'49" E	44.14'
L11	N 89°42'38" W	69.42'
L12	N 00°18'43" E	29.90'
L13	N 89°42'20" W	77.95'

LOT AREA TABLE:

LOT #	EXCLUDING R/W	INCLUDING R/W
	SQ. FT.	ACRES
LOT 1	174,424	4.00
LOT 2	37,142	0.85
LOT 3	87,556	2.01
LOT 4	87,556	2.01
CSM BOUNDARY		420,433
		9.65

GRID NORTH  
WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE ZONE, NORTH LINE  
OF NW 1/4 TO BEAR N 89°48'04" E



**NOTES:**

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- SEE SHEET 2 FOR BUILDING DETAILS.

DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**PREPARED FOR:**

JEFF PFEIL  
4953 EASY STREET  
WAUNAKEE, WI. 53597

SURVEYORS SEAL

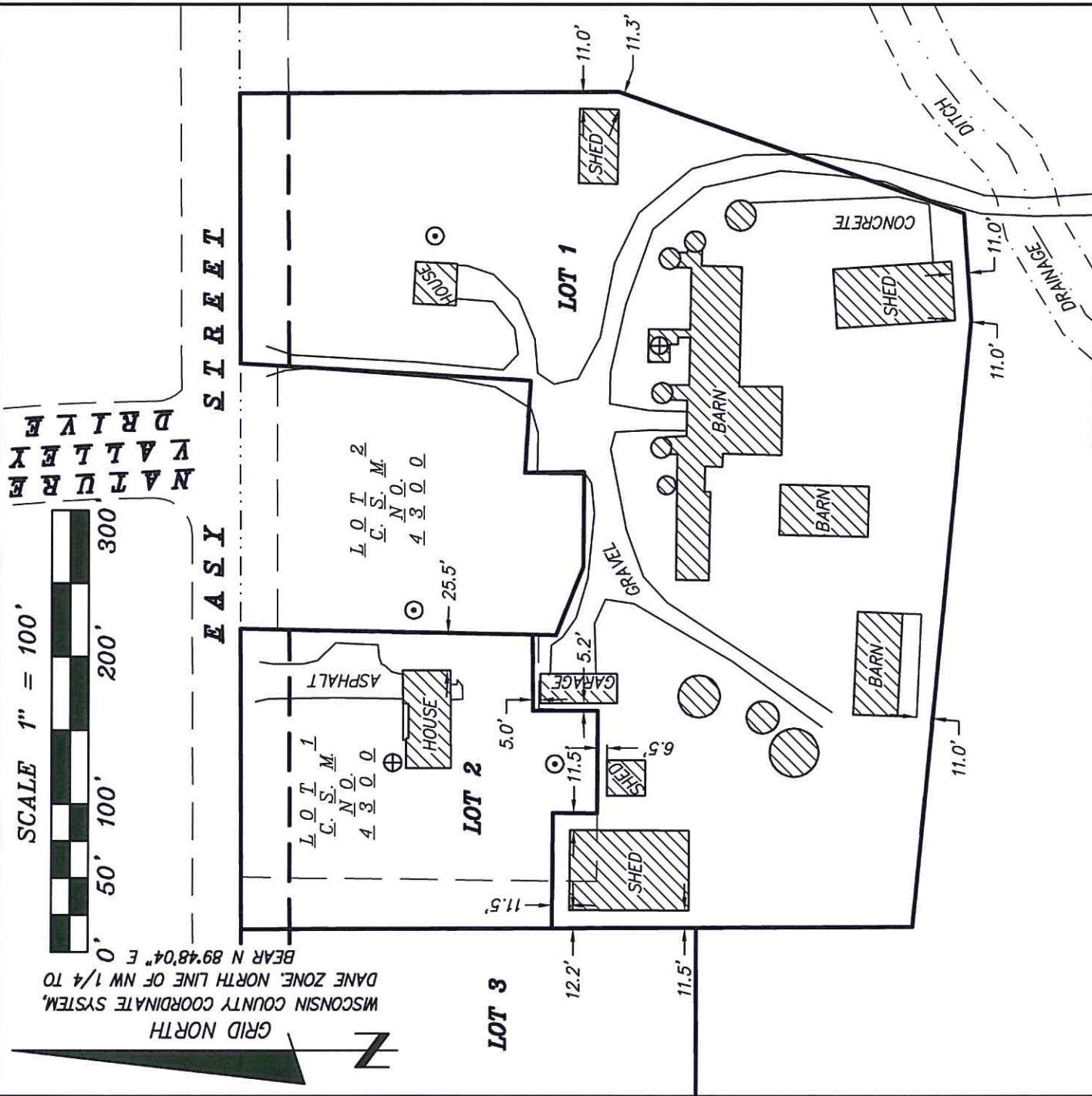


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Located in the NE and NW 1/4 of the NW 1/4 of Section 1, T8N, R9E, Town of Westport,  
Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 4300.



## LEGEND

- ⊕ = WELL
- ⊙ = SEPTIC VENT
- = SEPTIC TANK

SURVEYORS SEAL





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Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 4300.

## SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NW 1/4 of Section 1, T8N, R9E, Town of Westport, Dane County, Wisconsin, including all of Lot 1, C.S.M. No. 4300, more particularly described as follows:

Commencing at the Northwest corner of said Section 1; thence N 89°48'04" E along the north line of said NW 1/4, 180.00 feet to the point of beginning;

thence N 89°48'04" E continuing along said north line, 839.35 feet to the west line of Lot 2 of said C.S.M. No. 4300; thence S 01°09'30" W along said west line, 213.43 feet to a southerly line of said Lot 2; thence S 68°14'06" E along said southerly line, 50.00 feet to a southerly line of said Lot 2; thence S 89°50'22" E along said southerly line, 65.00 feet to a southerly line of said Lot 2; thence N 00°59'38" W along said southerly line, 40.00 feet to a southerly line of said Lot 2; thence S 86°39'39" E, 62.98 feet to the easterly line of said Lot 2; thence N 03°24'34" E along said easterly line, 196.76 feet to the north line of said NW 1/4; thence N 89°48'04" E along said north line, 182.90 feet; thence S 00°11'56" E, 256.94 feet; thence S 19°18'17" W, 247.84 feet; thence S 86°07'02" W, 72.89 feet; thence N 84°37'28" W, 413.99 feet; thence N 00°11'56" W, 146.58 feet; thence S 89°48'04" W, 635.74 feet; thence N 00°11'56" W, 308.45 feet to the point of beginning. This parcel contains 420,433 square feet or 9.65 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

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

Date \_\_\_\_\_  
Noa T. Prieve S-2499  
Registered Land Surveyor

## OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(g), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Gerald Pfeil Estate

STATE OF WISCONSIN)  
DANE COUNTY)  
\_\_\_\_\_  
Jeff L. Pfeil

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Jeff L. Pfeil to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

**SURVEYORS SEAL**



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Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 4300.

## **TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Westport on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Thomas G. Wilson  
Town Clerk

### **NOTE:**

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

### **REGISTER OF DEEDS:**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_.M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SURVEYORS SEAL**