
Town of Westport Annex

Community Profile

The Yahara River flows prominently through the Town of Westport. The river enters the northeast part of the Town on Section 12, and flows southwesterly into Lake Mendota, and also by Six Mile Creek which enters the Town on the northwestern part, on Section 6, flows southeasterly through Waunakee and empties into Lake Mendota on Section 28. The northeastern part of Westport is prairie land, the central and southeasterly portions marsh, and the remaining parts oak openings and prairie. Lake Mendota covers a part of five sections in the south. According to the United States Census Bureau, the Town of Westport has a total area of 27.24 square miles, 22.23 square miles of it is land and 5.01 square miles is water. The total area is 18.4% water.

The Town's most dominant land use is agriculture and undeveloped or open space land. Residential development also occupies much of the landscape. Industrial uses play a minor role in terms of acres occupied, and commercial-retail, and institutional or government uses make a very small percentage of the total area of the Town.

As of the 2010 Census, there are 3,950 people, 1,782 households, and 1,151 families residing in the Town of Westport. Of these households, 1,376 are owner occupied and 406 are renter occupied. The population density is 190.7 people per square mile. There are 1,929 housing units at an average density of 93.1 units per square mile. The municipality population distributed by Dane County indicates that the 2015 population for Westport was 4,000 people. A population age profile as of the 2010 Census is listed in Table 1.

Table 1 Population Age Profile

Category	Number	Percent
Total population	3,950	100.0
Under 5 years	137	3.5
5 to 9 years	207	5.2
10 to 14 years	232	5.9
15 to 19 years	211	5.3
20 to 24 years	148	3.7
25 to 29 years	174	4.4
30 to 34 years	139	3.5
35 to 39 years	179	4.5
40 to 44 years	259	6.6
45 to 49 years	304	7.7
50 to 54 years	336	8.5
55 to 59 years	358	9.1
60 to 64 years	320	8.1
65 to 69 years	281	7.1
70 to 74 years	226	5.7
75 to 79 years	196	5.0
80 to 84 years	139	3.5
85 years and over	104	2.6

Source: 2010 U.S. Census

According to the 2014 American Community Survey, the median income for a household in the Town of Westport is \$83,363 and the median income for a family is \$105,196. The per capita income for the Town of Westport is \$49,321. 97.5% of the population has at least a high school degree, while 41.9% of the population holds at least a bachelor's level degree.

Hazard Identification and Risk Assessment

A hazard identification and vulnerability analysis was completed for the Town of Westport using the same methodology in the base plan. The information to support the hazard identification and risk assessment for this Annex was collected through a Data Collection Guide, which was distributed to each participating municipality to complete.

The first step in a hazard analysis is to identify which hazards the community is vulnerable to. Table 2 outlines the hazard identification for the Town of Westport based on the Data Collection Guide issued in 2015. The Data Collection Guide listed all of the hazards that could impact anywhere in Dane County. The purpose of this worksheet was to identify and rank the hazards and vulnerabilities specific to the jurisdiction. The Town of Westport's planning team members were asked to complete the matrix by ranking each category on a scale of 0 to 5 based on the experience and perspective of each planning team member. A ranking of 0 indicated "no concern" while a ranking of 5 indicated "highest concern". This matrix appears as Table 2. This matrix reflects the significance of the hazards relative to one another.

This matrix reflects that the Town of Westport is most concerned about tornadoes, windstorms, and flooding. Winter storms also ranked highly. The vulnerability established here is a qualitative assumption based on the impacts, geographic extent, probability of future occurrence, and magnitude/severity. On the county level, these vulnerabilities were calculated with quantitative data as well.

Table 2 Vulnerability Assessment Matrix for the Town of Westport

Hazard	Hazard Attributes			Impact Attributes						Total	
	Area of Impact	Past History, Probability of Future Occurrence	Short Term Time Factors	Primary Impact (Short Term - Life and Property)			Secondary Impact (Long Term – Community Impacts)				
(1-5)				(1-5)	(1-5)	Impact on General Structures	Impact on Critical Facilities	Impact on At-Risk Populations	Social Impact	Economic Impact	Severity Of Other Associated Secondary Hazards
Dam Failure	0	0	0	0	0	0	0	0	0	0	0
Extreme Cold	4	3	1	2	2	3	1	1	1	18	
Extreme Heat	4	3	1	2	2	3	1	1	1	18	
Drought	5	2	1	1	1	1	1	4	1	17	
Expansive soils	0	0	0	0	0	0	0	0	0	0	
Flood	5	5	4	4	5	1	4	5	5	38	
Fog	1	1	1	1	1	1	1	1	1	9	
Hail Storm	2	3	3	3	2	1	3	4	1	22	
Landslide	1	1	1	1	1	1	1	1	1	9	
Lightning	2	2	3	2	2	1	1	1	1	15	
Tornado	5	5	5	5	5	5	5	5	5	45	
Wildfire	1	1	1	1	1	1	1	1	1	9	
Windstorm	5	4	4	5	5	5	5	5	5	43	
Winter Storm	4	4	2	2	4	4	4	4	4	32	

Source: Town of Westport Data Collection Guide

Previous Hazard Events

Through the Data Collection Guide, the Town of Westport noted specific historic hazard events to include in the community profile. These events have been incorporated into the appropriate hazard chapters in the base plan. These events had a particular impact on the community beyond the impacts and events recorded in the Dane County Hazard Mitigation Plan. This is not a comprehensive summary of past incidents, as the hazard profiles collected in the main Mitigation Plan include other events that may have historically impacted the jurisdiction. The events noted by this jurisdiction in the Data Collection Guide include:

June 2008: Flood

Flooding in the Town of Westport flooded one major street (Reynolds Avenue). No injuries or deaths were reported. There was minimal damage to infrastructure, and no reported crops or property damages. There were no impacted closures or insured losses. The Town did receive minimal funding (approximately \$9,000) to help cover the cost of the event. The data collection guide indicates this hazard is very likely to occur again.

2010: Flood

In 2010, the Town of Westport experienced a flooding somewhat larger than the flood of 2008. Additional details on this flood are mentioned in the County plan.

Asset Inventory

Assets include the people, property, and critical facilities within the Town of Westport that are exposed to hazards in general. Inventories of property, essential infrastructure, and natural, cultural or historic resources help provide a comprehensive picture of the community and provide a method of assessing exposure to hazards by establishing the improved and total values, capacities and populations for these assets. It also forms the basis for estimating potential losses, where possible.

Population

Table 3 Vulnerable Population Summary

Disability Status from the 2014 American Community Survey	Estimate	Percent of Group with Disability
Population Under 5 years old with a Disability	0	0%
Population 5-17 years old with a Disability	38	8.6%
Population 18-64 with a Disability	227	9.9%
Population Over 65 years old with a Disability	218	18.9%
Total Population with Disability	483	12.0%

Data Source: 2014 American Community Survey

Other Vulnerable Populations	Estimate	Percentage
Families Below Poverty Level	3	1%
Individuals Below Poverty Level	19	1.9%
Of those poverty: Individuals Under 18	3	1.7%
Of those poverty: Individuals Over 65	0	0%
Total Population Over 5 who Speak English less than "very well"	3	0.3%
2014 ACS Total Population Estimate	1009	100%

Data Source: 2014 American Community Survey

General Property

Table 4 Property Exposure Summary

Property Type	Total Parcel Count	Improved Parcel Count	Improved Values (\$)	Content (\$)	Total Value (\$)
Totals	1,936	1,391	365,306,300	182,653,150	547,959,450
Agriculture	272	87	18,311,500	9,155,750	27,467,250
Commercial	40	34	12,789,000	6,394,500	19,183,500
Utilities	7	0	0	0	0
Industrial	7	6	5,826,900	2,913,450	8,740,350
Institutional/ Governmental	15	1	14,900	7,450	22,350
Other	468	195	17,780,600	8,890,300	26,670,900
Residential	1,127	1,068	310,583,400	155,291,700	465,875,100

Data Source: Dane County Land Information Office

Critical Facilities

The Town of Westport has identified the following critical facilities important to protect from disaster impacts. These are collected in Tables 5. Table 5 is based on GIS data inventories from Dane County.

Table 5 Critical Facility Summary/Essential Infrastructures

Facility	Type*	No. of Facilities	Replacement Value (\$)
Bridge	EI	4	4,000,000
Communications Tower	EI	4	601,200
Electric Substation	EI	3	0
FCC Tower	EI	4	601,200
Municipal Hall	EI	1	0
Water Utility	EI	2	0
Well	EI	2	800,000
Extremely Hazardous Substances	HM	2	316,800

Facility	Type*	No. of Facilities	Replacement Value (\$)
Hazardous Chemicals	HM	2	304,000
Child Care	VF	4	466,600
Community Based Residential	VF	1	0
Historic Site	VF	2	0
Sanitary Sewer Lift Station	EI	1	500,000
Total		31	7,589,800
*EI: Essential Infrastructure; VF: Vulnerable Facilities; HM: Hazardous Materials Facilities; NA: Natural Assets			

Source: Dane County GIS and Town of Westport Data Collection Guide 2015

Vulnerability to Specific Hazards

This section details vulnerability to specific hazards, where quantifiable, and where it differs from that of the overall County. The previous inventory tables quantify what is exposed to the various hazards within Town of Westport. Table 6 cross-references the hazards with the various tables where exposure or vulnerability specifics are found. The intent of Table 6 is to quantify, where possible, future impacts of each hazard on the jurisdiction. In many cases it is difficult to estimate potential losses, so the overall exposure of populations, structures, and critical facilities is referenced.

Table 6. Hazard Vulnerability Specifics

Hazard	Populations	Structures	Critical Facilities	Future Damage Potential
Dam Failure	None	None	None	Specifics unknown; See hazard profile in County Plan
Drought	Minimal	None	Minimal	Specifics unknown; See hazard profile in County Plan
Flooding	See section below	See section below	See section below	See section below
Fog	Minimal	None	None	Specifics unknown; See hazard profile in County Plan
Hailstorm	Minimal	See Property Exposure table 3	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Landslide/ Sinkholes/ Erosion	Minimal	Minimal	Minimal	Specifics unknown; See hazard profile in County Plan
Lightning	See Table 2 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Severe Cold	See Table 2 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Severe Heat	See Table 2 Population	None	Minimal	Specifics unknown; See hazard profile in County Plan
Severe Winter Storm	See Table 2 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Tornado	See Table 2 Population	See section below	See Critical Facility Inventory Table(s)	See section below

Hazard	Populations	Structures	Critical Facilities	Future Damage Potential
Wildfire	Minimal	Minimal	Minimal	Specifics unknown; See hazard profile in County Plan
Windstorm	See Table 2 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan

Flood

Structures and Properties in the Floodplain

Refer to the flood profile in the mitigation plan for a description of the methodology used to identify potentially flood-prone properties. Figure 1 shows mapped floodplains, future growth areas, and critical or vulnerable facilities. Tables 7 and 8 outline the primary structures and properties with primary structures on them within the Town of Westport. Potential number of individuals at risk figures are based on primary residential structures and the average household size within Dane County.

Table 7 Primary Structures in the Floodplain

Total Floodway Structures	Floodway Residential Structures	Total Structures in 100 year Floodplain	Residential Structures in 100 year Floodplain	Potential Number of Individuals at Risk in 100 year Flood	Total Structures in 500 year Floodplain	Residential Structures in 500 year Floodplain	Potential Number of Individuals at Risk in 500 year Flood
4	4	41	40	93.2	51	50	116.5

Source: Analysis based on Dane County Land Information Office Data

Table 8 Properties with Primary Structures in the Floodplain

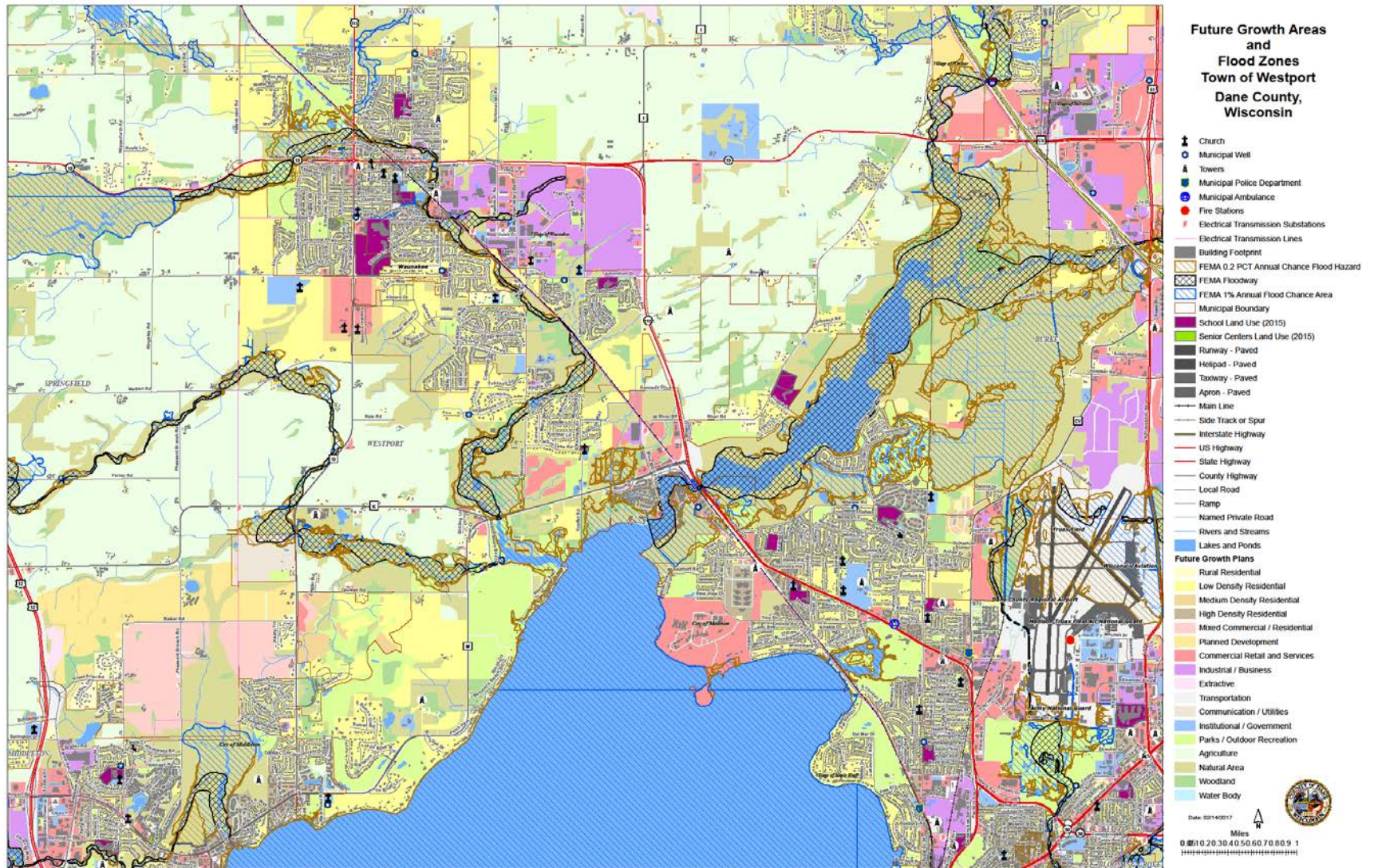
Total Floodway Properties	Floodway Improved Values	Floodway Residential Properties	Total Properties in 100 year Floodplain	Total Improved Value of Properties in 100 year Floodplain	Residential Properties in 100 year Floodplain	Total Properties in 500 year Floodplain	Total Improved Value of Properties in 500 year Floodplain	Residential Properties in 500 year Floodplain
4	\$741,800	4	38	\$7,365,500	37	51	\$9,753,800	50

Source: Analysis based on Dane County Land Information Office Data

Repetitive Loss Properties and Flood Insurance Policies

No repetitive losses have been reported. Flood insurance policies and loss statistics are included as part of the County plan.

Figure 1 Flood Hazards and Future Land Use Map



Tornado

While it is difficult to estimate specific losses to a tornado due to the random nature of the event, a methodology was developed that was applied to each jurisdiction during the 2015 update. The table below estimates the percent area of the jurisdiction that could be impacted based on the average sized tornado (F2) in Dane County. High value exposure is based on 100% loss, medium 50% loss, and low is 25% loss to the property potentially impacted. The loss ratio, which is the ratio of the damaged building value to total exposed building value, is a measure of the impact to the jurisdiction as a whole. Communities with loss ratios 10% or more may have difficulty recovering from a disaster. Refer to the tornado hazard profile in the main mitigation plan for more details on this methodology.

Table 9 Tornado Loss Estimate

% Area of Impact	Improved Parcel Count	Affected Structure Estimate	Total Exposed Value	Estimated Loss \$ - High Damage Range	Estimated Loss \$ - Moderate Damage Range	Estimated Loss \$ - Low Damage Range	Loss Ratio for Moderate Damage Range
4.05%	1860	75	\$674,032,350	\$27,317,264	\$13,658,631.91	\$6,829,315.96	2.0%

Source: Analysis Based on Dane County Land Information Office's data

Growth and Development Trends

Planned land use is shown in Figure 1, in relation to the flood hazard. Table 10 illustrates how the Town of Westport has grown in terms of population and number of housing units between 2010 and 2014-15. Housing data to 2014 due to data availability. Table 11, drawn from the Demographics Services Center at the Wisconsin Department of Administration, shows population projections through 2035.

Table 10 Town of Westport Change in Population and Housing Units, 2010-2014/15

2010 Population	2015 Population	Percent Change (%) 2010-2015	2010 # of Housing Units	2014 # of Housing Units	Percent Change (%) 2010-2015
3950	4000	1.25%	1,929	1,934	0.2%

Data Source: Dane County, Wisconsin Department of Administration, and U.S. Census Bureau

Table 11 Town of Westport Population Projections, 2015-2035

Population Change	5 year Annual Average Growth %	2015	2020	2025	2030	2035
Increase by same percentage each year	0.25%	4000	4050	4101	4153	4205

Data Source: Demographics Services Center, Wisconsin Department of Administration

Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment summarizes regulatory mitigation capabilities, administrative and technical mitigation capabilities, and fiscal mitigation capabilities for the Town of Westport.

Mitigation Capabilities Summary

Table 12 lists planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities, or by themselves contribute to reducing hazard losses. The table also indicates which of these tools are currently utilized in the Town of Westport.

Table 12 Town of Westport Regulatory Mitigation Capabilities

Regulatory Tool (ordinances, codes, plans)	Yes/No	Comments
General or Comprehensive plan	Yes	
Zoning ordinance	Yes	Partial by Dane Co Zoning partial by 1 of 2 JT plans in ETZ zoning with Waunakee and Middleton
Subdivision ordinance	Yes	
Growth management ordinance	No	
Floodplain ordinance	No	
Other special purpose ordinance (stormwater, steep slope, wildfire)	Yes	Stormwater, Rural Character Preservation
Building code	Yes	
Fire department ISO rating	Yes	Varies by fire department. The Town is served by Waunakee and Middleton
Erosion or sediment control program	Yes	
Stormwater management program	Yes	
Site plan review requirements	Yes	Commercial and multifamily
Capital improvements plan	Yes	
Economic development plan	Yes	Part of Comprehensive Plan
Local emergency operations plan	Yes	
Other special plans	No	
Flood insurance study or other engineering study for streams	No	
Elevation certificates (for floodplain development)	No	

Data Source: Town of Westport Data Collection Guide 2015

Table 13 identifies the personnel responsible for mitigation and loss prevention activities as well as related data and systems in the Town of Westport.

Table 13 Responsible Personnel and Departments for the Town of Westport

Personnel Resources	Yes/No	Department/Position	Comments
Planner/engineer with knowledge of land development/land management practices	Yes	Contract	
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	Contract	
Planner/engineer/scientist with an understanding of natural hazards	Yes	Contract	
Personnel skilled in GIS	Yes	Administrator	User of GIS Data Maps
Full-time Building Official	No		All inspectors are part time
Floodplain Manager	No		
Emergency Manager	No	Dane County Emergency Mgmt	
Grant Writer	No	Town Staff	
GIS Data Resources – (land use, building footprints, etc.)	Yes	Dane County and General Engineering	
GIS Data – Links to assessor’s data			
Warning systems/services (Reverse 9-11, cable override, outdoor warning signals)	Yes	Dane County	

Data Source: Town of Westport Data Collection Guide

Table 14 identifies financial tools or resources that the Town of Westport could potentially use to help fund mitigation activities.

Table 14 Financial Resources for the Town of Westport

Financial Resources	Accessible/Eligible to Use (Yes/No)	Comments
Community Development Block Grants	Yes	
Capital improvements project funding	Yes	
Authority to levy taxes for specific purposes	Yes	
Fees for water, sewer, gas, or electric services	Yes	Sewer and Water
Impact fees for new development	Yes	Park Impact Fee
Incur debt through general obligation bonds	Yes	
Incur debt through special tax bonds	Yes	
Incur debt through private activities	Yes	

Data Source: Town of Westport Data Collection Guide 2015

Additional Capabilities

The following additional capabilities were identified in the 2015 Data Collection Guide:

- Purchased a WIPP system. WIPP = Water Inflated Property Protection
- Emergency Operations Plan created with Village of Waunakee

National Flood Insurance Program Participation

The Town of Westport does not participate in the National Flood Insurance Program as a stand-alone entity, but is covered by the County's participation.

Public Involvement Activities

During the update, the community assisted with the public involvement activities referenced in the base plan. Town Staff has attended many of the jurisdictional and County meetings on the plan. The Town hosted one of the public listening sessions on the County-wide plan. This meeting was covered in the Middleton Times-Tribune.

Mitigation Actions

The Town of Westport has taken steps to reduce its vulnerability since the last plan. The most significant project has been the purchase of the Water Inflated Property Protection system, which can be deployed along Lake Mendota in the event of a forecasted flood. The following are additional actions the Town plans to take in the coming years.

Objective 1: Town staff depends on others at Dane County, Village of Waunakee and City of Middleton to assist our citizens with problems related to flood plains. The Town needs to be more active and helpful in this area, and less dependent on other jurisdictions. To do so, Town staff will receive additional floodplain management training. This will help the town implement active mitigation or management rather than reactionary actions taken after issues develop.

Steps:

- 1) Determine best way for staff to receive additional training, identify training opportunities.

Lead Implementing Agency: Town of Westport

Supporting Agencies: Dane County Emergency Management, Dane County Planning and Development, Dane County Land and Water Resources

Possible Funding and Technical Assistance:

- Staff time

Time Line: Begin immediately after plan adoption

Priority: Medium

Estimated Cost: \$5,000

Objective 2: Support Dane County efforts to mitigate natural hazards at the local level through continued collaboration with County projects in the Town of Westport area. The Town will continue to lower its vulnerability to natural hazards by distributing County hazard mitigation information and evaluating grant opportunities for potential use on hazard mitigation projects within the Town of Westport.

Steps:

- 1) Consider Dane County hazard mitigation information and its relevance to Town hazard mitigation efforts and resident safety.
- 2) Take necessary steps to apply for hazard mitigation grant money when available.

Lead Implementing Agency: Town of Westport

Supporting Agencies: Dane County Emergency Management

Possible Funding and Technical Assistance:

Timeline: Continuous

Priority: Moderate

Estimated Costs: Unknown