TOWN OF COTTAGE GROVE
TOWN BOARD MEETING
NOVEMBER 5, 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, Deputy Clerk Jennifer Millage, Highway Superintendent Dan Dresen and Town Engineer Nick Bubolz. DGEMS Chief Eric Lang attended 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 Williams/Buchholz to approve the minutes of the October 19, 2026 Town Board meeting and October 22, 2026 Budget Workshop as presented. **MOTION CARRIED 5-0. MOTION** by Fonger/Williams to approve the minutes of the October 22, 2026 closed session as presented, and keep them closed until the 2027 budget is adopted. **MOTION CARRIED 5-0.**

D. Finance Report and Approval of Bills: **MOTION** by Fonger/Eickhoff to approve checks #38954-38982 totaling $75,320.41, EFTs for $31,027.24, voided check #38940 for $203.50, and scheduled purchase card/ACH payments of $5,256.55. **MOTION CARRIED 5-0. MOTION** by Williams/Buchholz to approve October per diem payments as presented. **MOTION CARRIED 5-0.**

E. Public Concerns: Village Resident Mark Spahos questioned what value the PAA study discussed last night at a joint meeting of the Town and Village Boards provides to the taxpayers, noting that there appeared to be many discrepancies and inaccuracies.

II. BUSINESS

A. Plan Commission Recommendations:

1. Beau Crawley, 1657 S. Jargo Road: Seeking determination of whether a RDU is needed to correct an illegal land division by the prior owner of parcel 0711-254-8501-0: Possible rezone options to correct the illegal land division were discussed, with Mr. Crawley preferring RR-2 for the homesite and FP-1 for the farmland. Anders noted that Mr. Crawley unknowingly inherited this problem when he purchased the property. **MOTION** by Buchholz/Fonger to NOT require a RDU, regardless of what zoning option is chosen. **MOTION CARRIED 5-0.** Eickhoff noted that he agrees, even though it contradicts the motion he made at the Plan Commission meeting.

2. Chris Miller, Petitioner, GT Rentals LLC, property owner, parcels 0711-291-8000-6 and 0711-291-8685-9 on Hope Road: seeking rezone of 8.1081 acres from FP-35 to RR-2 to create 3 new residential lots, rezone of 6.8354 acres from FP-35 to RR-4 to create 1 new residential lot from an existing farmstead, and rezone of 1.0034 acres from SFR-1 to FP-35 to eliminate one residential lot and use the RDU for one of the new lots. The other 3 new lots will use transferred RDUs. (DCPREZ 12362, a reapplication of DCPREZ 12311 tabled on June 24, 2026): Terrence P and Irene Clark of 2690 Hope Road submitted an email expressing concerns over the GT Rentals and Wittewood Ln. proposal (Exhibit A). Ms. Clark was present and urged the Town to plan strategically rather than one plat at a time, and to consider the impacts of not only development in the Town, but also impacts of Village development using Town roads. There was discussion about lot configuration and sizes and driveway placement. **MOTION** by Eickhoff/Anders to accept the Plan Commission's recommendation to approve the rezone as proposed, subject to the five conditions on page 5 of Roffers' review letter, and with all road right-of-way dedicated to the Town on the final CSM. Developer to work

with Roffers to create building sites. They should determine the best spot for the driveway(s), and combine all three if necessary. **MOTION CARRIED 4-2** (Buchholz and Williams opposed)**.**

3. Dave Witte, applicant, Moms CG Farm LLC, property owner, parcels 0711-301-8000-0 and 0711-292-8502-0 between Wittewood Ln and Hope Rd: Rezone and Preliminary Plat to create a 10-lot residential subdivision with a transfer of development rights (DCPREZ-12295 tabled on May 27, 2026): Dave Witte was present with Johnathan Lilley from Vierbicher. Mr. Witte provided copies of an informal traffic study of Hope Road that he had performed himself (Exhibit B). An email from Bubolz (Exhibit C) recommended that the existing stormwater basin be restored to its original as-built condition within one year after construction of the adjacent new stormwater facilities, to ensure that the combined stormwater system begins its service life in a known and properly functioning condition. Going forward, the Town would be expected to maintain the entire system, with costs assessed on the existing lots south of Wittewood as well as the new lots created by this subdivision. Anders noted the Town has learned that Wittes still own the existing and there is no maintenance agreement in place for it. He recommended that the Wittes be responsible not only for the cost of inspecting it, but also for the cost to bring it back to its original condition. There was much discussion about driveway access for lots 7 and 8. The Plan Commission resolution assumed a shared driveway onto Hope Road, and required a site line determination for the best location. There were questions about siting of a home, septic and driveway on lot 8 considering the pipeline location and setback requirements. Mr. Witte provided assurance that there was room for all of it. Eickhoff suggested combining lots 7 and 8 and extending the cul-de-sac so the combined lot could have a driveway on it. But there would not be enough room on the cul-de-sac for all of the lots to have the County's minimum 30-foot frontage on it. **MOTION** by Anders/Buchholz to adopt resolution 2026-11-05 granting conditional approval of the Preliminary Plat for Wittewood Lane. **MOTION CARRIED 3-2** (Buchholz and Eickhoff opposed).

B. Discuss/Consider approval of MOU between the Deer-Grove Emergency Medical Services District and International Association of Firefighters Local 311- DeerGrove Paramedics creating a lateral/experienced hiring program: Chief Lang explained that the version before the Town Board has been vetted by attorneys for the Villages of Cottage Grove and Deerfield, and the DGEMS district, as well as approved by both Village boards. It is slightly different than what was approved by the DGEMS Commission due to changes suggested by one of the attorneys, and the Commission will need to consider this version at their next meeting. **MOTION** by Williams/Eickhoff to approve the MOU as presented. **MOTION CARRIED 5-0.**

C. Discuss/Consider approval of proposal from Professional Pest Control for service to the Police Station (tabled from October 19th meeting): **MOTION** by Eickhoff/Williams to approve the revised proposal. **MOTION CARRIED 5-0.**

D. Discuss/Consider whether to pursue a WDNR grant to sample for PFAS: **MOTION** by Fonger/Buchholz to not pursue the grant. **MOTION CARRIED 5-0.**

E. Discuss/Consider Management Discussion and Analysis options for the 2026 audit: **MOTION** by Anders/Buchholz to remove the MDA from the 2026 audit. **MOTION CARRIED 5-0.**

F. Discuss/Consider the Clerk-Treasurer position description: Samples were reviewed. **MOTION** by Williams/Eickhoff to draft the position description as discussed, and provide it by email to Board members with a deadline to reply with suggested edits. **MOTION CARRIED 5-0.**

G. Discuss/Consider Clerk-Treasurer hiring process: The Clerk-Treasurer's office was directed to advertise with the Wisconsin Municipal Clerk's Association, Wisconsin Towns Association and Dane County Towns Association to start with, to hopefully attract someone with experience.

H. Discuss/Consider replacing rock and split rail fence south of the Town Hall: **MOTION** by Fonger/Anders to approve up to $500 to replace the rock and split rail fence. **MOTION CARRIED 5-0.**

I. Discuss/Consider rescheduling December Town Board Meeting dates: No change was approved. The December meetings will be held on the 7th and 21st as regularly scheduled.

III. PUBLIC WORKS ACTIVITY UPDATE:

A. Report of Road Right-of-Way permits issued: Two permits were issued since the last meeting: 1) to Alliant for new gas service in the entire Meadow Grove subdivision, and 2) to TDS to install new fiber at 4155 Vilas Road.

B. Ditch mowing is almost complete. They have been working on truck and equipment maintenance. The yard waste site will close after November 16th, and they will put snow removal equipment on the trucks.

IV. CLERK-TREASURER'S OFFICE UPDATE: There were 2217 voters in the General Election held on November 3rd, including 755 absentee voters. Only 13 absentee applicants did not return ballots, and some of them voted in person on election day.

V. BOARD REPORTS AND COMMUNICATIONS:

A. Anders reported that the Hope Cemetery Association has informed him they are experiencing financial difficulties and asked for assistance from the Town in the form of snowplowing cemetery roads this winter. Written advice from Atty. Chris Nelson was that the Town would need to charge for the service, and suggested doing via a special assessment on the property. This will be on the November 16th agenda for action. Anders also reported that Dane County OA-6 has been put into indefinite abeyance.

VI. COMMITTEE REPORTS: None.

VII. Adjournment: **MOTION** by Williams/Eickhoff to adjourn. **MOTION CARRIED 5-0**. The meeting ended at 9:35 P.M.

Kim Banigan, Clerk-Treasurer

Approved 11-16-2026

November 5, 2026

Town of Cottage Grove
Attn: Town Board
4058 County Road N
Cottage Grove, WI 53527

**Re: GT Rentals (DCPREZ 12362) and Wittewood Lane (DCPREZ 12295), Residential Development and the Town's Comprehensive Plan**

Dear Members of the Town Board:

We are writing to express our concerns regarding the GT Rentals rezoning application near Hope and Vilas Roads and the proposed Wittewood Lane subdivision.

On October 1, we submitted a letter opposing the proposed Comprehensive Plan amendment to accommodate a 39-unit residential development at 2924 Hope Road. While the proposals under consideration tonight are different, they raise the same fundamental concern: the cumulative effect of continued residential development on the rural character of the Town of Cottage Grove and whether that growth reflects the community's long-term interests.

**1. Community Interests, Representation, and the Comprehensive Plan**

The Town's Comprehensive Plan was developed through a public process intended to establish how Cottage Grove should grow and what its residents wanted to preserve.

As part of that process, the Town conducted a community survey in 2021. According to the Comprehensive Plan, **93% of respondents supported greater preservation of natural areas and open space, while 75% identified natural-area preservation as one of the highest priorities when evaluating development proposals.**

These findings suggest that preservation of the Town's rural landscape and natural resources reflects a broadly shared community priority.

Yet residential development appears to be proceeding one application at a time, with each proposal evaluated primarily on its individual merits rather than within an assessment of the Town's overall growth.

We recognize that the Comprehensive Plan permits residential development, including transfers of development rights, and that property owners are entitled to seek approval under existing regulations. However, the fact that a development may be legally permissible does not necessarily establish that it serves the community's long-term interests.

The GT Rentals proposal would create three additional residential building sites along Hope Road, while Wittewood Lane would introduce ten more homes. These projects must be considered alongside developments already approved but not yet constructed and other proposals that may require amendments to the Comprehensive Plan.

Each proposal may appear reasonable independently, but their consequences accumulate. **At some point, a succession of individual development approvals becomes a fundamental change in the character and future of the Town.**

We believe the Board should address the following questions:

1. **Community representation:** The Town has approximately 3,800 residents. What evidence demonstrates that residents want substantially more residential development or a significant increase in the Town's population? How are the preferences expressed during the Comprehensive Plan process being reflected in current decisions?
2. **Planning mandate:** Under what broader planning mandate is the Board determining the appropriate amount and pace of residential growth? How does it evaluate whether the cumulative effects of individual approvals remain consistent with the Comprehensive Plan's objectives?
3. **Cumulative development:** How many residential units have already been approved but not constructed, how many more are currently proposed, and what would their combined impact be on the Town's population, infrastructure, natural resources, and rural character?

A Comprehensive Plan should provide residents with a reasonable understanding of their community's intended future. Its purpose should extend beyond establishing the minimum requirements individual developments must satisfy.

**2. Hope Road Traffic and Public Safety**

We are particularly concerned about the cumulative impact of residential development on Hope Road.

Hope Road is a rural road with substantial changes in elevation that restrict visibility in certain locations. Bicyclists share its travel lanes with motor vehicles, without dedicated bicycle lanes. Additional residential driveways, particularly those proposed by GT Rentals, would introduce new points where vehicles enter and exit a roadway that already presents visibility challenges.

Increased residential development will also generate more traffic. Even if individual driveways satisfy engineering standards, that does not necessarily establish that the cumulative impact on road safety has been adequately evaluated.

We believe the Board should address the following questions:

1. **Traffic volume:** What is the current average daily traffic volume on Hope Road? What percentage increase is anticipated from developments already approved but not yet constructed, and what additional traffic would result from the GT Rentals and Wittewood Lane proposals?
2. **Driveway visibility and bicycle safety:** Have sight-distance studies been completed for the proposed new driveway entrances onto Hope Road, accounting for the road's hills, limited visibility, posted speeds, and shared use by bicyclists and motor vehicles?
3. **Cumulative safety assessment:** Has the Town evaluated the combined effects of existing, approved, and proposed development on traffic volumes, road safety, and infrastructure? If not, should further approvals proceed before such an assessment is completed?

These concerns extend beyond traffic to stormwater runoff, road maintenance, emergency access, and the preservation of surrounding natural areas.

**3. Our Request to the Board**

As we explained in our October 1 letter, we chose to live in Cottage Grove because of its rural character and have invested nearly two decades restoring former agricultural land at Hope and Vilas Roads to native prairie and oak savanna. We recognize that the Town will change, but believe there is an important distinction between carefully planned growth and the incremental expansion of residential development through successive individual approvals.

We are not suggesting that development should be prohibited or that established property rights should be disregarded. We are asking whether the Town is adequately evaluating the collective consequences of its decisions and whether those decisions reflect the priorities of the residents it represents.

**We respectfully request that the Board defer any further approvals of the GT Rentals and Wittewood Lane proposals that remain before it tonight until the cumulative impacts on residential growth, traffic safety, infrastructure, and rural character have been adequately assessed and publicly addressed.**

The question is not simply whether another thirteen homes can be accommodated or whether each application satisfies existing regulations. It is whether the cumulative result of these decisions is consistent with the vision established through the Town's Comprehensive Plan and the wishes of the community.

We believe residents deserve an answer before further commitments are made.

Thank you for your consideration.

Sincerely,

Terrence P. Clark and Irene Clark

(2690 Hope Rd)

**Dave Witte**
Moms CG Farm LLC
Town of Cottage Grove, Wisconsin
dfwitte@gmail.com · 608-843-7854

October 31, 2026

Town of Cottage Grove Plan Commission
Town Hall
4058 County Road N
Cottage Grove, WI 53527

**Traffic Safety on Hope Road**

1. **Road Access Inventory onto Hope Road between Femrite Road and Vilas Road**
2. **Vision distances**

## Existing Access Points - Access inventory onto Hope Road BETWEEN Femrite Road and Vilas Road (1.55 miles)

| Access Type | Heading North | Heading South | Total |
|---|---|---|---|
| Private driveways | 14 | 4 | **18** |
| Agricultural driveways | 3 | 6 | **9** |
| Town roads | 1 | 1 | **2** |
| **Total access points** | **18** | **11** | **29** |

*Town roads: South Hope Road (heading south) and Oakwood Drive (heading north)*

## Pending Proposals (If Approved)

| Access Type | Existing | Proposed Changes | | | If Approved |
|---|---|---|---|---|---|
| | | Chris Miller Project | 1870 Witte Land (North of Hope Rd) | Moms CG Farm (South of Hope Rd) | |
| Private driveways | 18 | +2 | −1 | +1 | 20 |
| Agricultural driveways | 9 | −1 | — | — | 8 |
| Roads | 2 | — | +2 | — | 4 |
| **Total access points** | 29 | **+1** | **+1** | **+1** | **32** |

## Intersection Sight Distance — Proposed Shared Driveway (Lots 7 and 8)

**Methodology:** We walked Hope Road with a measuring wheel from the proposed shared driveway between Lots 7 and 8. Sight distance was measured from the proposed shared driveway to the farthest point in each direction with a clear line of sight along Hope Road.

| Direction | Sight Line from Proposed Driveway between Lots 7 and 8 | Sight Distance |
|---|---|---|
| East | Clear line of sight east along Hope Road | 902 feet |
| West | Clear line of sight west along Hope Road | 960 feet |

I would be glad to answer any questions. Thank you for your service to our community.

Sincerely,

Dave Witte
Manager, Moms CG Farm LLC

Town of Cottage Grove

**Kim Banigan <clerk@towncg.net>**

# Wittewood Lane Stormwater Management Devices Maintenance

**Nickolas Bubolz** <nbubolz@tcengineers.net> Fri, Oct 30, 2026 at 1:20 PM
To: Kim Banigan <clerk@towncg.net>

Kim,

Based on discussions with Jason Tuggle of Dane County, there does not appear to be a recorded maintenance agreement for the existing Wittewood stormwater basin; however, the basin remains subject to county maintenance obligations. Jason Tuggle also recommended that the Town require an inspection and maintenance assessment from the developer's engineer of the basin.

In addition, if the Town is ultimately expected to maintain both the existing basin and the proposed stormwater management facilities, I recommend that the Town restores the existing basin to its original as-built condition within one year after the developer completes construction of the new stormwater management facilities adjacent to the basin. This would ensure that the combined stormwater system begins its service life in a known and properly functioning condition.

Restoring the basin to its original design capacity would also provide a fair allocation of future maintenance costs. Once the existing and proposed stormwater management facilities are functioning as a single system within the outlot, all benefiting property owners, including both the new subdivision lots and the existing properties on Wittewood Lane, would share in the long-term maintenance responsibility associated with the outlot and its stormwater management facilities.

***Nick Bubolz***

**Nick Bubolz, P.E.**

**nbubolz@tcengineers.net**

**Town & Country Engineering, Inc.**

**6264 Nesbitt Road**

**Madison, WI 53719**

**(608) 273-3350**

---------- Forwarded message ----------
From: "Tuggle, Jason" <Tuggle.Jason@danecounty.gov>
To: Nickolas Bubolz <nbubolz@tcengineers.net>
Cc: "Banigan, Kim" <clerk@tn.cottagegrove.wi.gov>, "Mergen, Elliott" <Mergen.Elliott@danecounty.gov>
Bcc:
Date: Fri, 30 Oct 2026 15:22:08 +0000
Subject: RE: Existing storm water pond maintenance agreement

Hi Nick,

After our conversation I did some more digging and was able to locate the plans for the basin. You can download the report and plans here. There doesn't appear to be a recorded maintenance agreement, which was not uncommon at the time. However, maintenance would still be enforceable by the county under this permit.

I haven't seen the stormwater plan for the new plat, but if it discharges to the Wittewood basin that additional runoff would need to be accounted for. I would also suggest that the town require the developer's engineer provide a maintenance inspection report of the Wittewood basin before assuming maintenance responsibilities. I'm copying Elliott Mergen in case he's already provided comment on the preliminary plat.

Thanks,

**Jason Tuggle**

**Water Resource Engineering Division**

**Phone: (608) 516-2275**

**https://lwrd.danecounty.gov/**

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**From:** Tuggle, Jason
**Sent:** Friday, October 30, 2026 7:55 AM
**To:** 'Nickolas Bubolz' <nbubolz@tcengineers.net>
**Cc:** Banigan, Kim <clerk@tn.cottagegrove.wi.gov>
**Subject:** RE: Existing storm water pond maintenance agreement

Hi Nick,

Our Land Conservation staff have had some history with the Witte farm at 2924 Hope Road. The area of interest was part of a milkhouse waste septic/drain field. There's an old transfer line from the farmstead across the road to that area. It is not in operation anymore and I believe the buildings are being demolished right now. I've been trying to contact someone about the building demo. If you have a current contact please let me know.

Thanks,

**Jason Tuggle**

**Water Resource Engineering Division**

**Phone: (608) 516-2275**

**https://lwrd.danecounty.gov/**

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**From:** Tuggle, Jason
**Sent:** Thursday, October 29, 2026 11:05 AM
**To:** 'Nickolas Bubolz' <nbubolz@tcengineers.net>
**Cc:** Banigan, Kim <clerk@tn.cottagegrove.wi.gov>
**Subject:** RE: Existing storm water pond maintenance agreement

Hi Nick,

I wasn't able to find any records, but it looks like it was constructed around the time the ordinance went into effect. I'll do some checking with our Land Conservation staff and get back to you. It may have been something they worked on.

Thanks,

**Jason Tuggle**

**Water Resource Engineering Division**

**Phone: (608) 516-2275**

**https://lwrd.danecounty.gov/**

**From:** Nickolas Bubolz <nbubolz@tcengineers.net>
**Sent:** Wednesday, October 28, 2026 8:06 PM
**To:** Tuggle, Jason <Tuggle.Jason@danecounty.gov>
**Cc:** Banigan, Kim <clerk@tn.cottagegrove.wi.gov>
**Subject:** Existing storm water pond maintenance agreement

Jason,

Do you know anything about this existing storm water management device, particular maintenance agreement or record plans?

***Nick Bubolz***

**Nick Bubolz, P.E.**

**nbubolz@tcengineers.net**

**Town & Country Engineering, Inc.**

**6264 Nesbitt Road**

**Madison, WI 53719**

**(608) 273-3350**

**RE: Existing storm water pond maintenance agreement.eml**
72K

**TOWN OF COTTAGE GROVE**
**TOWN BOARD**
**RESOLUTION 2026-11-05**

**GRANTING CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR WITTEWOOD LANE**

**WHEREAS,** Mom CG Farm, LLC (the "Developer") has submitted an application for preliminary plat approval to the Town, for Wittewood Lane, a single-family residential development;

**WHEREAS,** the proposed Wittewood Lane preliminary plat attached hereto as Exhibit A, consists of Lots 1-10 for single family residential development, one Outlot containing stormwater management facilities, and publicly dedicated right-of-way, and is located in parts of the NW ¼ of the NW ¼ of Section 29 and the NE ¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin;

**WHEREAS,** the proposed Wittewood Lane preliminary plat has been reviewed by the Town Engineer and Town Planner, who have determined the Developer's application for preliminary plat approval meets the Town's requirements for preliminary plat approval;

**WHEREAS,** on October 28, 2026, the Plan Commission recommend the Town Board approve the preliminary plat of Wittewood Lane with conditions;

**WHEREAS,** the proposed Wittewood Lane preliminary plat generally conforms to the requirements of Town Ordinance§ 15.07;

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

1. The Town Board hereby approves the preliminary plat for Wittewood Lane subject to the following conditions:

    a. The Developer is required to develop the preliminary 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 provide proof of rezoning by Dane County for the Wittewood Lane preliminary plat, specifically the rezoning of Lots 1-10 to SFR-01.

    c. The Developer shall obtain from County Land and Water Resources Department ("LWRD") all reviews and permits necessary for: (a) soil and erosion control within the preliminary plat; and, (b) stormwater management facilities that fully satisfy County requirements and address any stormwater runoff issues related to the preliminary plat.

d. The Developer shall provide to the Town written certification from the Developer's engineer, in the same format as required by County LWRD, that the stormwater management facilities as-built are in compliance with all applicable permits and are operating in accordance with the approved design.

e. No lot in the Wittewood Lane preliminary plat may use a holding tank as a means of sanitary waste disposal.

f. Pursuant to Town Ordinance§ 15.06(2), the Developer shall provide a report from a soil/environmental scientist that reviews the plat for septic suitability.

g. The Developer shall dedicate Outlot 1 to the public on the proposed final plat.

h. The Developer shall provide the Town with a maintenance inspection report of all stormwater maintenance facilities servicing the Wittewood Lane plat prior to the Town assuming any ownership, control, possession, or maintenance responsibilities regarding said facilities.

i. The Developer shall enter a Development Agreement with the Town regarding the development of the preliminary plat acceptable to the Town Attorney. 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 by the Town until the Development Agreement is fully executed.

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

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

l. 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 preliminary 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.

m. The Developer shall address all comments in Paragraphs 2, 4, 5, 6, 7 of the Town Planner's memorandum dated October 22, 2026.

n. The Developer shall address all of the Town Engineer's comments in his letter dated October 22, 2026, to the satisfaction of the Town Engineer.

o. The Developer shall order a site distance determination of the optimal placement of a joint driveway for Lots 7 and 8.

p. The proposed final plat shall delineate buildable areas for Lots 9 and 10.

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

r. The Town Board may refuse to approve any final plat if not submitted within the time allotted in Wis. Stat. § 236.11(1)(b).

This Resolution was duly adopted by the Town Board of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on Nov 5, 2026, by a vote of 3 in favor, 2 opposed, and 0 not voting.

TOWN OF COTTAGE

By: _____
Steven Anders, Town Board Chair

Attested by:

_____
Kim Banigan, Town Clerk

Incorporated by Reference:
Preliminary Plat for Wittewood Lane

Towonship Approval
This Preliminary Plat has been approved per Town of Cottage Grove Plan Commission action of _____ and Township Board action dated _____.

_____
Kim Banigan, Town Clerk

Northwest corner
of Section 29, Brass cap
monument found, 18" down

S00°09'57"W
656.74'

Fred Witte & Sons Inc.
FP-35

Moms CG Farm LLC
FP-35

pond

16" x 20" CMP, North
invert = 864.50'
South invert = 865.38'

16" x 20" CMP, North
invert = 863.42'
South invert = 864.49'

L = 645.49'
long chord
N80°24'01"E 643.26'
cl r = 2240

Hope Road to be dedicated

N88°16'16"E 474.05'
334.65'

N88°16'16"E
139.40'

N88°39'20"E 551.78'

HOPE ROAD
22' wide pavement

1" pipe

L = 116.26'
c/l radius = 200'
S75°04'31"E
114.63'

N07°54'01"W
114.91'
c/l radius = 200'
L = 116.55'

R = 30'

33' 33'

351'

160' 160' 160' 160' 160' 160' 160'

155'

167'

232'

298'

25' 25'

257'

234'

Michigan Wisconsin Pipe
Line, Doc. 1140873

GAS LINE

part
0711-292-8500-0

10' utility
easement

Verizon Fiber Optics
along road r/w

0711-301-8002-0

860 862 864 866 868 870 872 874 876 878 880 882 884 886 888 890 892 894 896 898 900 902 904 906 908 910 912 914 916 918 920 922 924 926 928 930 932 934 936 938 940 942 944 946 948 950

section line

NW 1/4 - NW 1/4
Section 29

1 1.4 acre
2 1.4 acre
3 1.4 acre
4 1.4 acre
5 1.4 acre
6 1.2 acre
7 0.9 acre
8 1.3 acre
9 1.6 acre
10 2.1 acre

386' 385' 384' 383' 385' 188' 200' 177' 120'

Wooded
Wooded

26" x 48" RCP. West
invert = 854.11'
East invert = 853.50'
V weir = 853.63'

Outlot 1
2.76 acres

Area determined as
artificial wetland and
excepted from
regulations. WI DNR
9/14/26

18" CMP
East invert = 853.56'
West Invert= 853.67'

Existing
Basin

berm

SOUTH HOPE ROAD

South Hope Road to
be dedicated

(N79°57'10"E, 95.86')
S80°22'55"W
95.90'
r = 366'
L = 96.18'

(S87°28'40"W, 1004.56')

10' utility easement

Donals & Theresa
Dummer FP-1

94'

160' 160' 160' 160' 160'

S87°56'11"W
1004.51'

WITTEWOOD LANE
22' wide Bit. Paving

99' 99' 99'

388'

(N63°53'50"E)
S64°19'13"W
33.00'

N66°26'45"W
32.67'
r = 25'
L = 35.60'
(S66°50'25"E, 32.63')

buried electric and phone along S. r/w line

150.00'
S83°08'59"W
40.06'
L = 40.10'
r = 251'
(N82°53'35"E
40.13')

66.00'
(N2°31'20"E)
N02°03'49"W
174.09'

Mike Kersels & Kathryn Grassel
RR-1

CSM 2646

Barton Rev. Trust
SFR-08

Jeffrey & Leah
Rhodes SFR-08

66' unimparoved road
Frederick Trail

2 x 2.5 RCP,
South Invert =
858.43'
North Invert =
854.02'

NE 1/4 NE 1/4
Section 30

33' 33'

Jeffrey &
Linda Wison
SFR-1

N24°52'15"W
634.83'

S87°54'23"W 939.82'
(N87°28'40"E, 939.76')

1 1/2" pipe

(N0°15'55"W)
S00°08'55"W
2640.72'
section line

N00°08'11"E 1320.38'

SW NW

Amy J. Zap
FP-35

S00°18'16"W
739.69'

NE NW

Larry & Debra
Gausmann
FP-35

384.28'
S87°53'31"W

Scale 1" = 100'
0 50 100 200

Legend
● = 1" iron pipe found, unless otherwise noted
○ = ¾" diameter by 18" long rebar set
▫⊠ = transformer and phone pedastal

When different, parenthesis indicate recorded as values

19 20
30 29
Creek
NW 1/4 - NW 1/4
NE 1/4 - NE 1/4
HOPE ROAD
Door
S. HOPE
SE 1/4 - NE 1/4
SW 1/4-NW 1/4
FEMRITE
30 29
30 29

Location Sketch
E 1/2 of NE 1/4, 30-7-11
W 1/2 of NW 1/4, 29-7-11
1" = 1000'

W ¼ corner
Sec.29-7-11,
Aluminum Monument
found

Part of the NW¼ of the NW¼ of Section29 and the NE¼ of the NE¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of Section 29; thence S00°09'57"W along the West line of the NW¼-NW¼, 656.74 feet to the centerline of Hope Road, and the point of beginning; thence N88°16'16"E along said centerline, 139.40 feet; thence N88°39'20"E, 551.78 feet along said centerline of the point of curvature of a curve to the left, said curve having a central angle of 16°30'38" and a radius of 2240.00 feet; thence long chord of which bears N80°24'01"E, 643.26 feet; thence Northeasterly along the arc of said curve and centerline, 645.49 feet to its intersection with the East line of the NW ¼ of the NW¼; thence S00°18'16"W along said line, 739.69 feet to the Southeast corner of said ¼ - ¼; thence S87°53'31"W, 384.28 feet to the Southeast corner of Certified Survey Map number 2646; thence N02°04'57"W, 177.76 feet to the point of curvature of a curve to the right, said curve having a central angle of 9°09'15" and a radius of 251.00 feet, the long chord of which bears S83°08'59" W, 40.06 feet; thence Southwesterly along the arc of said curve, 40.10 feet; thence N02°03'49"W, 66.00 feet to the North line of Wittewood Lane; thence S87°S6'11"W along said line, 1004.50 feet to the point of curvature of a curve to the left, said curve having a central angle of 15°03'22" and a radius of 366.00 feet, the long chord of which bears S80°22'55"W, 95.90 feet; thence Southwesterly along the arc of said curve and North line, 96.18 feet to a point of curvature of a curve to the right, said curve having a central angle of 81°35'49" and a radius of 25.00 feet, the long chord of which bears N66°26'45"W, 32.67 feet; thence Northwesterly along the arc of said curve, 35.60 feet to the East line of South Hope Road; thence S64°19'13"W, 33.00 feet to the centerline of said road; thence N24°35'47"W along said centerline, 384.50 feet to the point of curvature of a curve to the right, said curve having a central angle of 33°23'23" and a radius of 200.00 feet, the long chord of which bears N07°S4'01"W, 114.91 feet; thence Northwesterly along the arc of said curve and centerline, 116.55 feet to its intersection with the centerline of Hope Road and the point of curvature of a curve to the left, said curve having a central angle of 33°18'22" and a radius of 200.00 feet, the long chord of which bears S75°04'31"E, 114.63 feet; thence Southeasterly along the arc of said curve and centerline, 116.26 feet; thence N88°16'16"E along said Hope Road centerline, 474.05 feet to the point of beginning. The above described containing 18.904 acres, being subject to rights of way for Hope and South Hope Roads.

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

Referenced to the Dane County Coordinate System, with the West line of the NW 1/4 of Section 29 bearing S00°08'55"W

Vertical datum = NAD 83 (2011)

Surveyors Certificate
I, David C. Riesop, Wisconsin Registered Land Surveyor, hereby certify that I have surveyed, mapped and monumented the lands as described hereon, and that such map is a true and correct representation of the boundaries of the lands surveyed, and that I have fully complied with the State of Wisconsin Administrative Code and Chapter 15 of the Land Division and Planning code of the Town of Cottage Grove, in surveying and mapping the same, to the best of my knowledge and belief.

_____
David C. Riesop S-1SS1

## Preliminary Plat of Wittewood Lane

Parts of the NW¼ of the NW¼ of Section 29 and the NE¼ of the NE¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin

Prepared for Moms CG Farm LLC,
David Witte,
5802 Winnequah Road
Monona, Wi. 53716

Current Zoning is RR-8 and FP-35
proposed zoning is SFR-08, Petition #12295

Plat boundary = 18.904 acres

**Wisconsin Mapping, LLC**
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6504-26 Date 6/10/2026
Sheet 1 of 1 rev. 9/28/26