



Dane County Planning & Development

Land Division Review

Date: September 24, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Swalheim Business Park (final plat)
Town of Cottage Grove, Section 27

- 4 lots, 1 outlot (27.742 acres total)
- Average commercial lot size: 4.16 acres
- Rezone Petition: 11960; FP-1 (Farmland Preservation) to GC/UTR (General Commercial/Utility)
- Sensitive environmental features: *Perennial stream to the east.*
- Review deadline: *October 18, 2024*
- Public Health: *No concerns*

The final plat is a land division of Lot 4 CSM #16140 into 5 lots for commercial purposes. The proposed road name is acceptable as per the county surveyor and staff recommends the following conditions in approving the final 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.*

