

**TOWN OF COTTAGE GROVE  
TOWN BOARD  
RESOLUTION 2024-10-07**

**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;

**WHEREAS**, on September 25, 2024, the Town Plan Commission recommended approval of the Final Plat of the Swalheim Business Park, conditioned upon the Developer’s completion of the conditions articulated in Plan Commission Resolution 2024-09-25;

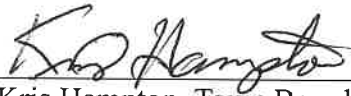
**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Cottage Grove as follows:

1. The Town Board approves the final plat for Swalheim Business Park, 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. The Developer shall satisfy all other conditions identified in Plan Commission Resolution 2024-09-25.
  
- 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 Town Board of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on October 7, 2024, by a vote of \_ in favor, \_ opposed, and \_ not voting.

TOWN OF COTTAGE GROVE

By:   
Kris Hampton, Town Board Chair

Attested by:

  
Kim Banigan, Town Clerk

Incorporated by Reference:

- Final Plat for Swalheim Business Park
- Covenants for the Swalheim Business Park