

TOWN BOARD ACTION REPORT - REZONE

Regarding Petition# 12276 Dane County ZLR Committee Public Hearing 5/26/2026

Whereas, the Town Board of the Town of COTTAGE GROVE , having considered said Zoning Petition, be it therefore resolved that said Zoning Petition is hereby (check one):

APPROVED **DENIED** **POSTPONED**

Planning Commission Vote:

7 **In Favor** 0 **Opposed** 0 **Abstained**

Town Board Vote:

5 **In Favor** 0 **Opposed** 0 **Abstained**

Deed restrictions required (if any): Subject to the same deed restrictions that are proposed for the adjacent Ironstone Commercial Park, dated 12/11/25: 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. Freight and bus terminals v. Governmental, institutional, religious, or nonprofit community uses vi. Indoor entertainment or assembly vii. Indoor sales viii. Indoor storage and repairs ix. Light industrial x. Off-site parking xi. Office uses xii. Outdoor sales, display or repair xiii. Outdoor storage xiv. Personal or professional service xv. A transportation, utility, communication, or other use required by law xvi. Undeveloped natural resources and open space areas xvii. Utility services xviii. Vehicle repair or maintenance service xix. Warehousing and distribution facilities b. Land uses on the property shall be limited exclusively to the following conditional uses: i. Communication towers ii. Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above c. Residential and associated accessory uses are prohibited. d. Each lot must have a principal building. e. Outdoor display of equipment and vehicles immediately available for direct sale or lease to customers is permitted without screening from public rights-of-way, provided that: i. Such display area shall be clearly indicated on a site plan approved by the Town of Cottage Grove. ii. All such displays shall be located on an asphalt, concrete, or other hard surface not including gravel, and set back at least 10 feet from all lot lines. iii. All vehicles and equipment within such display area shall be maintained in working and operable condition. iv. No other materials or equipment may be stored or kept in such display area, unless it is first screened as an outdoor storage area. v. If displayed equipment or vehicles are removed from the display area, all support fixtures used to display such equipment or vehicles shall be removed at the same time. vi. Any temporary signage in or around the display area shall be on the vehicles or equipment being sold or leased. vii. All lighting shall meet Town of Cottage Grove requirements. No upward spot lighting is permitted. f. Outdoor storage of trash, scrap, pallets, recyclables, fuel tanks, inoperative vehicles, and materials not immediately available for direct sale or lease to customers shall be kept within outdoor storage yards that are: i. Clearly indicated on a site plan approved by the Town of Cottage Grove. ii. Not within 200 feet of the rights-of-way for Highways 12-18 or N. iii. Gravel or hard surfaced. iv. Fully screened from all adjacent public rights-of-way by buildings, landscaped berms, walls, and/or opaque fences. Chain link fences with slatted inserts or mesh coverings are not considered opaque fences.

Conditions required (if any): 1. Prior to building permit: a. The Expansion Area and Original Site shall be combined into one lot. b. A deed restriction in line with the the one restriction dated 12/11/25 shall be recorded against the combined lot. (as stated above) c. The project shall have obtained Town design review approval per Section 12.08 of Town ordinances. 2. Upon construction of a public road adjacent to the east edge of the rezoning area, but no sooner than construction of the owner’s proposed expansion project, the owner shall construct a driveway connecting to that new public road. Upon such driveway connection, the owner may be required to discontinue its current driveway to Highway N for traffic control and safety reasons.

Town comments (if any):

I, Kim Banigan , as Town Clerk of the Town of COTTAGE GROVE ,
County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board
on 5/4/2026 .

Town Clerk Kim Banigan **Date** 5/5/2026

