TOWN OF COTTAGE GROVE
TOWN BOARD MEETING
AUGUST 3, 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 and Patrick Buchholz were present, along with Clerk-Treasurer Kim Banigan. DGEMS Chief Eric Lang was present virtually. 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 Buchholz/Fonger to approve the minutes of the July 20, 2026 Town Board meeting as printed. **MOTION CARRIED 4-0.**

D. Finance Report and Approval of Bills: **MOTION** by Buchholz/Fonger to approve deposits of $58,512.11, checks #38785-38807 totaling $36,752.14, EFTs in the amount of $30,878.23, and scheduled credit card payment of $248.00, along with credit card charges and July per diems as presented. **MOTION CARRIED 4-0.**

II. BUSINESS

A. Plan Commission Recommendations

1. Tyler and Constance Kurt, Petitioners, Silvin F & Rosemary L Kurt Rev Trust, property owner, parcel 0711-013-8000-2 at 4559 Ridge Road: Seeking rezone of .7539 acres from FP-35 to SFR-08 for a new permanent home to replace mobile home now allowed under CUP 2638 (DCPREZ-12315): Tyler Kurt was present. **MOTION** by Fonger/Eickhoff to accept the Plan Commission's recommendation to approve the rezone of .7539 acres from FP-35 to SFR-08. **MOTION CARRIED 4-0**

2. Screamin' Norwegian Farms LLC, Petitioner and property owner, parcel 0711-244-9500-6: Seeking rezone of 2.343 acres from FP-35 to RR-2 to create a new residential lot (DCPREZ-12327): Neli Skaar was present. **MOTION** by Buchholz/Eickhoff to accept the Plan Commission's recommendation to approve the rezone of 2.343 acres from FP-35 to RR-2 to create a new residential lot. The parcel is allowed to exceed 2.0 acres to line up with portion of the adjacent parcel to the west that is still farmed, and the RDU will come from parcel 0711-354-8500-5. **MOTION CARRIED 4-0.**

3. Allison Rathsack, petitioner, Dane County, property owner, parcel 0711-334-9235-0 north of 3236 CTH N: Seeking rezone to Rural Industrial for storage of materials (DCPREZ-12300), and Conditional Use Permit for removal of clay materials (DCPCUP-02712). (Tabled from June 24th): Rathsack and Dane County Director of Waste and Renewables John Welch were present. In response to a question from Eickhoff, Rathsack stated that after the reclamation of the clay extraction site is complete, the County intends to use the site for storage for the Dane County Highway Department, including a building similar in size to the pavilions at the Dane County Expo Center, and outdoor storage. Eickhoff asked if other sites are being considered for the storage facility, Welch said they had, but this is currently the selected site. Eickhoff and Kris Hampton, 3310 CTH B, also brought up inadequate reclamation from prior clay extraction there that left wet spots in a field and improper drainage under Ofsthun Road. Welch said redevelopment for the storage facility will require the site to hold stormwater for a 200-year event. Hampton asked what the benefit of this is to the Town, stating that as a County-owned property, there are no taxes paid to the Town, and noting that recent County purchases of property on Hope Hollow Road further reduced the Town's tax base. Eickhoff inquired about a payment in lieu of taxes to compensate for emergency

services expenses, but there were no ideas about how the payment amount would be calculated. It was noted that the County has owned the property proposed for clay extraction and re-development since the 1980s, and the Town does have it planned for commercial development. When asked whether he has located any farmland to replace what the Hornungs had been renting, he said yes for 2027, with 95% certainty.
MOTION by Fonger/Buchholz to accept the Plan Commission's recommendation to approve the rezone of 31.98 acres from FP-1 to RI, with a CUP for removal of clay materials, subject to the following conditions. With this, all conditions for CUP approval are considered satisfied:

Conditions of Rezone

1. Land uses on the property shall not include any of the following:
    a. Asphalt or concrete production
    b. Commercial processing or composting of organic byproducts or wastes
    c. Demolition material storage or disposal
    d. Dumping ground
    e. Incinerator site
    f. Salvage operation
    g. Slaughterhouse or meat processing plant
    h. Stockyard or livestock auction facility
    i. Solid waste disposal or recycling operation
    j. Wastewater treatment facility
2. Outdoor storage shall be kept within outdoor storage yards that are:
    a. Clearly indicated on a site plan approved by the Town of Cottage Grove.
    b. Not within 200 feet of the right-of-way for Highway N.
    c. Gravel or hard surfaced.
    d. Fully screened from Highway N and residential zoning districts by buildings, landscaped berms, walls, and/or opaque fences. Chain link fences with slatted inserts or mesh coverings are not considered opaque fences.
3. Outdoor storage shall not be introduced to the site until building and zoning permits for a permanent storage building have been issued, construction of the building has commenced, and screening of the outdoor storage yard(s) has been installed.
4. Any proposal to use a holding tank for sanitary waste storage must meet applicable County regulations plus the holding tank policy in Figure 9 of the Town of Cottage Grove Comprehensive Plan.
5. Prior to the commencement or expansion of any use or activity meeting the minimum criteria in Section 12.08(2) of Town ordinances, the owner shall apply for and obtain Town design approval of Section 12.08 of Town ordinances.

Conditions of CUP

1. Conditional use is subject to the 37 conditions in the County Planning and Development Department's 7/23/26 County Planning staff report, with the following additions and modifications:
    a. Amend condition 23 to read as follows: "23) Subject to State Statute 66.0441(3)(c), hours of operation shall be 7:00 a.m. to 6:00 p.m. Monday through Friday. There shall be no operations of any kind on Saturdays, Sundays, and holidays. Holidays are to include: New Year's Eve, New Year's

Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve, and Christmas Day."

b. Add condition 38 to read as follows: "38) Before commencement of clay extraction operations, applicant shall apply for and obtain Town approval of a non-metallic mineral extraction permit under Town Code Chapter 17."

MOTION CARRIED 4-0.

B. Discuss/Consider request for snake crossing signs near 3252 Vilas Road: Liz Griffith, 3272 Vilas Road, said a significant number of garter snakes cross the road near her property enroute to their hibernation location, and many are getting run over. She offered to purchase and install the signs herself. **MOTION** by Buchholz/Fonger to approve the snake crossing signs if supplied by Ms. Griffith and installed as specified by the Highway Superintendent. **MOTION CARRIED 4-0.**

C. Discuss/Consider approval of a 180-day blasting permit application by RG Huston Company at 3440 County Highway N for rock excavation to prepare site for a commercial development (Ironstone Business Park): Wade Huston and Dennis Richardson were present to represent RG Huston Company, along with Blaster D.J. Dolphin. They described this as a pretty standard blasting project with 8 to15 foot-deep borings, with 7,000 lbs. of shot spread over 200-300 holes per shot. They expect 45 total shots, 2-3 shots per week, weather dependent. The area will include site prep for the Paul Davis Restoration expansion. The house in the development area is scheduled for demolition soon. There will be crushing on site, with most material expected to be used onsite. Any excess will be taken to the Skaar Pit across the road. **MOTION** by Fonger/Eickhoff to approve the 180-day blasting permit, start date to be determined upon notification by applicant to the Clerk. **MOTION CARRIED 4-0.**

D. Discuss/Consider Cottage Grove Village Board request to consider approving road connections at Meadowlark St., Nightingale LN, Mourning Dove Dr. and Pheasant Run: This request (Exhibit A) was precipitated by concerns over a single access point to the Westlawn Estates development in the Village. Anders noted that the Town encouraged the developer to create connections at the time of development, but they were unwilling to foot the bill to make the necessary improvements to the Town roads. He further stated that the other options have nothing to do with the Town. Anders thought a Meadowlark Street connection would be the path of least resistance, but it would prohibit Town residents from parking on the road in front of their homes. Fonger said he talked to residents on the Village side of the dead-end roads and found them to be very happy with things the way they are. Buchholz stated that the Fire Department and Village Police have keys to the construction entrance onto Buss Road that could be opened if a second ingress/egress were needed in an emergency. Several residents from Pheasant Run were present. Keri Robbins, 2737 Pheasant Run, said they bought there because of the dead end and would not support a connection, feeling that the added vehicular and pedestrian traffic would have a substantial negative effect on their neighborhood, and that other alternatives exist. Jason Bree, 2764 Pheasant Run, which is at the dead end, thinks opposition may lessen once Damascus goes through to Gaston as traffic will be less likely to cut through to take Sandpiper to Gaston. He sees Nightingale as the worst option due to the park. He noted that a lot of kids walk through and most are OK with that, although it can be muddy/slippery. He suggested a path to connect the middle of the roads. Otto Omeig, 2757 Pheasant Run, said he purchased there because of the dead end, and is against a connection. Mary Voeck, 2737 Pheasant Run, also spoke in opposition to a connection. Two residents from other areas of the Town had submitted emails in favor of the connections. Fonger stated that when Pheasant Run was originally platted, it was intended to continue west for further

Town development. Hampton added that if you look at the original plat, dead ends have a cul-de-sac, otherwise they were intended to go through eventually. **MOTION** by Fonger/Eickhoff to include this on the agenda for the joint Town/Village Board meeting on September 14th. **MOTION CARRIED 4-0.**

E. Discuss/Consider approval a proposal from TetraTech for Private Well Groundwater Sampling of Hydrite Replacement wells selected by the Ad Hoc Well Testing Group: **MOTION** by Buchholz/Fonger to approve the proposal, with costs paid out of the Hydrite Settlement fund balance. **MOTION CARRIED 4-0.**

F. Set date for first Town Board meeting in September: Consensus was to hold it on Tuesday, September 9th due to Labor Day.

III. PUBLIC WORKS ACTIVITY UPDATE: Dresen was not present.

IV. CLERK-TREASURER'S OFFICE UPDATE: Preparations for the partisan primary continue, with a public test of voting equipment tomorrow. Absentee voting in the Clerk's office goes through this week. She is beginning to look at 2027 budget preparations.

V. BOARD REPORTS AND COMMUNICATIONS:

A. Anders met with representatives of the County Highway Department and Strand Engineering regarding reconstruction of the CTH N bridge near Natvig Road. His plea to keep one lane of CTH N open to traffic during construction was shot down. There will be a short window for the project next summer if it is to be complete before school starts since the DNR says it cannot begin until after June 15th due to a fish habitat. If the Town posts a 10-ton weight limit on Natvig Road to prohibit heavy truck traffic from cutting through, an exemption may be needed for Nelson Bus Company.

VI. COMMITTEE REPORTS:

A. Natvig Landfill Monitoring Committee: Buchholz reported Heidi Murhpy was elected as Chair Pro-tem in the absence of Committee Chair Steve Anders. After approving the bills, the committee voted to reduce the meeting frequency to just once per year. Anders stated that he has no interest in changing anything about the Landfill agreement that has been working well for many years. Thoughts were that this should be discussed at the September 14th joint meeting with the Village Board.

B. Cottage Grove Fire District Committee: Fonger said the committee spent an hour and a half on the Service Animal policy. Discussion was that based on their agenda for tonight's meeting, the Village Board appears to be moving forward with drafting an Emergency Services Building policy with no input from the Town Board. Thoughts were that this should be a topic for the September 14th joint meeting as well. A quote from Mark's Ready Rooter was approved not to exceed $8,000, using funds in the building maintenance budget.

VII. Adjournment: **MOTION** by Eickhoff/Buchholz to adjourn. **MOTION CARRIED 4-0**. The meeting ended at 8:23 P.M.

Kim Banigan, Clerk-Treasurer
Approved 08-17-2026

Town of Cottage Grove

Kim Banigan <clerk@towncg.net>

Request for Consideration of Road Connections

1 message

Cynthia Kelm-Nelson <ckelm@villageofcottagegrove.gov> Tue, Jul 21, 2026 at 12:20 PM
To: Steven Anders <sanders@towncg.net>
Cc: "clerk@tn.cottagegrove.wi.gov" <clerk@tn.cottagegrove.wi.gov>, Matt Giese <mgiese@villageofcottagegrove.gov>

Hi Steve,
The Village Board has directed me to ask that the Town Board please consider approving road connection(s) at the following locations:

1. Meadowlark Stret
2. Nightingale Lane
3. Mourning Dove Drive
4. Pheasant Run

There are memos and maps attached that were discussed at our Village Board meeting on 7/20/26.

Unanimous direction from the Village Board was to pursue shared roads. If the Town approves any or all of these requests, the Village could begin moving forward with the work as early as Spring 2027.

As we prepare our budgets this fall, we would appreciate the Town Board considering this request at its next meeting. If the town is agreeable, we would then move forward with the next step of asking engineering for costs. There was no discussion last night on how the costs would be covered or shared.

Thank you for your time and consideration, and please let me know if you have any questions or would like any additional information.

Thanks,
Cindi

Cynthia Kelm-Nelson (she/her)
Village President
Village of Cottage Grove, Wisconsin
221 E Cottage Grove Rd | Cottage Grove, WI 53527
Email: ckelm@villageofcottagegrove.gov
Village Website: https://www.vi.cottagegrove.wi.gov

THE VILLAGE OF COTTAGE GROVE

Community • Action • Integrity • Collaboration

4 attachments

20204.pdf
157K

20190.pdf
294K

20190 (1).pdf
513K

20190 (2).pdf
1718K

THE VILLAGE OF
COTTAGE GROVE

Trustee Memo

Meeting Date: July 8, 2026

Memo Date: June 19, 2026

To: Village Public Works Committee,
Village Board of Trustees

From: Heidi Murphy, Village Trustee; Cindi Kelm-Nelson, Village President

Subject: Westlawn 4th and 5th Addition Road Connections

A. Background/Overview:

Purpose

This memo requests that the Village Public Works Department evaluate and recommend alternative options for establishing a second public road access point serving Westlawn Estates' 4th and 5th Additions. The neighborhood currently relies on a single public entry point (Damascus Trail), and the urgency of addressing this situation has grown significantly with the increase in housing development. This memo summarizes the history of planned connections, the current status of available options, and potential paths forward for recommendation by the Public Works, Properties, and Sustainability Committee with subsequent consideration/approval by the Village Board.

Planning Framework and Decision-Making Process

Over the years, different Village Boards with varying memberships, perspectives, and opinions have reviewed, debated, and approved elements of Westlawn Estates subdivision and the surrounding area. While individual Board members may have different views, decisions are made within established processes and guided by the Comprehensive Plan, state statutes, and adopted policies, along with the long-term vision for the community.

Development is not a static process. Plans change over time in response to market conditions, pace of developer, infrastructure needs, regulatory requirements, property ownership changes, and other factors both within and outside of a Village Board's control. Communities that are successful are willing to adapt, work through challenges, and seek practical solutions when circumstances change.

Our focus here should be on finding the best path forward. We need to be solution driven, continue doing the work in front of us, and focus on achieving the best possible outcome for this area of our community.

Original Connection Plans — 4th Addition

Development concepts for the 4th Addition and for the greater neighborhood, in 2013, included three main roads connecting westward to Buss Road, which would have distributed traffic across a well-balanced, connected network. In addition, road stubs were installed to allow future connections with the Town's roads at both Pheasant Run and Mourning Dove Drive.

These plans did not advance for the following reasons:

- The Town denied connection permits at both Pheasant Run and Mourning Dove Drive in 2013. Existing Town residents gave public comments that they preferred to maintain those roads as they were, and the Town declined to grant access. The Town and Village discussed this at a Joint Town-Village Board meeting on June 27, 2019.
- In 2017, the Monona Grove School District purchased the land that would have served as the corridor for the three western road connections to Buss Road. That land remains in school district ownership, making a western connection at those locations now infeasible.

5th Addition and Additional Stubs

With the approval of the 5th Additon, additional right-of-way was dedicated to support future connections.

Currently, three opportunities exist, but all require Town approval:

1. A connection from Wellington Place to the Town's Nightingale Lane. The right-of-way is dedicated; however, the Village would need to fund construction of the short connecting segment and secure a Town connection permit.
2. A stub to Meadowlark Street that could also connect to Wellington Place. This connection similarly requires a Town permit.
3. Connect some or all these stubs and permanently gate the connection (closed) so they are only used in the event of an emergency.

It is worth noting that the Village has not formally approached the Town to request any of these new connection permits. Outreach regarding these options may be warranted, thus one potential action of the committee could be to send formal communication (*see below*). In both 2024 and 2025, the Village did request a 60' multi-use path/pedestrian connection paid for and maintained by the Village at both Mourning Dove Drive and Pheasant run. The proposal failed in 2024 and was not entertained by the Town Board in the fall of 2025.

Current Interim Access

In 2020, a gravel construction access drive, owned and installed by the Homburg developer, was designed to extend London Road to Buss Road. Currently, this drive is open on weekdays from 7:00 a.m. until early evening, is controlled by Homburg's employees, and is otherwise gated closed. However, local emergency responders have been provided with a key for emergency access and incorporated its use into emergency management protocols. While this temporary arrangement provides some functional benefit, it does not constitute a public road and cannot be relied upon as a permanent solution.

Ongoing Community Monitoring by Village Staff

Village staff actively monitor all Village roads and neighborhoods, including the Westlawn subdivision, for traffic related concerns such as vehicle speeds, construction traffic, overall traffic volumes, intersection needs, traffic calming measures, and pedestrian connectivity. The Village Police and Public Works Departments regularly assess conditions and bring forward recommended modifications through the appropriate committee processes. Staff have also maintained ongoing communication with Mr. Homburg to reinforce construction protocols and expectations in this neighborhood.

Moreover, the Village maintains strong emergency management protocols and contingency plans. All public safety agencies participate in ongoing emergency management and incident specific training and, during large scale incidents, operate under the Village's recently revised and approved Emergency Management Plan.

B. Options for Consideration:

We present the following options for evaluation. They are not mutually exclusive, and a combination of approaches may prove most effective:

Option 1: Village-Funded Extension of London Road to Buss Road

The Village could construct a public, paved road extending London Road to Buss Road, entirely within Village control and not dependent on Town permits. This is estimated at approximately 1,900 linear feet of new roadway. Costs could be structured for developer reimbursement when development of the 6th Addition proceeds at a future unknown date. However, the extension of London Ave to Buss Road is not Village owned and currently not platted. Additionally, off the existing gravel road is Homburg's borrow pit for their development. This option does provide a permanent, publicly accessible second exit and is actionable without third-party approvals.

Option 2: Village-Funded Extension of Damascus Trail to Gaston Road
An alternative road extension would take Damascus Trail northward to Gaston Road, estimated at approximately 1,200 linear feet. Like Option 1, this would be funded by the Village with reimbursement tied to future development, and it does not require a Town connection permit. The shorter length may offer a cost advantage. However, the land along this corridor has not yet been platted; the developer owns the property, and platting would need to be addressed as part of any agreement. Moreover, this would be a direct path from Vilas to Gaston with potentially only one stop light and three stop signs in between. Traffic would likely increase substantially by creating a direct north/south corridor where there are currently not that many of those, especially routes as direct as this. We would need to study and potentially have traffic calming measures to reduce speed and create safety for pedestrians, especially around school zones, coming down a hill on Damascus Trail.

Option 3: Renewed Engagement with the Town on Existing Stubs
The Village has not approached the Town regarding connections at the newer Nightingale Lane or Meadowlark Street. A formal and specific request directed to the Town, particularly for the Nightingale Lane connection where right-of-way is already dedicated, could potentially yield a lower-cost solution.

A key consideration for the Town is that any connecting roadway be constructed with sufficient width to allow on-street parking by Town residents while still maintaining two-way traffic flow. The Town's concern is primarily roadway width rather than the installation of curb and gutter, which would not be necessary on the Town side of the connection. Nightengale Lane may be a logical location to evaluate further, as it is currently a cul de sac serving the fewest number of homes compared to other potential connection points such as Pheasant Run, potentially minimizing impacts to existing residents while still providing connectivity benefits. This option carries uncertainty but should not be overlooked given the existing infrastructure already in place.

Option 4: Discuss Gated Connections with the Town on Existing Stubs for Emergency Use Only
Gated access at the current road stubs within Westlawn Estates to Town roads such as Nightingale Lane, Meadowlark Street, Pheasant Run, or Mourning Dove Drive. The gates would remain closed under normal circumstances, limiting through-traffic and improving safety within the neighborhood. Emergency services would be provided with access credentials to ensure timely response in the event of an emergency.

Option 5: Engage the Developer to Accelerate 6th Addition and Developer Led Infrastructure
In conversation with the developer, the 6th Addition of Westlawn Estates was anticipated to follow shortly after the 5th Addition and would have brought road connections along with new development. This remains the Village's current primary strategy, as outlined in the Village's Comprehensive Land Plan. However, for reasons that are not fully known, the 6th Addition has not advanced in the expected timeline. The Village has engaged the developer to understand the timeline and may want to explore whether agreements or other arrangements could accelerate progress. This approach is passive in nature and carries continued uncertainty in timing.

Option 6: Other Possible Solutions
The Public Works Department/Committee with the Village Board are encouraged to identify any additional solutions not addressed here. Circumstances on the ground, available easements, or creative engineering approaches may present alternatives not fully captured in this analysis. Likewise, a recommendation could involve eminent domain, however that option should be considered a last resort.

In sum, while it is common for municipalities to allow growth to organically fund and trigger new road infrastructure, the single-access condition in Westlawn Estates represents a situation where waiting may not be appropriate. The neighborhood has grown substantially, and residents as well as emergency management professionals have raised concerns about the reliance on a single public entry point. The temporary construction drive, while helpful in the interim, is not a public road and cannot substitute for permanent second access. The urgency of this issue warrants proactive consideration rather than continued deference to future development timelines.

C. Trustee Request/Recommendation:

Respectfully, we request that the Public Works Department and Committee review the options outlined above, assess their feasibility and timing, provide cost estimates where applicable, and prepare a recommendation for consideration by the Village Board. Input on any additional options not identified here is also welcome. The goal is to identify a realistic path to establishing a second, permanent public access point for Westlawn Estates in a timely manner.

D. Attachments:

1. **Westlawn Map**
2. **4th Addition Plat Map**
3. **5th Addition Plat Map**



THE VILLAGE OF
COTTAGE GROVE

Trustee Memo

Meeting Date: July 20, 2026

Memo Date: July 16, 2026

To: Village Board

From: Paula Severson, Trustee

Subject: Discuss And Consider Potential Solutions To Improve Emergency Access And Secondary Egress For The Damascus Trail/Westlawn Neighborhood.

Background/Overview

Following the recent gas line incident that temporarily closed the primary access to the Damascus Trail/Westlawn neighborhood, many residents expressed understandable concerns regarding emergency access and the lack of a secondary means of entering and exiting the neighborhood. While emergency responders were ultimately able to access the area, the incident highlighted the importance of evaluating options that could improve emergency preparedness and neighborhood resiliency.

Trustee Request/Recommendation

To help advance the discussion, I brought forward two potential concepts for consideration during the Public Works Committee meeting:

- **Emergency Access Option:** Evaluate a gated emergency access connection between the Village and Town at **Meadowlark**. Because only a short distance (approximately 65 feet) separates the two roadways, this may provide a practical emergency access route without creating a permanent through street right now. We could also look at the feasibility of this being a permanent connection so that neighbors on the north side of that subdivision have a way out until the subdivision is connected to Gaston.
- **Long Term Option:** Explore the feasibility of connecting **Mourning Dove Drive** through the Town. While this would require additional engineering, coordination, and investment, including consideration of stormwater infrastructure, it could provide a permanent secondary connection for the neighborhood.

During committee discussion, engineering staff noted that Meadowlark appears to be a relatively straightforward location for emergency access, while a Mourning Dove connection would require additional analysis of drainage and infrastructure considerations. Staff also noted that any roadway connection should be evaluated not only for today's traffic conditions but with future development in mind.

Following the committee meeting, I also considered an immediate temporary measure that may provide additional peace of mind while longer term options are explored. The existing construction access road currently serves as an emergency access route but is locked overnight. Keeping that access road open at all times until a permanent solution is identified

would ensure an additional point of access remains available if the primary entrance is blocked.

Perhaps the most important outcome of the Public Works discussion was the recognition that any long term solution will require collaboration with the Town of Cottage Grove. Before investing significant engineering resources into evaluating specific alternatives, it would be prudent to begin an official conversation with Town officials regarding their interest in exploring potential roadway connections between the Town and Village. The Public Works Committee ultimately recommended initiating those discussions before pursuing additional engineering work.

Recommended Next Steps

1. Initiate discussions with the Town of Cottage Grove regarding potential roadway connection concepts that could improve emergency access and neighborhood connectivity. Given my longstanding working relationship with Town officials and residents, I would be willing to help facilitate these conversations if the Board believes that would be beneficial.
2. Evaluate whether the construction access road can remain open at all times as a temporary measure while longer term solutions are explored.
3. If there is mutual interest from the Town, direct staff and the Village Engineer to evaluate feasible alternatives and provide engineering analysis, cost estimates, and any associated drainage or infrastructure considerations for future Board review.

The purpose of this discussion is not to predetermine a specific solution, but rather to begin a collaborative process focused on improving emergency access, strengthening public safety, and ensuring the Damascus Trail/Westlawn neighborhood has reliable options during future emergencies.

Future Planning

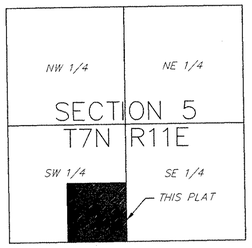
Looking beyond this particular neighborhood, I believe this discussion presents an opportunity to improve how we plan future growth along our municipal boundaries. When new developments are proposed adjacent to the Town, I believe the Village should proactively engage Town officials early in the planning process to discuss roadway connections, emergency access, stormwater considerations, and other shared infrastructure issues before development plans are finalized. Early collaboration allows both communities to identify opportunities, address concerns, and develop solutions that benefit residents on both sides of the boundary.

In addition, I believe future subdivisions should be designed with two points of ingress and egress whenever practical. Providing multiple access points from the outset improves emergency response, enhances public safety, and creates a more resilient transportation network for residents.

FOURTH ADDITION TO WESTLAWN ESTATES

SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 5, T7N, R11E,
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

Document No. 5023405



LOCATION MAP
NOT TO SCALE

N

North is referenced to the South line of the SW 1/4 Section 5, T7N, R11E. WIDOT county coordinate system, grid bearing S87°38'07"W.

0 100 200

SCALE: 1" = 100'



LEGEND

- ● FOUND 3/4" SOLID ROUND IRON REBAR
- ■ FOUND DANE COUNTY ALUMINUM MONUMENT
- ○ SET 1-1/4" x 18" SOLID ROUND IRON REBAR WEIGHING 4.17 LBS/LF ALL OTHER LOT AND OUTLOT CORNERS MARKED WITH 3/4" x 18" SOLID ROUND IRON REBAR WEIGHING 1.50 LBS/LF
- ( ) "RECORDED AS" INFORMATION
- 6' / 6' PUBLIC UTILITY EASEMENT (6' WIDE UNLESS OTHERWISE DIMENSIONED). UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- —D→ DRAINAGE ARROWS - ARROWS INDICATE THE DIRECTION OF DRAINAGE. DRAINAGE SHALL BE MAINTAINED BY THE OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE VILLAGE OF COTTAGE GROVE.

NOTE:
The minimum unprotected foundation opening elevation for the following lots shall be:

Lot No.	Minimum Elevation (USGS Datum)
302	963.9
303	963.9
304	963.9
305	963.9
306	963.9
307	963.9
308	966.0
309	966.0
310	966.0
311	966.0
312	966.0
313	965.8
314	965.8
315	965.8
316	965.8
323	965.8
324	965.8
325	965.8
326	965.8
327	965.8
328	966.0
329	966.0
330	966.0
331	966.0
332	966.0
335	969.2
336	969.2
337	969.2
338	969.2
339	969.2
340	969.2
341	969.2
342	969.2
346	969.2
348	969.2
349	969.2
350	969.2
351	969.2
352	969.2
353	969.2
354	969.2
355	969.2
356	969.2
363	976.2
364	976.2
365	976.2
366	976.2
379	947.2

NOTES:
1) All distances are measured to the nearest hundredth of a foot.

2) Distances shown along curves are chord lengths.

3) See results of Soil Test Pits taken on 12-7-12 by CGC Inc. Lowest depth recorded was at Elev. 939.1, no ground water was present.

4) Existing zoning is RH. Proposed zoning for Lots 296 through 379 is SR-4 (Single Family Residential). Outlots 6 through 10 to be zoned for Park and Open Space.

5) Outlots 6 through 10 are designated as Environmental Corridors for the purpose of stormwater management and parkland.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 31st, 2013

Bernie M. Dorn
Deptmartment of Administration

WISCONSIN
MARK KUPSCH
S-1426
MADISON, WIS.
8-05-13
LAND SURVEYOR

Revised this 10th day of June, 2013
Revised this 16th day of July, 2013
Revised this 30th day of July, 2013

This instrument was drafted by Homburg Contractors, Inc.

Office Map No. 13-1116

FOURTH ADDITION TO WESTLAWN ESTATES

SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 5, T7N, R11E,
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 31st, 2013

Deptmartment of Administration

SURVEYOR'S CERTIFICATE:

I, Mark I. Kupsch, Registered Land Surveyor, S-1426, do hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Cottage Grove, and under the direction of the owner listed below. I have surveyed, divided, and mapped " FOURTH ADDITION TO WESTLAWN ESTATES ", that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is located in the Southeast 1/4, of the Southwest 1/4, Section 5, T7N, R11E, Village of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Beginning at the South 1/4 corner of said Section 5 being the Southwest corner of the First Addition to Ravenwood Estates; thence S87°38'07"W, along the South line of said SW1/4, 1338.04 feet to the Southwest corner of the SE1/4 of the SW1/4 of said Section 5 ; thence N00°23'18"W, along the West line of said SE1/4 of the SW1/4 , 1337.16 feet to the Northwest corner thereof; thence N87°34'26"E, along the North line of said SE1/4 of the SW1/4, 1338.20 feet to the Northwest corner of the First Addition to Ravenwood Estates; thence; S00°23'01"E, along the West line of the First Addition to Ravenwood Estates, 1338.59 feet to the point of beginning. Said parcel contains 1,789,137 sq. ft. or 41.073 acres. Subject to any and all easements and agreements recorded and unrecorded.

Dated this 5TH day of AUGUST, 2013.
Revised this 10th day of June, 2013
Revised this 16th day of July, 2013
Revised this 30th day of July, 2013

WISCONSIN — MARK KUPSCH — S-1426 — MADISON, WIS. — 8-05-13 — LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE

Homburg Equipment, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Homburg Equipment, Inc. does further certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:

Department of Administration
Cottage Grove Village Board
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, said Homburg Equipment, Inc. has caused these presents to be signed by its President and counter signed by its Secretary, on this 9th day of SEPTEMBER, 2013.

Shirley A. Homburg, President — Chris A. Homburg, Secretary

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 9 day of September, 2013, Shirley A. Homburg, President and Chris A. Homburg, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin Gail Schuler
My commission expires 1/17/13

GAIL SCHULER — NOTARY PUBLIC — STATE OF WISCONSIN

CONSENT OF MORTGAGEE

Monona State Bank , mortgagee of the above described lands, does hereby consent to the above owners' certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat. In witness whereof, said Monona State Bank, has caused these presents to be signed by its corporate officers named below.

this 4th day of September, 2013.

Arlyn J. Steffenson Sr. Vice President — Timothy J. Ryan Sr. Vice President and CFO

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this 4th day of September, 2013, Arlyn J.Steffenson, Sr. Vice President and Timothy J. Ryan Sr. Vice President and CFO, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice Presidents and CFO of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin Ophelia N. Bailly
My commission expires 1/11/15

OPHELIA N. BAILLY — NOTARY PUBLIC — STATE OF WISCONSIN

VILLAGE BOARD CERTIFICATE

Resolved that this plat known as "FOURTH ADDITION TO WESTLAWN ESTATES" located in the SE ¼, of the SW ¼, of Section 5, T7N, R11E, Village of Cottage Grove, Dane County, Wisconsin, having been approved by the Village Board and that said resolution further provided for acceptance of those lands and rights dedicated by "FOURTH ADDITION TO WESTLAWN ESTATES" to the Village for public use.

I, Deb Winter, do hereby certify that I am dully appointed, qualified and acting village clerk of the Village of Cottage Grove , Dane County, Wisconsin, and further certify that the conditions of said approval were fulfilled on the 9th day of September, 2013.

Deb Winter, Village Clerk

VILLAGE TREASURER CERTIFICATE

I, Deb Winter, being the duly appointed, qualified and acting treasurer of the Village of Cottage Grove, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 9th day of September, 2013 on any of the lands included in the plat of "FOURTH ADDITION TO WESTLAWN ESTATES."

Deb Winter, Village Treasurer

DANE COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

I, ~~David J. Worzala,~~ T. Adam Gallagher being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 9 day of September, 2013 affecting the lands included in the plat of "FOURTH ADDITION TO WESTLAWN ESTATES."

~~David J. Worzala,~~ Dane County Treasurer
T. Adam Gallagher

REGISTER OF DEEDS CERTIFICATE

Received for recording this 10TH day of SEPTEMBER, 2013, at 4:05 o'clock P.M. and recorded in volume 60-018B of Plats on Pages 95-96 as Document No. 5023405.

Kristi Chlebowski by Colleen M. Sheedy, deputy
Kristi Chlebowski, Dane County Register of Deeds

CURVE DATA

CURVE NUMBER	LOT	RADIUS	ARC	CHORD BEARING	CHORD	CENTRAL ANGLE	TANGENT BEARING
1-2		265.00'	20.92'	N01°45'40.5"W	20.91'	04°31'21"	
3-4		15.00'	23.01'	N47°58'02"W	20.82'	87°53'22"	
5-6		15.00'	24.11'	N42°01'58"E	21.60'	92°06'38"	
7-8		15.00'	23.01'	S47°58'02"E	20.82'	87°53'22"	
9-10		15.00'	24.11'	S42°01'58"W	21.60'	92°06'38"	
11-12		335.00'	26.44'	S01°45'40.5"E	26.44'	04°31'21"	
13-14		170.00'	34.20'	N82°19'31.5"E	34.14'	11°31'31"	
	LOT 296	170.00'	26.08'	N83°41'35.5"E	26.05'	8°47'23"	
	LOT297	170.00'	8.12'	N77°55'50"E	8.12'	2°44'08"	
15-16		230.00'	44.44'	S82°05'56.5"W	44.38'	11°04'21"	
	LOT 298	230.00'	33.89'	N80°47'02.5"E	33.86'	8°26'33"	
	LOT 299	230.00'	10.55'	N86°19'13"E	10.55'	2°37'48"	
17-18		230.00'	150.32'	S73°38'32.5"E	147.65'	37°26'41"	
	LOT 303	230.00'	21.73'	S89°39'31.5"E	21.72'	05°24'43"	
	LOT 304	230.00'	85.28'	S76°19'52"E	84.79'	21°14'36"	
	LOT 305	230.00'	43.31'	S60°18'53"E	43.25'	10°47'22"	
19-20		170.00'	105.24'	S72°39'15"E	103.56'	35°28'06"	
21-22		230.00'	142.38'	S72°39'15"E	140.12'	35°28'06"	
	LOT 308	230.00'	52.15'	S83°53'34"E	52.04'	12°59'28"	
	LOT 309	230.00'	80.35'	S67°23'23"E	79.94'	20°00'56"	
	LOT 310	230.00'	9.88'	S56°09'03"E	9.88'	2°27'42"	
23-24		170.00'	111.10'	N73°38'32.5"W	109.13'	37°26'41"	
	LOT 311	170.00'	5.13'	N55°47'02.5"W	5.13'	1°43'41"	
	LOT 312	170.00'	100.37'	N73°33'47"W	98.92'	33°49'48"	
	LOT 313	170.00'	5.60'	S88°34'43"W	5.60'	1°53'12"	
25-26		170.00'	32.85'	N82°05'56.5"E	32.80'	11°04'21"	
27-28		230.00'	46.27'	N82°19'31.5"E	46.19'	11°31'31"	
29-30		15.00'	24.67'	S51°58'46"E	21.98'	94°14'08"	
29-69		165.00'	2.42'	S04°28'31.5"E	2.42'	00°50'21"	29 - N04°51'42"W
31-32		15.00'	23.56'	S35°54'10"W	21.21'	90°00'00"	
33-34		15.00'	23.56'	N54°05'51"W	21.21'	90°00'00"	
34-35		336.81'	52.72'	N85°23'12.5"E	52.66'	08°58'05"	34 - S80°54'10"W
38-39		270.81'	42.65'	N85°21'33.5"E	42.60'	09°01'23"	
39-40		15.00'	22.88'	N37°08'43"E	20.73'	87°24'18"	39 - S80°50'52"W
40-70		235.00'	10.40'	S05°17'24"E	10.40'	02°32'06"	40 - N06°33'27"W
41-42		233.00'	138.99'	S82°00'31"E	136.94'	34°10'38"	
	LOT 323	233.00'	32.94'	N84°57'09"E	32.91'	8°06'00"	
	LOT 324	233.00'	77.14'	S81°30'49"E	76.78'	18°58'04"	
	LOT 325	233.00'	28.91'	S68°28'29"E	28.89'	7°06'34"	
43-44		167.00'	75.83'	S77°55'40"E	75.18'	26°00'56"	
	LOT 328	167.00'	71.16'	S77°07'35.5"E	70.62'	24°24'47"	
	LOT 329	167.00'	4.67'	N89°51'56.5"E	4.67'	1°36'09"	
45-46		233.00'	105.80'	S77°55'40"E	104.89'	26°00'56"	
	LOT 336	233.00'	17.99'	S86°43'40.5"E	17.95'	04°24'55"	
	LOT337	233.00'	85.48'	S76°00'47.5"E	84.98'	21°00'51"	
	LOT 338	233.00'	2.38'	S65°12'47"E	2.38'	00°35'10"	
47-48		167.00'	99.62'	S82°00'31"E	98.15'	34°10'38"	
49-50		435.00'	191.36'	S03°30'18"W	189.82'	25°12'16"	
	LOT 344	435.00'	80.40'	S03°48'08"E	80.29'	10°35'24"	
	LOT 345	435.00'	80.30'	S06°46'51.5"W	80.18'	10°34'35"	
	LOT 346	435.00'	30.66'	S14°05'17.5"W	30.65'	04°02'17"	
51-52		365.00'	160.57'	N03°30'18.5"E	159.27'	25°12'17"	
	LOT 374	365.00'	69.23'	S10°40'25.5"W	69.12'	10°52'01"	
	LOT 375	365.00'	91.34'	S01°55'43"E	91.10'	14°20'16"	
53-57		265.00'	68.92'	N08°39'24.5"E	68.73'	14°54'03"	57 - N01°12'23"E
55-56		335.00'	98.42'	N07°51'42.5"E	98.09'	16°29'27"	
	LOT 371	335.00'	24.31'	N01°41'43"E	24.31'	4°09'28"	
	LOT 372	335.00'	72.11'	N9°58'26.5"E	71.97'	12°19'59"	
57-58		15.00'	24.51'	N45°36'36"W	21.88'	93°37'56"	
59-60		15.00'	23.03'	N43°35'42.5"E	20.83'	87°57'27"	
61-62		530.00'	62.03'	N84°13'16"E	61.99'	06°42'20"	
63-64		470.00'	55.01'	N84°13'16"E	54.97'	06°42'20"	
	LOT 349	470.00'	14.66'	N86°40'50"E	14.66'	01°47'12"	
	LOT 350	470.00'	40.35'	N83°19'40"E	40.34'	04°55'08"	
65-66		533.00'	76.25'	N84°57'59"E	76.18'	08°11'46"	
	LOT 354	533.00'	30.37'	N82°30'01.5"E	30.36'	03°15'51"	
	LOT 355	533.00'	45.88'	N86°35'54.5"E	45.87'	04°55'55"	
67-68		473.00'	67.66'	N84°57'59"E	67.60'	08°11'46"	
	LOT 360	473.00'	51.12'	N85°58'06"E	51.09'	06°11'32"	
	LOT 361	473.00'	16.54'	N81°52'13"E	16.54'	02°00'14"	

Office Map No. 13-1116

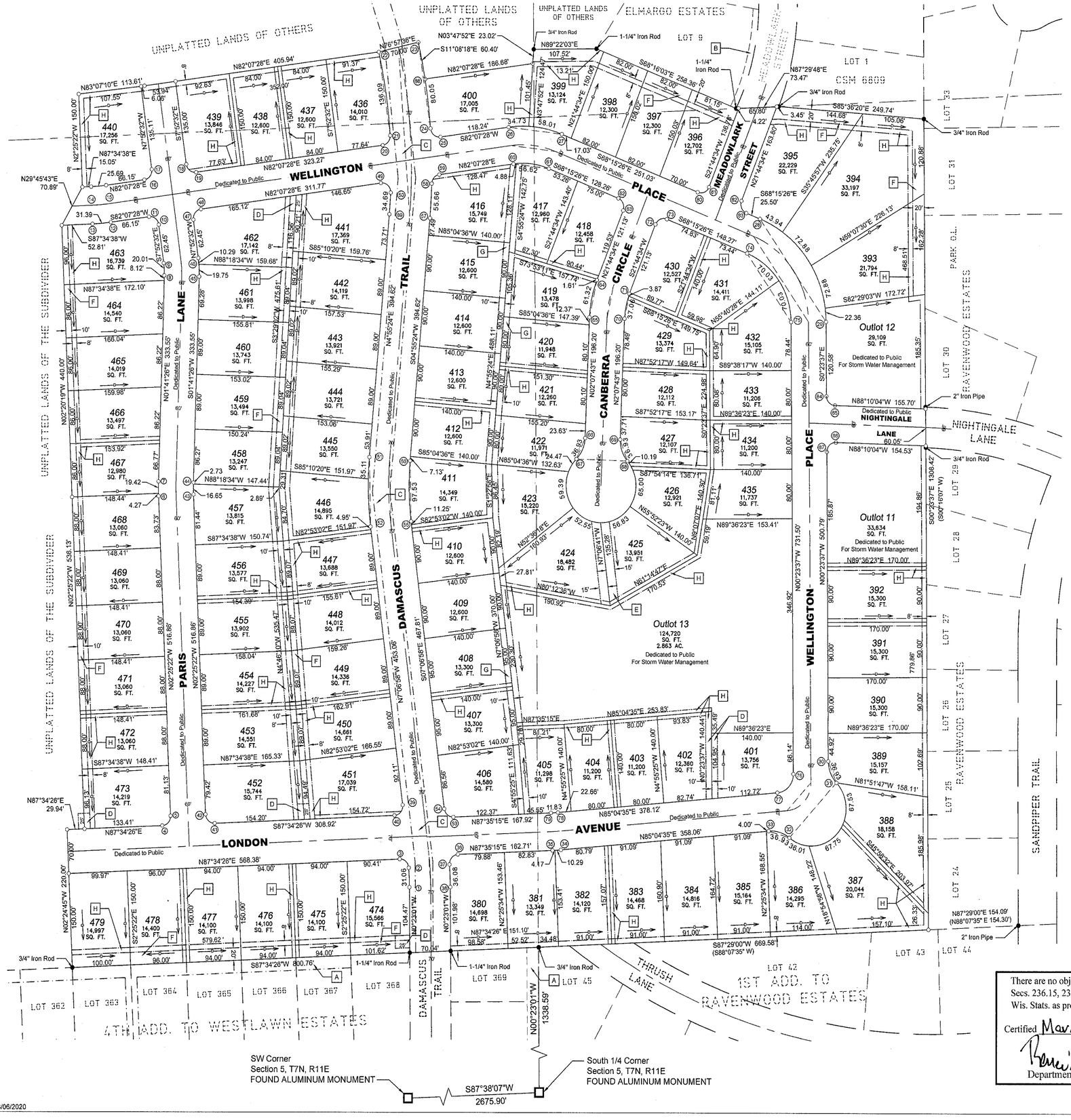
This instrument was drafted by Homburg Contractors, Inc.

Sheet 2 of 2

Document # 5571176

FIFTH ADDITION TO WESTLAWN ESTATES

A part of the NW 1/4 of the SE 1/4, NE 1/4 of the SW 1/4, SE 1/4 of the NW 1/4, and SW 1/4 of the NE 1/4,
all in Section 5, T.7N., R.11E., Village of Cottage Grove, Dane County, Wisconsin



NOTES:

1) All distances are measured to the nearest hundredth of a foot.

2) Distances shown along curves are chord lengths

3) Existing Zoning is RH (Rural Holding). Proposed zoning for lots 380-479 is SR-4 (Single Family Residential). Outlots 11 through13 to be zoned for Park and Open Space.

4) Outlots 11 through 13 are designated as Environmental Corridors for the purpose of stormwater management, parkland and a sanitary sewer lift station.

- ● FOUND SOLID IRON ROD OR IRON PIPE (SEE NOTE)
- □ FOUND DANE COUNTY ALUMINUM MONUMENT
- ○ Set 1-1/4" x 18" SOLID IRON REBAR WEIGHING 4.17 LBS/LF ALL OTHER LOT AND OUTLOT CORNERS MARKED WITH 3/4" SOLID IRON REBAR WEIGHING 1.50 LBS/LF

( ) RECORDED AS INFORMATION

PUBLIC UTILITY EASEMENT (6' WIDE UNLESS OTHERWISE DIMENSIONED). UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVE THE RIGHT TO SERVE THE AREA

DRAINAGE ARROWS - ARROWS INDICATE THE DIRECTION OF DRAINAGE. DRAINAGE WILL BE MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE VILLAGE OF COTTAGE GROVE

EASEMENT DATA:

- [A] 20' PUBLIC DRAINAGE & STORMWATER MANAGEMENT EASEMENT PER FOURTH ADDITION TO WESTLAWN ESTATES PLAT
- [B] 10' PUBLIC UTILITY EASEMENT PER ELMARGO ESTATE PLAT
- [C] 30' WATER MAIN UTILITY EASEMENT PER DOC. 5217638
- [D] 20' STORM SEWER EASEMENT
- [E] 30' STORM SEWER EASEMENT
- [F] PUBLIC DRAINAGE & STORMWATER MANAGEMENT EASEMENT
- [G] PUBLIC DRAINAGE, STORMWATER MANAGEMENT & UTILITY EASEMENT
- [H] 6' PUBLIC UTILITY EASEMENT (Unless noted otherwise)

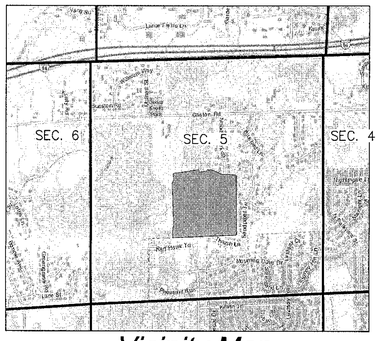
NOTE:
The minimum unprotected foundation opening elevation for the following lots shall be:

Lot No.	Minimum Elevation (NAVD88 Datum)
392	948.5
393	948.5
401	961.5
402	961.5
403	961.5
404	961.5
405	961.5
406	961.5
407	961.5
408	961.5
409	961.5
424	961.5
425	961.5
426	961.5
435	961.5

NOTE:
The minimum rear unprotected foundation opening elevation for the following lots shall be:

Lot No.	Minimum Elevation (NAVD88 Datum)
449	980.0
450	980.0
451	980.0
452	980.0
453	980.0
454	980.0
471	990.2
472	990.2
473	990.2
441	994.0
442	994.0
443	994.0
462	994.0
463	994.0
464	994.0
465	994.0
466	994.0
467	994.0
468	994.0
469	994.0
474	974.3
475	974.3

WISCONSIN
5-12-20
MARK KUPSCH
S-1426
MADISON, WIS.
LAND SURVEYOR



Vicinity Map
Not to Scale

North is referenced to the South line of the SW 1/4 Section 5, T7N, R11E. Dane County Coordinate System, grid bearing S87°38'07"W.

SCALE: 1"= 100'
0 100 200

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 10th, 2020

Department of Administration

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record _____, 20 ___

at _____ o'clock ___M as document # _____

_____ in _____

See Page 2

Register of Deeds

REVISED 03/06/2020

INSTRUMENT DRAFTED BY HOMBURG CONTRACTORS, Inc.

SHEET 1 of 2
OFFICE MAP No. 20-1160

FIFTH ADDITION TO WESTLAWN ESTATES

A part of the NW 1/4 of the SE 1/4, NE 1/4 of the SW 1/4, SE 1/4 of the NW 1/4, and SW 1/4 of the NE 1/4,
all in Section 5, T.7N., R.11E., Village of Cottage Grove, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE:
I, Mark I. Kupsch, Registered Land Surveyor, S-1426, do hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Cottage Grove, and under the direction of the owner listed below. I have surveyed, divided, and mapped " FIFTH ADDITION TO WESTLAWN ESTATES ", that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is located in the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Northwest 1/4 and the Southwest1/4 of the Northeast1/4, all in Section 5, T7N, R11E, Village of Cottage Grove, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 5; thence North 00°23'01" West, 1338.59 feet to the Northeast corner of the Fourth Addition to Westlawn Estates and the POINT OF BEGINNING; thence, South 87°34'26" West, along the South line of said NE1/4 of the SW1/4 of said Section 5 and the North line of said Fourth Addition to Westlawn Estates, 800.76 feet to the Northwest corner of Lot 363 of said Fourth Addition; thence North 02°24'45" West, 220.00 feet; thence North 87°34'26" East, 29.94 feet; thence North 02°25'22" West, 536.13 feet; thence North 02°20'19" West, 440.00 feet; thence North 29°45'43" East, 70.89 feet; thence North 02°25'22" West, 150.00 feet; thence North 83°07'10" East, 113.61 feet; thence North 82°07'28" East, 405.94 feet; thence North 76°57'36" East, 70.00 feet; thence Southeasterly along an arc to the right having a radius of 910.00 feet and a long chord of South 11°08'18" East, 60.40 feet; thence North 82°07'28" East, 186.68 feet; thence North 03°47'52" East, 23.02 feet; thence North 89°22'03" East, 107.52 feet to the Southwest corner of Lot 9 of Elmargo Estates; thence South 68°16'03" East, along the Southwesterly line of said Lot 9, 258.36 feet to the Southeast corner of said Lot 9; thence North 87°29'48" East, along the North line of the SE 1/4 of said Section 5 and the South line of Meadowlark Street, 73.47 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 6809; thence South 85°36'20" East, along the South line of said Lot 1, 249.74 feet to the Southeast corner of said Lot 1, lying on the East line of the W 1/2 of said NW 1/4 of the SE 1/4 and the West line of Ravenwood Estates; thence South 00°23'37" East, along said East line and said West line, 1308.42 feet to the Southwest corner of Lot 24 of said Ravenwood Estates; thence South 87°29'00" West, along the South line of said NW 1/4 of the SE 1/4 and the North line of the First Addition to Ravenwood Estates, 669.58 feet to the POINT OF BEGINNING.

Said Parcel contains 2,052,239 square feet or 47.113 acres, more or less, and is subject to all easements and encumbrances, if any, of record and/or fact.

Dated this 12th day of March, 2020.

Mark I. Kupsch S-1426

WISCONSIN MARK KUPSCH S-1426 MADISON, WIS. LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE

Homburg Equipment, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Homburg Equipment, Inc. does further certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:

Department of Administration
Cottage Grove Village Board
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, said Homburg Equipment, Inc. has caused these presents to be signed by its President and counter signed by its Secretary/Treasurer, on this 4th day of MARCH, 2020.

Andrew G. Homburg, President

Chris A. Homburg, Secretary/Treasurer

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 4th day of March, 2020, Andrew G. Homburg, President and Chris A. Homburg, Secretary/Treasurer of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary/Treasurer of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin Gail Schuler

My commission expires 01-17-2024

GAIL SCHULER NOTARY PUBLIC STATE OF WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 21st, 2020

Department of Administration

VILLAGE BOARD CERTIFICATE

Resolved that this plat known as "FIFTH ADDITION TO WESTLAWN ESTATES" located in the NW 1/4 of the SE 1/4, NE 1/4 of the SW 1/4, SE 1/4 of the NW 1/4, and SW 1/4 of the NE 1/4, of Section 5, T7N, R11E, Village of Cottage Grove, Dane County, Wisconsin, having been approved by the Village Board and that said resolution further provided for acceptance of those lands and rights dedicated by "FIFTH ADDITION TO WESTLAWN ESTATES" to the Village for public use.

I, Lisa Kalata, do hereby certify that I am dully appointed, qualified and acting village clerk of the Village of Cottage Grove , Dane County, Wisconsin, and further certify that the conditions of said approval were fulfilled on the 4th day of March, 2020.

Lisa Kalata, Village Clerk

VILLAGE TREASURER CERTIFICATE

I, Deb Winter, being the duly appointed, qualified and acting treasurer of the Village of Cottage Grove, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 4th day of March, 2020 on any of the lands included in the plat of "FIFTH ADDITION TO WESTLAWN ESTATES."

Deb Winter, Village Treasurer

DANE COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 18th day of March, 2020 affecting the lands included in the plat of "FIFTH ADDITION TO WESTLAWN ESTATES."

Adam Gallagher, Dane County Treasurer

REGISTER OF DEEDS CERTIFICATE

Received for recording this 19th day of March, 2020, at 11:22 o'clock A .M. and recorded in volume 61-024B of Plats on Pages 128-129 as Document No. 5571176.

Kristi Chlebowski, by: Cheryl Ann Meyer, Deputy
Kristi Chlebowski, Dane County Register of Deeds

CURVE DATA

Curve Number	Lot	Radius	Arc	Chord Bearing	Chord	Central Angle
1-2		463.50'	31.07'	N2°18'14"W	31.06'	3°50'26"
2-3		15.00'	23.09'	N48°19'30"W	20.88'	88°12'07"
4-5		15.00'	23.56'	N42°34'34"E	21.22'	89°59'44"
6-7		330.00'	23.69'	N0°21'58"W	23.69'	4°06'49"
	468	330.00'	4.27'	N2°03'08"W	4.27	0°44'28"
	467	330.00'	19.42'	N0°00'16"E	19.42'	3°22'21"
8-9		120.00'	20.04'	S3°05'33"E	20.01'	9°33'59"
10-11		15.00'	23.56'	N52°52'32"W	21.21'	90°00'00"
12-13		330.00'	31.41'	S84°51'03"W	31.39'	5°27'10"
14-15		270.00'	25.70'	S84°51'03"W	25.69'	5°27'10"
16-17		15.00'	23.56'	S37°07'28"W	21.21'	90°00'00"
18-19		15.00'	23.56'	N52°52'32"W	21.21'	90°00'00"
20-21		15.00'	22.48'	N39°11'18"E	20.44'	85°52'19"
21-22		840.00'	136.23'	N8°23'38"W	136.09'	9°17'33"
23-24		910.00'	140.49	S8°37'02"E	140.35'	8°50'44"
23-88		910.00'	60.41'	S11°08'18"E	60.40'	3°48'13"
88-24	400	910.00'	80.08'	S6°42'56"E	80.05'	5°02'31"
24-25		15.00'	24.53'	S51°02'06"E	21.88'	93°40'52"
26-27		180.00'	93.05'	S83°03'59"E	92.02'	29°37'06"
	400	180.00'	34.79'	N87°39'38"E	34.73'	11°04'21"
	399	180.00'	58.26'	S77°31'48"E	58.01'	18°32'45"
28-29		180.00'	213.20'	S34°19'32"E	200.95'	67°51'49"
	395	180.00'	44.05'	S61°14'45"E	43.94'	14°01'23"
	394	180.00'	73.39'	S42°33'17"E	72.88'	23°21'33"
	393	180.00'	73.39'	S19°11'44"E	72.88'	23°21'33"
	OL12	180.00'	22.37'	S3°57'17"E	22.36'	7°07'20"
30-31		50.00'	37.82'	S22°03'52"E	36.93'	43°20'30"
31-32		60.00'	180.28'	S42°20'29"W	119.72	172°09'13"
	388	60.00'	71.72'	S9°29'28"E	67.53'	68°29'19"
	387	60.00'	71.99'	S59°07'31"W	67.75'	68°44'40"
	386	60.00'	36.57'	N69°02'32"W	36.01'	34°55'14"
32-33		50.00'	37.82'	N73°15'10"W	36.93'	43°20'30"
34-35		330.00'	14.46'	S86°19'55"W	14.46'	2°30'40"
	381	330.00'	4.17'	S87°13'30"W	4.17'	0°43'29"
	382	330.00'	10.29'	S85°58'11"W	10.29'	1°47'11"
36-37		15.00'	24.05'	S41°39'50"W	21.55'	91°51'07"
37-38		535.00'	36.09'	S2°19'18"E	36.08'	3°52'34"
39-40		15.00'	24.79'	S40°13'44"W	22.06'	94°41'24"
41-42		15.00'	23.56'	N47°25'28"W	21.21'	90°00'12"
43-44		270.00'	19.39'	N0°21'58"W	19.38	4°06'49"
	457	270.00'	16.66'	N0°39'20"W	16.65'	3°32'04"
	458	270.00'	2.73'	N1°24'04"E	2.73'	0°34'45"
45-46		180.00'	30.05'	N3°05'33"W	30.02'	9°33'59"
	461	180.00'	19.76'	N1°27'15"W	19.75'	6°17'22.5"
	462	180.00'	10.29'	N6° 14' 14"W	10.29'	3°16'36.5"
47-48		15.00'	23.56'	N37° 07' 28"E	21.21'	90°00'00"
49-50		15.00'	26.29'	S47° 39' 35"E	23.05'	100°26'00"
50-89		840.00'	34.69'	S3° 44' 24"W	34.69'	2°21'59"
51-52		535.00'	112.42'	S1°05'47"E	112.21	12°02'22"
	445	535.00'	35.11'	S3°02'35"W	35.11'	3°45'38"
	446	535.00'	77.31'	S2°58'36"E	77.24'	8°16'44"
53-54		15.00'	22.33'	N49° 45' 51"W	20.32'	85°17'47"
55-56		465.00'	97.71'	N1° 05' 47"W	97.53	12°02'22"
57-58		910.00'	55.67'	N3°10'15"E	55.66'	3°30'18"
58-59		15.00'	21.13'	N41°46'17"E	19.42'	80°42'22"
60-61		120.00'	62.04'	S83°03'59"E	61.34'	29°37'06"
	416	120.00'	4.88'	N83°17'18"E	4.88'	2°19'41"
	417	120.00'	57.16'	S81°54'09"E	56.62'	27°17'25"
62-63		15.00'	23.56'	S23°15'26"E	21.21'	90°00'00"
64-65		180.00'	61.62'	S11°56'08"W	61.32'	19°36'51"
66-67		50.00'	37.82'	S23°47'58"W	36.93'	43°20'30"
67-68		60.00'	279.27	S87°52'17"E	87.27	266°41'01"
	422	60.00'	24.64'	S33°42'15"W	24.47'	23°31'55"
	423	60.00'	62.13'	S7°43'42"E	59.39'	59°20'00"
	424	60.00'	54.39'	S63°22'03"E	52.55'	51°56'41"
	425	60.00'	59.20'	N62°23'37"E	56.83	56°31'59"
	426	60.00'	68.69'	N1°19'41"E	65.00'	65°35'52"
	427	60.00'	10.20'	N36°20'31"W	10.19'	9°44'33"
68-69		50.00'	37.82'	N19°32'33"W	36.93'	43°20'30"
70-71		120.00'	41.08'	N11°56'08"E	40.88'	19°36'51"
	429	120.00'	37.21'	N11°00'45"E	37.06'	17°46'05"
	430	120.00'	3.87'	N20°49'11"E	3.87'	1°50'46"
72-73		15.00'	23.56'	N66°44'34"E	21.21'	90°00'00"
74-75		120.00'	142.14'	S34°19'32"E	133.97'	67°51'49"
	431	120.00'	71.07'	S51°17'29"E	70.03'	33°55'54.5"
	432	120.00'	71.07'	S17°21'34"E	70.03'	33°55'54.5"
76-77		30.00'	44.75'	S42°20'29"W	40.72'	85°28'12"
78-79		270.00'	11.83'	S86°19'55"W	11.83'	2°30'40"
80-81		15.00'	23.56'	N66°44'34"E	21.21'	90°00'00"
82-83		15.00'	23.56'	S23°15'26"E	21.21'	90°00'00"
84-85		15.00'	22.98'	S44°16'51"E	20.80'	87°46'27"
86-87		15.00'	24.14'	S45°43'09"W	21.62'	92°13'33"