



# Dane County Planning & Development

## Land Division Review

---

Date: May 14, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Swalheim Business Park (preliminary plat)  
Town of Cottage Grove, Section 27  
(5 lots, 27.742 acres)  
Rezone Petition: 11960; FP-1 (Farmland Preservation) to GC/UTR (General Commercial/Utility)

- Average commercial lot size: *4.24 acres*
- Review deadline: *June 3, 2024*

Staff recommends the following conditions in approving the preliminary plat:

1. Rezone Petition #11960 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (*County Board approved the Petition on August 17, 2023*)
  - *Recording of an approved plat*
  - *The rezone will not become effective until a final plat and developer's agreement are approved and fully executed by the Town of Cottage Grove.*
  - *A deed restriction shall be recorded on the lot stating the following:*
  - a. Land uses on the property shall be limited exclusively to the following permitted uses: i. Agricultural uses (livestock not permitted) ii. Agricultural accessory uses (livestock not permitted) iii. Contractor, landscaping or building trade operations iv. Governmental, institutional, religious, or nonprofit community uses v. Indoor sales vi. Indoor storage and repair vii. Light industrial viii. Office uses ix. Personal or professional service x. A transportation, utility, communication, or other use that is: 1. Required under state or federal law to be located in a specific place, or; 2. Is authorized to be located in a specific place under a state or federal law that specifically preempts the requirement of a conditional use permit. xi. Undeveloped natural resource and open space areas xii. Utility services associated with, and accessory to, a permitted or conditional use xiii. Veterinary clinics b. Land uses on the property shall be limited exclusively to the following conditional uses: i. Communication towers ii. Outdoor Storage iii. Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above iv. Vehicle repair or maintenance service c. Residential and associated accessory uses are prohibited.
2. All public land dedications are to be clearly designated *Dedicated to the Public*.
3. Utility easements are to be provided.
  - *Easements across lots or along rear or side lot lines shall be provided for utilities where necessary, shall be at least 6 feet wide on each side of lot lines*

4. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
  - *Dane County Surveyor: Pondella Lane is an acceptable road name.*
5. Comments from the Public Health department are to be recognized:
  - *We are fine with this. Looks like all lots have a POWTS area delineated and we have the soil tests for those sites ~ John Hausbeck*
6. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
7. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance.
  - *Stormwater Management Permit SM2022-0366 issued March 21, 2023*

