TOWN OF COTTAGE GROVE
TOWN BOARD
RESOLUTION 2026-11-05

GRANTING CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR WITTEWOOD LANE

WHEREAS, Mom CG Farm, LLC (the "Developer") has submitted an application for preliminary plat approval to the Town, for Wittewood Lane, a single-family residential development;

WHEREAS, the proposed Wittewood Lane preliminary plat attached hereto as Exhibit A, consists of Lots 1-10 for single family residential development, one Outlot containing stormwater management facilities, and publicly dedicated right-of-way, and is located in parts of the NW ¼ of the NW ¼ of Section 29 and the NE ¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin;

WHEREAS, the proposed Wittewood Lane preliminary plat has been reviewed by the Town Engineer and Town Planner, who have determined the Developer's application for preliminary plat approval meets the Town's requirements for preliminary plat approval;

WHEREAS, on October 28, 2026, the Plan Commission recommend the Town Board approve the preliminary plat of Wittewood Lane with conditions;

WHEREAS, the proposed Wittewood Lane preliminary plat generally conforms to the requirements of Town Ordinance§ 15.07;

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

1. The Town Board hereby approves the preliminary plat for Wittewood Lane subject to the following conditions:

    a. The Developer is required to develop the preliminary plat in compliance with all applicable State statutes and Town ordinances and in accordance with generally accepted engineering standards and practices.

    b. The Developer shall provide proof of rezoning by Dane County for the Wittewood Lane preliminary plat, specifically the rezoning of Lots 1-10 to SFR-01.

    c. The Developer shall obtain from County Land and Water Resources Department ("LWRD") all reviews and permits necessary for: (a) soil and erosion control within the preliminary plat; and, (b) stormwater management facilities that fully satisfy County requirements and address any stormwater runoff issues related to the preliminary plat.

d. The Developer shall provide to the Town written certification from the Developer's engineer, in the same format as required by County LWRD, that the stormwater management facilities as-built are in compliance with all applicable permits and are operating in accordance with the approved design.

e. No lot in the Wittewood Lane preliminary plat may use a holding tank as a means of sanitary waste disposal.

f. Pursuant to Town Ordinance§ 15.06(2), the Developer shall provide a report from a soil/environmental scientist that reviews the plat for septic suitability.

g. The Developer shall dedicate Outlot 1 to the public on the proposed final plat.

h. The Developer shall provide the Town with a maintenance inspection report of all stormwater maintenance facilities servicing the Wittewood Lane plat prior to the Town assuming any ownership, control, possession, or maintenance responsibilities regarding said facilities.

i. The Developer shall enter a Development Agreement with the Town regarding the development of the preliminary plat acceptable to the Town Attorney. The Development Agreement shall be drafted by the Town Attorney and reviewed by the Town Engineer and Town Board. When approved by the Town Board, the Development Agreement shall be executed by and between the Developer and Town. The Final Plat shall not be signed by the Town until the Development Agreement is fully executed.

j. 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.

k. The Developer shall contact the local Postmaster to determine the required configuration and placement of mailboxes to serve the new homes in the plat.

l. 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 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.

m. The Developer shall address all comments in Paragraphs 2, 4, 5, 6, 7 of the Town Planner's memorandum dated October 22, 2026.

n. The Developer shall address all of the Town Engineer's comments in his letter dated October 22, 2026, to the satisfaction of the Town Engineer.

o. The Developer shall order a site distance determination of the optimal placement of a joint driveway for Lots 7 and 8.

p. The proposed final plat shall delineate buildable areas for Lots 9 and 10.

q. In addition to those outlined above, the Developer shall obtain all required approvals from other approving authorities, as required by law.

r. The Town Board may refuse to approve any final plat if not submitted within the time allotted in Wis. Stat. § 236.11(1)(b).

This Resolution was duly adopted by the Town Board of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on Nov 5, 2026, by a vote of 3 in favor, 2 opposed, and 0 not voting.

TOWN OF COTTAGE

By: _____
Steven Anders, Town Board Chair

Attested by:

_____
Kim Banigan, Town Clerk

Incorporated by Reference:
Preliminary Plat for Wittewood Lane

Towonship Approval
This Preliminary Plat has been approved per Town of Cottage Grove Plan Commission action of _____ and Township Board action dated _____.

_____
Kim Banigan, Town Clerk

Northwest corner
of Section 29, Brass cap
monument found, 18" down

S00°09'57"W
656.74'

Fred Witte & Sons Inc.
FP-35

Moms CG Farm LLC
FP-35

pond

16" x 20" CMP, North
invert = 864.50'
South invert = 865.38'

16" x 20" CMP, North
invert = 863.42'
South invert = 864.49'

L = 645.49'
long chord
N80°24'01"E 643.26'
cl r = 2240

Hope Road to be dedicated

N88°16'16"E 474.05'
334.65'

N88°16'16"E
139.40'

N88°39'20"E 551.78'

HOPE ROAD
22' wide pavement

1" pipe

L = 116.26'
c/l radius = 200'
S75°04'31"E
114.63'

N07°54'01"W
114.91'
c/l radius = 200'
L = 116.55'

R = 30'

33' 33'

351'

160' 160' 160' 160' 160' 160' 160'

155'

167'

232'

298'

25' 25'

257'

234'

Michigan Wisconsin Pipe
Line, Doc. 1140873

GAS LINE

part
0711-292-8500-0

10' utility
easement

Verizon Fiber Optics
along road r/w

0711-301-8002-0

860 862 864 866 868 870 872 874 876 878 880 882 884 886 888 890 892 894 896 898 900 902 904 906 908 910 912 914 916 918 920 922 924 926 928 930 932 934 936 938 940 942 944 946 948 950

section line

NW 1/4 - NW 1/4
Section 29

1 1.4 acre
2 1.4 acre
3 1.4 acre
4 1.4 acre
5 1.4 acre
6 1.2 acre
7 0.9 acre
8 1.3 acre
9 1.6 acre
10 2.1 acre

386' 385' 384' 383' 385' 188' 200' 177' 120'

Wooded
Wooded

26" x 48" RCP. West
invert = 854.11'
East invert = 853.50'
V weir = 853.63'

Outlot 1
2.76 acres

Area determined as
artificial wetland and
excepted from
regulations. WI DNR
9/14/26

18" CMP
East invert = 853.56'
West Invert= 853.67'

Existing
Basin

berm

SOUTH HOPE ROAD

South Hope Road to
be dedicated

(N79°57'10"E, 95.86')
S80°22'55"W
95.90'
r = 366'
L = 96.18'

(S87°28'40"W, 1004.56')

10' utility easement

Donals & Theresa
Dummer FP-1

94'

160' 160' 160' 160' 160'

S87°56'11"W
1004.51'

WITTEWOOD LANE
22' wide Bit. Paving

99' 99' 99'

388'

(N63°53'50"E)
S64°19'13"W
33.00'

N66°26'45"W
32.67'
r = 25'
L = 35.60'
(S66°50'25"E, 32.63')

buried electric and phone along S. r/w line

150.00'
S83°08'59"W
40.06'
L = 40.10'
r = 251'
(N82°53'35"E
40.13')

66.00'
(N2°31'20"E)
N02°03'49"W
174.09'

Mike Kersels & Kathryn Grassel
RR-1

CSM 2646

Barton Rev. Trust
SFR-08

Jeffrey & Leah
Rhodes SFR-08

66' unimparoved road
Frederick Trail

2 x 2.5 RCP,
South Invert =
858.43'
North Invert =
854.02'

NE 1/4 NE 1/4
Section 30

33' 33'

Jeffrey &
Linda Wison
SFR-1

N24°52'15"W
634.83'

S87°54'23"W 939.82'
(N87°28'40"E, 939.76')

1 1/2" pipe

(N0°15'55"W)
S00°08'55"W
2640.72'
section line

N00°08'11"E 1320.38'

SW NW

Amy J. Zap
FP-35

S00°18'16"W
739.69'

NE NW

Larry & Debra
Gausmann
FP-35

384.28'
S87°53'31"W

Scale 1" = 100'
0 50 100 200

Legend
● = 1" iron pipe found, unless otherwise noted
○ = ¾" diameter by 18" long rebar set
▫⊠ = transformer and phone pedastal

When different, parenthesis indicate recorded as values

19 20
30 29
Creek
NW 1/4 - NW 1/4
NE 1/4 - NE 1/4
HOPE ROAD
Door
S. HOPE
SE 1/4 - NE 1/4
SW 1/4-NW 1/4
FEMRITE
30 29
30 29

Location Sketch
E 1/2 of NE 1/4, 30-7-11
W 1/2 of NW 1/4, 29-7-11
1" = 1000'

W ¼ corner
Sec.29-7-11,
Aluminum Monument
found

Part of the NW¼ of the NW¼ of Section29 and the NE¼ of the NE¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of Section 29; thence S00°09'57"W along the West line of the NW¼-NW¼, 656.74 feet to the centerline of Hope Road, and the point of beginning; thence N88°16'16"E along said centerline, 139.40 feet; thence N88°39'20"E, 551.78 feet along said centerline of the point of curvature of a curve to the left, said curve having a central angle of 16°30'38" and a radius of 2240.00 feet; thence long chord of which bears N80°24'01"E, 643.26 feet; thence Northeasterly along the arc of said curve and centerline, 645.49 feet to its intersection with the East line of the NW ¼ of the NW¼; thence S00°18'16"W along said line, 739.69 feet to the Southeast corner of said ¼ - ¼; thence S87°53'31"W, 384.28 feet to the Southeast corner of Certified Survey Map number 2646; thence N02°04'57"W, 177.76 feet to the point of curvature of a curve to the right, said curve having a central angle of 9°09'15" and a radius of 251.00 feet, the long chord of which bears S83°08'59" W, 40.06 feet; thence Southwesterly along the arc of said curve, 40.10 feet; thence N02°03'49"W, 66.00 feet to the North line of Wittewood Lane; thence S87°S6'11"W along said line, 1004.50 feet to the point of curvature of a curve to the left, said curve having a central angle of 15°03'22" and a radius of 366.00 feet, the long chord of which bears S80°22'55"W, 95.90 feet; thence Southwesterly along the arc of said curve and North line, 96.18 feet to a point of curvature of a curve to the right, said curve having a central angle of 81°35'49" and a radius of 25.00 feet, the long chord of which bears N66°26'45"W, 32.67 feet; thence Northwesterly along the arc of said curve, 35.60 feet to the East line of South Hope Road; thence S64°19'13"W, 33.00 feet to the centerline of said road; thence N24°35'47"W along said centerline, 384.50 feet to the point of curvature of a curve to the right, said curve having a central angle of 33°23'23" and a radius of 200.00 feet, the long chord of which bears N07°S4'01"W, 114.91 feet; thence Northwesterly along the arc of said curve and centerline, 116.55 feet to its intersection with the centerline of Hope Road and the point of curvature of a curve to the left, said curve having a central angle of 33°18'22" and a radius of 200.00 feet, the long chord of which bears S75°04'31"E, 114.63 feet; thence Southeasterly along the arc of said curve and centerline, 116.26 feet; thence N88°16'16"E along said Hope Road centerline, 474.05 feet to the point of beginning. The above described containing 18.904 acres, being subject to rights of way for Hope and South Hope Roads.

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

Referenced to the Dane County Coordinate System, with the West line of the NW 1/4 of Section 29 bearing S00°08'55"W

Vertical datum = NAD 83 (2011)

Surveyors Certificate
I, David C. Riesop, Wisconsin Registered Land Surveyor, hereby certify that I have surveyed, mapped and monumented the lands as described hereon, and that such map is a true and correct representation of the boundaries of the lands surveyed, and that I have fully complied with the State of Wisconsin Administrative Code and Chapter 15 of the Land Division and Planning code of the Town of Cottage Grove, in surveying and mapping the same, to the best of my knowledge and belief.

_____
David C. Riesop S-1SS1

Preliminary Plat of Wittewood Lane

Parts of the NW¼ of the NW¼ of Section 29 and the NE¼ of the NE¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin

Prepared for Moms CG Farm LLC,
David Witte,
5802 Winnequah Road
Monona, Wi. 53716

Current Zoning is RR-8 and FP-35
proposed zoning is SFR-08, Petition #12295

Plat boundary = 18.904 acres

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6504-26 Date 6/10/2026
Sheet 1 of 1 rev. 9/28/26