

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
04/09/2026	DCPCUP-2026-02708
<b>Public Hearing Date</b>	
06/23/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SWALHEIM 2011 REV TR (C/O ELEMENTS LAWN AND SNOW)	Phone with Area Code (608) 395-9989	AGENT NAME CLEARY BUILDINGS (TRAVIS LEESER)	Phone with Area Code (608) 379-0132
BILLING ADDRESS (Number, Street) 436 CONNIE ST		ADDRESS (Number, Street) 190 PAOLI ST.	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS	

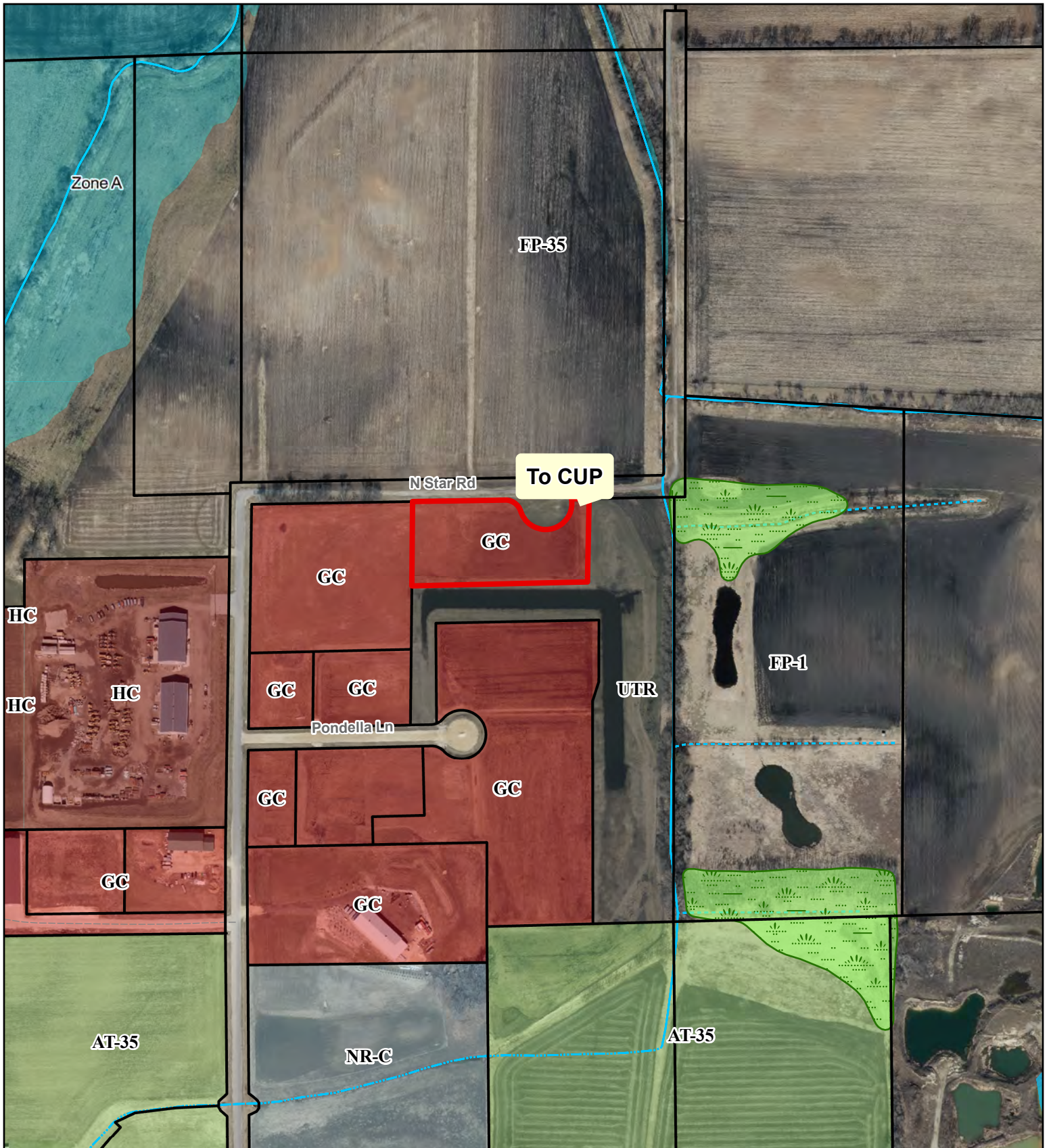
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
NE of 3475 N Star Rd					
TOWNSHIP COTTAGE GROVE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-273-4034-0		---		---	








CUP DESCRIPTION
Outdoor storage - dumpsters for contractor business

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.272(3)	2.92

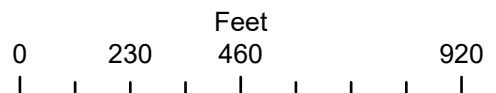
<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	Inspectors Initials	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
	RUH1	

COMMENTS: 1) PRELIMINARY REVIEW LETTER FROM LAND & WATER RESOURCES WILL BE REQUIRED PRIOR TO ZLR ACTION.  
 2) SEPTIC PLANS MUST BE VERIFIED WITH PUBLIC HEALTH AT THIS TIME.  
 3) ZONING STAFF WILL NOT RECOMMEND ALLOWING OUTDOOR STORAGE USE UNTIL A BUILDING IS CONSTRUCTED ON SITE.  
 4) LIGHTING PLAN WILL NEED EDITS TO SHOW FULL EXTENT AND FOR LEGIBILITY.



- |   |  |
|---|--|
|  Proposed Zoning               |  Agricultural Transition      |
|  Parcels                       |  Commercial                   |
|  Wetland Class Areas           |  Heavy Commercial             |
| <b>Zone Type</b>  |  Natural Resource Conservancy |
|  1% Annual Chance Flood Hazard |  Special Use                  |
|  Farmland Preservation         |  Municipal Boundary           |

**CUP 2708**  
**ELEMENT LAWN AND SNOW**



## STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

- |   |
|---|
| 1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.  |
| 2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.   |
| 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.  |
| 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.   |
| 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.  |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located.   |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans.  |
| 8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary. <ul style="list-style-type: none"><li>• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:</li><br/><li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:</li><br/><li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:</li><br/><li>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:</li><br/><li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:</li></ul> |

**WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN**

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.
List the proposed days and hours of operation.
List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.
Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under <a href="#">Chapter 11</a> of <a href="#">Chapter 14</a> , Dane County Code.
List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.
List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. <a href="#">10.800</a> .
Briefly describe the current use(s) of the property on which the conditional use is proposed.
Briefly describe the current uses of surrounding properties in the neighborhood.

## APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

### **SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. [10.102\(8\)](#).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

### **NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:**

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

### **OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section [10.800](#).

### **ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).









NOT FOR CONSTRUCTION  
 DRAWN BY: KELLY GAFFNEY  
 DATE DRAWN: 01/29/24  
 PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

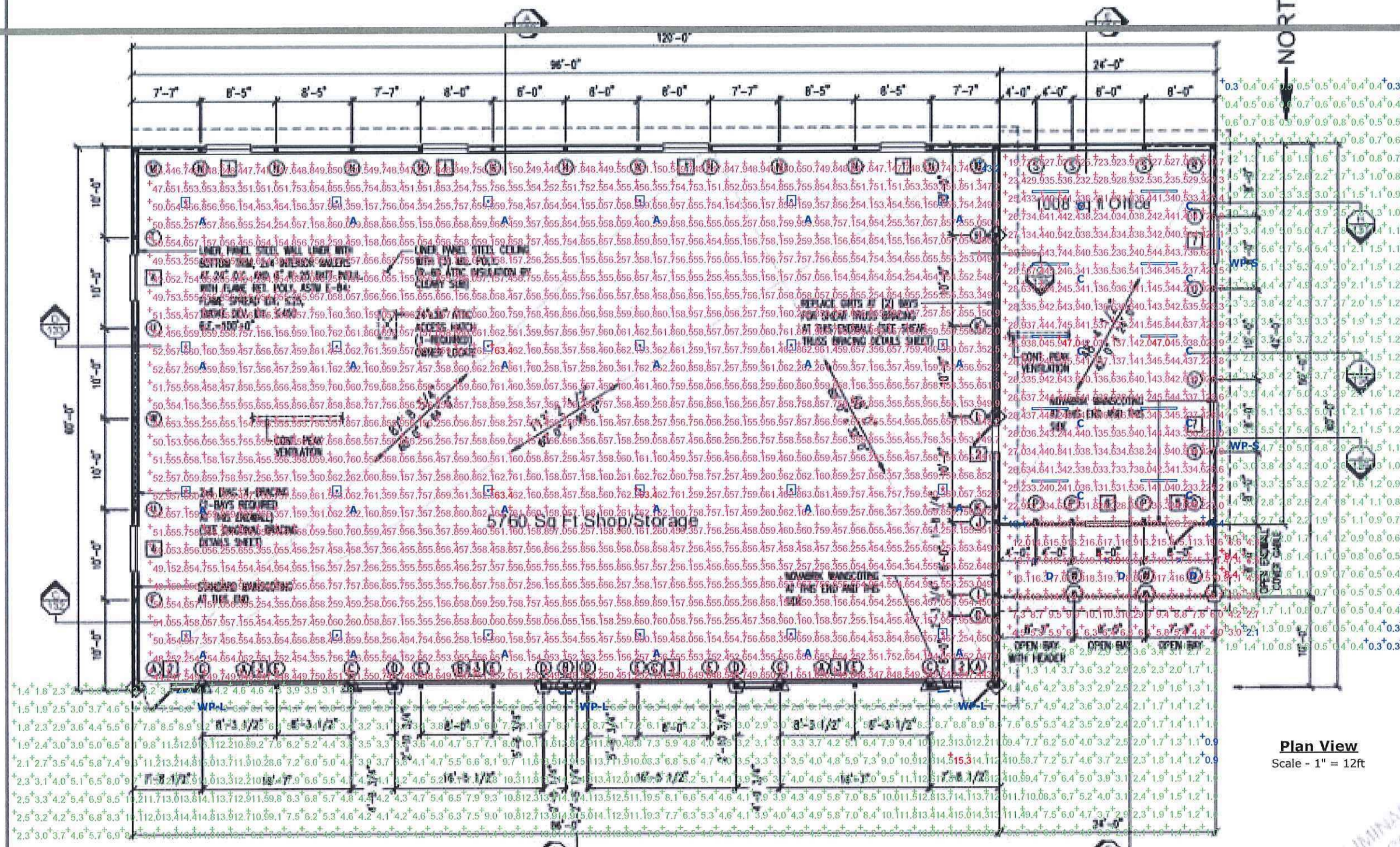
PROJECT NAME:  
**BLAZEK, DAVIN OR JORDAN**  
 PROJECT SITE ADDRESS:  
 SWALHEIM BUSINESS PARK LOT 4  
 COTTAGE GROVE, WI 53527 (DANE)  
 BUILDING SIZE:  
 60' 0" x 96' 0" x 17' 8"  
 SHEET NAME:  
**120**  
 PROJECT NUMBER:  
**2025106163**  
 SHEET NUMBER:  
**120**

**Cleary Building's**  
**Blazek Building**  
**Swalheim Business Park**  
**Cottage Grove, WI 53527**

WHEN PRINTED ON 24"x36"  
 PAPER SCALE IS 1/8"=1'-0"

WISCONSIN  
 DANIEL

**Designer**  
 S. Schoenberger  
**Date**  
 4/07/2026  
**Scale**  
 Not to Scale  
**Drawing No.**  
 8:52 AM  
**Summary**



**Plan View**  
 Scale - 1" = 12ft

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wallage	Polar Plot
A			24	CPWB 15000LM SEF GCL HD SCK EOCRI	Compact Pro Highway, 15000 Lumens, Standard efficiency, Glass coated lens, Medium distribution, 50 K, EOCRI		1	15444	0.95	104.99	
C			10	CSS L48 4000LM 40K EOCRI	CSS LED Single Strip Light, 48", 4000 Lumens, 3500 Kelvin, 60 Color rendering		1	4200	0.95	34.192	
D			3	FWLED 013V4000K	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires		1	2123	0.95	22.3	
WP-S			2	FWLED 013V4000K	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires		1	1840	0.95	12.7	
WP-L			3	FWLED 013V4000K	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires		1	9994	0.95	66	



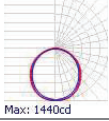

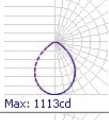

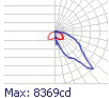
**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Side OH Door Illumination	+	6.4 fc	15.3 fc	0.9 fc	17.0:1	7.1:1
Front Entrance Under Canopy Illumination	+	11.6 fc	19.9 fc	2.1 fc	9.5:1	5.5:1
North Side Front 4 Parking stalls by Office	+	2.1 fc	8.4 fc	0.3 fc	28.0:1	7.0:1
Office	+	35.7 fc	47.0 fc	19.4 fc	2.4:1	1.8:1
Shop / Storage Floor	+	56.4 fc	63.4 fc	43.2 fc	1.5:1	1.3:1

All fixture and light fixture information is based on the manufacturer's data sheet. The lighting design is preliminary and subject to change.

## Schedule



Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		24	CPHB 15000LM SEF GCL MD 50K 80CRI	Compact Pro Highbay, 15000 lumens, Standard efficiency, Glare control lens, Medium distribution, 50 K, 80CRI,		1	15444	0.95	104.89	 Max: 6642cd
	C		10	CSS L48 4000LM 40K 80CRI	CSS LED Single Strip Light, 48", 4000 Lumens, 3500 Kelvin, 80 Color rendering		1	4298	0.95	34.1982	 Max: 1440cd
	D		3				1	2123	0.95	22.3	 Max: 1113cd
—	WP-S		2	PWLED @13W4000K	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires		1	1840	0.95	12.7	 Max: 1649cd
—	WP-L		3	PWLED @72W4000K	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires		1	9694	0.95	66	 Max: 8369cd

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME:  
**BLAZEK, DAVIN OR JORDAN**

PROJECT SITE ADDRESS:

**SWALHEIM BUSINESS PARK LOT 4  
COTTAGE GROVE, WI 53527 (DANE)**

BUILDING SIZE:  
60' 0" x 96' 0" x 17' 8"

SHEET NAME:  
FLOOR PLAN - PRELIMINARY

PROJECT NUMBER:

**2025106163**

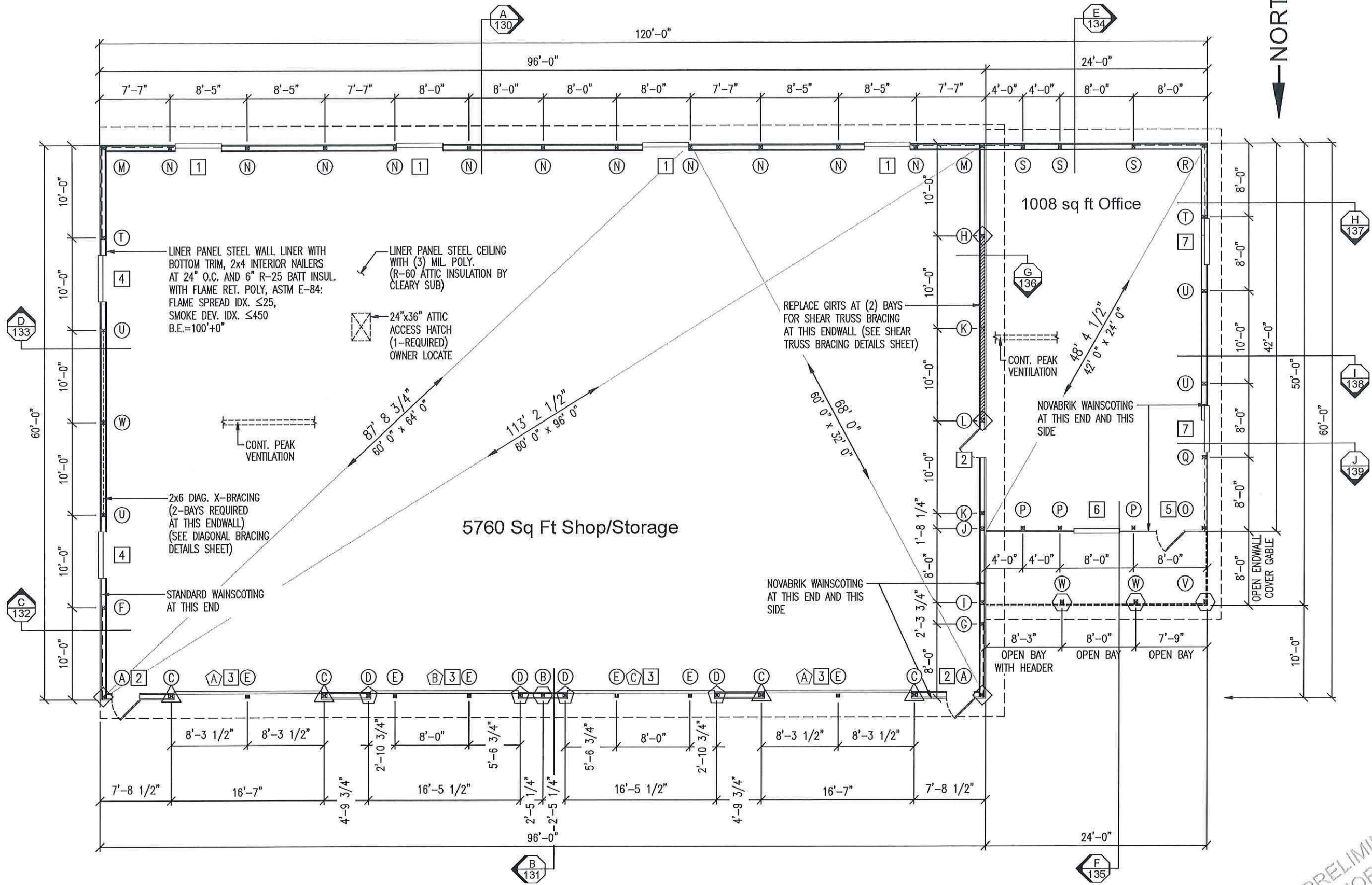
SHEET NUMBER:

**120**

WHEN PRINTED ON 24"x36"  
PAPER SCALE IS 1/4" = 1'-0"

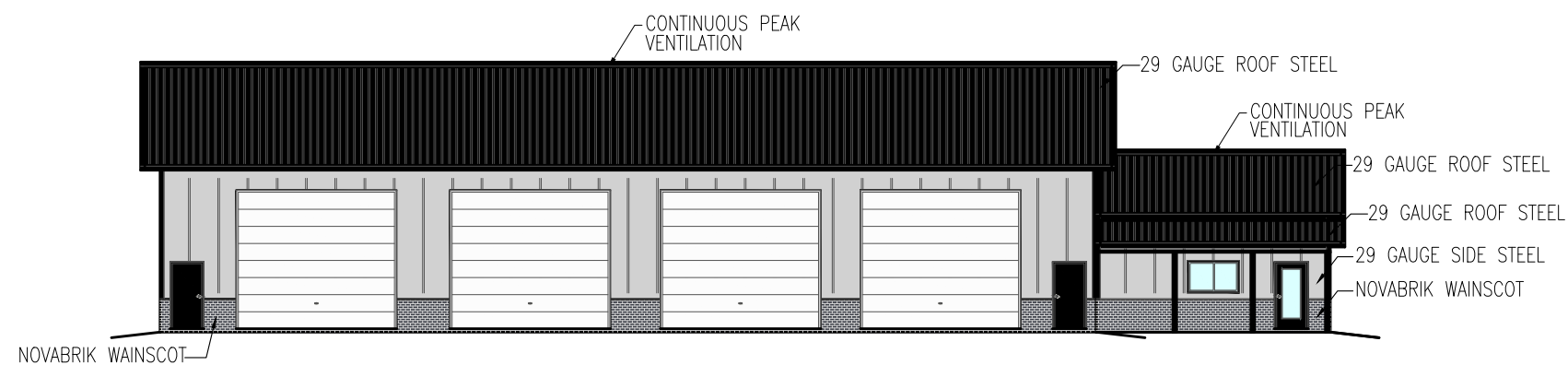
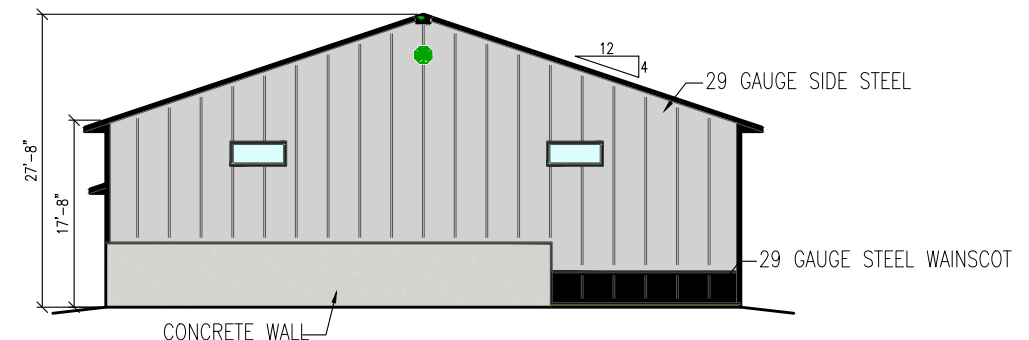
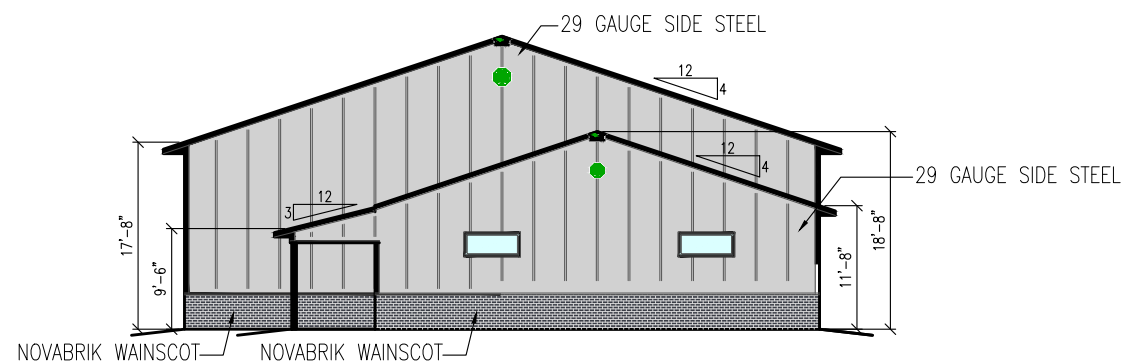
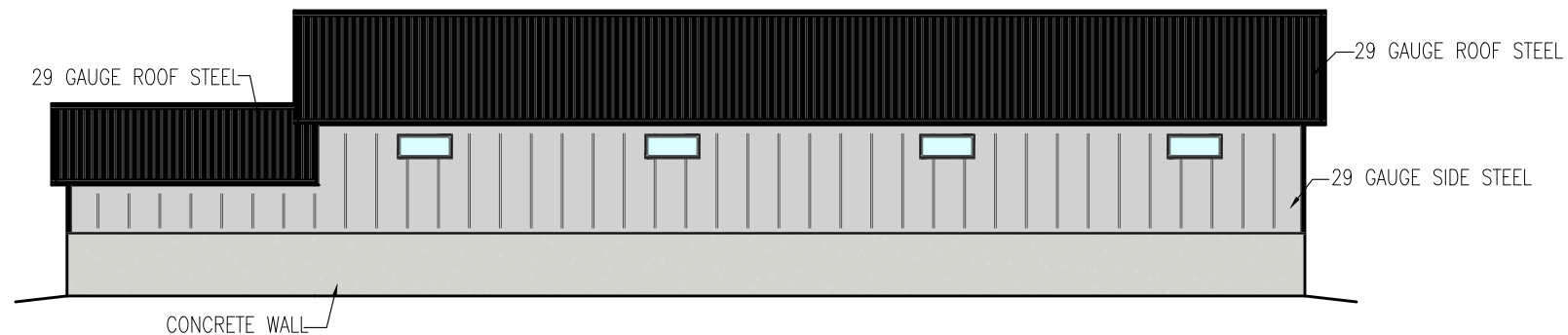
PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

WISCONSIN  
DANIEL





# Proposed Building for: DAVIN OR JORDAN BLAZEK



**BUILDING COLORS**  
 ROOF: ONYX TEXTURE  
 SIDES: GRANITE TEXTURE  
 TRIM: ONYX TEXTURE  
 WAINSCOTING: ONYX TEXTURE/ CHARCOAL NOVABRIK

**We Protect What You Value™**

**NOTE:**  
 THE COLORS SHOWN ON THIS PROPOSAL ARE AS CLOSE TO THE ACTUAL PAINTED COLORS AS PERMITTED BY THE PRINTING PROCESS





**FRANKIES LANDSCAPING  
LLC.**

COMPANY NAME  
630 Jacobson Ave  
Madison, WI 53714  
Tel: 608-960-0838

NOTES:

**STONE/MULCH IN  
BEDS**

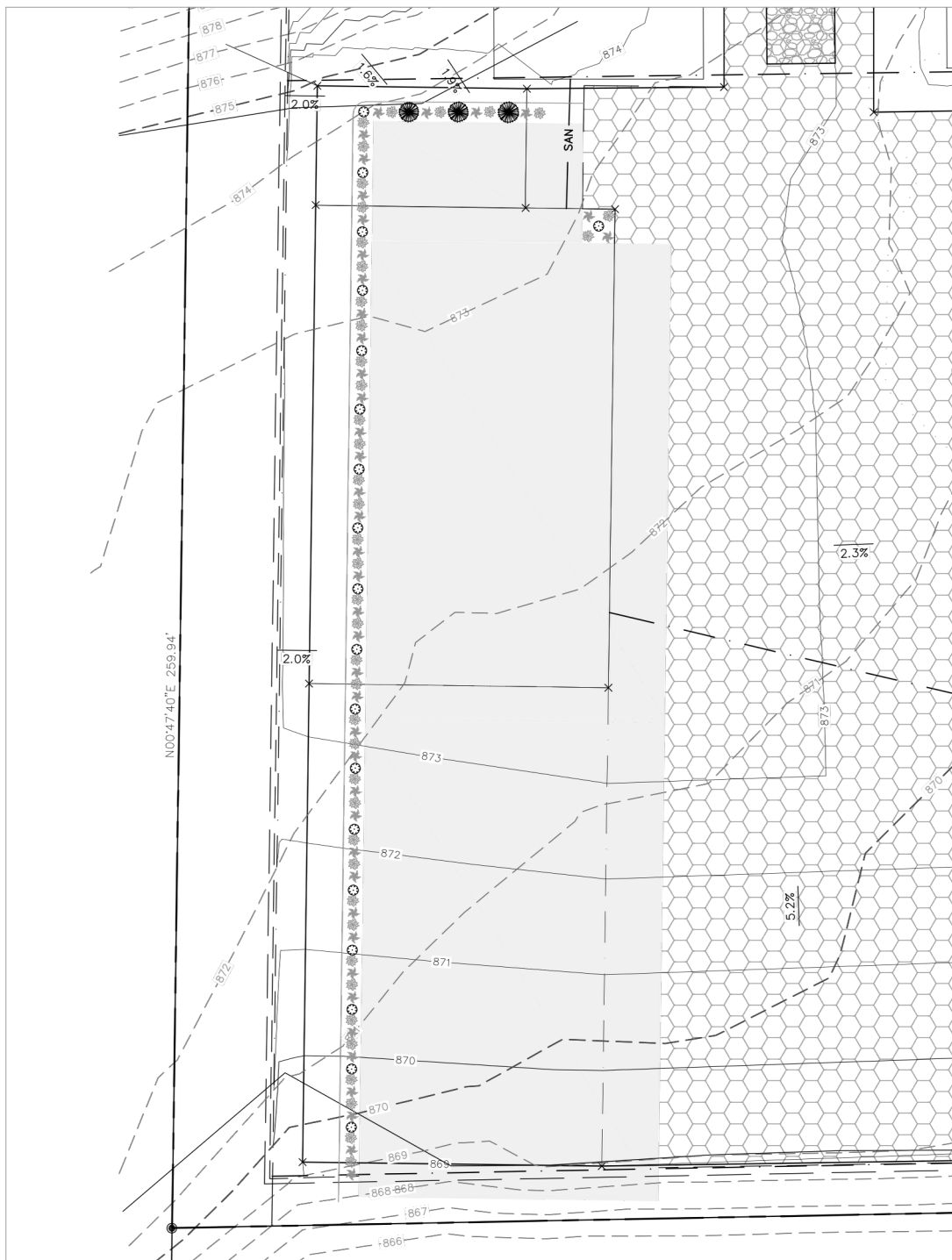
**REVISED 4/2/26  
BY F.G**

CLIENT

PROJECT

**DRAWN BY  
FG**

**A<sub>0.1B</sub>**

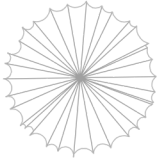


**LOT 4  
(BUILDING CLOSE-UP)**

**NOT TO SCALE**

# PLANT SCHEDULE

## PLANT TYPE



Thuja occidentalis - Arborvitae - 4' ht



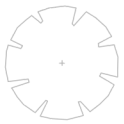
Hosta spp. – Hosta – 1 gal



Hosta spp. – Hosta – 1 gal



Acer x freemanii – Autumn Blaze Maple – 2" cal



Hydrangea paniculata – Panicle Hydrangea –  
18" ht



Quercus rubra – Red Oak – 2.5" cal



**FRANKIES LANDSCAPING  
LLC.**

COMPANY NAME  
630 Jacobson Ave  
Madison, WI 53714  
Tel: 608-960-0838

---

NOTES:

REVISED 4/2/26  
BY F.G

---

CLIENT







PROJECT

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DRAWN BY  
FG

**A<sub>0.3</sub>**

# PLANT COUNT

	PLANT TYPE	COUNT
	Arborvitae	26
	Hosta	44
	Hosta	43
	Autum Blaze Maple	9
	Shrubs (mix)	19
	Red Oak	4

**PLANT BED AREA SQUARE FEET**

~1060 TOTAL SQUARE FEET



**FRANKIES LANDSCAPING  
LLC.**

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NOTES:

REVISED 4/2/26  
BY F.G

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CLIENT

PROJECT

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DRAWN BY  
FG

**A**<sub>0.2</sub>

# PLANT PICTURES



## Hostas



## Shrubs



## Arborviate



## Maple Tree



## Red Oak



**FRANKIES LANDSCAPING  
LLC.**

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630 Jacobson Ave  
Madison, WI 53714  
Tel: 608-960-0838

NOTES:

VARIATIONS OF  
PLANTS MAY BE  
USED (PICTURES  
ARE FOR  
REFERENCE)  
REVISED 4/2/26  
BY F.G

CLIENT

PROJECT

DRAWN BY  
FG

# A<sup>0.4</sup>

# STONE OPTIONS



2" American Heritage Stone



2" Wash Stone

# MULCH OPTIONS



Brown Dyed Mulch



Black Mulch



**FRANKIES LANDSCAPING  
LLC.**

COMPANY NAME  
630 Jacobson Ave  
Madison, WI 53714  
Tel: 608-960-0838

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NOTES:

VARIATIONS OF  
PLANTS MAY BE  
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REVISED 4/2/26  
BY F.G

---

CLIENT

PROJECT

---

DRAWN BY  
FG

**A<sup>0.5</sup>**



180 PRAIRIE STREET • P.O. BOX  
VICTORIA, BRITISH COLUMBIA V8X 3T2

DRAWN BY: KELLY GAVIN

DATE DRAWN: 01/29/26

PLAN REVISIONS:

NUMBER	DATE
1	
2	
3	
4	

PROJECT NAME:  
**BLAZEK, DAVIN OR JORDAN**

PROJECT SITE ADDRESS:  
SWALHEIM BUSINESS PARK LOT 4  
COTTAGE GROVE, WI 53527 (DANE)

BUILDING SIZE:  
607' 0" x 96' 0" x 17' 8"

PROJECT NUMBER:  
**202510616**

SHEET NUMBER:  
**120**



**Cleary Building's**  
**Blazek Building**  
Swalheim Business Park  
Cottage Grove, WI 53527

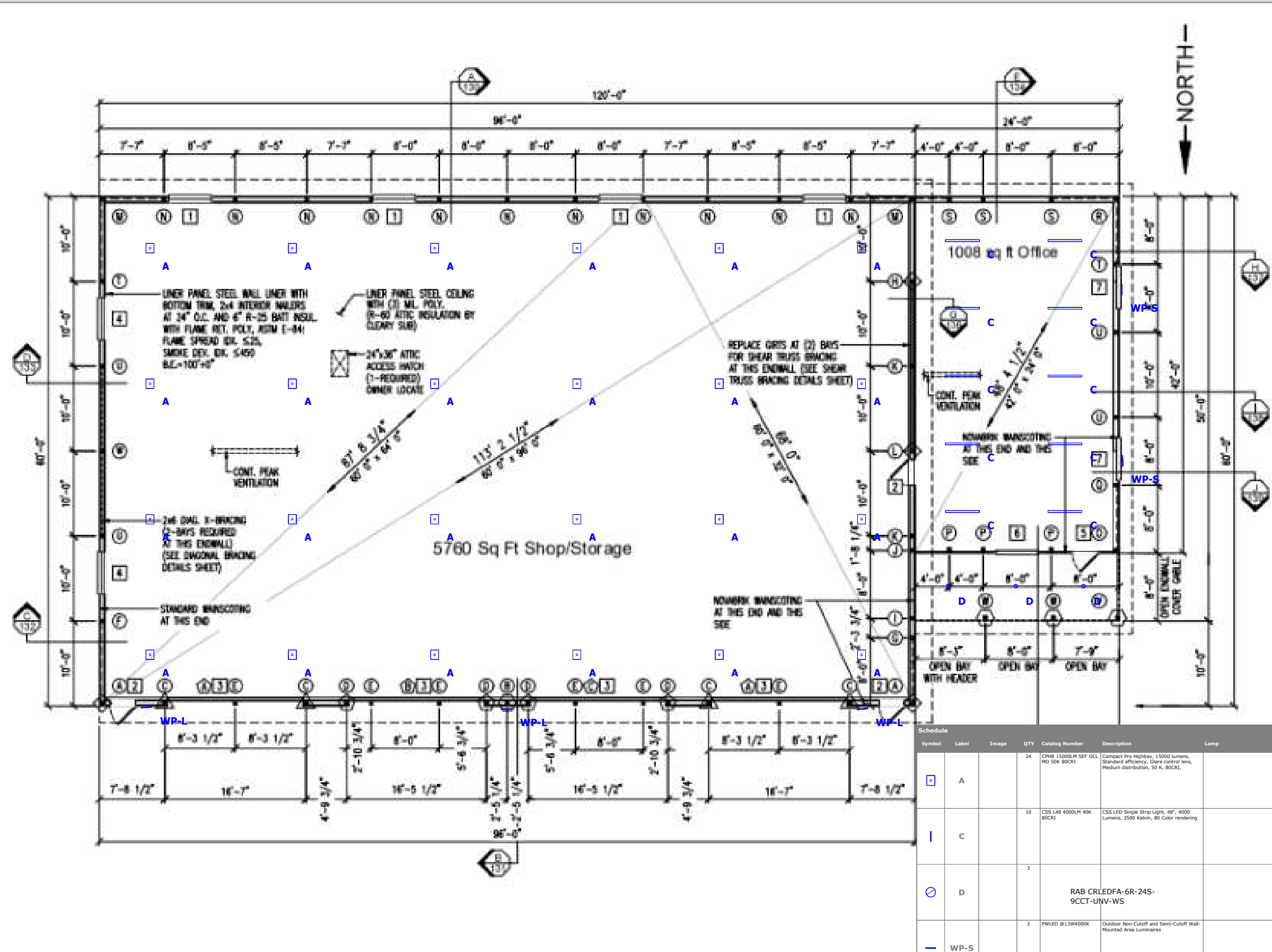
**Designer**  
S. Schoenberger

**Date**  
4/07/2026

**Scale**  
Not to Scale

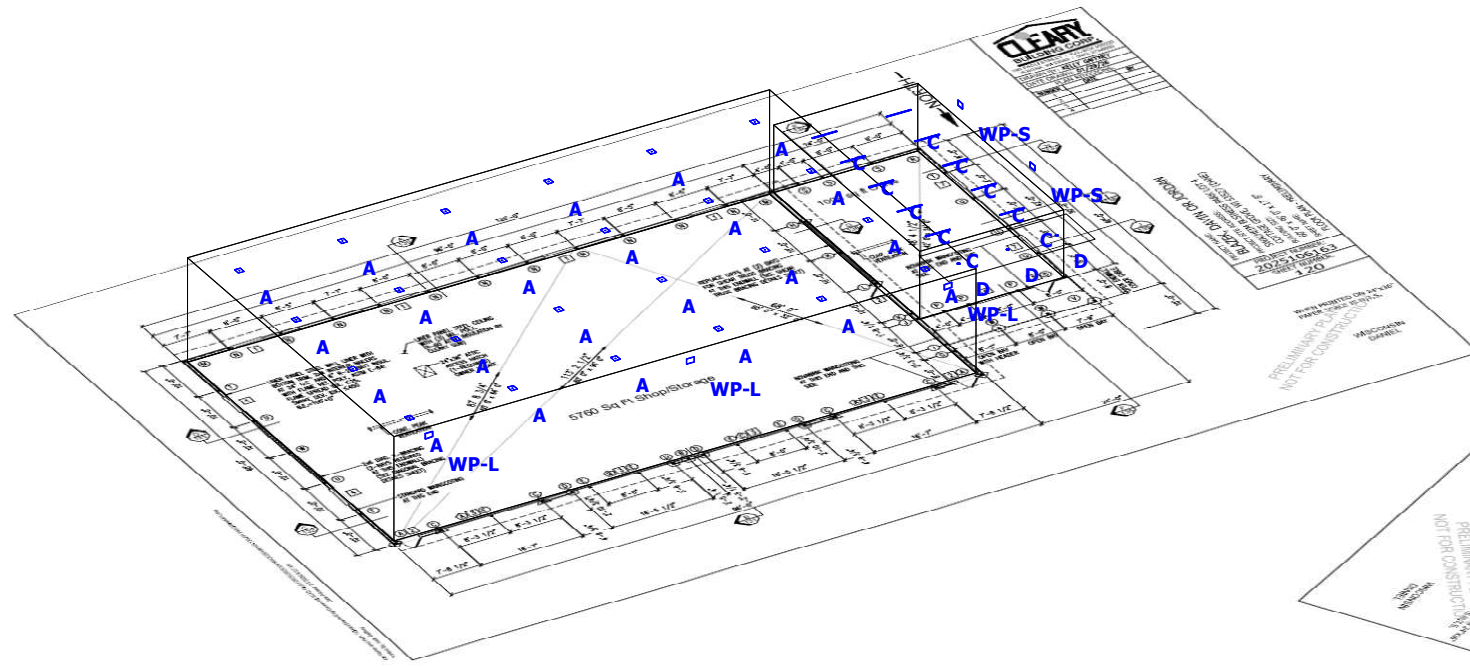
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**Summary**

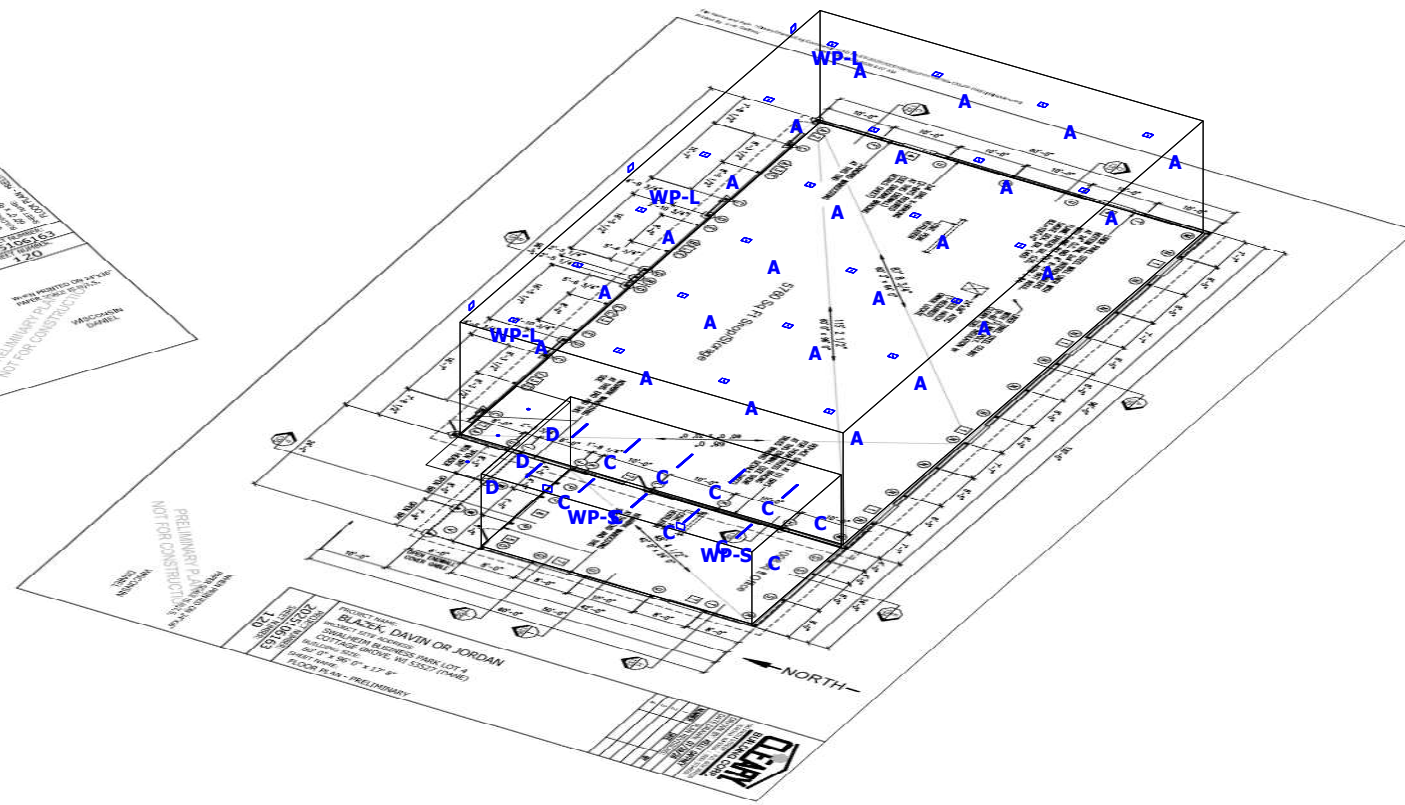


Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
□	A		24	CPWB 15000LM SEF GCL MD 50K 80CRI	Compact Pro Highbay, 15000 lumens, Standard efficiency, Glare control lens, Medium distribution, 50 K, 80CRI,		1	15444	0.95	104.89	Max: 6642cd
	C		10	CSS L48 4000LM 40K 80CRI	CSS LED Single Strip Light, 48", 4000 Lumens, 3500 Kelvin, 90 Color rendering		1	4298	0.95	34.1982	Max: 1440cd
○	D		3		RAB CRLEDFA-6R-24S-9CCT-UNV-WS		1	2123	0.95	22.3	Max: 1113cd
-	WP-S		2	PWLED @13W4000K	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires		1	1840	0.95	12.7	Max: 1649cd
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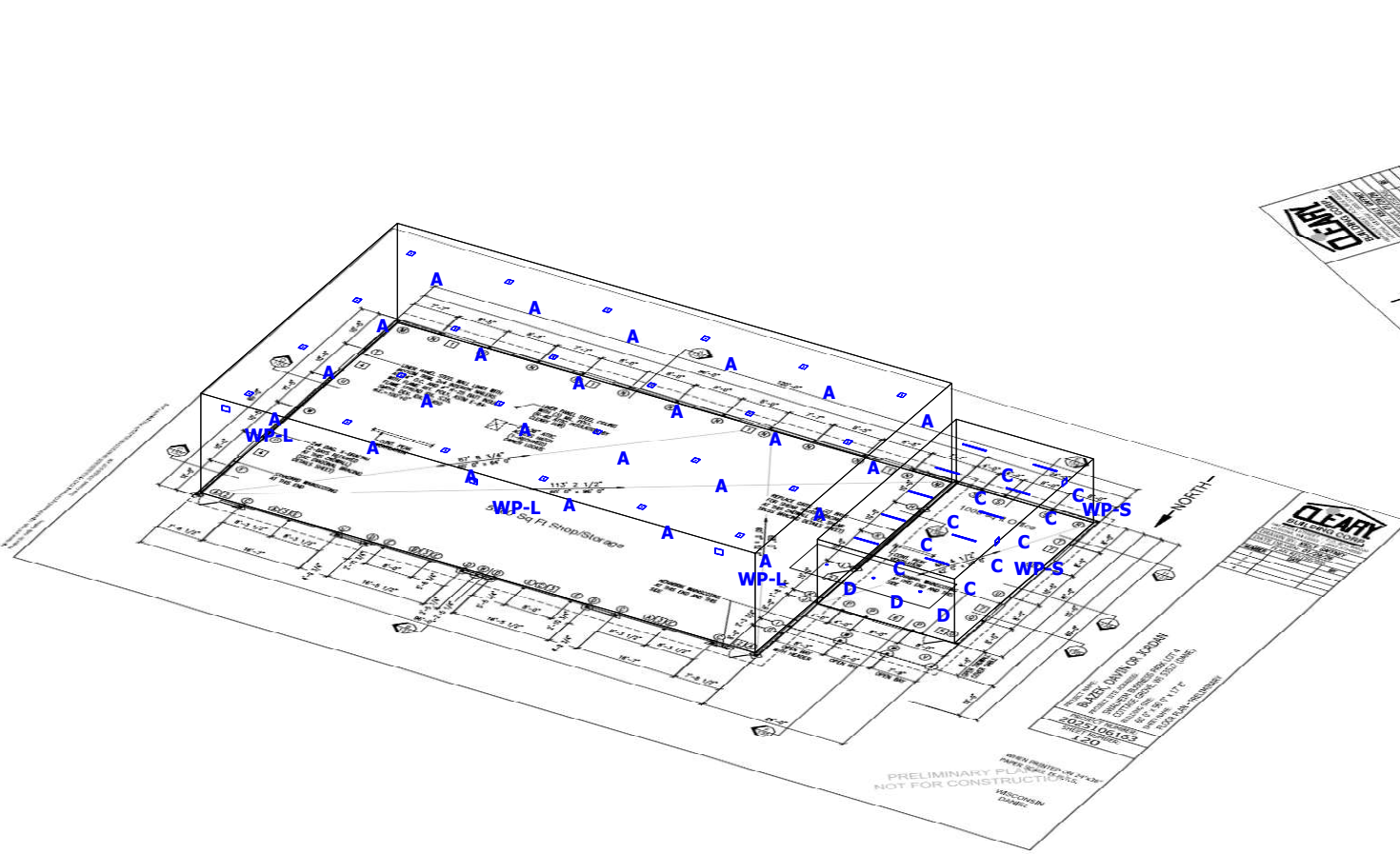
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 Plotted By: Kelly Gavin



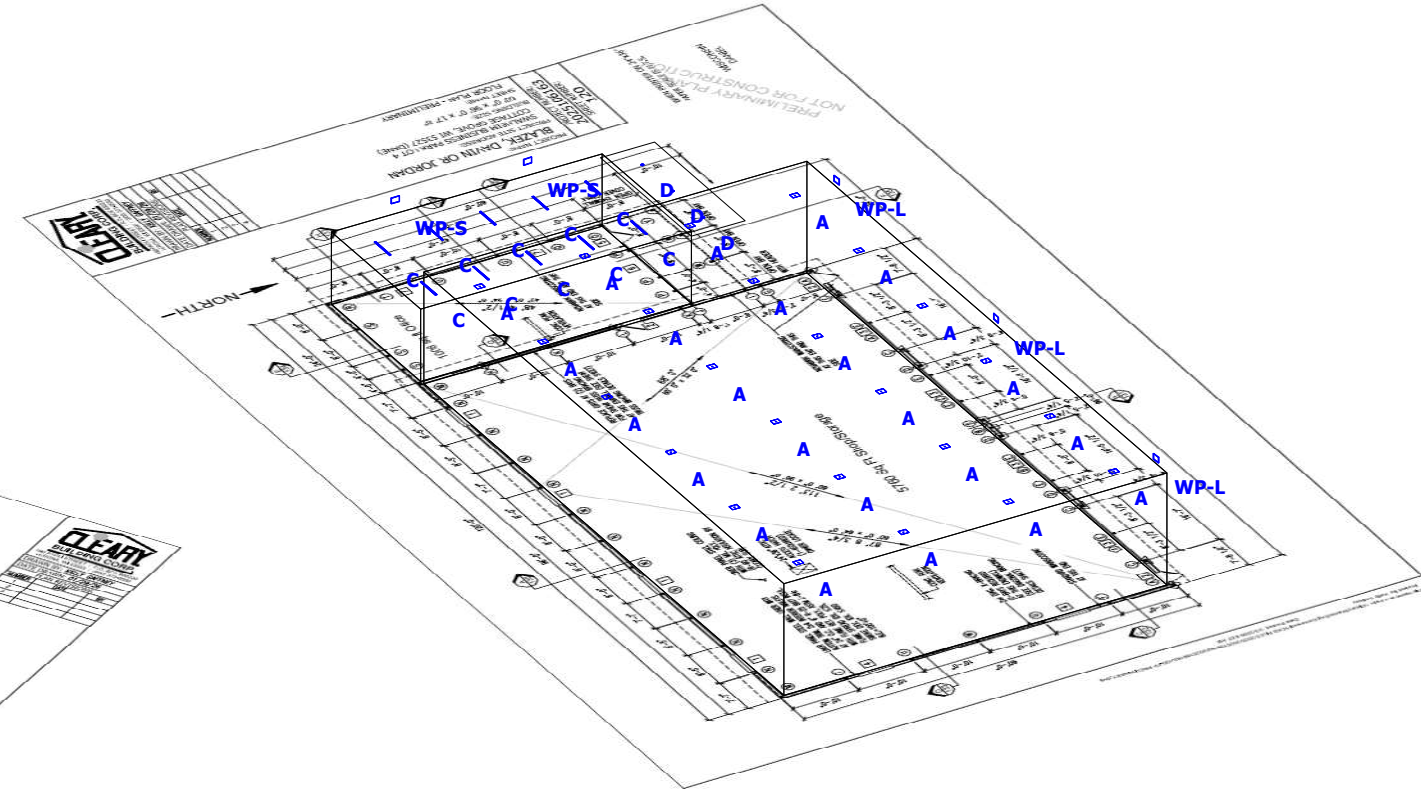
**South West View**



**North East View**



**South East View**



**North West View**

**Cleary Building's**  
**Blazek Building**  
**Swalheim Business Park**  
**Cottage Grove, WI 53527**

**Designer**  
S. Schoenberger  
**Date**  
4/07/2026  
**Scale**  
Not to Scale  
**Drawing No.**  
8:52 AM  
**Summary**

West 1/4 Corner Section 27-7-11 Found Aluminum Monument

The Aluminum Monument and its per Dane County Public Land Survey Monument Record prepared by Bruce D. Bowden, dated February 11, 2013, were found and verified.

**Town Treasurer's Certificate:**

I, Kim Banigan, being the duly elected, qualified and acting Treasurer for the Town of Cottage Grove, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of May 6, 2025 affecting any of the lands included in this plat of SWALHEIM BUSINESS PARK.

*Kim Banigan*  
Kim Banigan, Clerk-Treasurer  
Town of Cottage Grove

**County Treasurer's Certificate:**

I, Adam Gallagher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of May 16, 2025 affecting any of the lands included in this plat of SWALHEIM BUSINESS PARK.

*Adam Gallagher*  
Adam Gallagher, Treasurer  
County of Dane

**Town of Cottage Grove Certificate:**

This plat of SWALHEIM BUSINESS PARK, including the road dedications herein, has been acknowledged, accepted and approved for recording by the Town Board of the Town of Cottage Grove consistent with the action taken by the Town Board on this 7th day of October, 2024.

*Kim Banigan*  
Kim Banigan, Clerk-Treasurer  
Town of Cottage Grove

**Dane County Zoning and Land Regulation Committee Certificate**

This plat known as SWALHEIM BUSINESS PARK is hereby approved by the Dane County Zoning and Land Regulation Committee this 13th day of May, 2025.

*Michele Doonan*  
Michele Doonan, Chair  
Dane County Zoning and Land Regulation Committee

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

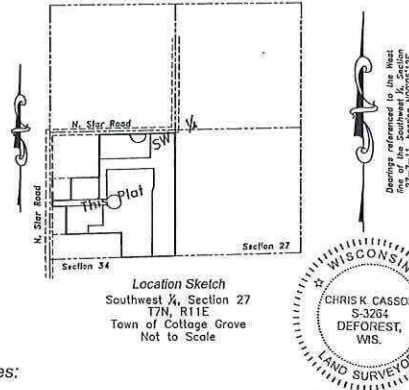
Certified April 09, 2025

*Don Jime*  
Department of Administration

September 6, 2024

N. Star Road  
Per County Highway Records:  
CHIR-Cottage Grove  
Page 57/257

February 22, 2024  
Water Elev. = 851.4  
NNWL = 852.3  
MNL = 855.5



# SWALHEIM BUSINESS PARK

Lot 4, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135 as Document No. 5870098, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin

Revised: 4/2/2025  
Revised: 12/12/2024

Scale: 1" = 100'

**Surveyor's Certificate:**

I, Chris K. Casson, Professional Land Surveyor S-3264, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Cottage Grove Code of Ordinances, and under the direction of the owners listed herein, I have surveyed, divided and mapped SWALHEIM BUSINESS PARK and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Lot 4, Certified Survey Map No. 16140, as recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135 as Document No. 5870098, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin; containing 1,208,422 square feet, or 27,742 acres.

*Chris K. Casson*  
Chris K. Casson, PLS No. S-3264

**Owners' Certificate:**

The Duane P. and Candace J. Swalheim 2011 Revocable Trust, as owner, hereby certifies that it has caused the land described on this plat of SWALHEIM BUSINESS PARK to be surveyed, divided, mapped and dedicated as represented herein. It also certifies that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Department of Administration  
Dane County Zoning and Land Regulation Committee  
Town of Cottage Grove

In witness hereof the Duane P. and Candace J. Swalheim 2011 Revocable Trust, has caused these presents to be executed

this 22nd day of April, 2025.

Duane P. and Candace J. Swalheim 2011 Revocable Trust

*Duane P. Swalheim*  
Duane P. Swalheim, Trustee

*Candace J. Swalheim*  
Candace J. Swalheim, Trustee

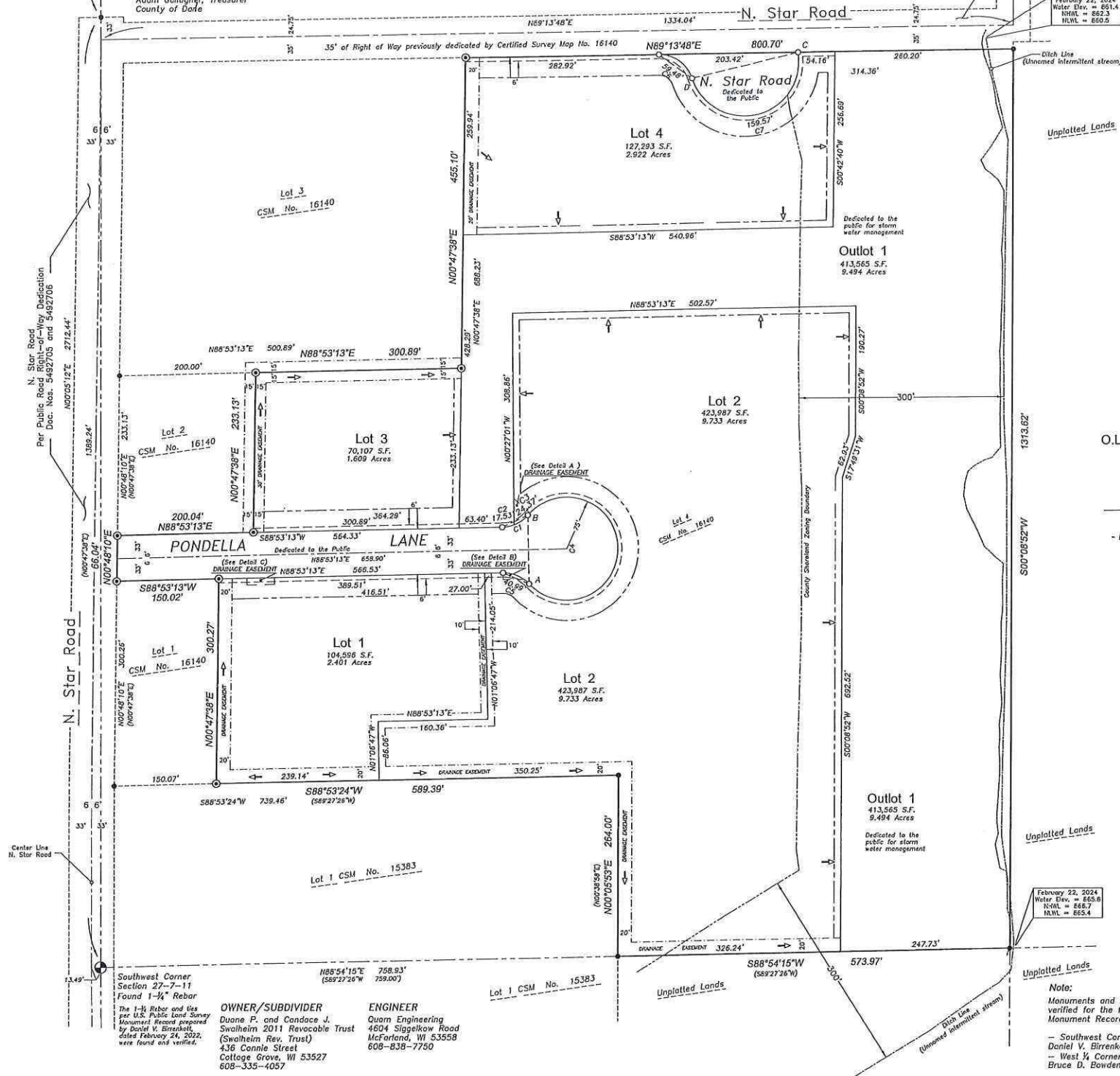
State of Wisconsin  
County of Dane JCS

Personally came before me this 22nd day of April, 2025, the above-named Duane P. Swalheim and Candace J. Swalheim, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

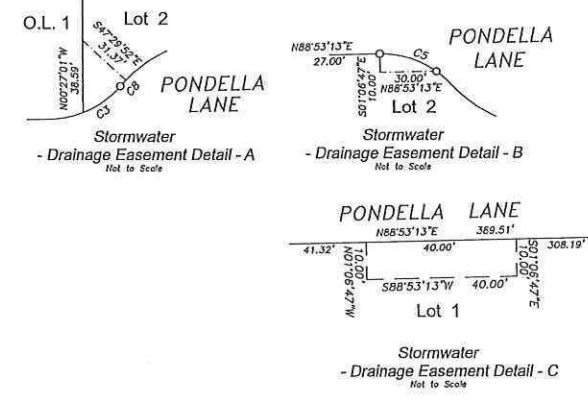
*Amy C. Harrison*  
Notary Public, Dane County, State of Wisconsin

*Amy C. Harrison*  
(Printed name)

My commission expires 8-28-2028



- Notes:**
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
  - Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
  - The lands within this subdivision shall be served by underground utilities.
  - Pondella Lane and N. Star Road dedicated to the public for road purposes.
  - Future lot owners are hereby notified of farming activities in the vicinity.
  - No building permit shall be granted and no non-farm building constructed on Lot 4 until the east-west segment of North Star Road along the north line of the subdivision is improved to town road standards per engineering plans approved by the Village Engineer. Prior to such improvement, any driveway access to Lot 4 from North Star Road or Outlot 1 shall be for agricultural purposes only. A separate recorded restriction may provide additional detail.
  - Outlot 1 dedicated to the public for storm water management.
  - Wetlands delineation per report prepared by Taylor Conservation LLC, dated June 11, 2021.
  - Individual lot owners are responsible for driveway culvert maintenance and/or replacement.
  - All Lots are required to have tree plantings above normal Town ordinance requirements. Additional detail on this requirement may be prescribed in a separate recorded restriction.
  - Individual lots require testing for precise septic system type and placement.
  - The cost of maintenance for the stormwater management is the responsibility of the following lots: 1-4 of Plot and lots 1-3 of Certified Survey Map No. 16140. If the Town performs the maintenance, the costs will be special assessed to the benefitting lots.
  - In cases of overlap, Stormwater Drainage Easements have precedent over public utility easements.
  - Setbacks for GC zoning: Front/Road, 30 feet; Side, 10 feet; Rear, 10 feet; Septic area, 10 feet.
  - Septic areas approximate. Individual lots require testing for precise septic system type and placement.



**Curve Data**

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	50.00'	42.23'	48°23'40"	N84°23'23"E	40.99'
C2	50.00'	17.62'	20°11'23"	N76°47'51.5"E	17.53'
C3	50.00'	24.61'	28°12'17"	N54°35'41.5"E	24.37'
C4	75.00'	362.32'	276°47'20"	N01°06'47"W	98.60'
C5	50.00'	42.23'	48°23'40"	N66°54'57"W	40.99'
C6	50.00'	63.71'	73°00'14"	S34°16'05"E	59.48'
C7	80.00'	239.64'	171°37'51"	N76°28'06.5"E	159.57'
C8	75.00'	75.00'	3°22'31"	S42°10'49"W	4.42'

**TANGENT BEARINGS**

A - N 42°43'07" W  
B - S 40°28'33" W  
C - S 09°23'49" E  
D - N 17°45'58" W

Dane County Register of Deeds Certificate:  
Received for recording this 23rd day of May, 2025, at 2:08 o'clock, P.M. and recorded in Volume 62-030A of Plats on Page 162 as Document No. 6029393.

*Kristi Chlebowicki*  
Kristi Chlebowicki, Register of Deeds  
County of Dane

*Rob Sangdolina*, Deputy

- Legend:**
- = Found 1" Iron Pipe
  - ⊙ = Found 3/4" Rebar
  - = Set 1-1/2" x 30" rebar  
Weight = 4.303 lbs./ft.
- All other lot and outlot corners set with 3/4"x18" rebars, weight = 1.502 lbs./ft.
- = Post-development drainage direction
  - = Public Utility Easement
  - - - - = Stormwater Drainage Easement (Sizes noted)
  - = Wetlands and Impervious Surface Setback
  - = Setback Line



**OWNER/SUBDIVIDER**  
Duane P. and Candace J. Swalheim 2011 Revocable Trust (Swalheim Rev. Trust)  
436 Connie Street  
Cottage Grove, WI 53527  
608-335-4057

**ENGINEER**  
Quam Engineering  
4824 Sigelkew Road  
McFarland, WI 53558  
608-838-7750

L:\2021\210194-Swalheim\210194-Final Plat  
Sheet 1 of 1  
Office Map No. 210194

**CUP 2708**

**Legal Description**

Lot 4, Swalheim Business Park, recorded in Volume 62-030A, page 162 of Dane County subdivision plats, Document No. 6029393, located in the SW ¼ of the SW ¼, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin