



March 3, 2026

Town of Westport
Dean A. Grosskopf, Administrator/Clerk Treasurer
5387 Mary Lake Rd
Waunakee, WI 53597

RE: Cooperative Plan between the Town of Westport, the Cities of Madison and Middleton, and the Villages of DeForest and Waunakee

Dear Administrator Grosskopf,

I am writing on behalf of the Capital Area Regional Planning Commission (CARPC) staff to comment on the Cooperative Plan between the Town of Westport, the Cities of Madison and Middleton, and the Villages of DeForest and Waunakee as required by § 66.0307(c), Wis. Stats.

Consistency with the Regional Land Use Plan

The *2050 Regional Development Framework*¹ fulfills CARPC's statutory duty of making and adopting a master plan for the physical development of the Dane County region under § 66.0309(9), Wis. Stats. The Framework recognizes the power that local governments have in shaping land use by determining which areas can be developed and which will be preserved through local plans, policies, and ordinances. CARPC encourages communities to incorporate Framework strategies into their comprehensive plans and the regulations, agreements, and other activities employed to implement them as we work to achieve our shared climate, quality of life, and preservation goals.

For the most part, the Cooperative Plan between Westport and its neighboring communities does not address specific land use patterns or practices. As this Plan and future related plans and policies are developed and implemented, CARPC encourages Westport to consider the following *Regional Development Framework* strategies in addition to following the land use recommendations outlined in the *2017 Village of Waunakee - Town of Westport Joint Comprehensive Plan*.²

- 1. Preserve stewardship areas** – The Framework steers development away from protected natural areas and advocates for enhancing resource stewardship by protecting voluntary

¹ https://www.capitalarearpc.org/wp-content/uploads/2024/01/RDF_Final-Report_July-2022.pdf

² https://www.townofwestport.org/sites/g/files/vyhlf6051f/uploads/waunakee-westport_joint_comprehensive_plan.pdf

environmental corridor resources such as potentially restorable wetlands, 500-year floodplains, internally drained areas, and high-quality woodlands. CARPC's Dane County Estimated and Voluntary Environmental Corridors map³ shows that much of Westport contains resources that may be valuable to protect from development, particularly in the western half of the community.

- 2. Preserve farming areas** – The Framework advocates for minimizing development in long-term farmland preservation areas and thoughtfully coordinating development within farmland transition areas. The 2022 *Dane County Farmland Preservation Plan*⁴ designates the majority of land in Westport as Farmland Preservation Area where farming will predominate over the next 20 years. Future development should occur in areas of Westport that the *Farmland Preservation Plan* currently identifies as Non-Farm Planning Areas, which may be more suitable to residential, commercial, recreational, suburban, or urban land uses in the next 20 years.

The Cooperative Plan does identify a long-term farmland and open space Preservation Area in the northeast corner of the proposed Village of Westport, which is appropriately located with respect to existing conservation easements, governmentally owned property, and the Town of Vienna's state-designated Agricultural Enterprise Area to the north.

- 3. Prioritize growth in already developed areas** – The Framework supports directing growth toward already developed areas to create vibrant communities, use infrastructure and tax dollars efficiently, and reduce development pressure on farmland and natural areas. The Cooperative Plan does not explicitly address Westport's anticipated future growth. Moving forward, CARPC encourages Westport to consider *Regional Development Framework* growth strategies in future development decisions and follow policies outlined in the 2017 *Village of Waunakee - Town of Westport Joint Comprehensive Plan* that align with these strategies, including:

- Avoiding development in the Community Separation Areas identified along WIS 19, WIS 113, and CTH Q
- Allowing non-rural uses like residential neighborhoods and non-agricultural commercial and industrial development only in limited areas, including the CTH M corridor between WIS 113 and Woodland Drive and near the intersection of CTH M and CTH K

Finally, the Framework recognizes that competing interests among neighboring communities can hinder the coordinated planning needed to achieve shared regional goals and emphasizes the importance of effective intergovernmental collaboration to overcome shared challenges. CARPC supports Westport's overall effort to develop a Cooperative Plan with adjacent communities and commends both its proactive coordination to balance competing interests and its decision to eliminate jurisdictional islands in order to facilitate efficient governance and provision of municipal

³ <https://carpc.maps.arcgis.com/apps/instant/sidebar/index.html?appid=6b3029208bef444483ea99876bb37c9b>

⁴ <https://www.danecountyplanning.com/planning/Farmland-Preservation-Plan>

services. The RPC also appreciates the Plan's references to comprehensive plan consistency and collaboration on regional transportation issues such as coordinating mass transit service and bike path connectivity. Moving forward, Westport should continue to coordinate proactively with neighboring municipalities, including the Towns of Vienna and Springfield.

Delivery of Municipal Services

Westport is part of the Madison Metropolitan Sewerage District (MMSD), and most Westport development is served by MMSD sewer (the proposed incorporation boundary includes a portion of the Central Urban Service Area and three Limited Service Areas along River Road that support residential developments). Westport has its own water utility (Westport Water Utility) which serves approximately 370 metered sites from two wells and one water tower. Many homes operate on individual and shared wells.

The 2017 Joint Comprehensive Plan outlines Waunakee and Westport's agreement to extend sewer and water infrastructure efficiently within planned urban service areas and limit residential development with densities over one unit per acre to existing urban service areas. The Joint Comprehensive Plan also asserts Westport's prohibition of all non-agricultural development that cannot connect to municipal sewer and water (with the exception of allowable minor residential land divisions and rezones) and prioritization of preserving rural character areas that are not served by public utilities.

We expect that the Cooperative Plan's provisions to eliminate jurisdictional islands will streamline the efficient delivery of municipal services, and we encourage the continuation of local comprehensive plan policies to avoid new development not served by municipal sewer and water service.

Sincerely,



Jason Valerius, AICP
Executive Director

Cc (via email):

Bradley Vowels-Katter, Municipal Boundary Review, Wisconsin Department of Administration
Lydia A. McComas, City Clerk, City of Madison
Lorie Burns, City Clerk, City of Middleton
Calli Lundgren, Village Clerk, Village of DeForest
Karla Endres, Village Clerk, Village of Waunakee