

Application for Sewer Service Area Amendments

SSA Minor Amendments
Dane County Water Quality Plan

Capital Area Regional Planning Commission
(May 22, 2026)

Instructions:

1. This form is recommended to be completed and submitted as part of an SSA application package—it is intended to be a tool to aid applicants in preparing a complete application.
2. All fields should be completed (unless specifically indicated otherwise).
3. An Authorized Representative of the Applicant (Municipality) must sign this form.
4. Refer to the *Policies and Criteria for Sewer Service Area Amendments* for complete information [see [SSA Planning webpage](#)].
5. In case of discrepancy, the *Policies & Criteria Sewer Service Area Amendments* control.

Section 1 – Contact Information

Applicant Information:

Sponsoring Municipality: Town of Westport
(Location of existing property or location of proposed residential units at the time of development)

Point of Contact Name/Title: Robert Anderson, Utility Manager

Point of Contact Phone/Email: 608-849-4372/banderson@townofwestport.org

Representative Submitting Application (on behalf of Applicant, if different than above):

Company/Firm: Becker Professional Services

Point of Contact Name/Title: Gary Becker, President

Point of Contact Phone/Email: 608-444-0836/gary@beckerproservices.com

Other Technical Support (e.g., Planner/Engineer, as applicable):

Company/Firm: _____

Point of Contact Name/Title: _____

Point of Contact Phone/Email: _____

Section 2 – Project Information

Project/Amendment Area Name: River Road Limited Service Area

Current Jurisdiction of Lands within Amendment Area: Town of Westport

Final Jurisdiction of Lands within Amendment Area: Town of Westport

Date of Annexation to Final Jurisdiction (if applicable): N/A

Owner / Name of WWTF Serving Area: Madison Metropolitan Sewerage District

Owner(s) of Wastewater Collection System Serving Area: Town of Westport

Amendment Area Location (address or relative location):

River Road/Hope Court/Tuggle Lane

e.g., Northwest corner of [Municipality], west of [Road Name], south of [Road Name]

Total Acreage of Amendment: 1.8 acres

Section 3 – Pre-Application Documentation

Pre-Application Meeting:

A pre-application meeting between CARPC staff and key members of the project team (Applicant, Applicant's Representatives, and Technical Support, as appropriate) is intended to review submittal requirements, process, schedule, and considerations that may impact development design. **This meeting is optional but recommended.** This meeting does not constitute a formal application nor commencement of the SSA amendment process.

Date of Pre-Application Meeting: May 8, 2026

Representatives of the Applicant Present:

Rich Stoffels - Property Owner, Gary Becker - Consultant

Section 4 – Fees

The following fees will be charged for SSA Minor Amendments, in accordance with CARPC Resolution No. 2026-06.

Criteria	Application Fee ¹
Existing Development on Septic	\$0
New Residential Land Uses	\$2,500
All Other Cases	\$1,500

¹ Fees will be reviewed and updated periodically, and adjusted based on current CARPC staff billing rates at time of review

Upon receipt of a formal application package, the individual listed as “Applicant” (see Section 1) will be invoiced for the application fee. Upon completion of work by CARPC (typically following DNR decision), the individual listed as “Applicant” will be invoiced for the remaining balance.

Applicant may transmit invoices to a third party for payment but will remain responsible for ensuring that payment is made. Please include with all payments reference to the invoice number and specific SSA Amendment for proper accounting.

Section 5 – Checklist

For each item below, indicate the location within the application package where item is addressed (e.g., Page/Section number or Appendix). If any items are not included, include a comment describing why it is not included.

* Indicates item is requested for supplemental context and is not a basis for a decision on water quality criteria

Ref. No.	Item	Description
Intergovernmental Cooperation		
1.1	Notification	Document notification to adjacent local governmental units regarding the proposed USA amendment, including transmittal of draft (or final) application
<i>Location in Package (or comment if not applicable):</i> Appendix p. 2 - 3		
1.2	Responses	Document any adjacent local governmental unit(s) objections or support of the proposal (provide when received, even if after formal submittal)
<i>Location in Package (or comment if not applicable):</i> Appendix p. 4		
1.3	Supporting Resolution (SSA Amendment)	Resolution stating support of the SSA amendment by the municipality who is making the application <i>Note: can be combined and covered by a single Resolution</i>
<i>Location in Package (or comment if not applicable):</i> Appendix p. 5-6		
1.4	Supporting Resolution (Nonpoint Pollution)	Resolution acknowledging obligation to enforce nonpoint source pollution control (i.e., stormwater management) by municipality who will have regulatory jurisdiction at the time of development <i>Note: can be combined and covered by a single Resolution</i>
<i>Location in Package (or comment if not applicable):</i> Appendix p. 5-6		
1.5	Supporting Resolution (Environmental Corridors)	Resolution acknowledging enforcement role in protection of designated environmental corridors by municipality who will have regulatory jurisdiction at the time of development. Applicant may also demonstrate this by reference to existing policy or planning document. <i>Note: can be combined and covered by a single Resolution</i>
<i>Location in Package (or comment if not applicable):</i> Appendix p. 5-6		
1.6	Statement of Capacity (Wastewater Treatment)	Written statement of the ability to serve the proposed amendment area by authorized representative of the entity (local municipality or sewerage district) who will be providing wastewater treatment for amendment area at the time of development
<i>Location in Package (or comment if not applicable):</i> Appendix p. 7		

1.7	Statement of Capacity (Wastewater Collection)	Written statement of the ability to serve the proposed amendment area by authorized representative of each entity (local municipality(ies) and/or sewerage district(s)) who will provide wastewater collection and/or conveyance from the amendment area to the treatment plant at the time of development
<i>Location in Package (or comment if not applicable):</i> Appendix p. 7		
Land Use & Geography		
2.1	Existing Map & SSA Boundary	Map of the proposed SSA boundary and existing parcel lines, rights-of-way (ROW), and land uses
<i>Location in Package (or comment if not applicable):</i> Appendix pp. 8 - 12		
2.2	Proposed Map & SSA Boundary	Map of the proposed SSA boundary and proposed parcel lines, rights-of-way (ROW), and land uses (existing and/or planned land uses in the surrounding amendment area, to the extent known)
<i>Location in Package (or comment if not applicable):</i> Appendix p. 13 - 15		
2.3	Plat / Concept Layout	Existing plat or CSM, or proposed CSM (can be draft versions), if available; conceptual layout of any imminent proposed development
<i>Location in Package (or comment if not applicable):</i> Appendix pp. 16 - 23		
2.4	Proposed Land Uses	Description of proposed land uses, including estimated number and type of housing units
<i>Location in Package (or comment if not applicable):</i> Appendix p. 24		
Ecosystem Resources & Environmental Corridors		
3.1	Ecosystem Resource Features	Description and map of wetlands, water bodies, drainageways, floodplains (1% and 0.2% annual chance), steep (>12%) slopes, woodlands, internally drained depressions, areas of endangered or sensitive habitats, areas of problem soils or unique geological formations, groundwater recharge areas, and other such environmentally sensitive areas, within and in the immediate vicinity of the amendment area
<i>Location in Package (or comment if not applicable):</i> Appendix pp. 25 - 32		
3.2	Map of Proposed Environmental Corridors	Map of proposed Environmental Corridors within the amendment area, which includes an overlay of Estimated and Voluntary Environmental Corridors mapping (see CARPC Open Data Portal)
<i>Location in Package (or comment if not applicable):</i> Appendix p. 33		
3.3	Proposed Environmental Corridors	Description of proposed Environmental Corridors in accordance with the Policies & Criteria for Environmental Corridors adopted in the <i>Dane County Water Quality Plan</i> , including whether Voluntary Environmental Corridors have been proposed for inclusion
<i>Location in Package (or comment if not applicable):</i> Appendix p. 33		

3.4	Protection of Environmental Corridors	Description of local policies, ordinances and other measures which are in place to protect designated Environmental Corridors in accordance with the Policies & Criteria for Environmental Corridors adopted in the <i>Dane County Water Quality Plan</i>
<i>Location in Package (or comment if not applicable):</i> Appendix p. 34		
3.5	Supporting Documentation	A copy of relevant reports and approvals, e.g., wetland delineations (within previous 5 years), DNR stream navigability determinations, FEMA Letter of Map Changes, tree survey, etc.
<i>Location in Package (or comment if not applicable):</i> Appendix p. 35		
Utilities (Sanitary Sewer)		
4.1	Proposed Sanitary Sewer	Description and map of the proposed sanitary sewer connection(s) for the amendment area
<i>Location in Package (or comment if not applicable):</i> Appendix pp. 36 - 38		
4.2	Proposed Loadings	Estimate of the average daily and peak wastewater flow for the amendment area, including full calculations and sources of values and assumptions
<i>Location in Package (or comment if not applicable):</i> Appendix p. 39		
4.3	Capacity Evaluation	Description of the capacity to serve the amendment area by <i>all</i> downstream receiving sewers and the wastewater treatment plant. If existing capacity is not sufficient, description of planned infrastructure upgrades to provide necessary capacity
<i>Location in Package (or comment if not applicable):</i> Appendix p. 39		
Utilities (Water Supply)		
5.1	Proposed Water Supply	Description and map of the proposed public water supply system extension for the amendment area
<i>Location in Package (or comment if not applicable):</i> N/A - no public water supply		
5.2	Capacity Evaluation	Description of the current capacity of the water supply system to serve the amendment area
<i>Location in Package (or comment if not applicable):</i> N/A - no public water supply		
Stormwater Management		
6.1	Map of BMPs	Map of the proposed stormwater management facilities and best management practices (can be conceptual, if detailed design is not yet available)
<i>Location in Package (or comment if not applicable):</i> Appendix p. 39		

6.2	Map of Existing Watersheds	Map of the existing (predevelopment) watersheds for the amendment area, showing major drainage divides and offsite areas with runoff entering the amendment area (may reference stormwater management report)
<i>Location in Package (or comment if not applicable):</i> Appendix p. 40		
6.3	Map of Proposed Watersheds	Map of the proposed (post-development) watersheds for the amendment area, showing major drainage divides and offsite areas with runoff entering the amendment area (if available; may reference stormwater management report)
<i>Location in Package (or comment if not applicable):</i> N/A - small amendment with one single-family house site disturbance		
6.4	Proposed BMPs	Description of the proposed stormwater management system (may reference stormwater management report), including what local ordinances will control and what performance standards will be met (or not, if for any reason)
<i>Location in Package (or comment if not applicable):</i> Appendix p. 41		
6.5	Performance Standards	Description of stormwater performance standards, including what local ordinances will control and what performance standards will be met (or not, if for any reason) <i>Note: Areas within the watersheds of waters listed by DNR as Areas of Special Natural Resources Interest (e.g., ORWs, ERWs, trout streams, etc.) will be encouraged to achieve higher standards when in alignment with goals of the local jurisdiction or where determined to be needed to achieve water quality goals.</i>
<i>Location in Package (or comment if not applicable):</i> Appendix p. 41		
6.6	Maintenance	Identification of who will be responsible for the management and long-term maintenance of the stormwater facilities
<i>Location in Package (or comment if not applicable):</i> N/A - stormwater management facilities will not be required.		
6.7	Supporting Documentation	A copy of any pertinent engineering reports, including utility studies which are the source of reported data and stormwater management reports (if available)
<i>Location in Package (or comment if not applicable):</i> N/A		

Print

Save As

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Section 6 - Certification

I, Dean Grosskopf (name), on behalf of the
Town Westport (City/Village/Town) of Westport, certify in accordance
with Wis. Stat. § 283.83 that the proposed change to the River Road
Limited/Urban Service Area, an amendment to the *Dane County Water Quality Plan*, is consistent
with applicable water quality standards under Wis. Stat. § 281.15 and the information provided
herein is accurate, complete, and in support of this certification.

Furthermore, I acknowledge that I/we, as Applicant, are responsible for paying all invoices issued
upon formal application and completion of work by CARPC, in accordance with CARPC Resolution
No. 2026-06, regardless of whether payment has been delegated to another party, and regardless
of whether the application receives a final DNR determination.

Authorized Representative of Applicant

Name, Title: Dean Grosskopf, Administrator/Clerk/Treasurer

Signature:  Date: 6/2/26

(end)



Town of Westport

River Road Limited Service Area Amendment

Application Appendix

1. Intergovernmental Cooperation

1.1. Notification

Notice to:

City Clerk, City of Madison clerk@cityofmadison.com

Village Clerk, Village of Waunakee - kendres@waunakee.com

Notice is hereby provided that the Town of Westport is applying to the Capital Area Regional Planning Commission (CARPC) for a minor amendment to the boundary of the River Road Limited Service Area. This amendment is to add one lot of .66 acres and part of a lot that is already partially in the SSA of 1.1 acres of which only the existing residential dwelling will be attached to the sewer system. A draft application is attached for your information. Please respond with any objections or support you may have for this application. A public hearing is being planned for July 9th at a regular CARPC meeting.

urban service area amendment

From Robert Anderson <banderson@townofwestport.org>

Date Tue 6/2/2026 10:08 AM

To Maribeth Witzel-Behl <clerk@cityofmadison.com>; Karla Endres <kendres@waunakee.com>

Cc Gary Becker <gary@beckerproservices.com>

 1 attachment (8 MB)

doc06401020260602100303.pdf;

HI

I have attached the full copy of our USA amendment that will be filed shortly.

The short version is we are adding 1 existing vacant single family lot and 1 existing occupied single family lot.

Both lots already have the sewer line installed so this is just an amendment to allow them to be able to connect to the existing sewer line.

Let me know if you have any questions

Bob

Robert Anderson, WCPC CMC
Utility, Finance, IS Manager, Deputy Clerk Treasurer
Town of Westport
5387 Mary Lake Rd
Waunakee WI 53597
608-849-4372

All e-mail sent to the Town of Westport is subject to the Wisconsin open records law

IF THIS MESSAGE IS TO THE ENTIRE MEMBERSHIP OF A GOVERNMENTAL BODY, you are advised that this email should be treated as a one-way communication and that responses "to all" should be avoided because those responses could create a "walking quorum" of the body in violation of the open meetings law (Office of the Wisconsin Attorney General Letter of 3/19/2010)

1.2. Responses to Notifications

None to date.

1.3. Supporting Resolution – SSA Amendment

TOWN OF WESTPORT
RESOLUTION NO. 26 - 04

A RESOLUTION FINDING THAT THE EXPANSION OF THE RIVER ROAD LIMITED URBAN SERVICE AREA IN TWO AREAS ALONG RIVER ROAD IN THE TOWN OF WESTPORT, NAMELY LOT 1 CSM 15423 ON HOPE COURT PARCEL NUMBER 0809-231-8530-0, AND AN OCCUPIED HOUSE AT 5070 TUGGLE LANE PARCEL NUMBER 0809-231-8320-0 IS CONSISTENT WITH THE WESTPORT COMPREHENSIVE PLAN AND DIRECTS STAFF TO SUBMIT A REQUEST FOR EXPANDING THE RIVER ROAD LIMITED URBAN SERVICE AREA TO INCLUDE SAID AMENDMENT AREAS IN THE TOWN OF WESTPORT

BE IT RESOLVED by the Town Board of Supervisors of the Town of Westport, does proclaim as follows:

WHEREAS, The Town’s Urban Service Area is the area authorized to receive sewer collection and treatment service as part of the Madison Metropolitan Sewerage District; and

WHEREAS, the River Road Limited Urban Service Area was established on August 9, 1990, and included parcels along River Road from the Yahara Heights subdivision to the property now containing the Madison Country Day School; and

WHEREAS, one lot at the end of Hope Court and the house at the end of Tuggle Lane was excluded from the River Road Limited Urban Service Area when it was established; and

WHEREAS, this proposed amendment as shown on attached Exhibit A adds two housing units and less than 1 acre to the River Road Limited Urban Service Area; and

WHEREAS, The Town has planned for expected urban growth within the proposed urban service expansion area; and

WHEREAS, the Town’s Comprehensive plan and future land use identifies the amendment area as future residential; and

WHEREAS, the Amendment will be consistent with all applicable land-use and environmental protection regulations and requirements; and

WHEREAS, an application pre-submittal meeting with CARPC staff was held on May 8, 2026, at which the Town of Westport was invited to apply for a minor amendment to the River Road Limited Urban Service Area to include the parcels described; and

WHEREAS, the Town of Westport acknowledges its authority and obligation to enforce nonpoint source pollution control, and will do so in accordance with Town of Westport Municipal Code, inclusive of Chapter 4 Erosion and Stormwater Runoff Control, and all applicable County and State regulations; and

WHEREAS, the Town of Westport acknowledges its role in helping to protect Environmental Corridors designated within the Dane County Water Quality Plan, which may include coordination with CARPC staff on delineation of corridors and enforcement of restrictions to development and other activity within the corridor through local enforcement mechanisms, and where such acknowledgement is supported by the Town of Westport Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED, the Town Board of Westport finds that the expansion of the River Road Limited Urban Service Area to include the areas indicated on Exhibit A, is consistent with Westport's Comprehensive Plan and supports its amendment as proposed; and

BE IT FURTHER RESOLVED, staff is directed to submit a request to expand the River Road Limited Urban Service Area to include said property with the conditions as outlined in attached Exhibit B Town of Westport 2026 Minor Urban Service Area Amendment Application– River Road Limited Urban Service Area; and

BE IT FURTHER RESOLVED THAT the Town of Westport requests the Capital Area Regional Planning Commission consider and forward to the Wisconsin Department of Natural Resources to approve the requested amendment to the River Road Limited Urban Service Area.

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 this 1 day of June 2026 by a vote of 5 ayes, 0 nays, 0 abstaining, and 0 not voting (absent).

APPROVED:

By: John A. Cuccia
John Cuccia, Town Board Chair

Attest: Dean A. Grosskopf
Dean A. Grosskopf
Administrator/Clerk-Treasurer

Approved: 6/1/26

1.4. Statement of Capacity – Wastewater Treatment

1.4.1. The Madison Metropolitan Sewerage District has the capacity to treat the waste from the two single-family homes being proposed to be added to the system as part of the amendment to the River Road Limited Service Area.

1.5. Statement of Capacity – Wastewater Collection

1.5.1. The Westport sewer collection system serving the River Road Limited Urban Service Area has the capacity to add two single family homes as proposed for the 2026 amendment of this service area.



Robert Anderson, WCPC CMC
Utility Manager, Deputy Clerk Treasurer



Date

2.1.2. Map 2: River Road Limited Service Area, Satellite Image



Westport Urban Service Area Amendment

May 14, 2026

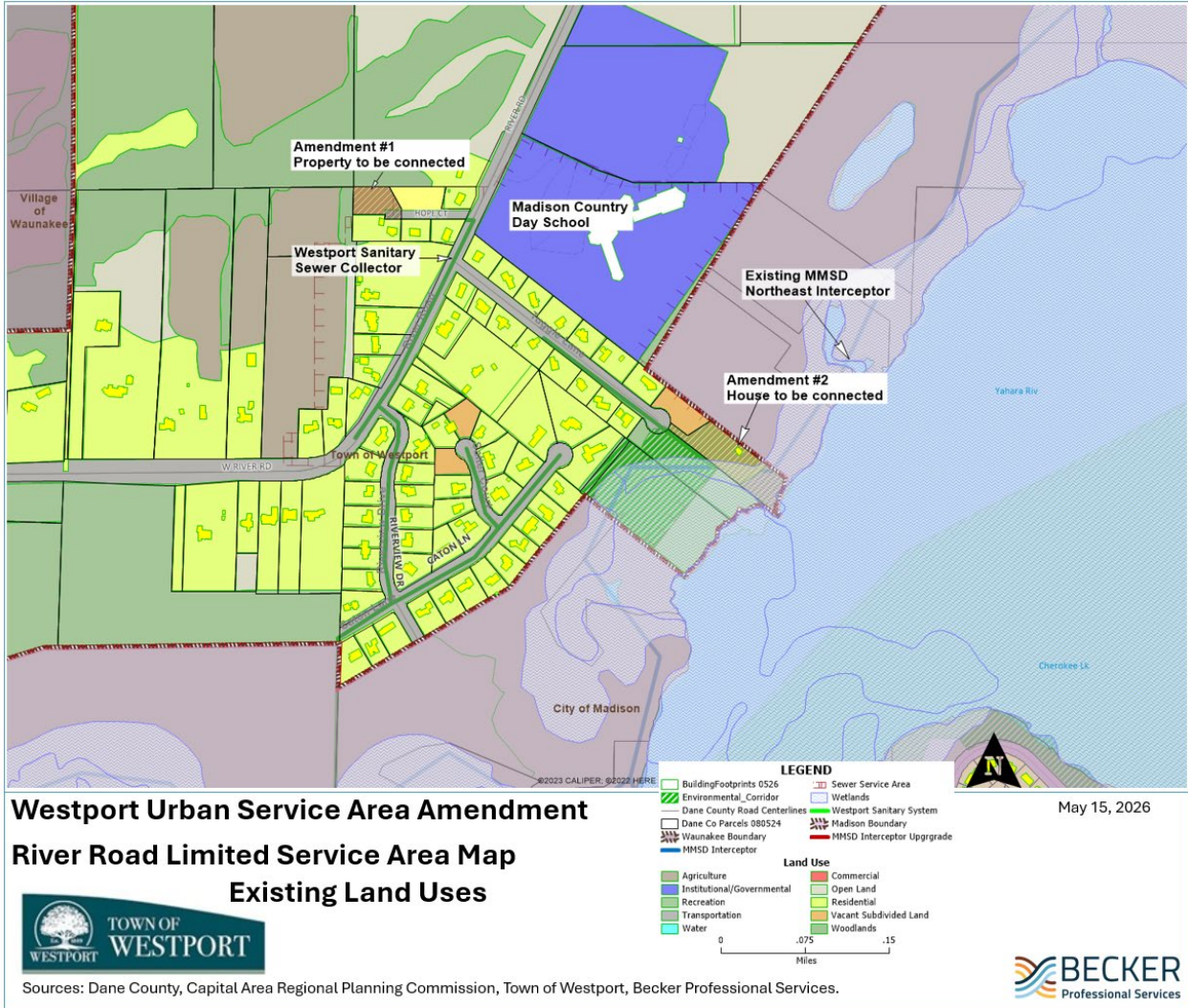
River Road Limited Service Area Map Satellite Image



Sources: Dane County, Capital Area Regional Planning Commission, Town of Westport, USDA NAIP Imagery, Becker Professional Services.



2.1.3. Map 3: River Road Limited Service Area, Existing Land Uses



Note: the parcel adjacent to the east of the parcel being added to the LSA in Amendment Area #1 has a single-family house constructed on it. The structure is not yet showing up on the Dane County Building Footprints layer, although the County's 2024 satellite imagery clearly shows the structure.



2.1.4. Map 4: River Road Limited Service Area, Amendment Area #1



Westport Urban Service Area Amendment

May 15, 2026

**River Road Limited Service Area Map
Amendment Area #1 Existing**



LEGEND

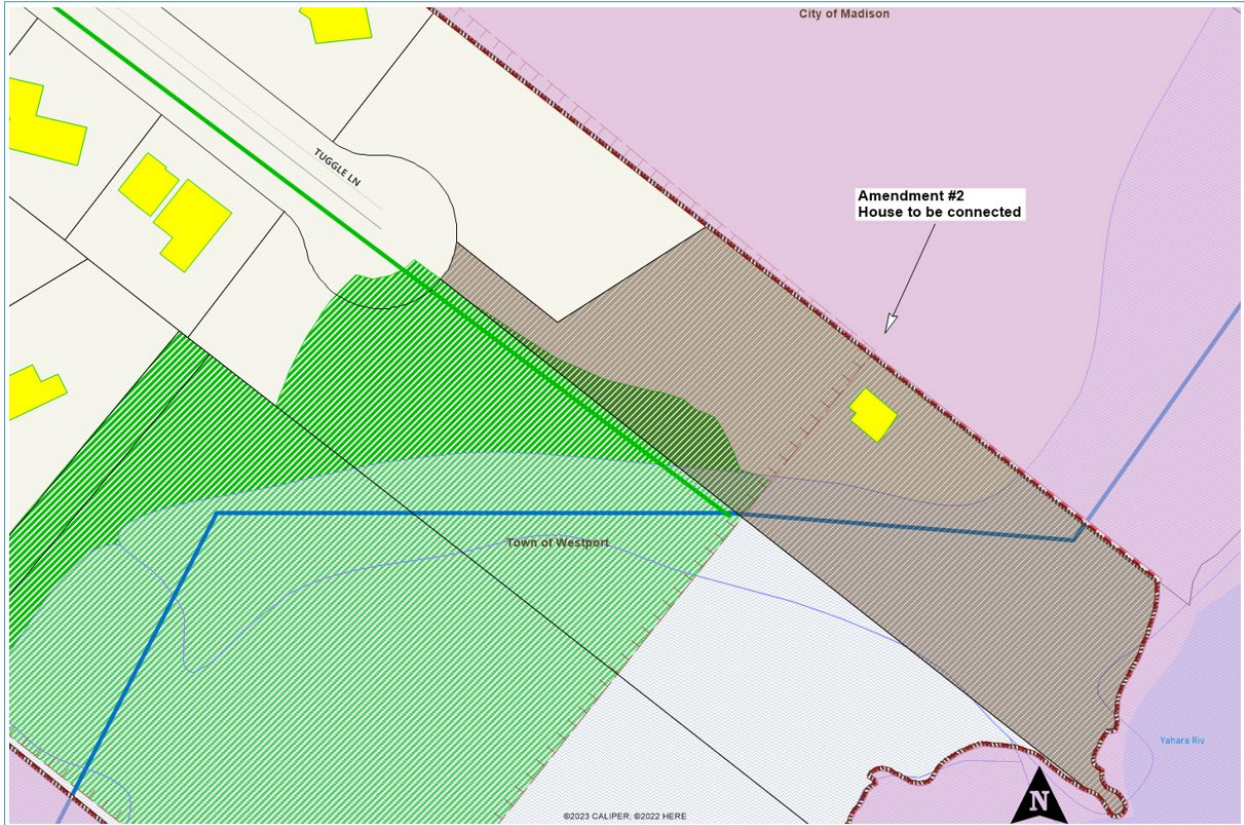
Sewer Service Area	Building/Footprints 0526
Residential	Environmental_Corridor
Wetlands	Dane County Road Centerlines
Westport Sanitary System	Dane Co Parcels 080524
Madison Boundary	Waunakee Boundary
MMSD Interceptor Upgrade	MMSD Interceptor

0 0.15 0.3
Miles

Sources: Dane County, Capital Area Regional Planning Commission, Town of Westport, Becker Professional Services.



2.1.5. Map 5: River Road Limited Service Area, Amendment Area #2



Westport Urban Service Area Amendment
River Road Limited Service Area Map
Amendment Area #2 Existing

May 15, 2026



LEGEND

Sewer Service Area	Building/footprints 0526
Residential	Environmental Corridor
Wetlands	Dane County Road Centerlines
Westport Sanitary System	Dane Co Parcels 080524
Madison Boundary	Waunakee Boundary
MMSD Interceptor Upgrade	MMSD Interceptor

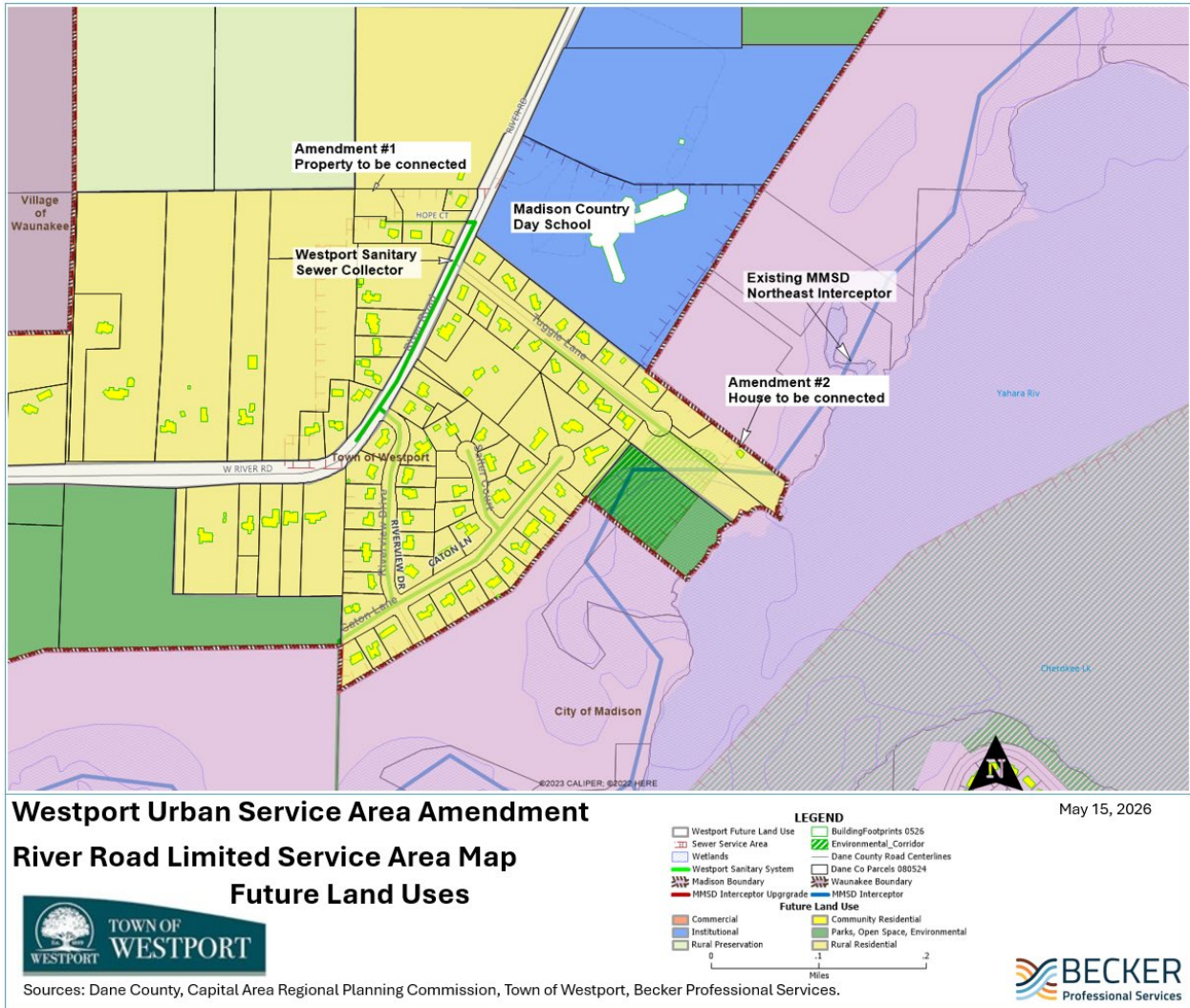
0 .015 .03
Miles

Sources: Dane County, Capital Area Regional Planning Commission, Town of Westport, Becker Professional Services.

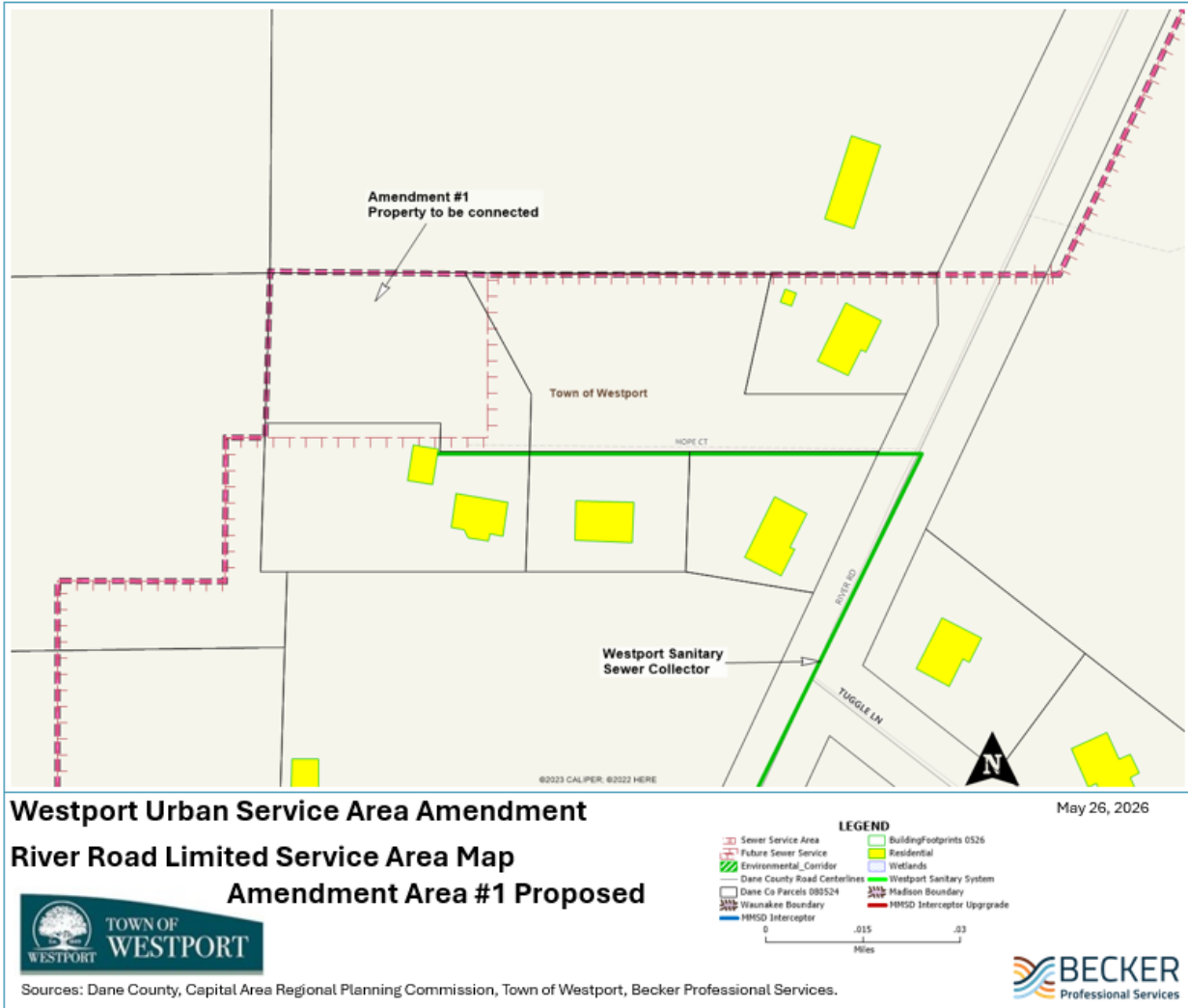


2.2. Proposed Map and SSA Boundary

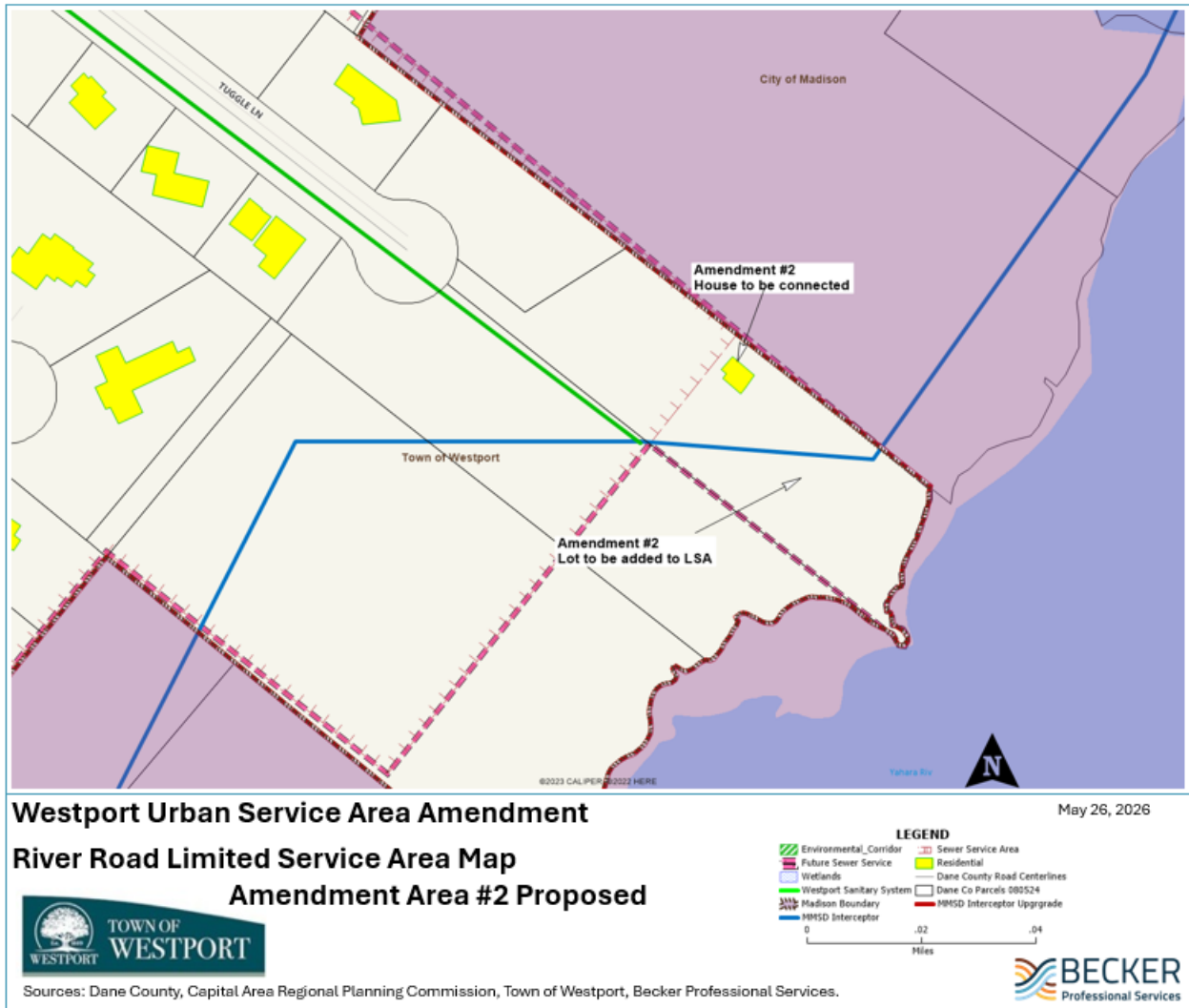
2.2.1. Map 6: River Road Limited Service Area, Future Land Uses



2.2.2. Map 7: River Road Limited Service Area, Amendment Area #1 Proposed

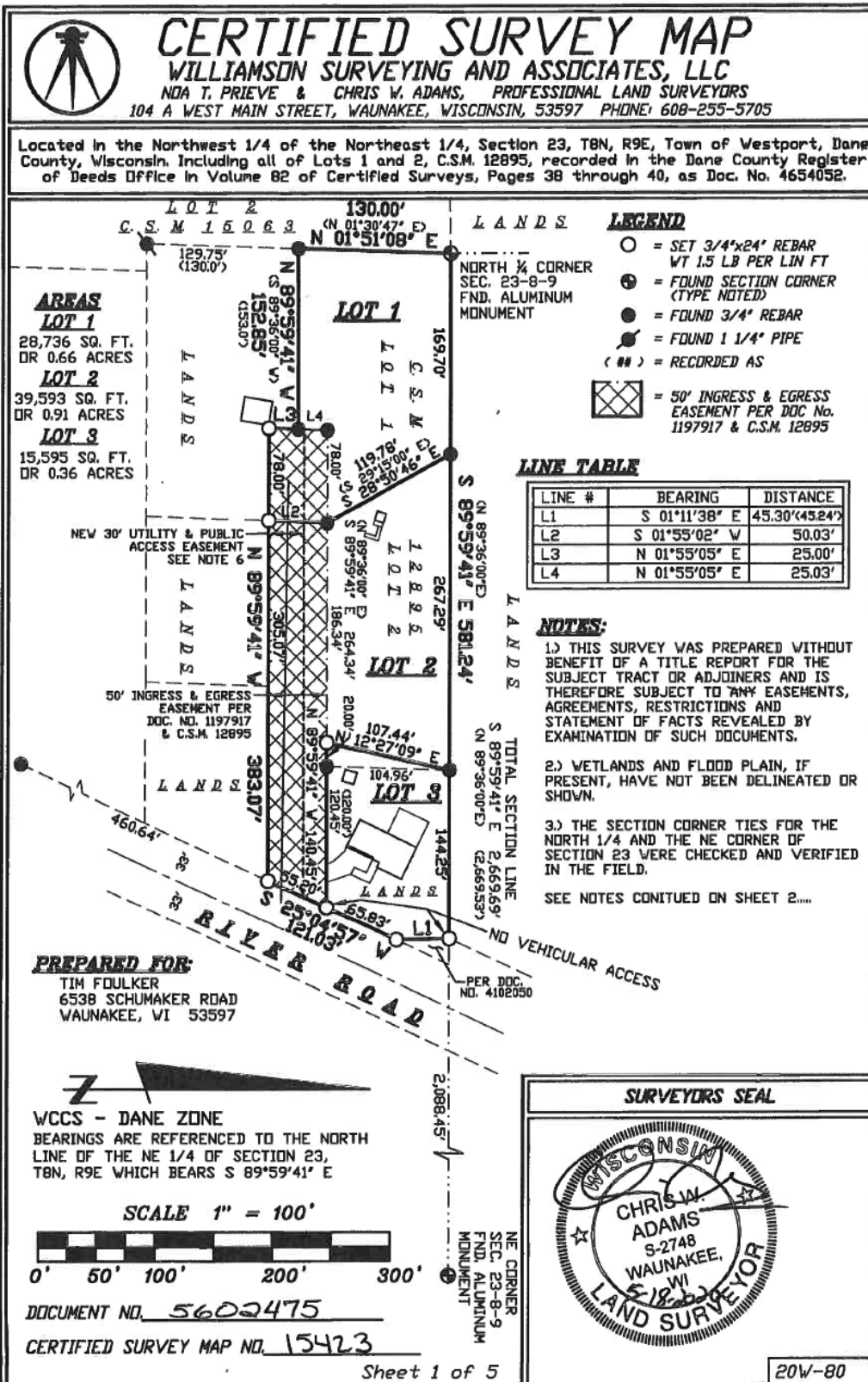


2.2.3. Map 8: River Road Limited Service Area, Amendment Area #2 Proposed



2.3. Plat/Concept Layout

2.3.1. Amendment Area #1: CSM 15423



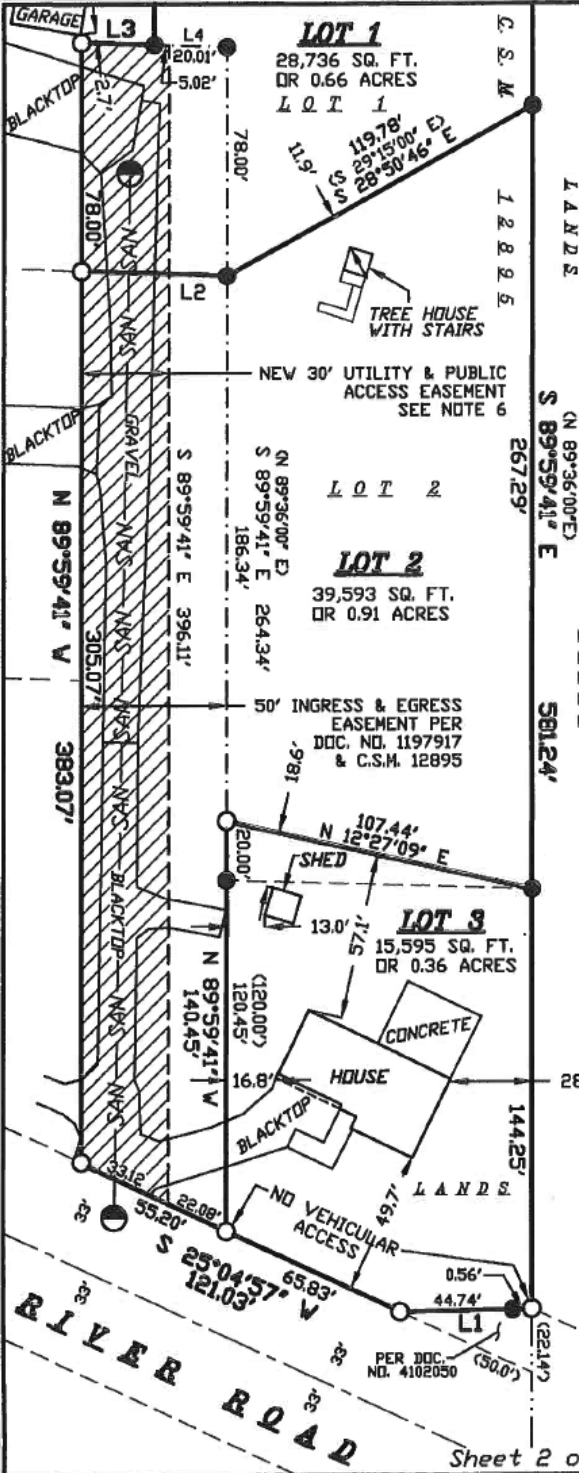


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the NW 1/4 of the NE 1/4, Section 23, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 and 2, C.S.M. 12895, recorded as Doc. No. 4654052.



LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER (TYPE NOTED)
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" PIPE
- (##) = RECORDED AS
- = NEW 30' SANITARY SEWER EASEMENT PER OTHER DOCUMENT.
- ⊙ = EXISTING MANHOLE
- SAN- = EXISTING SANITARY SEWER

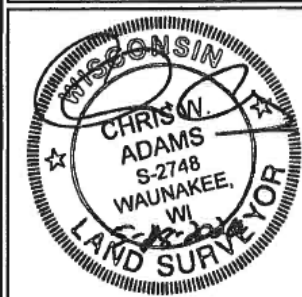
NOTES: CONTINUED....

- 4.) ALL LOTS ON THIS C.S.M. SHALL CONNECT TO THE MUNICIPAL WATER UTILITY AND SANITARY SEWER SHOULD THE SERVICE EVER EXTEND TO THE PROPERTY, AT THE THEN OWNER'S EXPENSE AND WITHOUT CHALLENGE.
- 5.) ALL LOTS ARE LIMITED TO NO FURTHER LAND DIVISIONS OR CREATION OF BUILDING SITES AND NO ANNEXATION WITHOUT TOWN CONSENT.
- 6.) 30' EASEMENT FOR THE LOCATION, MAINTENANCE AND SERVICE OF PUBLIC SANITARY SEWER AND WATER OR OTHER UTILITY SERVICES. ALSO TO PROVIDE ACCESS FOR PUBLIC SERVICES SUCH AS REFUSE/RECYCLING, FIRE, EMS, AND ANY OTHER SIMILAR AND USUAL GOVERNMENT PROVIDED SERVICES, WHETHER BY EMPLOYEES OF A GOVERNMENT OR ITS CONTRACTORS

SCALE 1" = 50'



SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the Northwest 1/4 of the Northeast 1/4, Section 23, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 and 2, C.S.M. 12895, recorded in the Dane County Register of Deeds Office in Volume 82 of Certified Surveys, Pages 38 through 40, as Doc. No. 4654052.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the Town of Westport, 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 Northwest 1/4 of the Northeast 1/4, Section 23, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 and 2, C.S.M. 12895, recorded in the Dane County Register of Deeds Office in Volume 82 of Certified Surveys, Pages 38 through 40, as Doc. No. 4654052, more particularly described as follows:

Beginning at the North 1/4 corner of said Section 23; thence S 89°59'41" E along the north line of the Northeast 1/4 of said Section 23, 581.24 feet to the westerly right of way line of River Road; thence along said west right of way of River Road for the next two courses S 01°11'38" E, 45.30 feet; thence S 25°04'57" W, 121.03 feet; thence N 89°59'41" W, 383.07 feet; thence N 01°55'05" E, 25.00 feet; thence N 89°59'41" W, 152.85 feet to the east line of Lot 2, Certified Survey Map 15063; thence N 01°51'08" E along said east line of Lot 2 Certified Survey Map No. 15063, 130.00 feet to the point of beginning. The above described parcel contains 83,925 square feet or 1.93 acres and is subject to a 50' wide Ingress and Egress Easement per Document No. 1197917 and said C.S.M. No. 12895.

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

Date May 18, 2020

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required to be submitted to the Town of Westport for review.

WITNESS the hand seal of said owners this 18TH day of May, 2020.

Timothy James Foulker

Ashley Marie Foulker

STATE OF WISCONSIN
DANE COUNTY

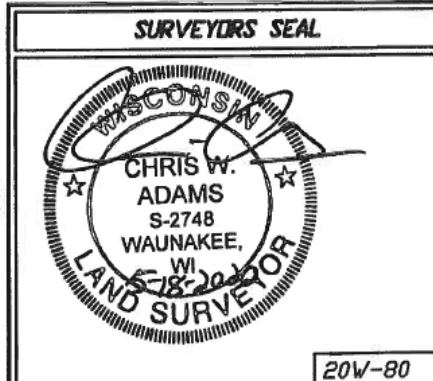
Personally came before me this 18TH day of May, 2020 the above named Timothy James Foulker and Ashley Marie Foulker to me known to be the person who executed the foregoing instrument and acknowledge the same.

Dane County, Wisconsin.
My commission expires 2-22-2021

Notary Public

Christopher Adams

Print Name





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the Northwest 1/4 of the Northeast 1/4, Section 23, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 and 2, C.S.M. 12895, recorded in the Dane County Register of Deeds Office in Volume 82 of Certified Surveys, Pages 38 through 40, as Doc. No. 4654052.

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required to be submitted to the Town of Westport for review.

WITNESS the hand seal of said owners this 22 day of May, 2020.

STATE OF WISCONSIN)
DANE COUNTY)

Chadwick R. Lilley
Chadwick R. Lilley

Personally came before me this 22nd day of May, 2020 the above named Chadwick R. Lilley and Autan E. Lilley to me known to be the person who executed the foregoing instrument and acknowledge the same.

Autan E. Lilley
Autan E. Lilley

Dane County, Wisconsin.

My commission expires August 10, 2021

Katherine A. Hughes
Notary Public
Katherine A. Hughes
Print Name



CONSENT OF MORTGAGEE:

Summit Credit Union, a credit union duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing, and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Summit Credit Union, has caused these presents to be signed by its authorized representative listed below at College Grove Wisconsin and its corporate seal hereunto affixed on this 22nd day of May, 2020.

STATE OF WISCONSIN)
DANE COUNTY)



Jessica Smith
Summit Credit Union
Authorized Representative

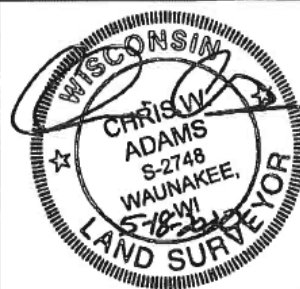
Personally came before me this 22nd day of May, 2020, Tricia Smith its Authorized Representative of the above named credit union, to me known to be the person who executed the foregoing instrument and to me known to be such authorized representative of said credit union, and acknowledge that they executed the foregoing instrument as such authorized representative as the deed of said credit union, by its authority.

Katherine A. Hughes
Notary Public

Dane County, Wisconsin.

My commission expires August 10, 2021

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NGA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4, Section 23, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lots 1 and 2, C.S.M. 12895, recorded as Doc. No. 4654052.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Westport on this 18th day of JUNE, 2020.

Administratively approved
per Town Code.

Thomas G. Wilson
Town Clerk

VILLAGE OF WAUNAKEE APPROVAL

Resolved that this certified survey map in the Town of Westport is hereby acknowledged and approved by the Village of Waunakee on this 18th day of may, 2020.

Caitlin Stene
Village Clerk

REGISTER OF DEEDS:

Received for recording this 17 day of JUNE, 2020 at 12:16 o'clock P.M. and recorded in Volume 110 of Dane County Certified Surveys on pages 3148 through 318.

Kristi Chlebowski by Dawn McCarthy, DEPUTY

Kristi Chlebowski
Register of Deeds

Received 6-17-20 9:48 am

SURVEYORS SEAL



DOCUMENT NO. 5602475

CERTIFIED SURVEY MAP NO. 15423

CERTIFIED SURVEY MAP No. 11091

LOT 4, CERTIFIED SURVEY MAP NUMBER 1965, AS RECORDED IN VOLUME 8 OF CERTIFIED SURVEY MAPS, ON PAGE 99, AS DOCUMENT NUMBER 1464262, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

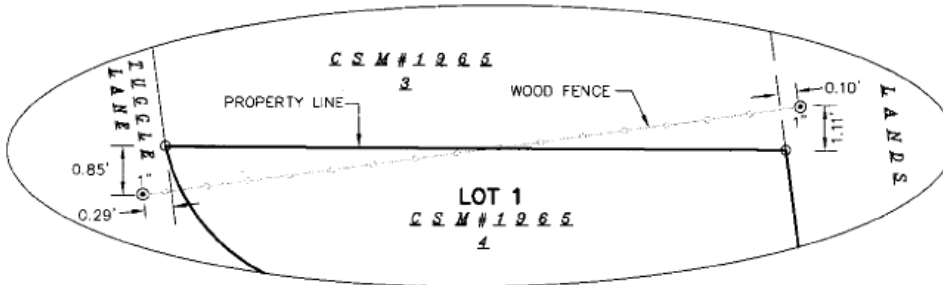
AREA TABLE

Description	AREA (sq. ft.)	AREA (acres)
Lot 1	30,082	0.6906
Lot 2 Excluding land between meander line and ordinary high water line	20,779	0.4770
Lot 2 Including land between meander line and ordinary high water line	74,456±	1.7093±
Land between meander line and ordinary high water line	53,677±	1.2323±
Total CSM Area	104,538±	2.3999±

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	136.59	130°25'54"	60.00	N28°10'23"W (N26°52'30"W)	108.95 (109.2')
C2	35.79	41°00'41" (41°00'50")	50.00	N72°53'00"W (N71°52'30"E)	35.03
C3	31.54	30°07'00"	60.00	S21°59'04"W	31.18
C4	105.05	100°18'54"	60.00	S43°13'53"E	92.14

DETAIL 1
NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, Frank J. Lapacek, Registered Land Surveyor, hereby certify that I have surveyed, divided, and mapped Lot 4, Certified Survey Map Number 1965, as recorded in Volume 8 of Certified Survey Maps, on page 99, as Document Number 1464262, Dane County Registry, also located in the Northeast Quarter of Section 23, Township 08 North, Range 09 East, Township of Westport, Dane County, Wisconsin under direction of Peter F. and Pamela G. Rathsack, owners of said land, more fully described as follows:

Commencing at the North Quarter corner of said Section 23; thence North 89 degrees 36 minutes 00 seconds East along the north line of said Section 23, 657.08 feet; thence South 27 degrees 42 minutes 08 seconds West, 360.31 feet to a point on the westerly extension of the northerly right-of-way line of Tuggle Lane; thence South 52 degrees 22 minutes 35 seconds East along said westerly extension and the northerly right-of-way line of said Tuggle Lane, 1166.85 feet to the point of beginning, also being the southwest corner of aforementioned Lot 4; thence North 37 degrees 37 minutes 25 seconds East along the west line of said Lot 4, 128.44 feet to the northwest corner of said Lot 4; thence South 52 degrees 24 minutes 40 seconds East along the north line of said Lot 4, 386.74 feet to a meander corner; thence South 59 degrees 49 minutes 45 seconds West along said meander line, 174.50 feet to a point on the south line of aforementioned Lot 4; thence North 52 degrees 13 minutes 38 seconds West along said south line, 188.61 feet to a point of non-tangential curvature, also being aforementioned northerly right-of-way line and said south line; thence 136.59 feet along the arc of a curve to the left, also being said northerly right-of-way line and said south line, through a central angle of 130 degrees 25 minutes 54 seconds, a radius of 60.00 feet and a chord bearing North 28 degrees 10 minutes 23 seconds West, 108.95 feet to a point of reverse curvature; thence 35.79 feet along the arc of a curve to the right, also being said northerly right-of-way line and said south line, through a central angle of 41 degrees 00 minutes 41 seconds, a radius of 50.00 feet and a chord bearing North 72 degrees 53 minutes 00 seconds West, 35.03 feet to the point of beginning, including all land lying between the meander line and the ordinary high water line of the Yahara River.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the Town of Westport in surveying, dividing, and mapping the same.

Dated this 2nd day of APRIL, 2004.

Signed: Frank J. Lapacek
Frank J. Lapacek, R.L.S. No. 2658

REVISED this 5th day of May, 2004.

MAP NO. 11091
DOCUMENT NO. 3924486
VOLUME 66 PAGES 322-324



CERTIFIED SURVEY MAP No. 11091

LOT 4, CERTIFIED SURVEY MAP NUMBER 1965, AS RECORDED IN VOLUME 8 OF CERTIFIED SURVEY MAPS, ON PAGE 99, AS DOCUMENT NUMBER 1464262, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

TOWN BOARD RESOLUTION

"Resolved, that this Certified Survey Map in the Town of Westport, is hereby approved by the Town Board of Westport."

I hereby certify that the above is a true and correct copy of a resolution adopted by the Town Board, Town of Westport, on this 27th day of May, 2004.

Thomas G. Wilson
Thomas G. Wilson, Town of Westport Clerk

OWNER'S CERTIFICATE

Peter F. and Pamela G. Rathsack, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped, as represented on this Certified Survey Map.

Peter F. and Pamela G. Rathsack do further certify that this Certified Survey Map is required by s.75.17(1)(a), Dane County Code of Ordinances, and s.236.34 of the State Statutes to be submitted to the following for approval or objection:

Town of Westport
Dane County Zoning and ~~Land Regulation~~ Land Regulation Committee
Village of Waunakee

IN WITNESS WHEREOF, Peter F. and Pamela G. Rathsack have caused these presents to be signed at Westport, Wisconsin on this 18th day of May, 2004.

Peter F. Rathsack
Peter F. Rathsack

Pamela G. Rathsack
Pamela G. Rathsack

State of Wisconsin }
County of Dane } ss

Personally came before me this 18th day of May, 2004, Peter F. and Pamela G. Rathsack, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument.

Thomas G. Wilson
Notary Public

My commission ~~expires~~ is permanent

DANE COUNTY ZONING AND ~~LAND REGULATION~~ LAND REGULATION COMMITTEE

Approved for recording per Dane County Zoning and ~~Land Regulation~~ Land Regulation Committee Action on the 27 day of May, 2004.

Norbert Scribner #8010 05-27-04
Norbert Scribner, authorized representative date

VILLAGE BOARD RESOLUTION

Approved for recording per Village Board, Village of Waunakee on this 25 day of May, 2004.

Julie R. Helt
Julie R. Helt, Village Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording this 7th day of June, 2004, at 5:27 o'clock P m.

in Volume 66 of Certified Survey Maps on pages 322-324

James Hilt by John Sulzky, Deputy
Dane County Register of Deeds



MAP NO. 11091
DOCUMENT NO. 3924486
VOLUME 66 PAGES 322-324

PROJECTS\BSE632\BSE632.DWG

REVISED: MAY 5th, 2004 SHEET 3 OF 3

2.4. Proposed Land Uses

2.4.1. **Amendment Area #1:** the current land use is vacant, platted lot zoned for residential use. The proposed land use is a single-family residential house, consistent with the future land use plan and the Comprehensive Plan for the Town of Westport.

2.4.2. **Amendment Area #2:** the current land use is single-family residential, consistent with zoning, the future land use plan and the Comprehensive Plan for the Town of Westport.

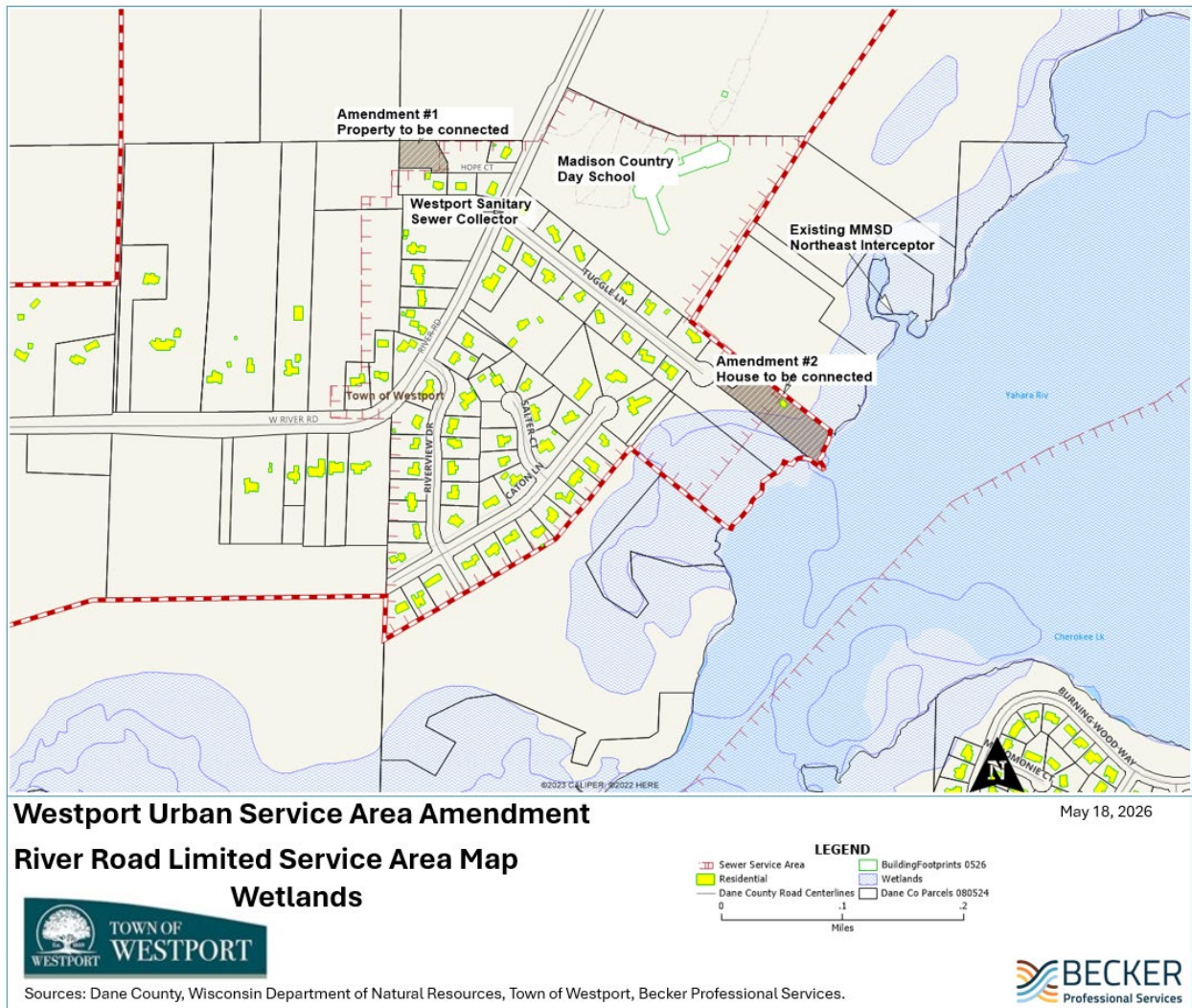
2.4.3. Housing Units

2.4.3.1. **Amendment Area #1:** 1 single-family dwelling unit of approximately 3,000 square feet is planned to be constructed in 2027.

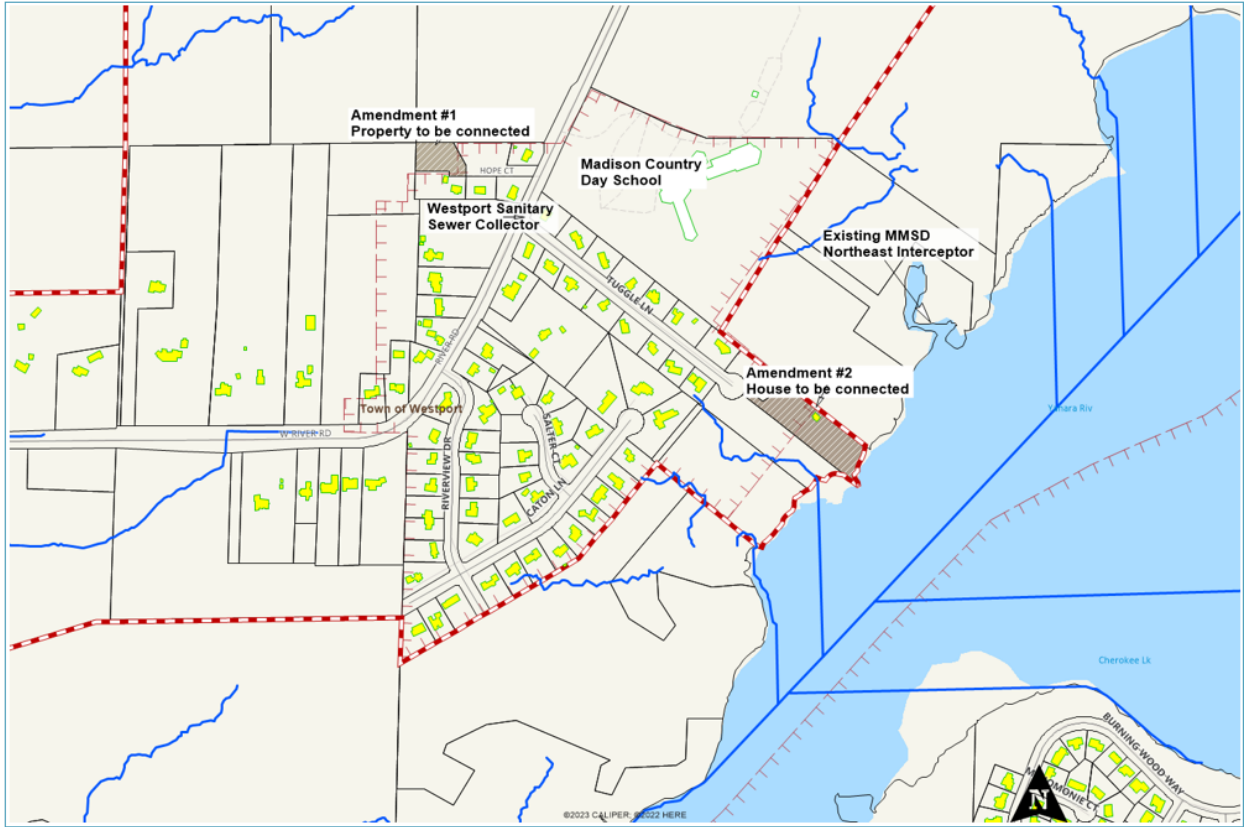
2.4.3.2. **Amendment Area #2:** land use will not change. An existing single-family dwelling unit will be added to the River Road Limited Service Area with no additional development proposed on the lot.

3. Ecosystem Resource Features

3.1. **Wetlands and water bodies:** The Yahara River is the only water body in the vicinity of the amendment area. There are wetlands present along the Yahara River shoreline, close to, but outside Amendment Area #2. There is an isolated wetland area about 400 feet off the northeast boundary of the LSA. There are no wetland delineations available for the amendment areas.



Drainageways: the drainage ways in the River Road Limited Service Area are all east of the steep slopes forming the Yahara River bluffs, the primary one being from near the end of Tuggle Lane to the river.



Westport Urban Service Area Amendment

May 18, 2026

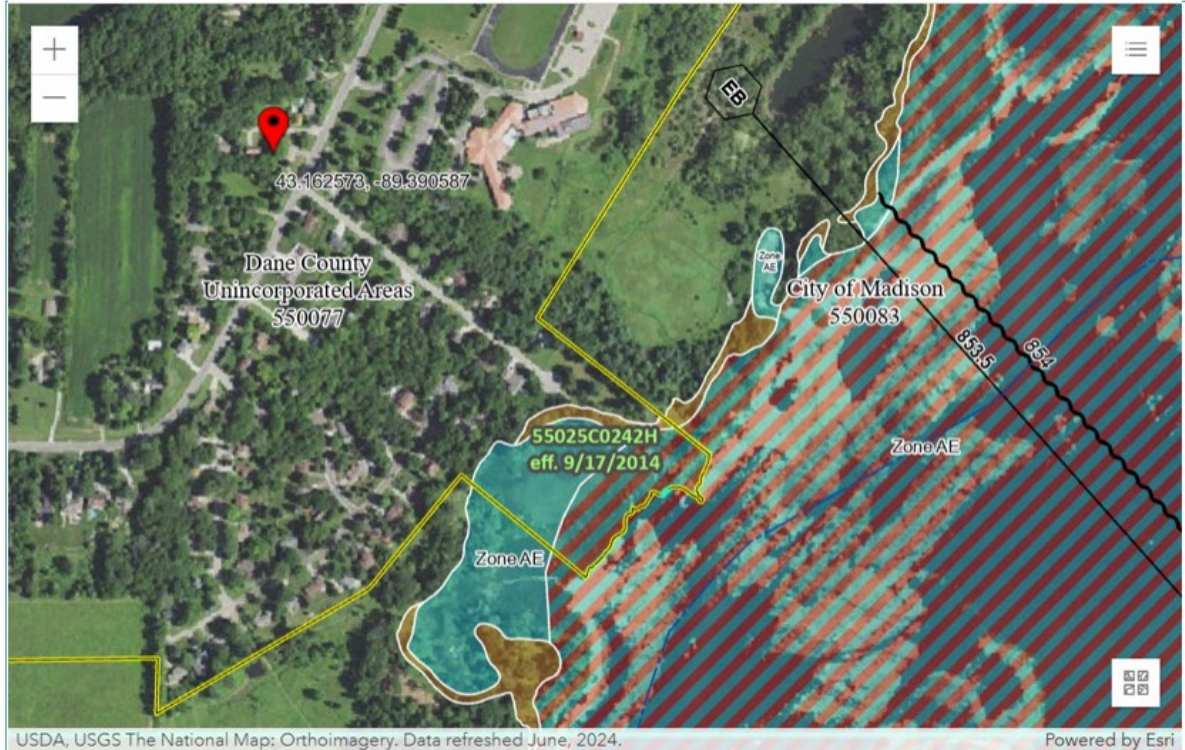
**River Road Limited Service Area Map
Drainageways**



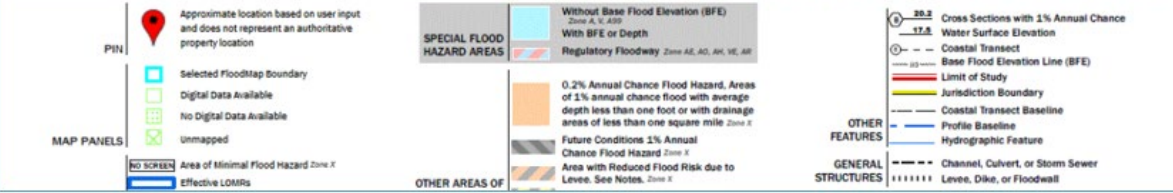
Sources: Dane County, Wisconsin Department of Natural Resources, Town of Westport, Becker Professional Services.



Floodplains: the FEMA mapped floodplain is along the shore of the Yahara River. The house proposed to be added with Amendment #2 sits just outside the flood hazard area.



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024. Powered by Esri



**Westport Urban Service Area Amendment
River Road Limited Service Area Map
Floodplain**

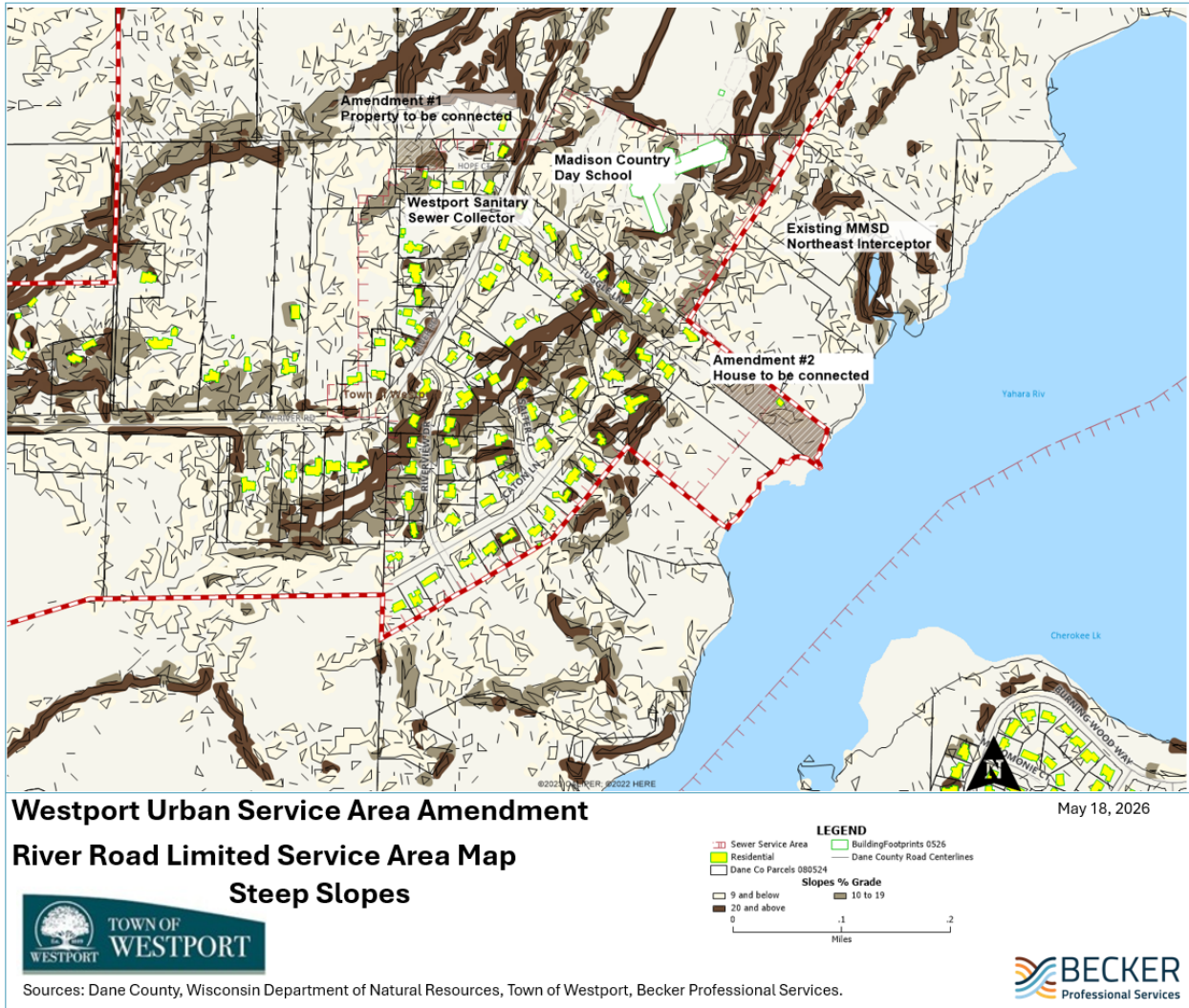
May 16, 2026



Sources: FEMA Floodplain Map <https://msc.fema.gov/portal/search>, Becker Professional Services.



Steep Slopes: there are two lines of steep slopes with greater than 12% grades, one running through the River Road Limited Service Area parallel to the Yahara River, representing the river bluffs and another ridge just northwest of the service area near Amendment Area #1.



Woodlands: Amendment Area #1 is part of woodlands on the northwest corner of the service area. There are no other mapped woodlands in the River Road Limited Service Area.



**Westport Urban Service Area Amendment
River Road Limited Service Area Map
Woodlands**

May 18, 2026



Sources: Dane County, Wisconsin Department of Natural Resources, Town of Westport, Becker Professional Services.



Internally Drained Depressions: There is an internally drained area along the north edge near Amendment Area #1 and off the southwest corner of the River Road Limited Service Area.



Westport Urban Service Area Amendment
River Road Limited Service Area Map
Internally Drained Depressions

May 18, 2026

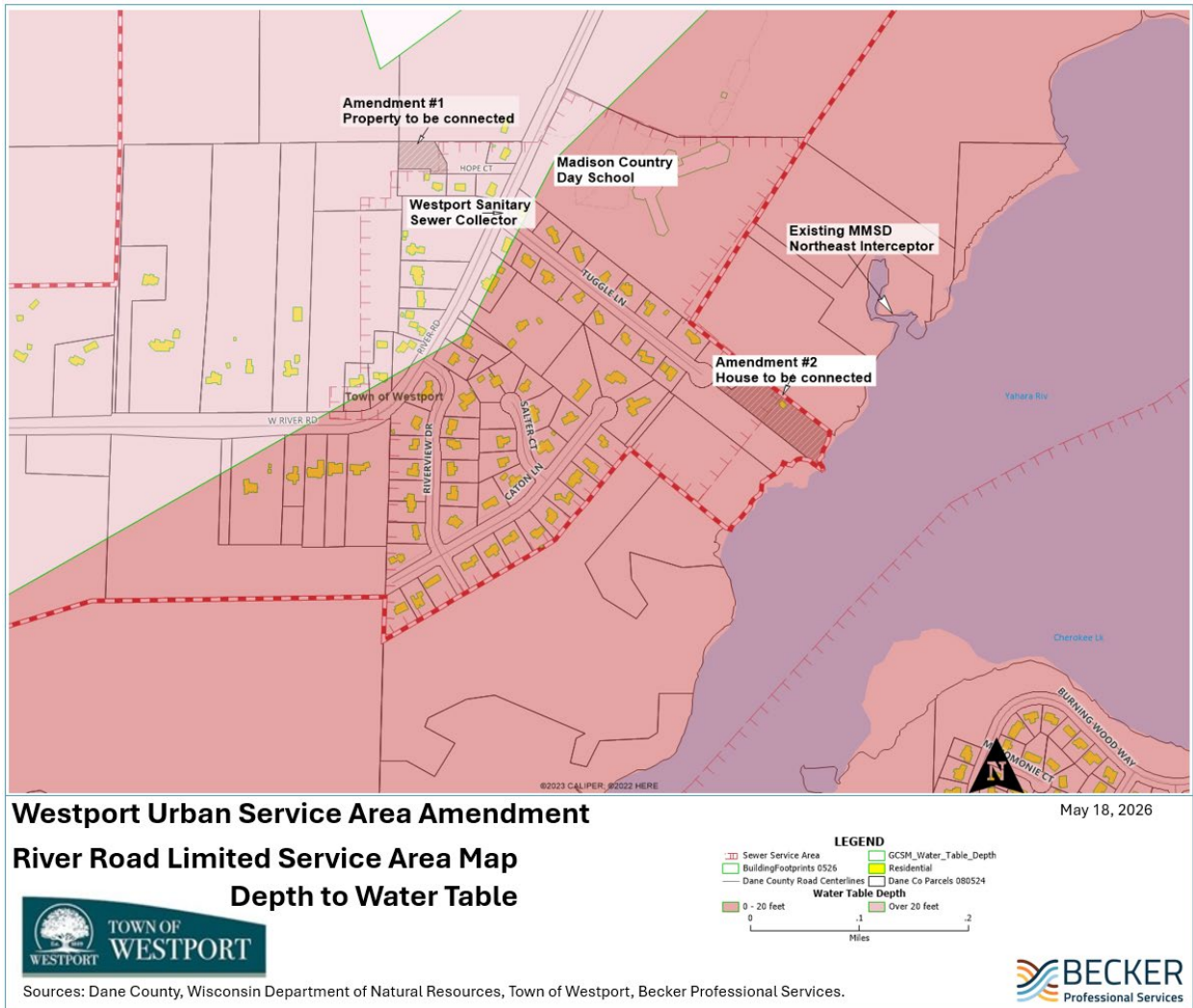


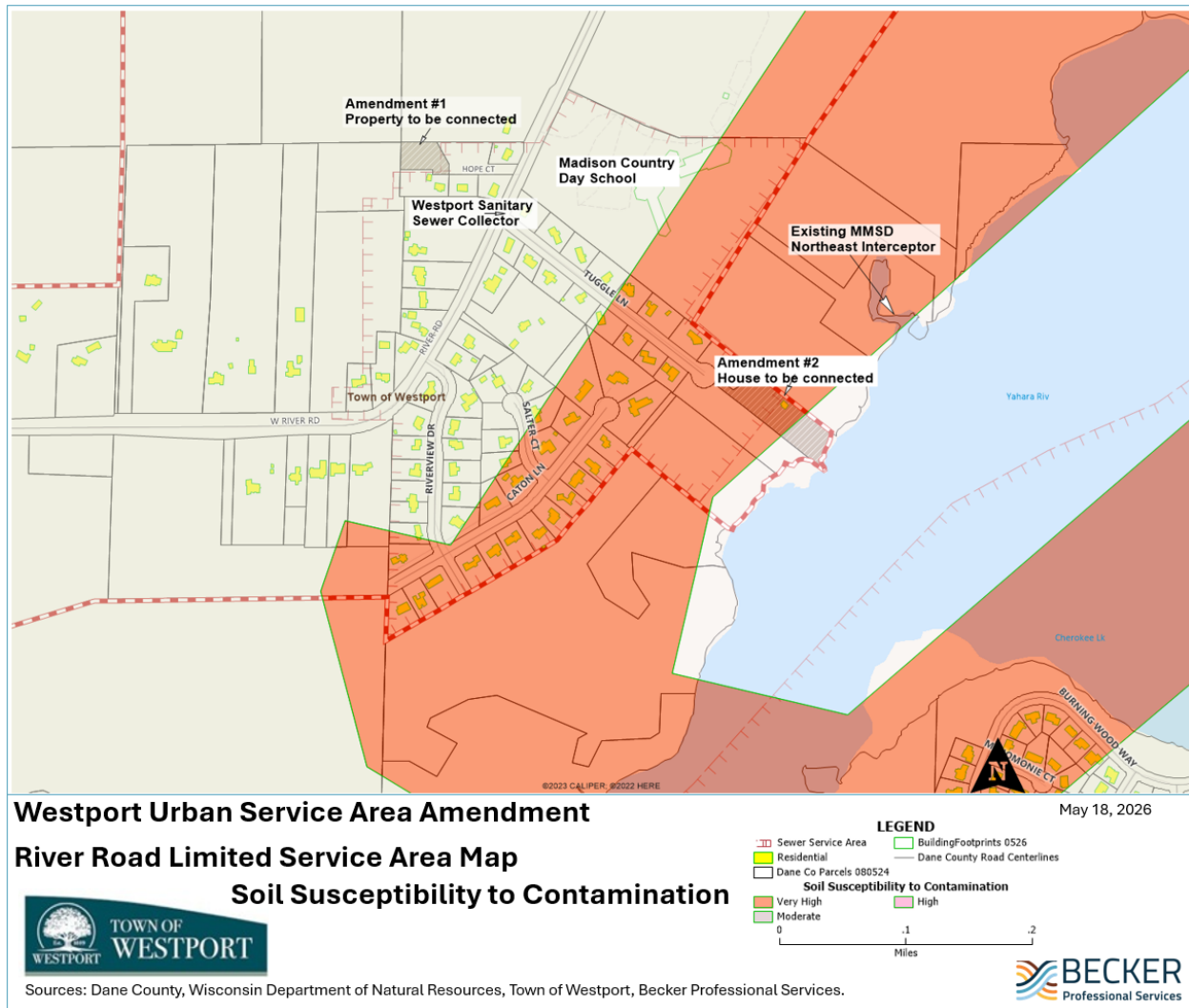
Sources: Dane County, Wisconsin Department of Natural Resources, Town of Westport, Becker Professional Services.



Areas of Endangered or Sensitive Habitats: A review of the Wisconsin DNR’s Conservation Opportunity Areas map indicated there are no areas of endangered or sensitive habitats within or adjacent to the River Road Limited Service Area.

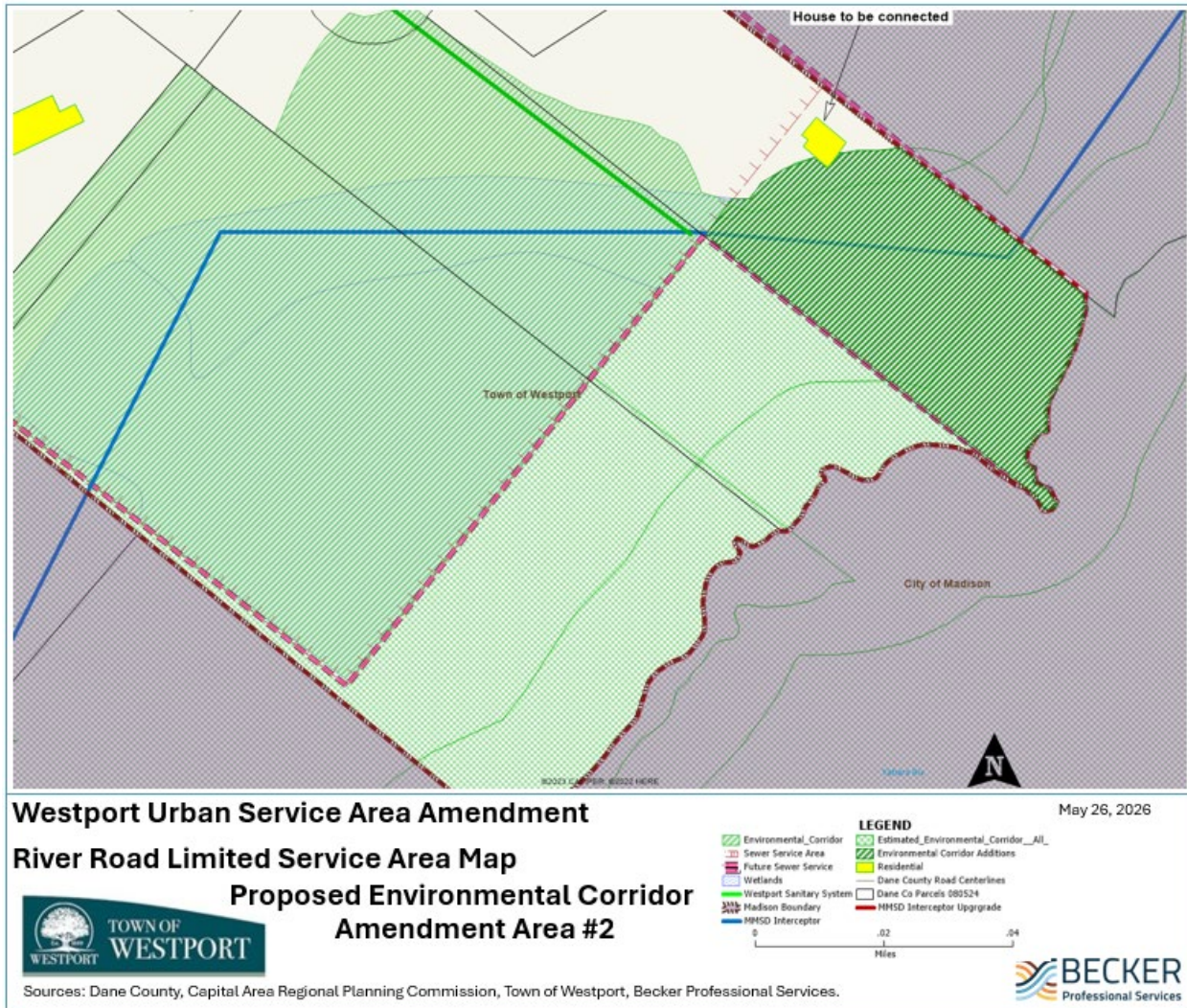
Groundwater Recharge Areas: Most of the River Road Limited Service Area is in an area that is 0 – 20 feet above the water table and the characteristics of the soil are such that make them susceptible to contamination.





Other Environmentally Sensitive Areas: There are no other issues of environmental sensitivity that we are aware of.

3.2. Map of Proposed Environmental Corridors: An Estimated Environmental Corridor covers most of the lot behind the house as shown on the map below which is intended to become designated permanent Environmental Corridor



3.3. Description of Proposed Environmental Corridors: An area of approximately 1.1 acres of estimated environmental corridor is within the proposed amendment area for Area #2 on Tuggle Lane and will be added to the officially designated Environmental Corridor.

3.4. Protection of Environmental Corridors:

Waunakee Westport Comprehensive Plan: It is the shared adopted policy of both the Village of Waunakee and the Town of Westport to delineate environmental corridors and preserve them through the land development review and approval process. **Goal 1.6** - Preserve in permanent conservancy any environmental corridors and other environmentally sensitive lands within Rural Residential areas as designated in this plan or the Extraterritorial Zoning Ordinance. **Goal 2.3** - Identify, map, and retain large, unfragmented and undisturbed spaces such as the “North E-Way” to preserve natural habitat for native plant and animal species. **Goal 3.2** - It will be a high priority to link conserved lands into contiguous greenways and environmental corridors through the Village and Town, and connecting to other jurisdictions, for the benefit of wildlife movement and recreational trail development. **Goal 7.2** - Encourage in proposed developments the preservation of environmental corridors and creation of greenway linkages or connections between environmental areas. Where feasible, connecting greenways should be 100’ wide to allow sufficient area for stormwater conveyance, trail usage, and wildlife habitat. **Goal 7.3** - Encourage developers to cluster developments in a manner that preserves more open space than the minimum required for environmental corridors, parks, and stormwater management areas.

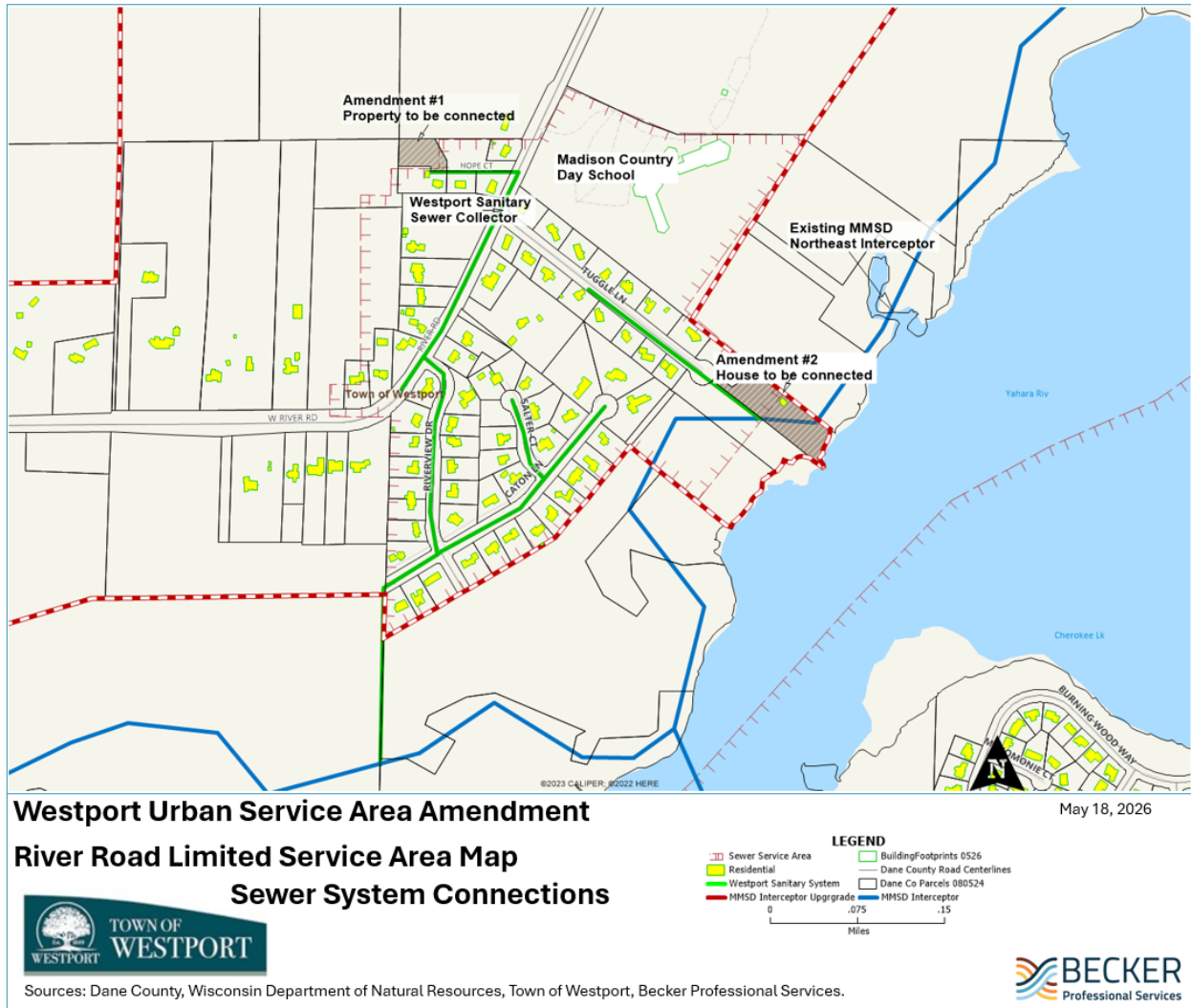
Westport Zoning Code: requires protection of environmentally and culturally sensitive lands that are a part of Planned Rural Development zones, specifically including wetlands, lakes, rivers, perennial and intermittent rivers or streams, floodplains, and any archaeological or historical site listed by the Wisconsin Historical Society.

Westport Land Division and Subdivision Code: an Environmental Assessment Checklist is required of all subdivisions and CSMs under this code and a report made to Plan Commission before considering the details of any land division. All preliminary plats are required to show any environmental corridors which exist within the exterior boundaries of the plat or located within 100 feet. The Plan Commission may request WisDNR technical assistance in determining whether land is suitable or unsuitable for the use proposed.

3.5. **Supporting Documentation:** no wetland delineation within 5 years, no DNR stream navigability determinations, no FEMA Letter of Map Changes, no tree survey.

4. Utilities

4.1. **Proposed Sanitary Sewer:** The existing sanitary sewer system is shown in the maps below. The sanitary sewer collector is at the property line of each property to be added. It is proposed that the homes on these properties be connected to the existing sewer collection system.





Westport Urban Service Area Amendment May 18, 2026

River Road Limited Service Area Map
Sewer System Connections
Amendment Area #1



LEGEND

- Sewer Service Area
- Residential
- Westport Sanitary System
- HMSD Interceptor Upgrade
- HMSD Interceptor
- Building/footprints 0526
- Dane County Road Centerlines
- Dane Co Parcels 080524

0 .02 .04
Miles

Sources: Dane County, Wisconsin Department of Natural Resources, Town of Westport, Becker Professional Services.



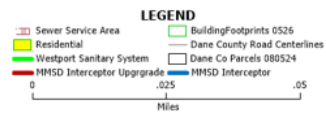


Westport Urban Service Area Amendment

May 18, 2026

River Road Limited Service Area Map

**Sewer System Connections
Amendment Area #2**



Sources: Dane County, Wisconsin Department of Natural Resources, Town of Westport, Becker Professional Services.



- 4.2. **Proposed Loadings:** Two single-family homes are proposed to be added to the MMSD. Single-family residential properties have an average daily wastewater flow of 150 – 200 gallons per day and peak flows of 600 – 800 gallons per day. *Source: Madison Metropolitan Sewerage District.* The average daily wastewater flow from the amendment areas is estimated to be 400 gallons per day (2 homes @200 gpd) and peak wastewater flow is estimated to be 1,600 gallons per day (2 homes @800 gpd).
- 4.3. **Capacity Evaluation:** Downstream capacity of both the Westport sanitary sewer collection system and the MMSD collection and treatment systems is more than sufficient to collect and treat the expected flow from the amendment areas. MMSD is treating over 38 million gallons of waste per day. The flow from the amendment areas represents just .001% of the daily flow of MMSD.

5. Utilities (Water Supply)

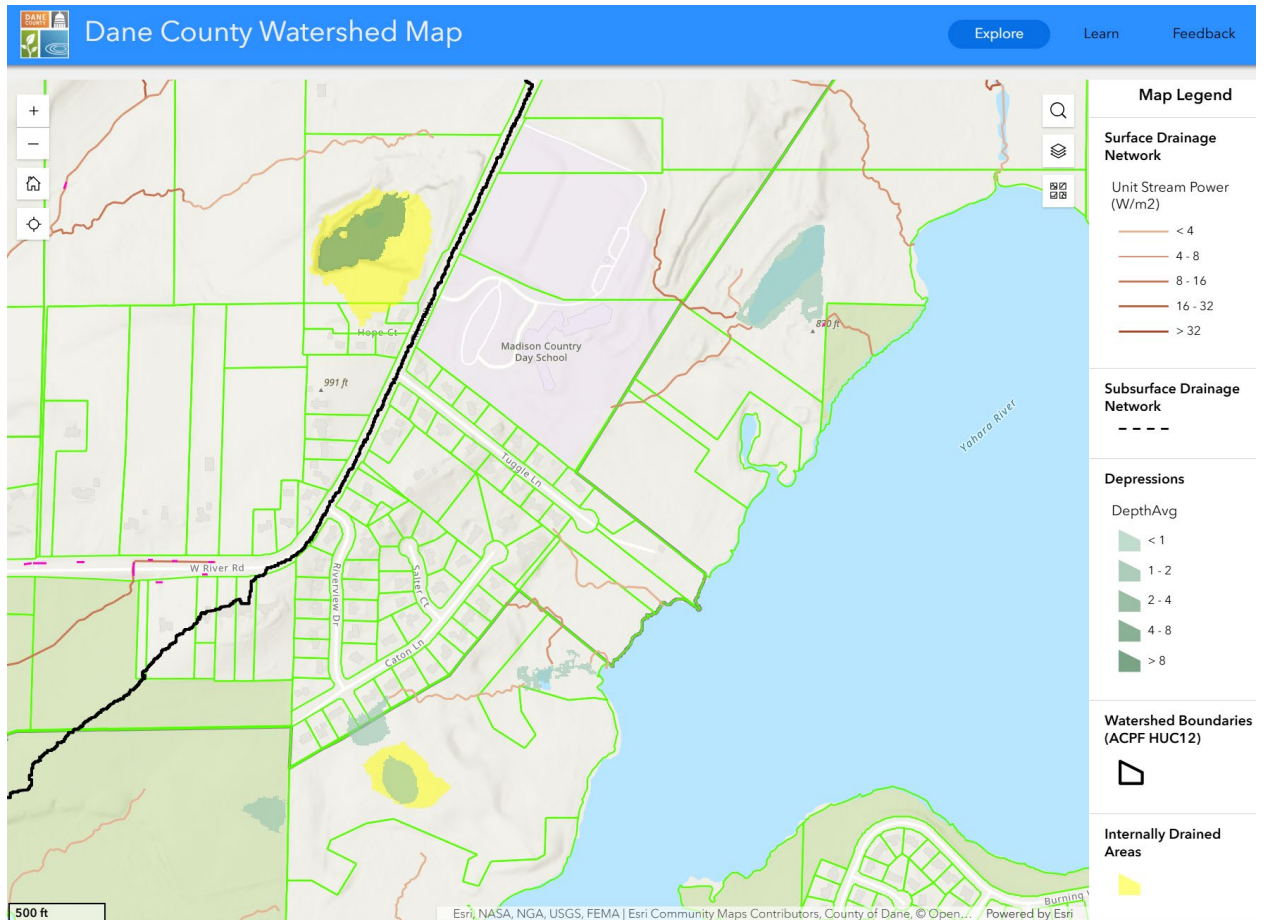
- 5.1. **Proposed Water Supply:** the property in both amendment areas is not served by public water supply – they will each be served by private well.
- 5.2. **Capacity Evaluation:** N/A

6. Stormwater Management

- 6.1. **Map of Proposed BMPs:** the only construction will be one single-family lot that is not required to have a stormwater management facility under the Town of Westport Stormwater Management and Control Ordinance. The general contractor overseeing site development and its subcontractors will use Best Management Practices to manage site stormwater during construction in compliance with the Town of Westport Stormwater Management and Control Ordinance.

6.2. Map of Existing Watersheds

The River Road Limited Service Area straddles a watershed divide between the Cherokee Lake-Yahara River watershed and the Lake Mendota-Yahara River watershed. Amendment Area #1 on Hope Court is on the Lake Mendota side and Amendment Area #2 is on the Cherokee Lake side of the divide.



6.3. Map of Proposed Watersheds

N/A – the watershed boundary will not change because of activities arising from this amendment.

6.4. Proposed BMPs

The Town of Westport requires a permit for any activity that disturbs more than 4,000 square feet of land. It is likely that more than 4,000 square feet of land in Amendment Area #1 will be disturbed from the construction of a single-family home, driveway and well, therefore a permit will be required. The residential site is less than 5 acres in size and is therefore exempt from on-site detention and runoff control under Westport's Stormwater Management and Erosion Control Ordinance. Every applicant for a permit must submit a plan to control erosion, sedimentation and runoff from construction activities. The plan contents are described in the ordinance, but this plan would not include exempted stormwater facilities. For the construction of this site, it is expected the general contractor will be managing the permitting and a grading contractor with experience constructing erosion control best management practices will be selected.

6.5. Performance Standards

The performance standard for any permitted land disturbing activity as described in the Town of Westport Stormwater Management and Erosion Control Ordinance is "erosion and sedimentation leaving the site during and after the land disturbance will not exceed that which would have eroded if the land had been left in its undisturbed state and/or are controlled in accordance with established procedures, including but not limited to, "Minimizing Erosion in Urbanizing Areas" or other technical guidelines as developed by the Dane County Soil and Water Conservation District in cooperation with the U.S. Department of Agriculture, Soil Conservation Service."

The Town and property owner expect this standard will be met.

6.6. Maintenance

N/A – stormwater facilities are not required by Westport's Stormwater Management and Erosion Control Ordinance for this residential development that is under the 5 acre threshold for such facilities.

6.7. Supporting Documentation

There are no engineering reports or utility studies associated with the single-family home development proposed with this amendment.