

**TOWN OF COTTAGE GROVE  
TOWN PLAN COMMISSION  
RESOLUTION 2025-05-28**

**RECOMMENDING CONDITIONAL APPROVAL OF THE  
PRELIMINARY PLAT OF VINEY ACRES BUSINESS PARK**

**WHEREAS**, Viney Acres, LLC (the “Developer”) owns the properties identified by Parcel Identification Numbers 0711-331-9502-8 and 0711-331-8000-7 (collectively, the “Property”), which are located in Section 33, Township 7N, Range 11E in the Town of Cottage Grove (the “Town”); and

**WHEREAS**, the Developer proposed to develop part of the Property for general commercial development; and

**WHEREAS**, the Developer applied to the Town for preliminary plat approval for Viney Acres Business Park and submitted the preliminary plat review fee; and

**WHEREAS**, the proposed Viney Acres Business Park preliminary plat, which is attached hereto as Exhibit A, consists of seven (7) lots, an outlot dedicated for stormwater management, and public street improvements (the “Development”); and

**WHEREAS**, the proposed Viney Acres Business Park preliminary plat has been reviewed by the Town Engineer and Town Planner, who have submitted to the Plan Commission recommendation for amendments and inclusions to the preliminary plat to ensure it conforms with the requirements of Town Ordinances;

**WHEREAS**, the Plan Commission has reviewed the proposed Viney Acres Business Park preliminary plat and recommends approval of it to the Town Board subject to certain conditions;

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

1. The Plan Commission hereby recommends approval of the proposed Viney Acres Business Park preliminary plat to the Town Board subject to the following conditions:
  - a. The Developer is required to develop the plat for Viney Acres Business Park in compliance with all applicable State statutes and Town ordinances and in accordance with generally accepted engineering standards and practices;
  - b. The Developer shall verify with the Wisconsin Department of Transportation the required setback from U.S. Highway 12/18, and the final plat shall depict the verified setback from U.S. Highway 12/18;
  - c. The following changes and details shall be incorporated into and depicted on the proposed final plat for Viney Acres Business Park:

- i. Public stormwater management easements around the proposed cul-de-sac street, between the proposed cul-du-sac street and Outlot 1, and around each lot line;
  - ii. Vision triangles for the intersection of the proposed cul-de-sac and North Star Road;
  - iii. A note identifying the party responsible for the maintenance of driveway culverts;
  - iv. The 75-foot wetland setback that applies to all buildings and other impervious surfaces;
- d. The Developer shall clarify, in the final plat and/or via separate document to be recorded, the function and interrelationship among the 55 to 65 foot stormwater easement, a 75 foot wetland impervious setback, and 30 foot wetland grading buffer alongside in proposed Lots 4 and 5.
- e. The Developer shall prepare a shared access easement between Lots 6 and 7 and provide a copy to the Town;
- f. The Town may require changes to the size and shape of proposed Outlot 1 following preparation and review of the final stormwater management plans and calculations;
- g. The Developer shall confirm with Dane County that the name for the depicted cul-du-sac, Viney Acre Court, may be used;
- h. The Developer shall establish design requirements and construction standards for the street width improvements within the plat in accordance with Town specifications as approved by the Town Engineer;
- i. The Developer shall obtain approval of the preliminary plat from the Cottage Grove Fire Department and the Deer-Grove EMS District and present such approval to the Town;
- j. The Developer shall obtain written confirmation of appropriate rezoning of the preliminary plat area from Dane County and present such confirmation to the Town;
- k. The Town Board shall review and approve the construction plans for the Development as part of the approval of the preliminary and final plat;
- l. In addition to those outlined above, the Developer shall obtain all required approvals from other approving authorities, as required by law;

- m. The Developer shall promptly reimburse the Town for all costs and expenses incurred by the Town in connection with the review and approval of the preliminary and final plat, including, but not limited to, the costs of professional services incurred by the Town for the review and preparation of required documents, attendance at meetings, or other related professional services.
- n. An additional 2 feet of North Star Road right-of-way should be dedicated to the Town from the south-east corner of the cul-de-sac (point 1409 on the preliminary plat map) all the way to the north end of the property.

This Resolution was duly adopted by the Plan Commission of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on May 28, 2025 by a vote of 7 in favor, 0 opposed, and 0 not voting.

TOWN OF COTTAGE GROVE PLAN COMMISSION

By:   
Steven Anders, Plan Commission Chair

Attested by  
  
Kim Banigan, Town Clerk-Treasurer

Incorporated by Reference:  
Exhibit A – Preliminary Plat for Viney Acres Business Park



EXHIBIT A

PRELIMINARY PLAT  
VINEY ACRES  
BUSINESS PARK

Part of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 all in Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
Commencing at the East 1/4 corner of Section 33; thence N00°33'43"W, 558.63 feet along the East line of said Section 33; thence N76°53'24"W, 42.98 feet to the point of beginning; thence N76°53'24"W, 863.18 feet along the North right-of-way line of US Highway 12/18; thence N72°57'25"W, 365.75 feet along said right-of-way line; thence N34°24'52"E, 1081.72 feet; thence N35°30'17"E, 218.81 feet; thence N42°27'36"E, 154.03 feet; thence N46°26'19"W, 22.61 feet; thence N64°30'27"E, 67.29 feet; thence N82°57'54"E, 125.42 feet; thence N87°08'18"E, 133.62 feet; thence S01°10'41"W, 4.05 feet along the West right-of-way of North Star Road; thence S29°44'58"E, 12.12 feet along said West right-of-way; thence S48°18'41"E, 26.96 feet along said West right-of-way; thence S00°33'43"E, 954.48 feet along said West right-of-way; thence S07°35'53"W, 45.13 feet along said West right-of-way; thence S08°21'15"E, 188.81 feet along said West right-of-way; thence S01°04'04"E, 139.26 feet along said West right-of-way; thence S04°01'57"W, 196.48 feet to the point of beginning. Containing 1,124,216 square feet or 25.808 acres.

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 hereon, I have surveyed, divided and mapped VINEY ACRES 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:

Part of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 all in Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
Commencing at the East 1/4 corner of Section 33; thence N00°33'43"W, 558.63 feet along the East line of said Section 33; thence N76°53'24"W, 42.98 feet to the point of beginning; thence N76°53'24"W, 863.18 feet along the North right-of-way line of US Highway 12/18; thence N72°57'25"W, 365.75 feet along said right-of-way line; thence N34°24'52"E, 1081.72 feet; thence N35°30'17"E, 218.81 feet; thence N42°27'36"E, 154.03 feet; thence N46°26'19"W, 22.61 feet; thence N64°30'27"E, 67.29 feet; thence N82°57'54"E, 125.42 feet; thence N87°08'18"E, 133.62 feet; thence S01°10'41"W, 4.05 feet along the West right-of-way of North Star Road; thence S29°44'58"E, 12.12 feet along said West right-of-way; thence S48°18'41"E, 26.96 feet along said West right-of-way; thence S00°33'43"E, 954.48 feet along said West right-of-way; thence S07°35'53"W, 45.13 feet along said West right-of-way; thence S08°21'15"E, 188.81 feet along said West right-of-way; thence S01°04'04"E, 139.26 feet along said West right-of-way; thence S04°01'57"W, 196.48 feet to the point of beginning. Containing 1,124,216 square feet or 25.808 acres.

Chris K. Casson, PLS No. 3264

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	39.27'	25.00'	90°00'00"	N 45°33'43" W	35.36'	N 00°33'43" W	S 89°26'17" W
C2	23.18'	25.00'	53°07'48"	S 62°52'23" W	22.36'	S 89°26'17" W	S 36°18'28" W
C3	374.71'	75.00'	286°15'37"	S 00°33'43" E	90.00'	N 37°25'55" W	N 36°18'28" E
C4	9.55'	75.00'	7°17'58"	S 39°57'26" W	9.55'	N 43°36'25" E	N 36°18'28" E
C5	140.53'	75.00'	107°21'21"	S 82°42'55" E	120.85'	S 29°02'14" E	N 43°36'25" E
C6	98.40'	75.00'	75°10'33"	N 08°33'02" E	91.50'	S 46°08'18" W	S 29°02'14" E
C7	126.23'	75.00'	96°25'47"	N 85°38'48" W	111.85'	N 37°25'55" W	S 46°08'18" W
C8	23.18'	25.00'	53°07'48"	S 63°59'49" E	22.36'	S 37°25'55" E	N 89°26'17" E
C9	39.27'	25.00'	90°00'00"	S 44°26'17" W	35.36'	N 89°26'17" E	N 00°33'43" W

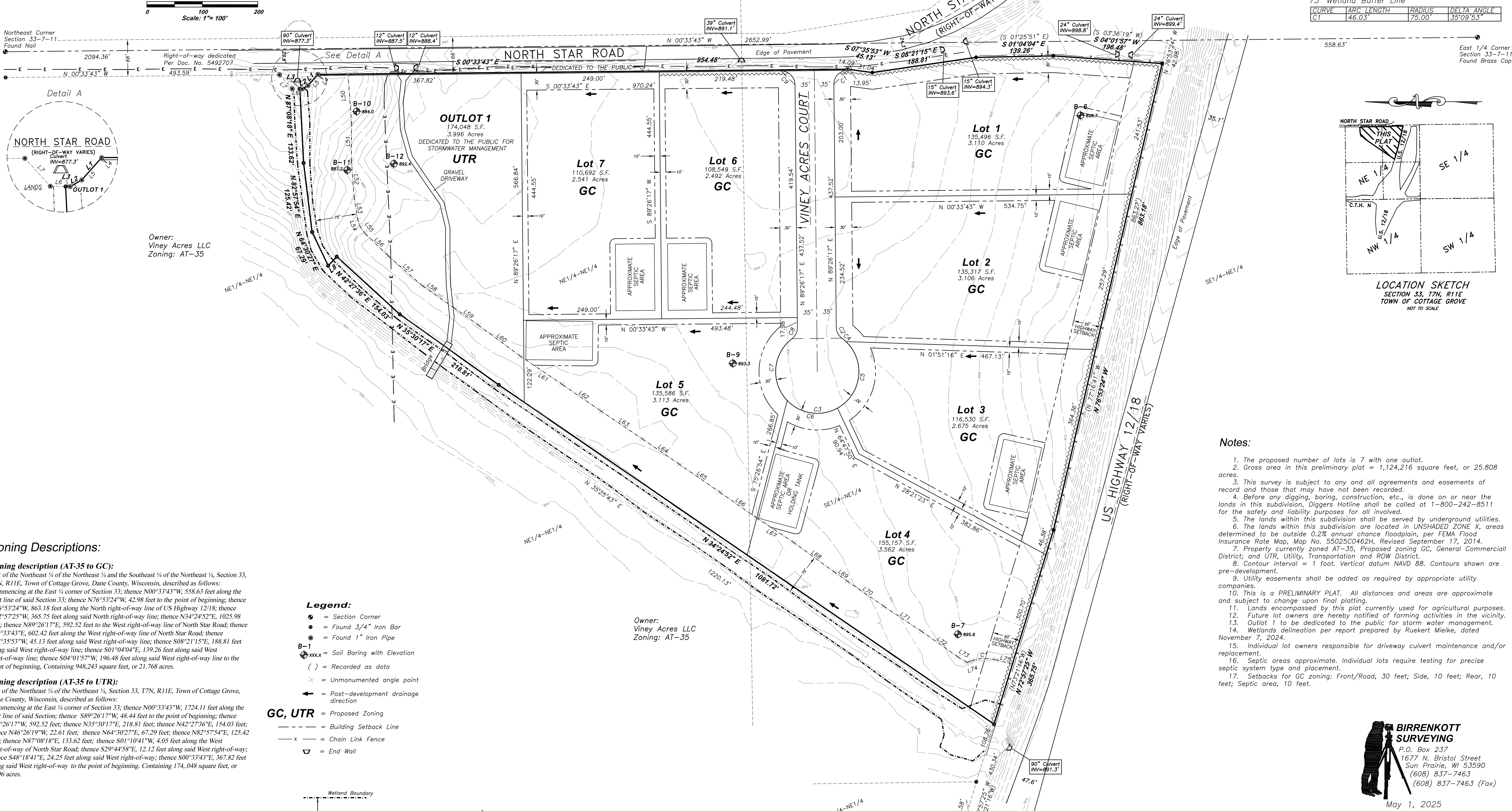
LINE	BEARING	DISTANCE
L1	S 48°18'41" E	26.96'
L2	S 29°44'58" E	12.12'
L3	S 01°10'41" W	4.05'
L4	S 48°18'41" E	2.70'
L5	S 48°18'41" E	24.26'
L6	S 01°10'41" W	13.75'
L7	S 47°35'55" W	33.99'
L8	N 46°26'19" W	22.61'

75' Wetland Buffer Line

LINE	BEARING	DISTANCE
L50	N 85°47'40" E	88.26'
L51	S 89°41'04" E	68.92'
L52	S 85°32'42" W	65.52'
L53	N 80°47'56" E	40.55'
L54	S 71°02'48" W	13.42'
L55	S 54°11'39" W	14.25'
L56	N 44°11'27" E	59.35'
L57	N 41°07'12" E	81.00'
L58	N 34°54'35" E	71.18'
L59	N 35°20'21" E	51.74'
L60	N 36°34'12" E	95.17'
L61	N 33°55'45" E	90.02'
L62	N 34°32'40" E	86.31'
L63	N 33°56'20" E	89.10'
L64	N 34°24'49" E	81.30'
L65	N 34°33'35" E	88.03'
L66	N 35°00'16" E	81.05'
L67	N 33°29'54" E	80.17'
L68	N 36°03'06" E	90.62'
L69	N 34°56'02" E	28.34'
L70	N 34°37'56" E	79.26'
L71	N 33°31'28" E	81.51'
L72	N 35°09'47" E	79.96'
L73	N 31°49'11" E	19.23'
L74	S 20°16'30" E	7.76'
L75	N 14°53'24" E	30.27'

75' Wetland Buffer Line

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	46.03'	75.00'	35°09'53"



Zoning Descriptions:

Zoning description (AT-35 to GC):

Part of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4, Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
Commencing at the East 1/4 corner of Section 33; thence N00°33'43"W, 558.63 feet along the East line of said Section 33; thence N76°53'24"W, 42.98 feet to the point of beginning; thence N76°53'24"W, 863.18 feet along the North right-of-way line of US Highway 12/18; thence N72°57'25"W, 365.75 feet along said North right-of-way line; thence N34°24'52"E, 1025.98 feet; thence N89°26'17"W, 592.52 feet to the West right-of-way line of North Star Road; thence S00°33'43"E, 602.42 feet along the West right-of-way line of North Star Road; thence S07°35'53"W, 45.13 feet along said West right-of-way line; thence S08°21'15"E, 188.81 feet along said West right-of-way line; thence S01°04'04"E, 139.26 feet along said West right-of-way line; thence S04°01'57"W, 196.48 feet along said West right-of-way line to the point of beginning. Containing 948,243 square feet, or 21.768 acres.

Zoning description (AT-35 to UTR):

Part of the Northeast 1/4 of the Northeast 1/4, Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
Commencing at the East 1/4 corner of Section 33; thence S89°26'17"W, 48.44 feet to the point of beginning; thence S89°26'17"W, 592.52 feet; thence N35°30'17"E, 218.81 feet; thence N42°27'36"E, 154.03 feet; thence N46°26'19"W, 22.61 feet; thence N64°30'27"E, 67.29 feet; thence N82°57'54"E, 125.42 feet; thence N87°08'18"E, 133.62 feet; thence S01°10'41"W, 4.05 feet along the West right-of-way of North Star Road; thence S29°44'58"E, 12.12 feet along said West right-of-way; thence S48°18'41"E, 24.25 feet along said West right-of-way; thence S00°33'43"E, 367.82 feet along said West right-of-way to the point of beginning. Containing 174,048 square feet, or 3.996 acres.

Legend:

- = Section Corner
- = Found 3/4" Iron Bar
- = Found 1" Iron Pipe
- B-1 = Soil Boring with Elevation
- ( ) = Recorded as data
- × = Unmonumented angle point
- ← = Post-development drainage direction

GC, UTR

- = Proposed Zoning
- = Building Setback Line
- x = Chain Link Fence
- ▽ = End Wall

Owner:  
Viney Acres LLC  
Zoning: AT-35

OWNER/SUBDIVIDER

Viney Acres LLC  
3385 N Star Road  
Cottage Grove, WI 53527

ENGINEER

Snyder & Associates, Inc.  
5010 Voges Rd  
Madison, WI 53718  
608-838-0444

BIRRENKOTT  
SURVEYING

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI 53590  
(608) 837-7463  
(608) 837-7463 (Fax)

May 1, 2025

L:\2024\240818-Viney\240818-Preliminary Plat v1  
Sheet 1 of 1

Office Map No. 240818-Preliminary Plat v1