TOWN OF COTTAGE GROVE
TOWN BOARD MEETING
JULY 06, 2026

I. ADMINISTRATIVE

A. Notice of the meeting was posted at the Town Hall and on the Town's website. Town Chair Steve Anders and Supervisors Mike Fonger, Troy Eickhoff, Kristi Williams and Patrick Buchholz were present, along with Clerk-Treasurer Kim Banigan, Highway Superintendent Dan Dresen and Deputy Joshua Miranda. Anders called the meeting to order at 6:30 P.M.

B. Flag Pledge.

C. Discuss/Consider approval of minutes of previous meetings: **MOTION** by Williams/Fonger to approve the minutes of the June 15, 2026 Town Board meeting with correction of one typo. **MOTION CARRIED 4-0-1** (Buchholz abstained).

D. Finance Report and Approval of Bills:

1. The Clerk-Treasurer reported that check #38730 to Kwik Trip was lost in the mail and she had to make an ACH payment this morning to reactivate the fuel cards. **MOTION** by Buchholz/Eickhoff to approve checks #38739 -38767 totaling $83,656.96, EFTs in the amount of $22,434.98 and voided lost check #38730. **MOTION CARRIED 5-0.**

2. **MOTION** by Williams/Fonger to approve payment of June per diems as presented. **MOTION CARRIED 5-0.**

E. Public Concerns:

1. Barbara Pauplis, 2177 Wooded Ridge Trl, said runoff from the First Addition of Kennedy Hills after a May storm resulted in damage, silt and debris in Phase 1 of Kennedy Hills. She proposed that the developer be held accountable to repair the damage. See Exhibit A. Dresen said that a lot of the issues will be addressed under current agreements with the developer, but he also thought some of the issues were caused by utility installers. He will be assessing the area with the Town Engineer soon. Ms. Pauplis also raised a concern over the maintenance and snow removal for the mailboxes on Outlot 2. Anders said the Town will look into this.

2. Paula Severson, 628 Crawford Dr., said she is here tonight as an individual, not representing the Village Board. She mentioned that she has advocated for the developer to reach out to the Town regarding Myer Road, which she noticed is on the agenda tonight. She had also advocated for a traffic study.

II. BUSINESS

A. Plan Commission Recommendations:

1. Tyler Bronkhorst, petitioner and property owner, parcel 0711-024-8391-7 at 1864 Meadowview Lane: Seeking CUP for limited family business to use existing building for storage and repair of farm and construction equipment. (DCPCUP-02716): Mr. Bronkhorst was present. Buchholz asked about the size of equipment he would be bringing to his location, Mr. Bronkhorst said it would all be under the road weight limits. **MOTION** by Buchholz/Williams to accept the Plan Commission's recommendation to approve the CUP for a limited family business to use the existing building for storage and repair of farm and construction equipment, with no long-term outdoor storage allowed. **MOTION CARRIED 5-0.**

2. Frankies Landscape LLC, petitioner and property owner, parcel 0711-273-4023-0, Lot 3 Swalheim Business Park: Seeking Conditional Use Permit for outdoor storage of equipment and materials related to landscaping business (DCPCUP 2712): Mr. Frankie

was present. **MOTION** by Williams/Fonger to accept the Plan Commission's recommendation to approve the CUP for outdoor storage of equipment and materials related to landscaping business subject to the three conditions stated in Roffers' memo to the Plan Commission dated June 16, 2026 (Exhibit B). **MOTION CARRIED 5-0.**

B. Consider adoption of Resolution 2026-07-06 Conditionally Approving the Final Plat of Kennedy Hills Second Addition: Developer Cory Clemens was present. The Clerk-Treasurer provided copies of Town Board Resolution 2025-12-15b conditionally accepting the public improvements of Kennedy Hills First Addition, and stated that Dresen suggested no work be allowed to commence on the Second Addition until the conditions in this resolution are satisfied. There was discussion about the issues presented earlier under public concerns, and making sure covenants for the Second Addition prohibit property owners from making grading changes that affect drainage of the subdivision. **MOTION** by Eickhoff/Williams to adopt Resolution 2026-07-06 with an additional condition stating that no work may commence on Kennedy Hills Second Addition until conditions 1. a. through d. of Town Board Resolution 2025-12-15b regarding the public improvements of Kennedy Hills First Addition are confirmed as satisfied by the Town Engineer. Condition 1. f. must be satisfied by the Fall of 2026. **MOTION CARRIED 5-0.**

C. Discuss/Consider Town Board expectations for a use agreement for Myer Road as a construction entrance during Village development: Ryan Fritsch and Steve DeCleene representing Neumann Developments were present virtually. Fritsch said that the northern 2,200 feet of Myer Road will be annexed into the Village of Cottage Grove for their housing development there. The southern 1,100 will remain in the Town. A traffic analysis predicts that 40% of the traffic from the new 263 lot development will utilize Myer Road, along with some but not all of the construction traffic. Questions were raised about whether the study accounted for traffic from the new park or from existing Village neighborhoods that would find Myer Road more convenient once connections are made. Dresen was concerned over the width of the road, which is as narrow as 16 feet at some points, and mentioned that 10-ton weight limits will be enforced during Spring thaw. Fritsch said the study called for adding a foot to shoulders on each side. DeCleene said Neumann Developments understands that the increased wear on the Town road will be all due to their operations, which he said would probably last about 8 years. He was agreeable to an initial evaluation/videoing of the road and annual meetings to determine damage with repairs made annually by the developer. The study has not been submitted to Dane County yet, but there were thoughts from Board Members that the County may call for turn lanes like they did at Kennedy Road and CTH BB when Kennedy Hills was developed. DeCleene said Neumann Developments will accept responsibility for their portion of the cost for those. Traffic control of some sort may also be called for to facilitate entrance onto CTH BB from Myer Road. Snow removal, especially for Town Residents remaining on the Village portion of Myer Road, was brought up, although that is more a question for the Village than for the developer. Fritsch and DeCleene will be in touch with Dresen to set up a site visit and initial evaluation soon.

D. Discuss potential changes to the Joint Natvig Landfill Committee: A memo from the Village President (Exhibit C) suggested two options to shift responsibilities of monitoring the landfill from the Boards to staff. There was general agreement to Anders' opinion that it is not broken and there is no reason to fix it. However, there was also general agreement that meeting less frequently could be considered. Anders will consult with the Village President about

changing the meeting frequency without opening up the rest of the agreement between the Town and Village regarding the Natvig Landfill.

E. Discuss Emergency Services Building lease agreement options: A memo from the Village President (Exhibit D) suggested a lease to provide clarity regarding ESB governance, policy and oversight. Discussion was that a MOA or SOP might be more appropriate, however the Fire Protection Agreement does refer to a lease. Consensus was to wait until the PAA study is complete as it may affect the content of the lease/MOA/SOP.

F. Discuss/Consider No Jake Brake signage in the Town: Anders said with the potential truck traffic from two new non-metallic mining/commercial sites using CTH N south of US Hwy 12/18, engine brake noises could become a problem for residents there. **MOTION** by Williams/Fonger directing Dresen to talk to Dane County about posting No Engine Brake signs on CTH N south of US Hwy 12/18. **MOTION CARRIED 5-0.**

G. Discuss Deputy overtime while Deputy Shotliff is away for canine training: Deputy Shotliff is expected to be away for about seven weeks beginning in September. The Sheriff's office will pay his wages during that time. **MOTION** by Williams/Eickhoff to allow up to 8 hours per pay period for each of Deputies Grafton and Miranda during Deputy Shotliff's absence. The actual shifts will be up to them, but they should schedule them in advance as much as possible so the Town is aware of when they are on duty. **MOTION CARRIED 5-0.**

H. Discuss/Consider appointing alternate representatives for joint Town/Village Committees and Commissions: **MOTION** by Williams/Buchholz to appoint alternates as follows: Deer-Grove EMS: Buchholz, Fire Commission: Williams, Flynn Hall: Eickhoff, Landfill: Fonger. **MOTION CARRIED 5-0.**

I. Discuss adopting a "quiet time" ordinance: This has come up due to recent complaints about construction noise and other loud noises during early morning hours. Neither the Town nor the County have ordinances regulating noises during certain hours. Thoughts were that farming noises should be exempted. The Clerk-Treasurer was directed to search for sample ordinances.

III. PUBLIC WORKS ACTIVITY UPDATE

A. Report of Road Right-of-Way permits issued: None.

B. Chip sealing was completed last week, the contractor arrived without notice, upsetting some dead-end road residents. Changes may be needed in next year's contract to avoid this. Trees continue to fall due to waterlogged soil and high winds.

IV. CLERK-TREASURER'S OFFICE UPDATE: Absentee ballots for the Partisan Primary are starting to come back. Roofing permit applications due to storm damage are still coming in at a high rate.

V. BOARD REPORTS AND COMMUNICATIONS:

A. Anders reported that R.G. Huston has approval for 30-acre non-metallic mining site in the Town of Pleasant Springs near their H Storage facility on CTH N. Once reclaimed, it is planned to be a commercial site. They are in the process of putting in turn lanes, and Anders hopes to hold the County to the same standards for their non-metallic mining and commercial site in the same vicinity.

VI. COMMITTEE REPORTS:

A. Deer-Grove EMS Commission: Williams reported that at the June 18th meeting, the Commission approved supplemental employee paid accident benefits through ETF. They also approved revising the IGA regarding requests by Commission members for legal counsel. This will come to the Town Board for approval as well. The Town of Christiana is not following through on requesting services from DGEMS.

B. Natvig Landfill Monitoring Committee: Discussed earlier.

C. Cottage Grove Fire District Committee: Fonger reported that 2027 ESB Maintenance needs were discussed.

D. Emergency Government Committee: Dresen's attendance in June made for a good meeting. There will be no meeting in July.

VII. Adjournment: **MOTION** by Williams/Eickhoff to adjourn. **MOTION CARRIED 5-0**. The meeting ended at 9:01 P.M.

Kim Banigan, Clerk-Treasurer
Approved 07/20/2026

Issues

May 2025 storm cause lots of damage by spreading dirt/silt and hay/grass into Phase 1

Tasks:

1. Make swale from Rocks bwt Lots 33 & 34 be straight to the culvert on lot 9 with a constant slope - at a minimum always flowing down (understood culvert on Lot 9 is higher). Remove soil & vegetation presently in swale. Use good top soil, fertilizer, grass seed & erosion control. Replace 2 silt socks. ~~Mat~~ Stakes in both - minimum of 5 stakes each.

2. Remove ~~on~~ extra soil/vegetation/grass/hay debris from in front of Lot 9 & outlot 1 (all of Outlot 1). Clean up debris on grate in swale of outlot 1. Top soil, seed, fertilizer, erosion control entire swale.

3. Remove added soil/silt from retaining pond in outlot 1.

4. Remove added silt/soil/debris from south side of culvert in outlot 2 (WET) through lot 10. Remove debris from grate & culvert in Lot 10. Fix swale. Replace 2 silt socks, w/ 5 stakes ea.

5. Remove added silt/soil/debris from south side of culvert in outlot 2 (SOR) through lot 15. fix swale - to be of the quality of the rest of the yard in ~~lot~~ 15.

6. Remove added silt/soil/debris from front of Lot 16 - both sides of culvert. ~~Remove~~ Will require removal of white rocks. fix swale. add new whik rocks to match (present whik rocks are brown from runoff. Add multiple silt socks on adjacent lot in Phase 2.

All swales should be fixed to match the quality of the present lawn in lots 9, 10, 15, 16

HOA: our HOA which is a legal binding document says that if Phases may join the HOA which would lower the average maintenance cost of outlot 1. Maintenance of outlot 1 is the ONLY responsibility of the HOA. What is implied is if additional lots do not join the HOA, then they can't use the stormwater management system of outlot 1.

Outlot 2 & mailboxes.

The town owns & maintains outlot 2. The town is the property manager of outlot 2. Therefore the town need to plow in front of the mailboxes, on the town path. Especially since they put the mailbox for Phase 2 there also. The document from the USPS allows for maintenance of mail boxes (and area) by either property manager or USPS, whichever option was circled. Property manager was circled. The HOA has the ~~The r~~ ability to vote to change the "method of delivery". Our HOA would unanimously vote to have individual mail boxes at the end of the driveways.

(And the new mail boxes are numbered 1-16 & 1-8 instead of 17-40. What is the algorithm to determine which box goes with which lot. ~~(Phase -1) * 16 + lot number.~~

~~if result is lot # #1~~

~~(Phase -1) * 16 - lot number.~~

~~if result > 16, result subtract 16.~~

switch ~~goto~~ (Phase number)

case (1)

mailbox # = lot #

case (2)

mailbox # = ~~lot #~~ ~~lot # + #~~ lot # - floor $\left(\frac{\text{lot \#}}{16}\right) * 16$

end

MDROFFERS CONSULTING

TO: Town of Cottage Grove Plan Commission

FROM: Mark Roffers, Town Planner

CC: Kim Banigan, Town Clerk-Treasurer; Nick Bubolz, Town Engineer

DATE: June 16, 2026

RE: Frankie's Landscaping, Conditional Use Permit and Design Review (Lot 3, 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 landscape contractor on Lot 3 of the Swalheim Business Park, subject to the following recommended conditions:

1. Outdoor storage shall be limited to the area marked as "outdoor storage space (gravel)" and "trash enclosure" on the Site Plan (Sheet C-400) updated 6/16/26.
2. Outdoor storage shall be limited as follows:
    a. Only materials and equipment that support the contractor business on site may be stored outdoors.
    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 enclosure" area on the Site Plan.
    d. No materials or equipment of any kind may be stored or kept in the driveway that connects the permitted outdoor storage space to Pondella Lane.
3. Outdoor storage shall not be introduced to the site until building and zoning permits for the building shown on submitted plans updated 6/16/26 have been issued, construction of the building has commenced, and fence and landscape screening along Pondella Lane per the Site Plan and Landscape Plan (Sheet A0.1) updated 6/16/26 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

landscape contractor on Lot 3 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 updated 6/16/26, exterior lighting plan dated 5/05/26, and fence example submitted 6/16/26, 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. The applicant shall revise plans as may be required to meet any requirements of the Town Engineer.
    b. A stormwater management and erosion control permit from Dane County shall have been obtained, with any associated Site Plan changes incorporated.
    c. Unless a sanitary waste holding tank is ultimately not proposed, the applicant shall submit:
        i. 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.
        ii. 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.)
        iii. 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.
3. All approved site improvements, including an accessible walkway to the office building entrance and all landscaping, shall be installed prior to commencement of operations on the site, unless weather conditions do not allow certain improvements in the opinion of the Town Building Inspector. In such case, the Town may require a financial guarantee to ensure their completion.
4. Any future lighting or signage will be subject to Town staff approval and shall meet applicable Town ordinance requirements.

Comments and Analysis:

1. The plans indicate a location for a sanitary holding tank. In a subsequent communication, the applicant's representative indicated that soils tests are not yet complete, and the owner is in process on obtaining more information on a septic system. Please note condition 2.c.i. above. Holding tanks are allowed only as a "system of last resort" rather than a default. Frankie's owner will need to verify with the County Sanitarian/Dane County Environmental Health that a conventional or mound septic system will not work before the Town will be in position to issue a building permit here.
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 fence-plus-landscaping proposal, focused on the Pondella Lane frontage, seems a reasonable approach to screening, given the relatively remote setting of the site and the ordinance standard that has to be met. Such fencing and landscaping should be installed before any storage occurs.
3. The landscape plan includes a sufficient number of plantings to meet the quantitative requirements in the design review ordinance plus the additional landscaping required of Lot 3 per the Swalheim Business Park covenants. 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 trees on the platted area as of March 2022 but later removed.
4. The applicant's plans indicate gravel surfacing for the outdoor storage area and pavement for the driveway segment near Pondella Lane. The Town has no requirement that all circulation and parking areas be paved.
5. The plans call for only modest lighting mounted under the building eaves. The applicant is not proposing any storage yard or driveway lighting at this time.
6. The building meets the building material and detailing requirements in the Town's design review ordinance. Per an above suggested approval condition, building construction would be a required part of initial site improvements.
7. 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. The Town Engineer may also have his own comments.

THE VILLAGE OF
COTTAGE GROVE

Trustee Memo

Meeting Date: 6-15-26

Memo Date: 6-4-26

To: Village Board

From: Cindi Kelm-Nelson, Village President

Subject: Joint Natvig Landfill Committee Restructuring Options for Consideration

Background/Overview
Currently, the Joint Natvig Landfill Committee typically meets for approximately five-ten minutes every other month to review standard landfill reporting and approve routine bill payments. The existing intergovernmental agreement establishing the committee in 2006 does not contain an end date, and the current structure may no longer reflect the most efficient use of staff, elected official, and administrative time and resources. Likewise, the agreement specifically allows for amendments (but no more than once per year). Since the original lawsuit was dismissed, there is no need for court action for any amendments. Thus, the Village and Town could evaluate restructuring options for the Joint Landfill Committee in an effort to improve efficiency while jointly maintaining all required landfill monitoring and oversight responsibilities.

Two potential options could be considered, with oversight from staff and legal counsel to ensure compliance with the current agreement obligations:

Option 1: *Maintain the committee but with reduced meeting frequency*
Under this option, the Joint Landfill Committee would continue to exist, but the governing agreement could be amended to reduce meetings from every other month to an annual meeting schedule.

The annual meeting would include:
- Review of required landfill monitoring and reporting
- Review of annual financial information and expenditures
- Discussion of any operational or compliance updates
- Routine bill approvals could instead be incorporated into standard financial processes already approved by the respective Boards bimonthly.

Option 2: *Dissolve the Joint Landfill Committee*
Under this option, the Joint Landfill Committee would be formally dissolved through amendment or termination of the existing agreement. Responsibilities would instead be incorporated into existing governmental processes:
- For the Village, required landfill monitoring reports could be reviewed through the Public Works Committee and staff/engineering
- The Town can select the monitoring and administrative procedures that work best for its operations.
- Bills and expenditures would be approved through the standard Board(s) approval process

Trustee Request/Recommendation
Both options are intended to improve governmental efficiency, reduce duplicative administrative processes, and better utilize staff and elected official time while continuing to meet all legal and environmental monitoring obligations associated with the landfill. This could be considered for approval at the joint Village/Town meeting on 6-30-2026.

Attachments
1. *Joint Landfill Agreement, 2006*

Trustee Memo

Meeting Date: 6-15-26

Memo Date: 6-2-26

To: Village Board

From: Cindi Kelm-Nelson, Village President

Subject: Emergency Services Building (ESB) Lease Agreement Consideration

Background/Overview
The intent of this effort would be to establish a lease (*concurrent with Fire Agreement Section 6B, Page 6*) and clarity regarding ESB governance and building policy as well as defining oversight. While Cottage Grove Fire District Inc. and Deer-Grove EMS have shared the building for some time, a formalized agreement is legally important to clearly define responsibilities, expectations, and processes moving forward, especially as both entities continue to change.

Given that the Village/Town have partial controlling stakes in the property, this lease arrangement would differ from a standard commercial lease and would require additional consideration of governance, operational responsibilities, and long-term obligations. A lease framework could address the following:

- Roles and responsibilities of the Village and Town as joint building owners and landlords
- Tenant responsibilities for Cottage Grove Fire District Inc. and Deer Grove EMS
- Governance and administrative structure for the ESB
- Building use policies, operational procedures, occupancy requirements, and security expectations
- Decision making and dispute resolution processes
- Space requests and future space allocation considerations
    - Identification of areas controlled and maintained by EMS and Fire, as well as shared common areas
    - Expectations and procedures for Village and Town access to occupied spaces, if necessary
- Maintenance responsibilities, capital improvements, and shared cost allocation
- Responsibility for repair of property damage
- Insurance requirements, if applicable

Trustee Request/Recommendation
The current agreement states the establishment of leases; however, those leases were never formally developed or executed. Setting expectations is an important step in ensuring long-term operational clarity and collaboration. Village staff and legal counsel should begin drafting a joint lease agreement. This could be considered for approval at the joint Village/Town meeting on 6-30-2026.

Attachments
1. *Fire Agreement, 2023*

Village Ecode: Cottage Grove Fire District Commission.

TOWN OF COTTAGE GROVE
TOWN BOARD
RESOLUTION 2026-07-06

A RESOLUTION CONDITIONALLY APPROVING THE FINAL PLAT OF KENNEDY HILLS SECOND ADDITION

WHEREAS, on May 14, 2026, Dunroven Ridge, LLC (the "Developer") submitted an application for final plat approval to the Town, for Kennedy Hills Second Addition, a single-family residential development;

WHEREAS, the proposed Kennedy Hills Second Addition final plat attached hereto and incorporated herein as Exhibit A, consists of Lots 37-65 for single family residential development, an Outlot for park and stormwater management purposes, and public street and infrastructure improvements, and is located in part of the S W¼ of the S E¼ of Section 3, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin;

WHEREAS, the proposed Kennedy Hills Second Addition final plat has been reviewed by the Town Engineer and Town Planner, who have determined the Developer's proposed final plat is consistent with the approved preliminary plat and meets the Town's requirements for final plat approval subject to the conditions included in this resolution;

WHEREAS, on June 24, 2026, the Town Plan Commission reviewed the proposed final plat and the review letters from the Town Engineer and the Town Planner regarding the proposed final plat and recommended conditional approval of the final plat to the Town Board pursuant to Plan Commission Resolution 2026-06-24;

WHEREAS, the proposed Kennedy Hills Second Addition final plat generally conforms to the requirements of Town Ordinance§ 15.08;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Cottage Grove as follows:

1. The Town Board approves the final plat for Kennedy Hills Second Addition subject to the following conditions:

    a. The Developer is required to develop the final plat in compliance with all applicable State statutes and Town ordinances and in accordance with generally accepted engineering standards and practices.

    b. The Developer shall submit copies of Dane County-approved stormwater and erosion control plans and permits to the Town;

    c. The Developer shall provide confirmation from Dane County that the soil studies conducted for Kennedy Hills Second Addition indicate that the lots in the final plat are suitable for septic without any lot requiring a holding tank;

d. The Developer shall enter a Development Agreement with the Town regarding the development of the final plat. The Development Agreement shall be drafted by the Town Attorney and reviewed by the Town Engineer and Town Board. When approved by the Town Board, the Development Agreement shall be executed by and between the Developer and Town. The final plat shall not be signed and released by the Town until the Development Agreement is fully executed. The Development Agreement shall address and incorporate the Developer's removals plan and tree preservation.

e. Pursuant to Town Ordinance§ 15.08(3), the Developer shall provide a copy of the covenants to be recorded on the lots of the final plat. Said covenants shall address the following matters:
   i. Maintenance responsibilities and/or maintenance payments for stormwater management facilities serving the plat;
   ii. Provisions to limit tree removal on Lots 37, 54, and 55; and
   iii. Exterior lighting provisions preserving dark night sky.

   The final plat shall not be signed and released until the covenants are provided to the Town, reviewed by the Town Attorney, and approved by the Town Board.

f. The Developer shall obtain approval of the final plat from the Cottage Grove Fire Department and the Deer-Grove EMS District and present such approval to the Town.

g. The Developer shall contact the local Postmaster to determine the required configuration and placement of mailboxes to serve the new homes in the plat;

h. The Developer shall promptly reimburse the Town for all costs and expenses incurred by the Town in connection with the review and approval of the final plat, including, but not limited to, the costs of professional services incurred by the Town for the review and preparation of required documents, attendance at meetings, or other related professional services.

i. Farmhouse Road shall be developed to Neighborhood Connector Street Standards;

j. The parking lot to be installed on Outlot 3 shall include two ADA compliant parking spaces;

k. Recreational impact fees shall be waived for Kennedy Hills Second Addition, and Note 1 on the proposed Final Plat shall be revised to remove the first sentence regarding recreational impact fees;

l. As part of its Removals Plan, the Developer shall study the trees adjacent to the north line of the Kennedy Hills Second Addition plat to determine which can be maintained;

m. The Developer shall address all of the Town Engineer's comments on the Final Plat and associated engineering plans in his letter dated June 17, 2026, and all of the Town Planner's underlined suggestions in his memo dated June 17, 2026 (except second sentence of Note 1 to the final plat shall remain); and

n. In addition to those outlined above, the Developer shall obtain all required approvals from other approving authorities, as required by law.

o. No work may commence on Kennedy Hills Second Addition until conditions 1. a. through d. of Town Board Resolution 2025-12-15b regarding the public improvements of Kennedy Hills First Addition are confirmed as satisfied by the Town Engineer. Condition 1. f. must be satisfied by the fall of 2026.

This Resolution was duly adopted by Town Board of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on July 6, 2026, by a vote of 5 in favor, 0 opposed.

TOWN OF COTTAGE GROVE

By: _____
Steven Anders, Town Board Chair

Attested by:

_____
Kim Banigan, Town Clerk

Incorporated by Reference:
Exhibit A, Final Plat for Kennedy Hills Second Addition