

Dane County Rezone Petition

Application Date	Petition Number
08/15/2024	DCPREZ-2024-12109
Public Hearing Date	
10/22/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SKAAR PIT LLC	PHONE (with Area Code) (608) 255-9223	AGENT NAME DENNIS RICHARDSON	PHONE (with Area Code) (608) 255-9223
BILLING ADDRESS (Number & Street) 2561 COFFEYTOWN RD		ADDRESS (Number & Street) 2561 COFFEETOWN ROAD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Cottage Grove, WI 53527	
E-MAIL ADDRESS whuston@rghuston.com		E-MAIL ADDRESS drichardson@rghuston.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3355 County Highway N					
TOWNSHIP COTTAGE GROVE	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-283-9800-6					

REASON FOR REZONE

REZONE TO MATCH EXISTING LAND USE TO CURRENT ZONING DISTRICTS

FROM DISTRICT:	TO DISTRICT:	ACRES
HC Heavy Commercial District	MI Manufacturing and Industrial District	14.1
RM-16 Rural Mixed-Use District	MI Manufacturing and Industrial District	31

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature _____ Date _____

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

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
- N/A Existing and proposed wastewater treatment systems and wells
- N/A All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- N/A 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.
- N/A Location and dimensions of any existing utilities, easements or rights-of-way
- N/A Parking lot layout in compliance with s. [10.102\(8\)](#)
- N/A 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.
- N/A 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
- N/A Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- N/A 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 explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL 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
- N/A 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.
- N/A Facilities for managing and removal of trash, solid waste and recyclable materials.
- N/A Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- N/A A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- N/A Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- N/A Signage, consistent with section [10.800](#)

N/A **ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

SKAAR PIT, LLC

“EXISTING SKAAR PIT MINERAL EXTRACTION SITE & COMPOSTING SITE”

NEIGHBORHOOD CHARACTERISTICS:

The proposed rezone of this parcel is to rezone an existing mineral extraction site and an existing composting site to accommodate the new Dane County zoning that was put in place a few years back. This parcel was originally split into a north, 14.51-acre parcel, that was used for mineral extraction and composting, and a southern parcel of 31.01-acres, that was used for mineral extraction.

Both parcels had existing Conditional Use Permits allowing for Composting and Mineral Extraction. We have started conversations about renewing both CUP's which is when County Zoning brought to our attention the need to now change the zoning to Manufacturing & Industrial Zoning District (MI) which is compatible with both types of CUPs and the Town of Cottage Grove's long-range planning for this area.

This parcel is surround by the following zoning:

West: Farmland zoned FP-35, RM-16 and RR-4.

South: Highway 12/18.

East: Farmland & farmhouse (which we own) zoned RM-16 and LC; commercial business (Paul Davis) zoned GC.

North: Farmette (owned by an employee of ours) zoned RR-4.

OPERATIONAL NARRATIVE:

Nonmetallic Mineral Extraction

We are applying for a 10-year time extension of an existing mineral extraction site. The existing sand and gravel pit has been in operation since 1998. The site involves the mining, recycling, processing of aggregates and soils for local construction projects ranging from residential home sites, commercial sites, local roadways to major highways.

The current and proposed hours of operations are as follows:

Monday through Friday: 6 am to 6 pm

Saturday: 8 am to 1 pm.

Sunday & Holidays: no work

Special hours with notification/acknowledgement by Town chairman.

SKAAR PIT, LLC

“EXISTING SKAAR PIT MINERAL EXTRACTION SITE & COMPOSTING SITE”

The site typically sees one to three full-time employees operating the site depending on if processing equipment is brought in to process material. Processing usually takes place over a few weeks and then the processing equipment moves to another quarry/pit site.

A loader will typically always remain on site for loading out of material into dump trucks.

We do not anticipate any changes to the current operations and still anticipate traffic to fluctuate currently as it does daily with no anticipated traffic issues.

The site is currently permitted by the WisDNR and Dane County for dust and stormwater management. We will continue to utilize water when needed to control dust. Noise is controlled based on elevations (down in a hole for the most part) and rural location of the operation.

The site already has had the driveway improved along with the intersection of Natvig Road and County Highway N improved including a by-pass lane.

No fuel or explosives stored on site. Equipment is fueled on upland portions of the site by a WisDNR certified fuel delivery truck, which carries its own spill containment contingencies.

Ground water is present at the existing detention pond elevation shown on the Site Plan.

No additional permanent signage or permanent lighting is required.

On-site sanitary facilities are accomplished by use of a port-a-potty.

The site is part of the Town of Cottage Grove's long range plan for future commercial development.

Composting

The composting site has been in operation since 2016. The site involves the recycling of farm waste into compost used for numerous purposes such as engineered soil mixes, rain garden mixes, farm field amendments, etc.

The current and proposed hours of operations follow the mineral extraction operation hours as follows:

Monday through Friday: 6 am to 6 pm

Saturday: 8 am to 1 pm.

Sunday & Holidays: no work

Special hours with notification/acknowledgement by Town chairman.

The site typically sees one part-time employee on site making/mixing the compost windrows and tracking their progress.

SKAAR PIT, LLC
**“EXISTING SKAAR PIT MINERAL EXTRACTION SITE &
COMPOSTING SITE”**

A loader will typically always remain on site for making/mixing the windrows and for loading out of the finished compost product.

We do not anticipate any changes to the current operations and still anticipate traffic to fluctuate currently as it does daily with no anticipated traffic issues.

The site is currently permitted by the WisDNR and Dane County. We will continue to utilize water when needed to control dust. Noise is controlled based on elevations (down in a hole for the most part) and rural location of the operation.

The site already has had the driveway improved along with the intersection of Natvig Road and County Highway N improved including a by-pass lane.

No fuel stored on site. Equipment is fueled on upland portions of the site by a WisDNR certified fuel delivery truck, which carries its own spill containment contingencies.

No additional permanent signage or permanent lighting is required.

On-site sanitary facilities are accomplished by use of a port-a-potty.

SKAAR PIT, LLC

EXISTING SKAAR PIT MINERAL EXTRACTION SITE & COMPOSTING SITE LOCATION MAP



SKAAR PIT, LLC

EXISTING SKAAR PIT MINERAL EXTRACTION SITE & COMPOSTING SITE

EXISTING SITE PLAN



SKAAR PIT, LLC

“EXISTING SKAAR PIT MINERAL EXTRACTION SITE & COMPOSTING SITE — EXISTING CONTOURS”



SKAAR PIT, LLC "RECLAMATION PLAN"



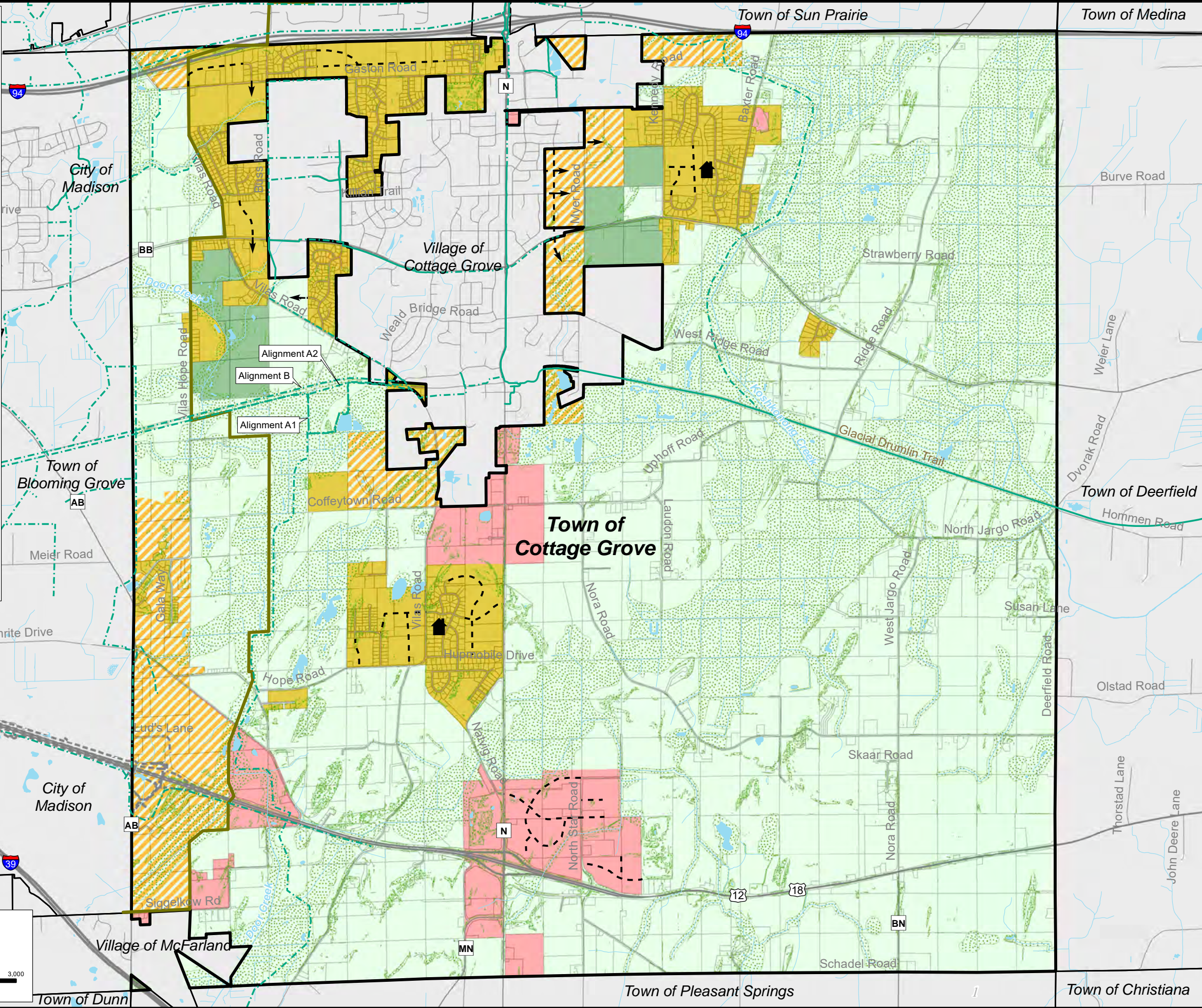
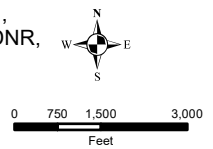
Legend

- Future Land Use Categories**
- Agricultural Preservation Area
 - Agricultural Transition
 - Open Space and Recreation Area
 - Neighborhood Development Area
 - Commercial Development Area
 - Resource Protection Corridor
- Rural Neighborhood Expansion Area
 - Existing Off-Street Trails
 - Planned Trails
 - Conceptual Future Roads
 - Preliminary Highway 12/CTH AB Interchange Design
 - Parcels (May 2022)
 - Potential Madison Expansion Area (per 2022 IGA)
 - Town of Cottage Grove Limits (May 2022)
 - Surface Water

Note: Lands in the Agricultural Preservation Area, including lands also mapped Resource Protection Corridor, may serve as TDR Sending Areas in the Town's TDR program. Lands in the Neighborhood Development Area, and in the Agricultural Transition Area once the Town designates such lands as appropriate for more intensive development, may serve as the primary TDR Receiving Areas. The Town may also allow limited transfer of Residential Density Units between parcels in the Agricultural Preservation Area. See Land Use chapter for details and limits.

Sources: MDRoffers Consulting, Strand Associates, FEMA, WI DNR, WI DOT & Dane County LIO

Date: June 29, 2022



FUTURE LAND USE AND TRANSPORTATION

TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN
DANE COUNTY, WISCONSIN



MAP 16

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 33, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN NOR PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 28: THENCE S87°48'15" W, 23.76 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY N AND THE POINT OF BEGINNING:

THENCE ALONG SAID WEST RIGHT OF WAY LINE N01°15'44"E, 308.32 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N02°53'06" W, 100.08 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N11°54'15" W, 101.98 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N22°23'44" W, 107.70 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N28°31'04" W, 113.18 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N27°36'57" W, 112.25 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N29°02'26" W, 146.65 FEET;
THENCE S61°51'56" W, 237.87 FEET; THENCE S79°25'30" W, 686.42 FEET;
THENCE S01°12'09" E, 1717.49 FEET TO THE NORTH RIGHT OF WAY LINE OF UNITED STATES HIGHWAYS 12 & 18; THENCE ALONG SAID NORTH LINE S83°56'37" E (REC. AS S83°48'28" E), 158.15 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N86°17'51" E (REC. AS N86°31'58" E), 355.09 FEET; THENCE CONTINUING ALONG SAID NORTH LINE S08°45'13" E (REC. AS S88°42'02" E), 500.56 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N42°20'28" E (REC. AS N42°26'28" E), 81.29 FEET TO THE WEST LINE OF SAID C.T.H. N; THENCE ALONG SAID WEST LINE N02°53'49" W (REC. AS N02°48'40" W), 68.59 FEET (REC. AS 68.47 FEET); THENCE CONTINUING ALONG SAID WEST LINE N01°32'37" E (REC. AS N01°39'11" E), 690.41 FEET; THENCE CONTINUING ALONG SAID WEST LINE N16°18'41" W (REC. AS N16°12'07" W), 118.28 FEET; THENCE CONTINUING ALONG SAID WEST LINE N45°02'09" E (REC. AS N45°08'43" E), 52.69 FEET; THENCE CONTINUING ALONG SAID WEST LINE N00°04'19 E, 55.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 45.1727 ACRES.