

TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
MAY 27, 2026

- 1) Notice of the meeting was posted at the Town Hall and on the Town's website. A quorum was present with Steve Anders, Tom Banigan, Troy Eickhoff, Kris Hampton, Mark Kudrna, and Dave Muehl present. Clerk-Treasurer Kim Banigan took minutes. Jerry Meylor arrived at 6:50 P.M.
- 2) Anders called the meeting to order at 6:30 P.M.
- 3) Approve minutes of previous meetings: **MOTION** by Muehl/Hampton to approve the minutes of the April 22, 2026 meeting as printed. **MOTION CARRIED 6-0.**
- 4) Public Concerns: Francisco Gomez, owner of Lot 3 of Swalheim Business Park, expects the County to accept his CUP application for outdoor storage very soon, and asked about the possibility of a Special Plan Commission meeting earlier than the June 24th regular meeting. Anders said once everything is fully submitted and accepted, he will poll the members for their availability for a special meeting.
- 5) Chris Adams or Noa Prieve, Williams Survey and Assoc. LLC, applicant, Kendal & Donna Uphoff, property owners, seeking rezone of 17.37 acres of parcel 0711-142-8070-2 on Ridge Road from FP-35 to FP-1 to create an agricultural lot for sale (DCPREZ 12288): Mr. Adams was present virtually, and explained that the potential buyer of the 17.37 acres plans to sit on it for now, possibly build on it eventually. It will continue to be farmed, with a possible tree buffer added. **MOTION** by Hampton/Eickhoff to recommend approval of rezoning of 17.37 acres of parcel 0711-142-8070-2 on Ridge Road from FP-35 to FP-1 to create an agricultural lot for sale, noting that there are no development rights with the new FP-1 parcel. **MOTION CARRIED 7-0.**
- 6) Peter Miller, applicant, BEMO Living Trust, landowner, parcel 0711-122-8790-0 at 4437 Ridge Road: Conditional Use Permit for a limited family business for rental property management (DCPCUP 2709). Mr. Miller and his wife Rachel were present. Mr. Miller stated he plans to build a two story 40' x 60' accessory building with a loft, and would like to put an office and restroom for his own use as well as a gymnastics room for his children. The building would also be used for inside storage of materials, equipment and vehicles related to his property management business. There are no plans to have employees working at the location, Mr. Miller estimated that someone may come there once or twice per week to retrieve a vehicle and/or materials. Anders read an email from David Knocke, 4433 Ridge Road, opposing the CUP due to concerns about excessive use of their shared driveway, and that it would turn the property into an expansive commercial enterprise. Mr. Miller said he owns and maintains the driveway, the neighbor has an easement. Most of the driveway traffic the neighbor is seeing now is personal deliveries, as they order the majority of their personal supplies online. He said traffic will not increase with the CUP. Business vehicles include 2 box trucks, a utility truck, skid steer and pickup truck with dump trailer. Anders asked about the increase in impervious surface and stormwater control, including 6,000 square feet of concrete shown in the plan. Mr. Miller said they have already obtained the necessary stormwater permit from the County. The concrete is planned to square up the existing paved area between the existing garage and proposed new building. It will be used to park a pontoon boat and RV. Anders read the applicant's responses to the Statement of Intent and Operations Plan and the Standards for Conditional Use Permit approval on the County CUP application form. Eickhoff asked about lighting, the Millers said they would not be doing any extensive lighting, and it would all be below the neighbor's fence. Mark Olejniczak, 1796 Strawberry Rd and owner of property south and west of the Miller property, provided photos showing pallets, building supplies, drain tile and various other debris piled along the lot line. The Millers said they planned to construct the building last fall, but ran into delays with stormwater permitting after items stored near the garage had already been

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moved out of the way and building materials had already been obtained. The point of the building is to provide storage for the items shown in the pictures. Silvin Kurt, 4498 Ridge Road, said he does not see anything wrong with what the Millers are asking for. He has not had any issues with the Millers with his adjacent property, and mentioned that their house is not visible from the road.

MOTION by Banigan/Kudrna to recommend approval of a CUP for a limited family business, provided that all stormwater permits are in place, any issues with the shared driveway are worked out, only one non-family employee is on the premises, there is no outdoor storage of business materials, equipment or vehicles, and all new lighting is dark sky compliant. **MOTION CARRIED 7-0.**

- 7) Davin Blazek/ Travis Leeser (Cleary Buildings), applicant, Swalheim 2011 Rev Tr (c/o Elements Lawn and Snow), property owner of parcel 0711-273-4034-0, Swalheim Business Park Lot 4 on North Star Road: Conditional Use Permit to allow outdoor storage for a contractor business (DCPCUP 2708), Design Review for commercial building and site. Mr. Blazek and Mr. Leeser were both present. Town Planner Mark Roffers and Engineer Nick Bubolz had both provided review letters (Exhibits A and B).
- a) CUP: The Clerk-Treasurer read the applicant's response to the Statement of Intent and Operations Plan and Standards for Conditional Use Permits on the County CUP application form. Plans are to erect a 6768 sq. ft. building to operate a landscaping and snow removal business. A CUP for outdoor storage is requested for storage of empty portable rental dumpsters as an additional business venture. Mr. Blazek said he would like to also store up to 90 yards of mulch on a concrete slab, surrounded by concrete blocks. He does not have any plans to store salt at this time, but may explore that in the future. Sanitary fixtures in the building will be served by a septic tank and drain field. There was a question about run-off from cleaning of the dumpsters, Mr. Blazek said they are primarily used for construction debris, and so far have not required cleaning. Mr. Leeser said the infiltration basin is designed to filter oil run-off from the driveway, and would be effective in filtering anything that might wash out of the dumpster as well. **MOTION** by Banigan/Eickhoff to recommend approval of a CUP for outdoor storage, subject to Roffers' recommendation on Conditional Use Permit items 1. through 3. on page 1 of his letter dated May 18, 2026. It was noted that the seven standards for CUP approval are considered satisfied. **MOTION CARRIED 7-0.**
- b) Design Review: Building, site, landscape and lighting plans were reviewed, along with Roffers' and Bubolz's review letters and building façade samples. The applicant agreed to relocate the well from the area drawn, since that is a drainage easement. He also agreed to pave the main parking area within 3 years. It was noted that parking stalls must be paved, and the ADA stall must be van accessible and meet all other federal requirements. Arbor Vitae trees should be at least 4' tall. **MOTION** by Banigan/Eickhoff to approve the design plans as presented, subject to all of the conditions of Roffers' letter dated May 18, 2026 and Bubolz's letter dated May 20, 2026. Main parking lot to be paved within 3 years of occupancy. **MOTION CARRIED 7-0.**
- 8) Moms CG Farm LLC, applicant and landowner, parcels 0711-292-8502-0 and 0711-301-8000-0 between Wittewood Ln and Hope Rd: rezone to create a 10-lot residential subdivision with a transfer of development rights (DCPREZ-12295): David Witte was present with his realtor, David Dinkel. Town Planner Mark Roffers had provided a review letter (Exhibit C), which recommended postponement due to outstanding issues he had underlined. Mr. Dinkel addressed each of the items in Roffers' letter, acknowledging that engineering for stormwater will resolve most of them. Soil testing indicates mound septic systems for all of the proposed lots. JoAnne Winkler- Bley, 3772

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Bohnsack Ln., was concerned about the joint driveway for lots 7 and 8 proposed to come out onto Hope Road. Eickhoff suggested reconfiguring lots 7,8,9,10 to accommodate a driveway onto the proposed cul-de-sac. Hampton wanted to see the lots all be one acre or less, except for those in the 20% slope area. **MOTION** by Hampton/Eickhoff to postpone until the outstanding issues as underlined in Roffers' letter are resolved. **MOTION CARRIED 7-0.**

- 9) Review F.H. Witte & Sons' suggestions for potential future development of 33 acres north of Hope Road near 2924 Hope Road: Dinkel distributed a drone photo and topo map of the area under discussion. Showing of a drone video was also offered but declined by the Commission. Dinkel proposed the idea of senior housing, possibly as 2-unit condos, overlooking the pond to the east. Roads could also be condo owned, relieving the Town of the cost of maintenance. Rather than the usual "Tot" park, Dinkel offered that a parking area and walking paths could provide access to the creek and other surrounding areas of interest. Michael Sievert, 3781 Janelle Ln. and owner of a piece of the land under the same conservation easement as much of the Witte's land, cautioned that permission for any modifications to the lands under the easement could be problematic. Anders suggested that a traffic study of Hope Road may be in order. Muehl suggested putting the main entrance where the farmhouse now stands, with a traffic circle. Winkler-Bley questioned whether any development of the hillside is compliant with the Town and County comprehensive plans, and whether there is any possibility of instead making the entire area into a park. She said she was representing several people in her neighborhood who do not want to see it developed. Eickhoff asked Mr. Witte if he has considered what price he would sell it for.
- 10) Elect Commission Chair and Secretary: **MOTION** by Eickhoff/Kudrna to elect Steve Anders as Commission Chair. **MOTION CARRIED 7-0.** **MOTION** by Kudrna/Anders to elect Dave Muehl as secretary. **MOTION CARRIED 7-0.**
- 11) ADJOURNMENT: **MOTION** by Hampton/Eickhoff to adjourn. **MOTION CARRIED 7-0.** The meeting ended at 10:20 P.M.

Submitted by: Kim Banigan, Clerk-Treasurer
Approved 06/24/2026

To: Town of Cottage Grove Plan Commission
FROM: Mark Roffers, Town Planner
Cc: Kim Banigan, Town Clerk-Treasurer; Nick Bubolz, Town Engineer
DATE: May 18, 2026
RE: Element Lawn and Snow, Conditional Use Permit and Design Review (Lot 4, Swalheim Business Park)

Recommendation on Conditional Use Permit: I recommend that the Plan Commission support a motion to recommend Town Board support of a County conditional use permit for outdoor storage in association with a lawn care and snow removal contractor on Lot 4 of the Swalheim Business Park, subject to the following recommended conditions:

1. Outdoor storage shall be limited to the area marked as “gravel storage area” and “trash area” on the Site Plan (Sheet C-400) revised 5/14/26.
2. Outdoor storage shall be limited as follows:
 - a. Only materials and equipment that support the contractor business on site may be stored.
 - b. Any inoperable, unlicensed, dilapidated, severely rusted, unpainted or junk vehicles of any nature must be kept indoors.
 - c. Any rubbish, trash, garbage, building materials, yard waste (e.g., leaves, grass clippings, or other organic debris), or other waste materials may only be located within the “trash area” on said Site Plan.
3. Outdoor storage shall not be introduced to the site until building and zoning permits for the building shown on submitted plans revised 5/14/26 have been issued, construction of the building has commenced, and landscape screening along North Star Road per the Landscape Plan (Sheet A0.1) revised 5/14/26 has been installed.

Recommendation on Design Review Application: I further recommend that the Commission support a motion to approve the design review application for improvements associated with a lawn care and snow removal operation on Lot 4 of the Swalheim Business Park, subject to the following conditions:

1. The site shall be developed and maintained in accordance with the Site, Erosion Control, Grading, Utility, Building Elevation, and Landscape plans, all revised 5/14/26, and exterior lighting plan dated 4/27/26, along with any changes to those plans as required to meet the conditions that follow.

2. Prior to building and driveway permit issuance, and the commencement of any building or driveway construction:
 - a. Plans shall be adjusted to meet any requirements of the Town Engineer, and to match grades and improvements with those for the adjacent reconstruction of North Star Road.
 - b. The applicant shall either verify to the satisfaction of the Town Planner that the selected RAB wall light fixtures are shielded so that lighting does not extend above the horizontal plane (i.e., “dark sky” compliant), or select a different fixture that meets this standard.
 - c. Per the recorded Swalheim Business Park plat and covenants, reconstruction of North Star Road adjacent to Lot 4 must be substantially complete pursuant to plans approved by and in the judgement of the Town Engineer.
 - d. The landscape plan shall be revised to reflect the final stormwater management/grading plan and to add two additional deciduous trees (ornamental trees advised) north and west of the building.
 - e. A stormwater management and erosion control permit from Dane County shall have been obtained, with all associated plan changes incorporated.
 - f. If a holding tank is ultimately proposed, associated requirements indicated in Figure 9 of the Town’s Comprehensive Plan shall be met.
3. All approved site improvements, including all landscaping, shall be installed prior to commencement of operations on the site, unless weather conditions do not allow in the opinion of the Town Building Inspector. In such case, the Town may require a financial guarantee to ensure their completion.
4. The area marked as “Future Bituminous or Concrete Pavement” on the approved plans shall be surfaced either with such material at time of initial construction, or may be surfaced with gravel or recycled asphalt.
5. Regardless of surfacing, parking spaces indicated on plans shall be striped or otherwise marked to ensure their visibility.

Comments and Analysis:

1. The plans indicate a location for a septic tank and drain field, suggesting that a holding tank is not being requested to serve this lot. If this changes, then per Figure 9 of the Town’s Comprehensive Plan, the Town will require before building permit issuance:
 - a. Demonstration through a report completed by a soil/environmental scientist that an on-site waste treatment system(s) are not feasible, accepted by the County Sanitarian.
 - b. An executed service contract with a WisDNR licensed pumper, providing a signed copy of that contract to the County and Town. The pumper must file semiannual reports of service on the tank to the County and Town thereafter, and keep all pumping records.

- c. A holding tank agreement with the Town, which among other provisions shall require the owner to pay all charges and costs incurred by Dane County or the Town for inspection; pumping, hauling, or otherwise servicing and maintaining the holding tank; and that if such charges are not paid the Town will place the charges on the tax roll as a special charge.
2. The Town's standard for outdoor storage in the design review ordinance is that "Outdoor storage of materials, trash and recycling dumpsters, equipment (aside from vehicles used in the operation), fuel, scrap, inoperative vehicles, and similar objects shall not be visible from public rights-of-way and lands used or zoned for residential or public open space purposes. Such areas shall instead be screened by opaque fences, walls, berms, dense landscaping, buildings, or combinations thereof." The applicant's proposal to plant a dense row of arborvitae along the North Star Road frontage of the lot seems a reasonable approach to screening, given the location and moderate size of the storage area and the relatively remote setting of the site. Such landscaping should be installed before any storage occurs. Screening will likely not be full for a few years as the arborvitae grow; some may require replacement over time.
3. In the development of Swalheim Business Park plat, the plat developer removed an approximately 4-acre wooded lot. As part of plat approval, the Town required that the number of additional trees planted in the platted area exceed the number of trees required by the Town's design review ordinance in a quantity equal to the number of mature, non-invasive trees on the platted area as of March 2022. For this Lot 4, the plat covenants require the planting of 9 additional deciduous trees with a diameter at chest height of at least 2 inches at the time of planting and a projected mature height of at least 35 feet. The current landscape plan includes 13 deciduous trees that meet the size criteria. The ordinance normally required 4 deciduous trees per developed acre of the site, and I estimate that the to-be-developed part of the site is 1.6 acres (6 trees). Two additional trees should be proposed to meet the ordinance + covenant requirements. I advise a location north and west of the building, avoiding utility areas.
4. The applicant's plans indicate gravel surfacing for the outdoor storage area, pavement for the driveway segment near North Star Road, and "Future Bituminous or Concrete Pavement" and "Tentatively Gravel/Recycled Asphalt until hard surfaced within 1-3 years" for the rest of the surfaced area. Further information from the applicant's representative suggests that potential future expansion of the site (which would need to come back to the Town in a later year) would be the likely trigger for paving this area. The Town has no requirement that all circulation and parking areas be paved.
5. The recommended conditions earlier in this memo cover minor outstanding issues relative to the Town's design review ordinance and a possibly more significant issue regarding reconstruction of North Star Road. Otherwise, in my opinion, Town ordinance and plat covenants requirements will be met. Dane County may apply its own requirements as part of its conditional use permit and stormwater plan reviews.

May 20, 2026

Ms. Kim Banigan
Town Clerk
Town of Cottage Grove
4058 C.T.H. N
Cottage Grove, WI 53527

Subject: Element Lawn and Snow Construction Plan Review

Dear Kim:

We have received the proposed construction plans for a development proposed to be located on Lot 4, Swalhiem Business Park on the south side of North Star Road east-west segment, plans dated May 14, 2026. There are a number of items, in part listed below, that should be satisfactorily resolved before approving the construction plans. However, the documents could be approved contingent upon said items.

Sheet C-300, C-400, and C-500

- ADA parking spaces and access aisles shall meet the federal requirement for a surface that is firm, stable, and slip-resistant. Gravel surfaces may become loose over time or reshape, potentially affecting ADA slopes and accessibility. Recommend paving the ADA parking stall, access aisle, and accessible route to the building entrance rather than leaving these areas as gravel until future paving occurs.
- The proposed well shall not be constructed within the drainage easement. When relocating the well, maintain minimum separation requirements from the septic tank and septic field.
- The ADA parking stall shall be van accessible. Adjust parking stall width and access aisle dimensions accordingly. In addition, ADA parking areas and accessible routes shall not exceed a 2% cross slope, including the walkway to the building entrance. Additional spot elevations and grading adjustments may be required to ensure compliance.
- It is beneficial for grassed areas to maintain slopes of not less than 1% to promote positive drainage. Some areas appear to be below this threshold; however, this is not required.
- Site grades may need to be adjusted to accommodate the future reconstruction of North Star Road. Therefore, no construction should occur on Lot 4 until North Star Road is substantially completed.

Sheet A-0.1

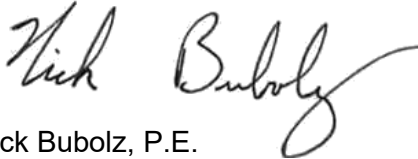
- Do not construct shrubs or trees within any easements.

General

- Provide Dane County Erosion Control and Stormwater Management permits prior to commencement of construction.
- Provide applicable Wisconsin Department of Natural Resources (DNR) permits prior to commencement of construction.
- Complete the necessary site investigations to confirm the proposed septic field locations are adequate and provide documentation to the Town.

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

A handwritten signature in black ink, reading "Nick Bubolz". The signature is fluid and cursive, with the first name "Nick" and last name "Bubolz" clearly distinguishable.

Nick Bubolz, P.E.

NRB:nrb

J:\JOB#S\Cottage Grove\CG-53-M6 Lot 4 (Blazek) Swalheim Business Park\2. Client Correspondence\Review Letter.docx



EXHIBIT C

To: Town of Cottage Plan Commission
FROM: Mark Roffers, Town Planner
Cc: Kim Banigan, Town Clerk-Treasurer; Nick Bubolz, Town Engineer
DATE: May 19, 2026
RE: Rezoning Request to Facilitate a Prospective Subdivision Plat Along Wittewood Lane

Representatives of Moms CG Farm LLC have applied to rezone approximately 17.7 acres between Hope Road and Wittewood Lane to the SFR-08 Single-Family Residential district to facilitate a 10-lot residential subdivision. Following rezoning, preliminary and final subdivision platting, civil and stormwater engineering, and a development agreement would be required.

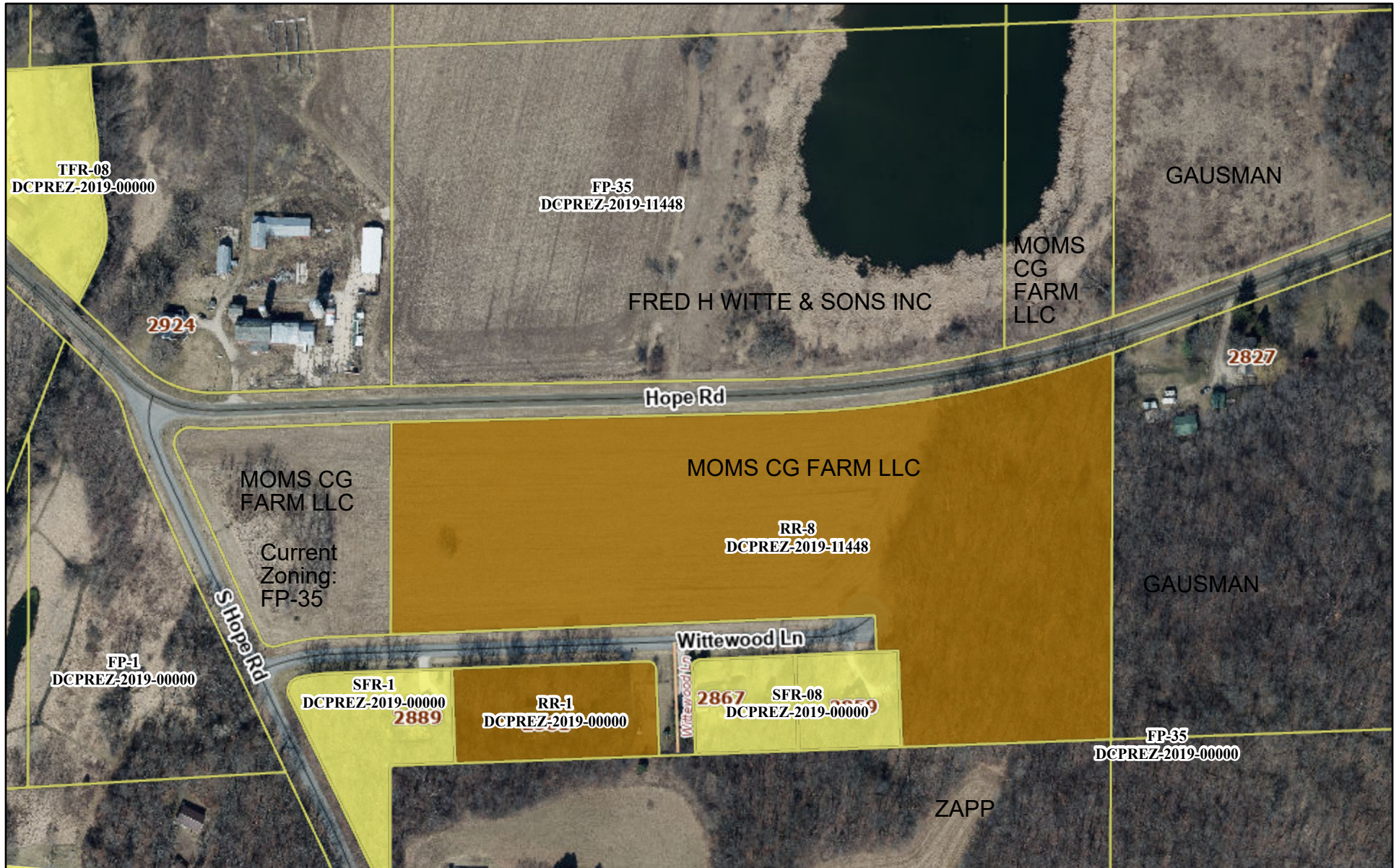
Following interactions with the Town Engineer and County Zoning staff, it is my advice that the Town Plan Commission postpone action on this rezoning application until outstanding issues underlined below have been resolved.

1. The proposed rezoning area is identified in the Town Comprehensive Plan as part of a “Neighborhood Development Area”, which per the Plan’s Figure 8 is intended to “promote sustainable residential development by encouraging infill around existing development and incorporating principles of conservation neighborhood design” and “provide opportunities for a range of single family housing choices, including estate and affordable single family housing.” This Plan designation supports rezoning of the subject site in a manner that would facilitate a single-family development.
2. The applicants propose to develop a 10-lot residential subdivision on the subject site via the Town’s transfer of development rights (TDR) program. As described in the Town Comprehensive Plan, lands within the “Neighborhood Development Area” qualify as TDR receiving areas at a 10-to-1 transfer ratio. The applicants have submitted a development rights contract with Badger Farms LLC to acquire a one Residential Density Unit (RDU) from a TDR Sending Area parcel in the northeast part of the Town to enable the 10 proposed lots. The developer is encouraged not to complete the final transaction to acquire the RDU at this time, if not all required development approvals can be secured after this time for whatever reason. Further, County zoning approval will become effective, and the subsequent subdivision plat may be recorded, only after evidence is provided to the Town and the Dane County Zoning Administrator that the required TDR Easement is recorded against the Sending Area parcel. Therefore, the applicants are at an appropriate spot now regarding TDR.

3. The applicant has requested SFR-08 zoning for the entire rezoning area, seemingly because that is how the Kennedy Hills plat has been proposed and to maximize flexibility. The SFR-08 district has a minimum lot size of 20,000 square feet. I advise that lands proposed for residential development on the subject site instead be rezoned to the SFR-1 district, which has a minimum lot size of 1 acre. This is more in line with the proposed sizes of the 10 lots and with existing lots and zoning nearby. Lots to the south are zoned a mix of SFR-08, SFR-1, and RR-1 depending on their lot size. It is true that the Town Plan generally sets of maximum lot size of 1 acre in the Neighborhood Development Area”, “except to the minimum greater size necessary due to unusual land configuration; to better protect farmland; for commercial, institutional, and two- and multi-family residential uses; and/or to enhance rural or scenic character, as determined by the Town Board.” It is my opinion that the depth of the land between Hope Road and Wittewood Lane and the wooded slopes at the east end of the proposed plat support lot sizes between around 1.5 and 2 acres here.
4. I advise rezoning the 2.93-acre parcel 0711-301-8000-0 (directly east of S. Hope Rd.) to either the UTR Utility, Transportation, and Right-of-way district or to the NR-C Natural Resources and Conservation district. UTR would be more appropriate if the predominate current and future use is a stormwater management basin, while NR-C would be more appropriate if the main use is wetland and floodplain. See below.
5. It is unclear the extent to which preliminary stormwater management planning has been completed by the applicants’ engineer, and if so, what has been shared with the County Land and Water Conservation Department for preliminary review. Particularly with possible limitations described below, this could affect the location and size of stormwater management facilities, and the resulting development layout and best zoning scheme.
6. The subject site is affected by a few natural limitations, as suggested by the attached Natural Features and Indicators map, and described as follows:
 - a. WisDNR indicates dotted areas on the attached map as having wetland indicators, which signals the need for a field wetland delineation to verify. In 2020, Heartland Ecological Group completed a wetland report for the applicants that delineated one 0.86-acre wetland within parcel 0711-301-8000-0, classified as shallow marsh and shrub carr within a constructed stormwater basin. Heartland’s report suggested that this wetland *may* be subject to state and/or federal regulation, and that the report be submitted to the associated agencies for final jurisdictional review and concurrence. It is unclear to me whether the wetland report was submitted and whether the 2020 delineation has expired. Wetland delineations are typically valid for five years.
 - b. FEMA designates the aqua shaded areas on the attached Natural Features and Indicators map as 100-year (1%) floodplain (regulated by zoning), with orange areas beyond as 500-year (0.2%) floodplain. While 500-year floodplain is not subject to

- zoning regulations, there might be limitations on using such any floodplain area for stormwater management. The applicants are advised to consult with the Dane County Land and Water Conservation Department on possible floodplain/stormwater limitations, even if this area was authorized for stormwater management previously.
- c. There are areas of 20%+ slopes in the southeast corner of the subject site (proposed Lot 10 area). The Town through its Plan advises new development be directed away from 20%+ slopes. The Town's driveway ordinance sets a maximum 12% driveway slope. The applicants should suggest an approach to this challenge. Perhaps establishing a buildable area on the plat that is below (west of) the steep sloped area, and a restriction on disturbance in covenants, are solutions.
 7. The Town Plan restricts against use of holding tanks as a sanitary waste disposal solution in residential subdivisions. The applicants should submit to the County and Town a soil test from a qualified individual that indicates that suitability of each proposed lot for a conventional or mound septic system (no holding tanks). There are two seemingly conflicting statements in the County application. First, County staff comments on the application that a "soil test is required to verify site suitability prior to rezoning". The applicants "rezone description" says "property has been 'perc-tested' including inspection from Dane County Sanitarian." Neither the Town nor County Zoning staff have a soil test.
 8. Per Town ordinance, each prospective subdivider is to submit a "Comprehensive Development Plan" (CDP) to the Town prior to submitting a preliminary subdivision plat. The concept plan map submitted with the rezoning application (somewhat confusingly titled "Preliminary Certified Survey Map") generally meets this purpose, but does not include all of the required CDP information in Section 15.06 of the Code. I suggest submittal and review of soils information (see above), groundwater and bedrock evaluation, WDNR Natural Heritage Inventory (NHI) preliminary assessment, and a proposed development schedule before this development moves to the preliminary plat stage. If the Town does in fact postpone rezoning now, the CDP step could be reviewed at the same time as rezoning at the next Plan Commission meeting.
 9. The new concept map differs in minor ways from a 2020 concept plan map (also attached), some of which are positive including less access and visibility from Hope Road. New challenges focus around protecting the wooded slope and on sight lines to rear yards/homes from Hope Road. Establishing buildable areas within each lot and limiting tree clearance and slope disturbance through covenants may be solutions. I advise the provision of draft covenants during the preliminary plat stage.

Current Parcels and Zoning



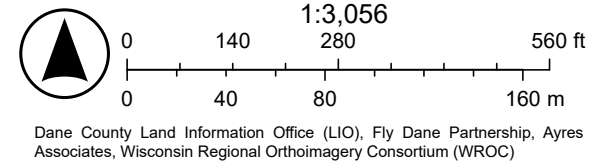
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- Address
- Parcels
- Road Names
- Unnamed Private Roads

- Platted Roads
- Road Centerlines
- Local Road

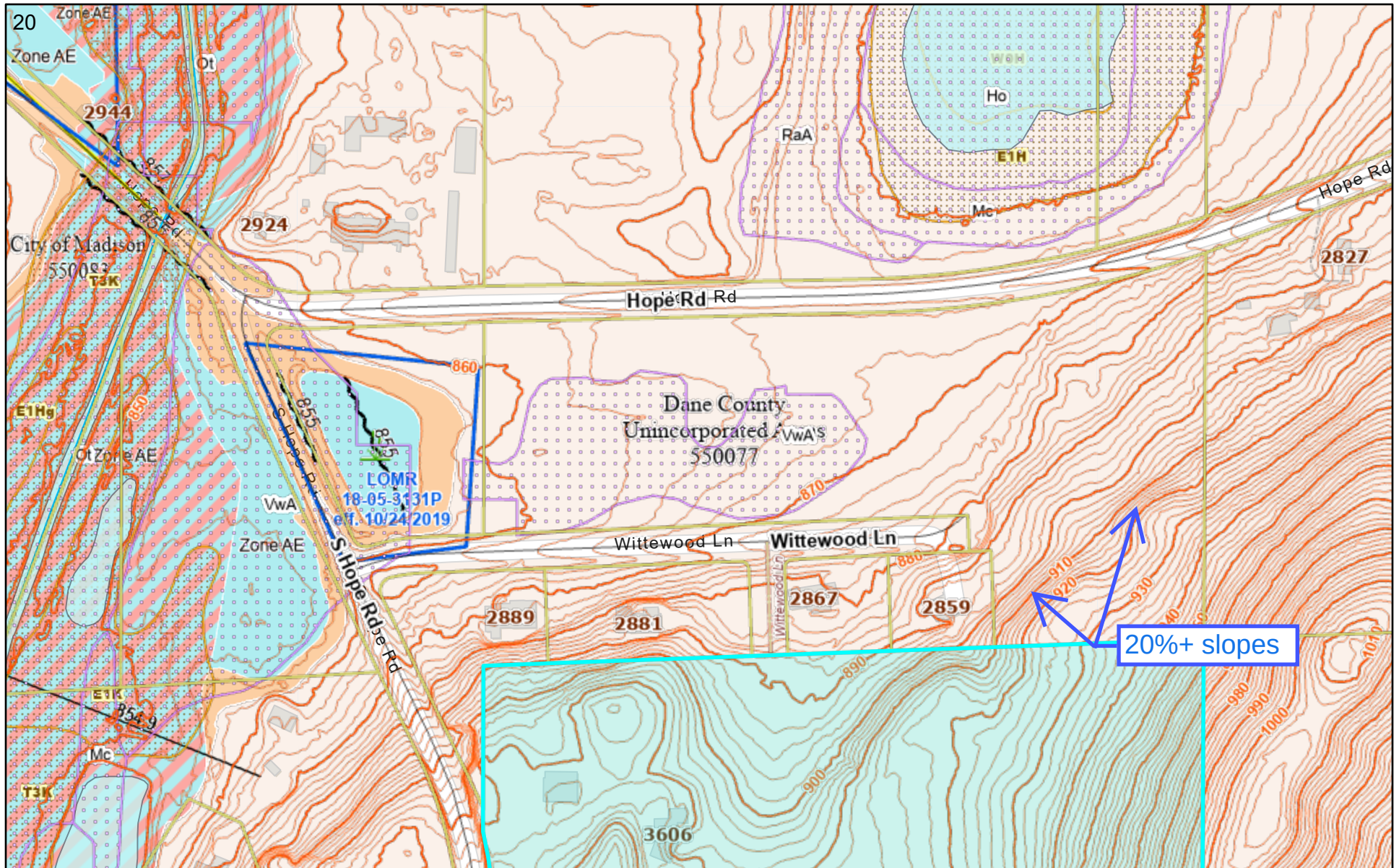
- Rural Zoning
- Farmland Preservation
- Residential
- Rural Residential and Rural Mixed Use

- ColorOrtho3Inch2024Web
- Red: Red
- Green: Green
- Blue: Blue

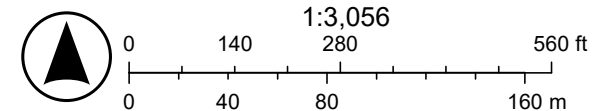
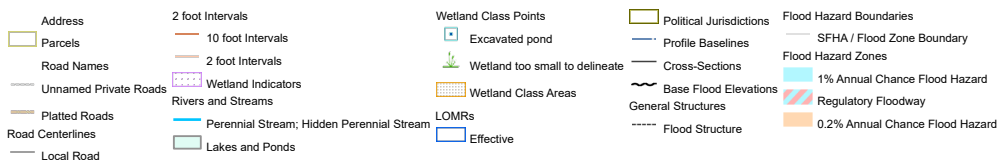


Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)

Natural Features and Indicators



5/15/2026, 2:47:35 PM



Surface Water Data Viewer Team, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,

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19 Nov 2020 - 1:44p M:\Witte Family (FRED H WITTE & SONS INC)\190343 - Witte Family Farmstead T - Cottage Grove Concept Plan\190343_Site Plan.dwg by: svin

2020 Concept Plan



Site Development Summary:

Total Acreage: 16.5 ac
New SF Lots: 8
Stormwater Outlot: 2.8 ac
Proposed Net Density: 0.5 DUA

KEY:

- 100 Year Floodplain

500 Year Floodplain

Wetland

WRP Area

Project Area
- Shoreland Zoning Limits

Existing Drainage Pattern

Existing Tree Line

Proposed Lot Boundary

Proposed Building Envelope

LOT INFORMATION:

LOT #	LOT AREA	BUILDING ENVELOPE AREA
1	47,160 sf	24,670 sf
2	47,260 sf	24,530 sf
3	46,300 sf	23,660 sf
4	50,000 sf	26,460 sf
5	44,600 sf	23,480 sf
6	44,370 sf	23,450 sf
7	44,860 sf	23,880 sf
8	45,330 sf	20,635 sf