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To: dgrosskopf@townofwestport.org; wcole@axley.com; kendres@waunakee.com; bkleinmaier@staffordlaw.com; lburns@cityofmiddleton.us; MFleming@murphydesmond.com; lundgren@deforestwi.gov; areuter@rwelaw.net; Clerk; [Haas, Michael R](#); [Viste, Doran](#)
Cc: [Tom Hoch](#)
Subject: Comment of Tom Hoch at February 11, 2026, Joint Public Hearing regarding Cooperative Boundary Plan
Date: Thursday, February 26, 2026 10:58:50 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Final Tom Hoch Westport Waunakee presentation 02112026 - 52953670.1.docx](#)

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To the Clerks and Attorneys of Town of Westport, Village of Waunakee, Village of DeForest, City of Middleton, City of Madison:

Please find attached the comments of my client, Tom Hoch, which were presented at the February 11, 2026, Joint Public Hearing regarding the proposed Cooperative Boundary Plan between the Town of Westport, Cities of Madison and Middleton, and Villages of DeForest and Waunakee, held at the Westport Town Hall.

We are submitting the attached as written comment to the proposed Cooperative Boundary Agreement, pursuant to the provisions of Sec. 66.0307(4)(c), Wis. Stats. By submission of these comments, we ask that each municipality consider these comments, and make any revisions it feels are necessary in response to the comments, prior to adopting a final version of the Agreement.

Thank you for your consideration of these comments. Please let me know if you have any questions or need any additional information.

Alan Kesner

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Tom Hoch statement for February 11, 2026 Public Hearing regarding the proposed Cooperative Boundary Plan between the Town of Westport, Cities of Madison and Middleton, and Villages of Deforest and Waunakee

Westport Town Hall

Good evening. My name is Tom Hoch. My brother, sons and I own the 300 acres identified as 3H of Wisconsin, LLC. This land is located in area W5 of the proposed Boundary Agreement.

During our ownership, the property has been used for agricultural purposes. When we purchased it, our intention was that, at the right time, a significant portion of it would be made available for future development. Although we had a planning study conducted in the past, we are not bringing forth any specific proposals today. We simply want to ensure that the option for future development remains open.

Ever since the implementation of the 1996 Boundary Stipulation between Waunakee and Westport, our land has been frozen as agricultural and designated as part of a community-separation area, as a protection from Madison and was annexed into Waunakee without our support. The continued designation of our land as a community separation area is unacceptable.

The new boundary agreement and incorporation process offer a chance to reconsider those designations and create a more productive long-term vision for our land. Hopefully, the subsequent planning processes will allow for reimagining the future of our land. With this new Agreement in place, community separation zones are no longer needed to control growth and expansion of any of the communities involved.

There is a section in the draft describing consistency with the 2017 Waunakee-Westport Joint Comprehensive Plan, which emphasizes “ensuring community separation.” Our land is referenced in that context because of the past agricultural use. We do not believe it is appropriate for our privately owned land to be used to enforce or maintain community separation references. Growth and development are the prime benefits encouraged by the incorporation of Westport, and we hope to be a part of that.

I want to be clear: we respect the planning goals of both communities, and we are absolutely willing to work cooperatively with future planning efforts in our community. We simply want to ensure that whatever uses are eventually permitted on our land are appropriate, compatible with community needs, and not detrimental to the value of the long-term investment our family has made in the community. We are committed to being good partners in that process—but partnership requires flexibility, not pre-emptive restrictions.

Our request is simple:

Please do not use this agreement to lock in or perpetuate separation-area restrictions on our property. Please allow flexibility so that, in the years ahead, our land can be considered for appropriate development—just like other privately owned lands in Westport and Waunakee.

We have been patient stewards of this land for three decades. All we ask is that the Town and Village ensure the new agreement does not prohibit the reasonable use and development of our property.

Thank you for your time and consideration.

I oppose being annexed
into the City of Middleton.
Because of Taxes - cost of
water & sewer and cost of
side walk & curb & gutter

John DeLore
5309 Carnation Way
Waukegan WI 53597

Mr. Gore
4480 CTH RD Q
WAUNAKEE WI 53597

From: Dean Laufenberg <deanlaufenberg@gmail.com>

Sent: Sunday, March 1, 2026 12:39 PM

To: ekuhn@cityofmiddleton.us; Dean Grosskopf <dgrosskopf@townofwestport.org>

Subject: Westport incorporation

Mayor Kuhn and Town Admin Grosskopf,

We are formally writing today within the 20 day comment period in regards to the properties titled to the Laufenberg Living Trust, Henry C. We Henry Laufenberg as trustee and Dean Laufenberg as successor trustee are not in favor in the current form of our properties being relocated to the city of Middleton. We have concerns revolving around sustaining our farming operation. A few of these concerns but not all would include property tax implications (Seemingly a much higher mill rate for the city of Middleton) loss of our farmland preservation credit knowingly or unknowingly to possible changes that would happen to our A1 exclusive zoning. We along with a couple of our also affected Neighbors have a meeting scheduled with the town of Westport Attorney Tuesday, March 3 at 11am. We hope to address these questions and more, but feel more time could be needed outside the 20 day comment period to resolve these issues. Thank you for your time and consideration while we work through this process.

Regards,

Henry Laufenberg

Dean Laufenberg