



Minor Sewer Service Area Amendment Application
Town of Westport, WI
November 5, 2024



Your Partner in Planning and
Community Economic Development



Table of Contents

| | |
|--|-----|
| Letter to CARPC..... | 1 |
| Project Description..... | 2 |
| Map 1: Location Map..... | 3 |
| Map 2: DNR Wetlands Map..... | 5 |
| Map 3: FEMA Floodplain..... | 6 |
| Letter to Waunakee | 7 |
| Resolution adopting Minor Application..... | 8-9 |



TOWN OF WESTPORT

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TOWN BOARD

John Cuccia, Chair

Joe Pichette

Mary Manering

Mark Crowell

Neal Werner

November 4, 2024

Capital Area Regional Planning Commission
City County building, Room 362
210 Martin Luther King jr. Blvd.
Madison, WI 53703

RE: Town of Westport Urban Service Area Amendment

The Town of Westport requests that the Capital Area Regional Planning Commission (CARPC) approve 3 minor Urban Services Area Amendments. **Amendment area 1** has three parcels located on Kennedy Dr. (See Map 1). The parcels are located on Kennedy Drive in the Town of Westport. Parcel numbers are 080915493402, 080915493500, 080915493608. The Town desires to include the parcels as extensions of the existing urban service area boundary. Existing sanitary sewer and water utilities are already adjacent to the annexed area and development of these parcels represents a logical and efficient extension of the urban development within the Town. The properties are identified as residential and future residential development within the Westport Comprehensive Plan.

Sincerely,

Dean A. Grosskopf
Administrator/Clerk-Treasurer

A. A description of the need for the sewer service area expansion.

The Town of Westport requests the Capital Area Regional Planning Commission (CARPC) approve three Urban Service Area amendments at the following locations.

- Amendment area 1 has three multifamily homes serving 11 families. The parcels are located on Kennedy Drive in the Town of Westport. Parcel numbers are 080915493402, 080915493500, 080915493608. The planned MMSD Northeast Interceptor upgrade scheduled for construction in 2025 passes directly in front of these parcels. The three apartment buildings will connect as soon as the MMSD interceptor is online

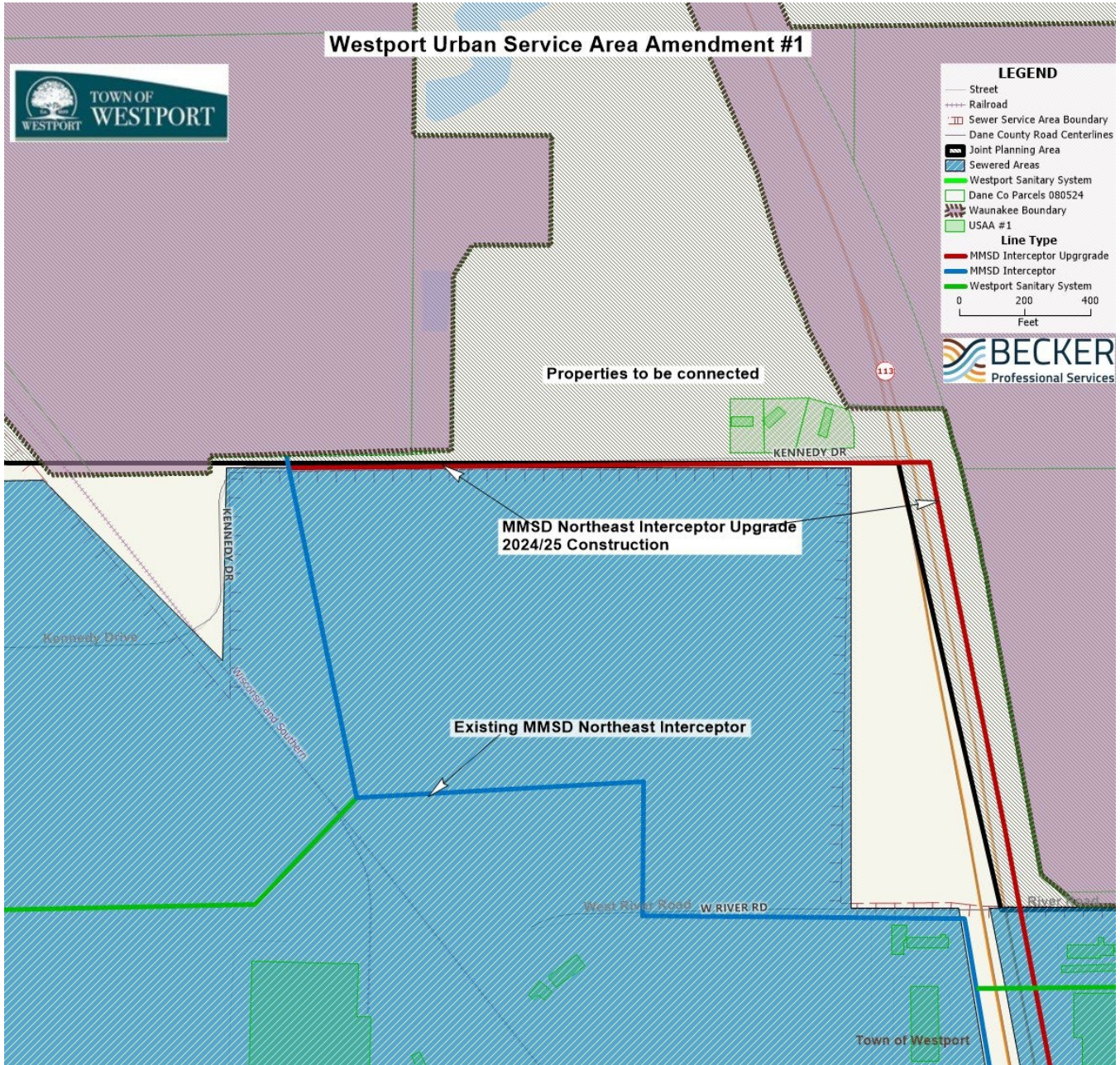
The Town desires to include these parcels as an extension of the existing urban service area boundary. Sanitary sewer utilities are already adjacent to the parcels and this represents a logical efficient extension of service to either existing residential or infill development in already developed areas. The properties are identified as residential within the future land use section of the Town's Comprehensive plan.

B. Site plans and description of proposed amendment area, which is specific enough to enable the determination area proposed to be included in the service area. Amendment area should generally follow parcel boundaries or specific dimensions along parcel boundaries.

The following maps describe the existing connections and proposed connections for all three amendment areas. Amendment area one is adjacent to the proposed MMSD interceptor upgrade with construction expected in 2024 – 2025. This makes a logical and efficient extension as construction pass directly in front of the existing multi-family residential parcels and would connect 11 families to sanitary services.



Map 1: Location Map of USAA 1



C. A specific plan for providing sanitary sewer service to the area, both public sewage collection and treatment systems (layout, facilities, capacity).

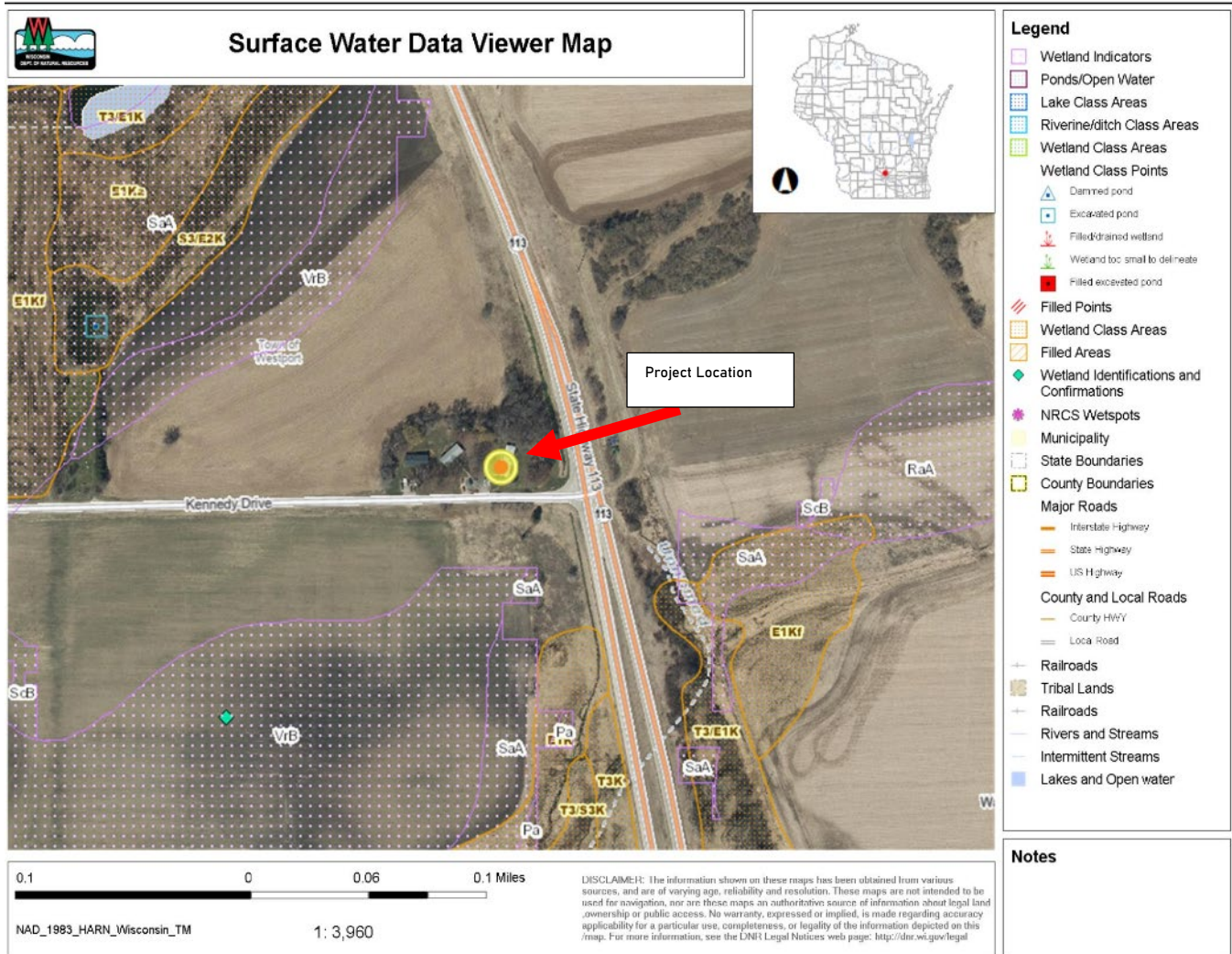
The Amendment area will be served by the Town of Westport Sewer Utility District. The Westport utility connects to MMSD's Northeast Interceptor which goes on to serve property in Deforest and Waunakee. Amendment Area #1 will connect to the Northeast Interceptor during its construction. Construction of the connection will be the responsibility of the property owner and work will be coordinated by the Westport Sanitary District.

D. A statement and any necessary supporting documentation to show that the amendment area does not contain any environmentally sensitive areas, which are to be protected from urban development, and that would require designation in environmental corridors consistent with CARPC and DNR policies and criteria.

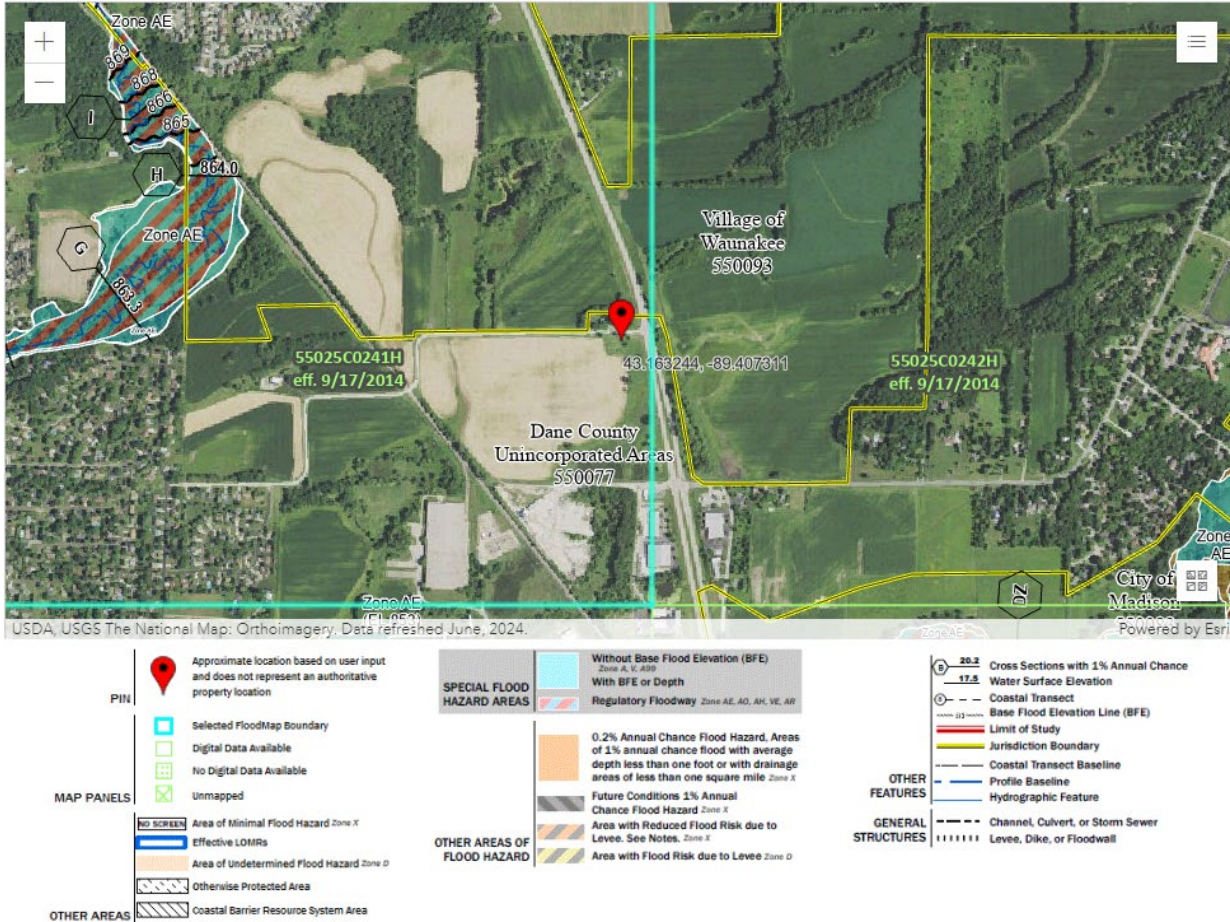
The amendment areas is not located within any environmentally sensitive areas which are to be protected from urban development per the Town of Westport 2017 comprehensive plan and search of the DNR surface water data viewer.



Map 2: DNR Wetlands Data Viewer Map



Map 3: FEMA Floodplain



E. Complete applications must be submitted at least 30 days prior to the Commission meeting at which the public hearing and Commission action will take place.



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Dean Grosskopf
Town of Westport
5387 Mary Lake Rd
Waunakee, WI 53597

October 23, 2024

Village of Waunakee
Karla Enders, Village of Waunakee Clerk
500 W Main Street
Waunakee, WI 53597

Dear Ms. Enders,

This is notice to the Village of Waunakee as part of the process for a minor amendment to the urban service area boundary administered by the Capital Area Regional Planning Commission (CARPC). The Town of Westport is initiating a minor urban service area amendment application for three parcels located on Kennedy Dr. in the Town of Westport. The parcel numbers are 080915493402, 080915493500, and 080915493608. These are three multi-family buildings containing 11 dwelling units. MMSD's Northeast Interceptor upgrade will pass directly in front of these parcels and the property owner would like to serve the properties with Westport sanitary services rather than continue with the current septic system. The Town also desires to include the parcels in the urban service area boundary, and we believe this minor amendment benefits not only the property, but the overall community as well.

Sincerely,

Dean A. Grosskopf
Administrator/Clerk-Treasurer

RESOLUTION OF THE TOWN BOARD

24-12

A Resolution finding that the expansion of the Westport Urban Service Area to include apartments located on Kennedy Drive in the Town of Westport, parcel numbers 080915493402, 080915493500, 080915493608, is consistent with the Westport Comprehensive Plan and directs staff to submit a request for expanding the Westport Urban Service Area to include said parcels.

The Town of Westport, Wisconsin Town Board, does proclaim as follows:

WHEREAS, The Town's Urban Service Area is the area in which denser, urban development is permitted and utilities such as Town sewer and water are allowed; and

WHEREAS, the Amendment area adds 2 acres and three parcels; 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 area as residential and directly across from sewer areas; 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 October 17, 2024 at which the Town of Westport was invited to submit an application for a minor amendment to the Urban Service Area to include the described parcels.

NOW, THEREFORE, BE IT RESOLVED, the Town Board of Westport finds that the expansion of the Urban Service Area to include the approximately 2 acres of land and three parcels with existing apartments located on Kennedy drive, is consistent with Westport's Comprehensive Plan and furthermore direct staff to submit a request to expand the Westport Urban Service Area to include said property as outlined in Town of Westport 2024 Urban Service Area Amendment – Apartments on Kennedy Dr.

BE IT FURTHER RESOLVED, the Town of Westport authorizes Town staff, the Town Attorney and contracted consultants to assist with the tasks necessary complete the actions described above; and,

BE IT FURTHER RESOLVED, that the Town of Westport hereby requests that the Capital Area Regional Planning Commission consider and approve the requested amendment to the Urban Service Area.

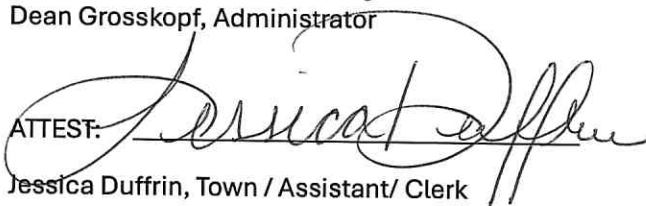
Adopted on this 21 day of October, 2024.

BY ORDER OF THE TOWN BOARD TOWN OF WESTPORT, WISCONSIN



Dean Grosskopf, Administrator

ATTEST:



Jessica Duffrin, Town / Assistant/ Clerk

Respectfully Submitted:

The above resolution has been authorized by the governing body of the Town of Westport
by Resolution No. 24-12 dated October 21, 2024.

Date Passed: 10/21, 2024