

**TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
RESOLUTION 2024-09-25**

**RECOMMENDING CONDITIONAL APPROVAL OF THE  
FINAL PLAT OF SWALHEIM BUSINESS PARK**

**WHEREAS**, the Town Board for the Town of Cottage Grove (the “Town”) granted preliminary plat approval for the Swalheim Business Park plat on August 5, 2024;

**WHEREAS**, Duane Swalheim and Candace Swalheim, collectively the “Developer”, have submitted an application for final plat approval to the Town; and,

**WHEREAS**, the proposed final plat for Swalheim Business Park generally conforms to the requirements of Wis. Stat. § 236.20 and Town Ordinance § 15.05, but requires additional modifications to fully comply with State statutes, preliminary plat approval conditions, Town Ordinances and the applicable Development Agreement, to be approved by the Town Board, and to be recorded with the Dane County;

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

1. The Plan Commission recommends conditional approval of the final plat for Swalheim Business Park to the Town Board, subject to the following conditions:
  - a. The Developer shall submit the proposed final plat to all private utilities, communications providers, and the post office serving the plat area for identification of easements to deliver services to the Plat and provide verification of such submission to the Town.
  - b. The Developer shall submit the plans, profiles, and specifications required by Town Ordinances §§ 15.07(3), 15.11(1) to the Town.
  - c. The Developer shall submit any tests required under Town Ordinance § 15.07(4) to the Town Engineer.
  - d. The Developer shall verify the drainage arrows along the south and west property lines for Lot 1 and along the east property line for Lot 4.
  - e. The Plat shall depict the drainage easement at the southwest corner of the Pondella Lane.
  - f. The Developer shall provide a Declaration of the Covenants for the Plat for review and approval by the Town Attorney and Town Board, which shall be recorded upon such approval and prior to any lot sale or building permit.


- g. A note shall be added to the Plat stating that “The costs of maintenance for the stormwater management facilities located on the Plat shall be the responsibility of the following lots: T&D. If the Town performs the maintenance, the costs will be special assessed to the benefitting lots.” The Developer shall verify and input the lots that will use the stormwater management facilities in the Plat.
2. The Final Plat shall not be submitted for recording until the Town has verified the Developer’s compliance with each of the conditions set forth herein.

This Resolution was duly adopted by the Plan Commission of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on September 25, 2024, by a vote of 7 in favor, 0 opposed, and 0 not voting.

TOWN OF COTTAGE GROVE PLAN COMMISSION

By:   
Kris Hampton, Chair of Plan Commission

Attested by:

  
Kim Banigan, Town Clerk

Incorporated by Reference:

- Final Plat for Swalheim Business Park