

Dane County Rezone Petition

Application Date	Petition Number
03/13/2026	DCPREZ-2026-12276
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BARNSDALE LLC	PHONE (with Area Code) (608) 235-6118	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 3432A COUNTY HIGHWAY N		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3432 County Highway N					
TOWNSHIP COTTAGE GROVE	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-331-8580-6		0711-284-9210-0		0711-331-8501-1	

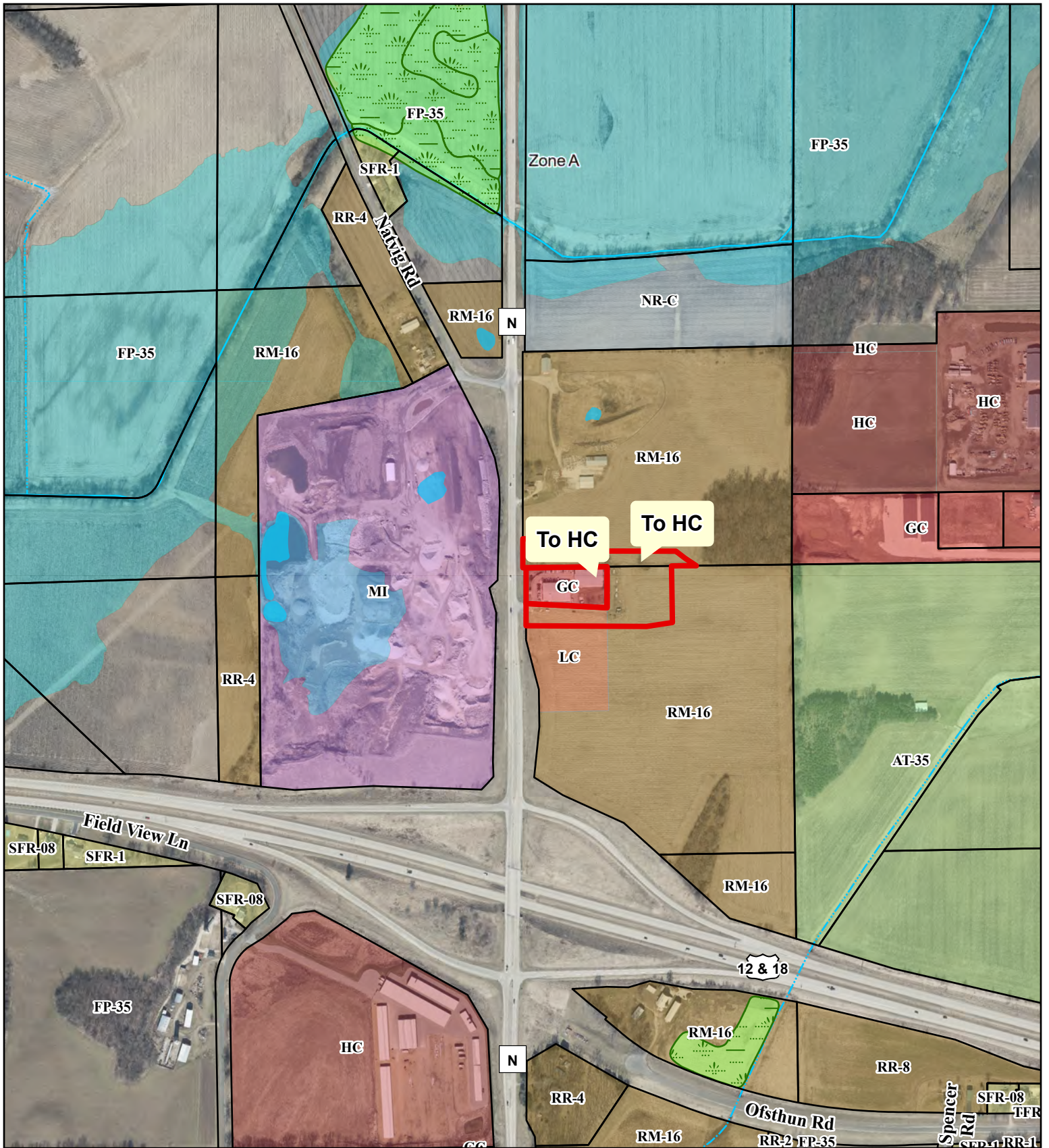
REASON FOR REZONE

ZONING TO EXPAND AN EXISTING CONTRACTOR BUSINESS

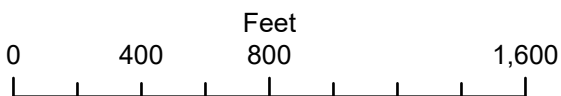
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	HC Heavy Commercial District	3.2
GC General Commercial District	HC Heavy Commercial District	1.5
LC Limited Commercial District	HC Heavy Commercial District	0.8

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: SITE OVERLAPS LANDS PROPOSED WITH REZONE PETITION #12238. DEED RESTRICTIONS WILL BE NEEDED PER TOWN REQUIREMENTS.



**PETITION 12276
BARNSDALE LLC**



- Proposed Zoning Boundary
 - Tax Parcel Boundary
 - Wetland Class Areas
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee
 - Area with Risk Due to Levee
- Flood Hazard Zones**
- 1% Annual Chance Flood Hazard
- Zone Type**
- 1% Annual Chance Flood Hazard



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:	Paul Davis Restoration	Agent Name:	Birrenkott Surveying
Address (Number & Street):	3432 County Highway N	Address (Number & Street):	PO Box 237
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Cottage Grove	Parcel Number(s):	0711-284-9210-0; 0711-331-8501-1;0711-31-8580-6
Section:	28/33	Property Address or Location:	3432 County Highway N

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 checked="" type="checkbox"/></p>
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Purchase lands from neighbor to allow for future expansion of business.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	HC	3.2337
GC	HC	1.5304
LC	HC	0.7783

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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" 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 Craig Slager Digitally signed by Craig Slager Date: 2026.02.17 10:31:30 -06'00' Date 2/17/26

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.

<input type="checkbox"/> SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:
<input type="checkbox"/> Scale and north arrow
<input type="checkbox"/> Date the site plan was created
<input type="checkbox"/> Existing subject property lot lines and dimensions
<input type="checkbox"/> Existing and proposed wastewater treatment systems and wells
<input type="checkbox"/> All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
<input type="checkbox"/> All dimension and required setbacks, side yards and rear yards
<input type="checkbox"/> Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
<input type="checkbox"/> Location and dimensions of any existing utilities, easements or rights-of-way
<input type="checkbox"/> Parking lot layout in compliance with s. 10.102(8)
<input type="checkbox"/> Proposed loading/unloading areas
<input type="checkbox"/> Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
<input type="checkbox"/> 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
<input type="checkbox"/> Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
<input type="checkbox"/> Any lighting, signs, refuse dumpsters, and possible future expansion areas.

<input type="checkbox"/> NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.
<input type="checkbox"/> Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
<input type="checkbox"/> Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

<input type="checkbox"/> OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:
<input type="checkbox"/> Hours of operation
<input type="checkbox"/> Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
<input type="checkbox"/> Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
<input type="checkbox"/> Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
<input type="checkbox"/> Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14 , Dane County Code
<input type="checkbox"/> 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.
<input type="checkbox"/> Facilities for managing and removal of trash, solid waste and recyclable materials.
<input type="checkbox"/> Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
<input type="checkbox"/> A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
<input type="checkbox"/> Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
<input type="checkbox"/> Signage, consistent with section 10.800

<input type="checkbox"/> ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.	
Additional Property Owner Name(s):	R.G. Huston Company Inc.- Wade Huston
Address (Number & Street):	2561 Coffeytown Road
Address (City, State, Zip):	Cottage Grove, WI 53527
Email Address:	whuston@rghuston.com
Phone Number:	608-209-6638

February 17, 2026

Dane County – Rezone Application

Paul Davis Restoration (Barnsdale, LLC)
3432 County Road N
Cottage Grove, WI 53527
608-839-4100

Neighborhood Characteristics

Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.

- The current use of the property will remain unchanged and since we moved into the space in 2011. Paul Davis Restoration is a general contractor that provides property damage assessment, mitigation and repair services to property owners throughout South-Central Wisconsin.

Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

- Current use of neighboring property is agriculture/crops. It is my understanding that the new land owners (Huston) is in the process of making plans for future commercial development in the near future.

Operational Narrative

Hours of operation

- 8:00 a.m. to 5:00 p.m.

Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time

- 58 full-time employees. That would be the maximum number of personnel onsite at one time, although that is extremely rare as most of our staff works in the field or out of our second location in Janesville.

Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.

- Vehicles entering and exiting the property would be the only thing impacting these things. Application shows future stormwater management plan that addresses all runoff concerns.

Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building

- We store a small amount of scaffolding and construction fencing outside along with some of our vehicles and trailers.

Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code

- See attached future site plan.

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.

- We are in the process of receiving DNR approval for a new septic system that is in part dependent on the land acquisition outlined in this application. The DNR has concluded their initial review and indicated that our application for the new septic system is likely to be approved.

Facilities for managing and removal of trash, solid waste and recyclable materials.

- We maintain a 30 yard dumpster onsite for managing and removing and recycling waste.

Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

- See attached future site plan. New access to site will be created north of the existing access via Natvig Road and as part of the Huston development plan. There are not immediate plans for any significant increase in traffic in and out of our property.

A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken

- We have a small and approved 'cage' for propane tanks that we store for forklift use.

Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties

- Currently there are no plans for changes to exterior lighting as part of this application. Lighting remains the same since the original construction and/or 2011.

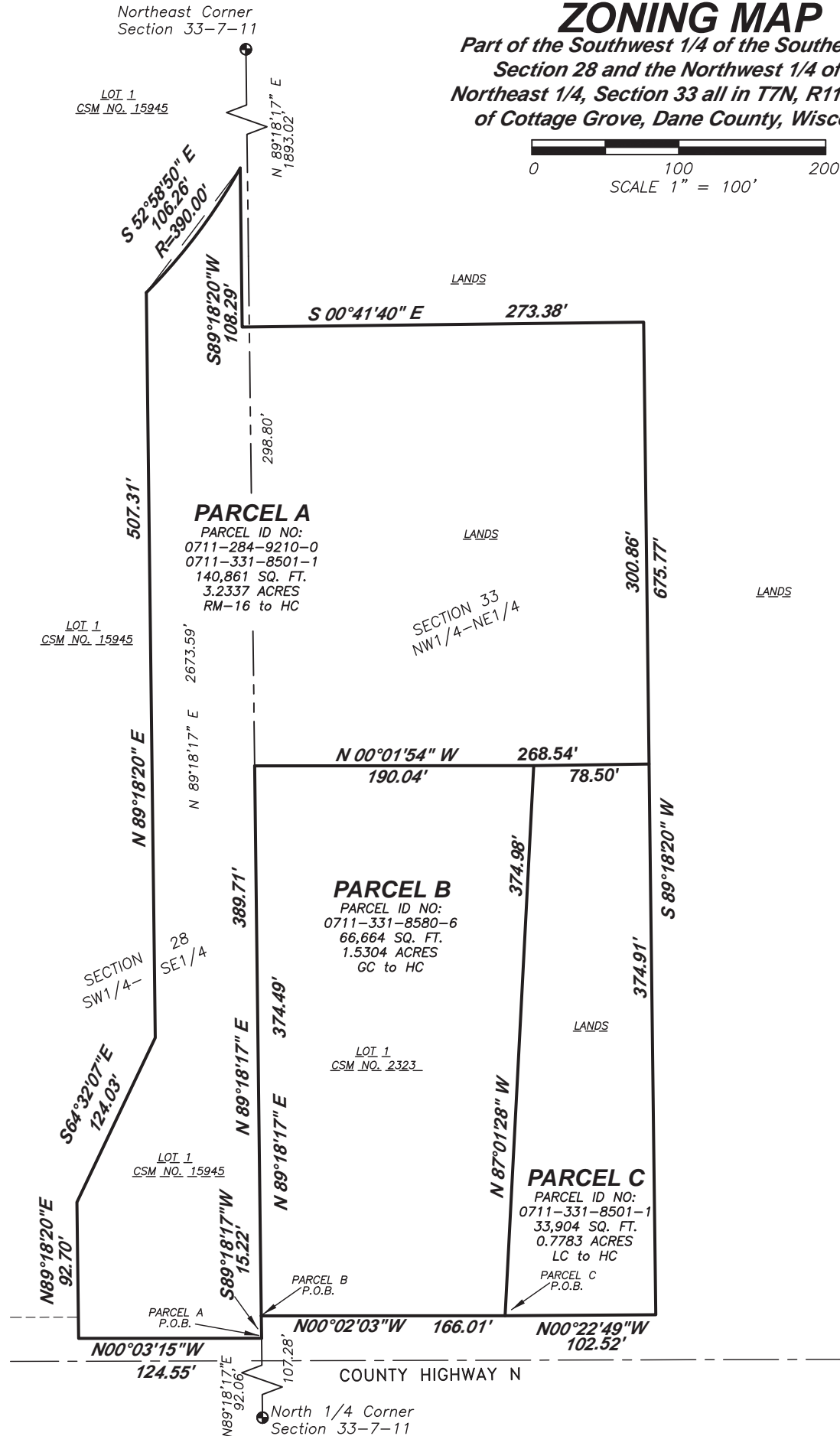
Signage, consistent with section 10.800

- Currently there are no plans for changes to exterior signage as part of this application. Signage remains the same since 2011.



**BIRRENKOTT
SURVEYING**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081



PARCEL A (RM-16 to HC)

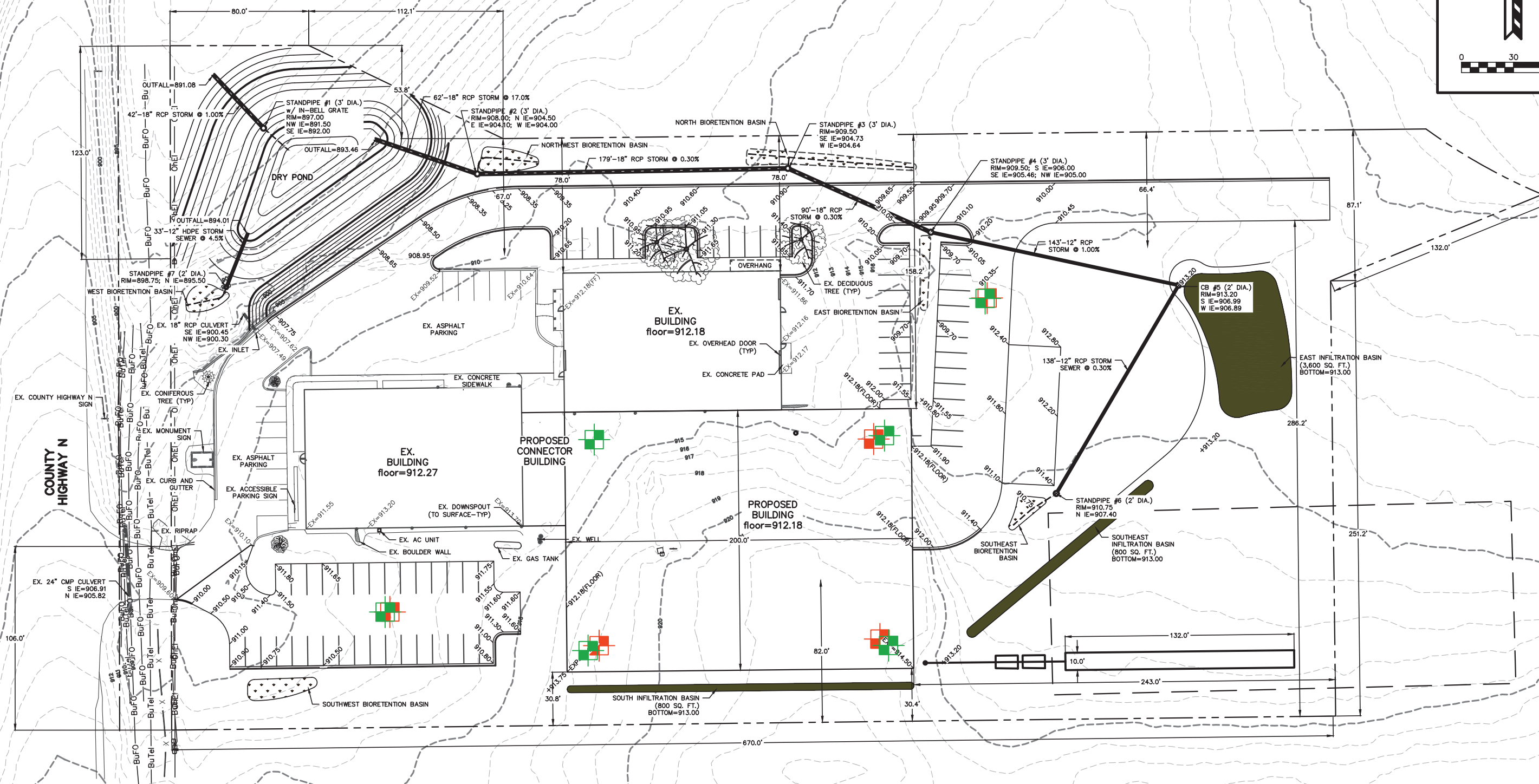
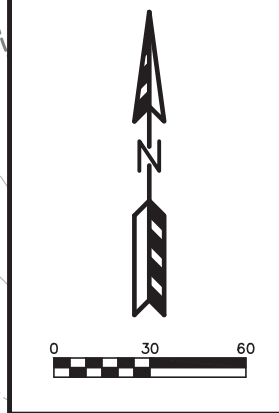
Part of Lot 1, Certified Survey Map No. 15945 located in the Southwest 1/4 of the Southeast 1/4, Section 28 and Part of the Northwest 1/4 of the Northeast 1/4, Section 33 all in T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows:
Commencing at the North 1/4 corner of Section 33, thence N89°18'17"E, 92.06 feet to the point of beginning; thence N00°03'15"W, 124.55 feet; thence N89°18'20"E, 92.70 feet; thence S64°32'07"E, 124.03 feet; thence N89°18'20"E, 507.31 feet; thence along a curve to the left with a radius of 390.00 feet and a long chord bearing of S52°58'50"E, 106.26 feet; thence S89°18'20"W, 108.29 feet; thence S00°41'40"E, 273.38 feet; thence S89°18'20"W, 300.86 feet; thence N00°01'54"W, 268.54 feet; thence S89°18'17"W, 389.71 feet to the point of beginning. Containing 140,861 square feet or 3.2337 acres.

PARCEL B (GC to HC)

All of Lot 1, Certified Survey Map No. 2323, located in the Northwest 1/4 of the Northeast 1/4, Section 33 all in T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows:
Commencing at the North 1/4 corner of Section 33, thence N89°18'17"E, 107.28 feet to the point of beginning; thence N89°18'17"E, 374.49 feet; thence S00°01'54"E, 190.04 feet; thence N87°01'28"W, 374.98 feet; thence N00°02'03"W, 166.01 feet to the point of beginning. Containing 66,664 square feet or 1.5304 acres.

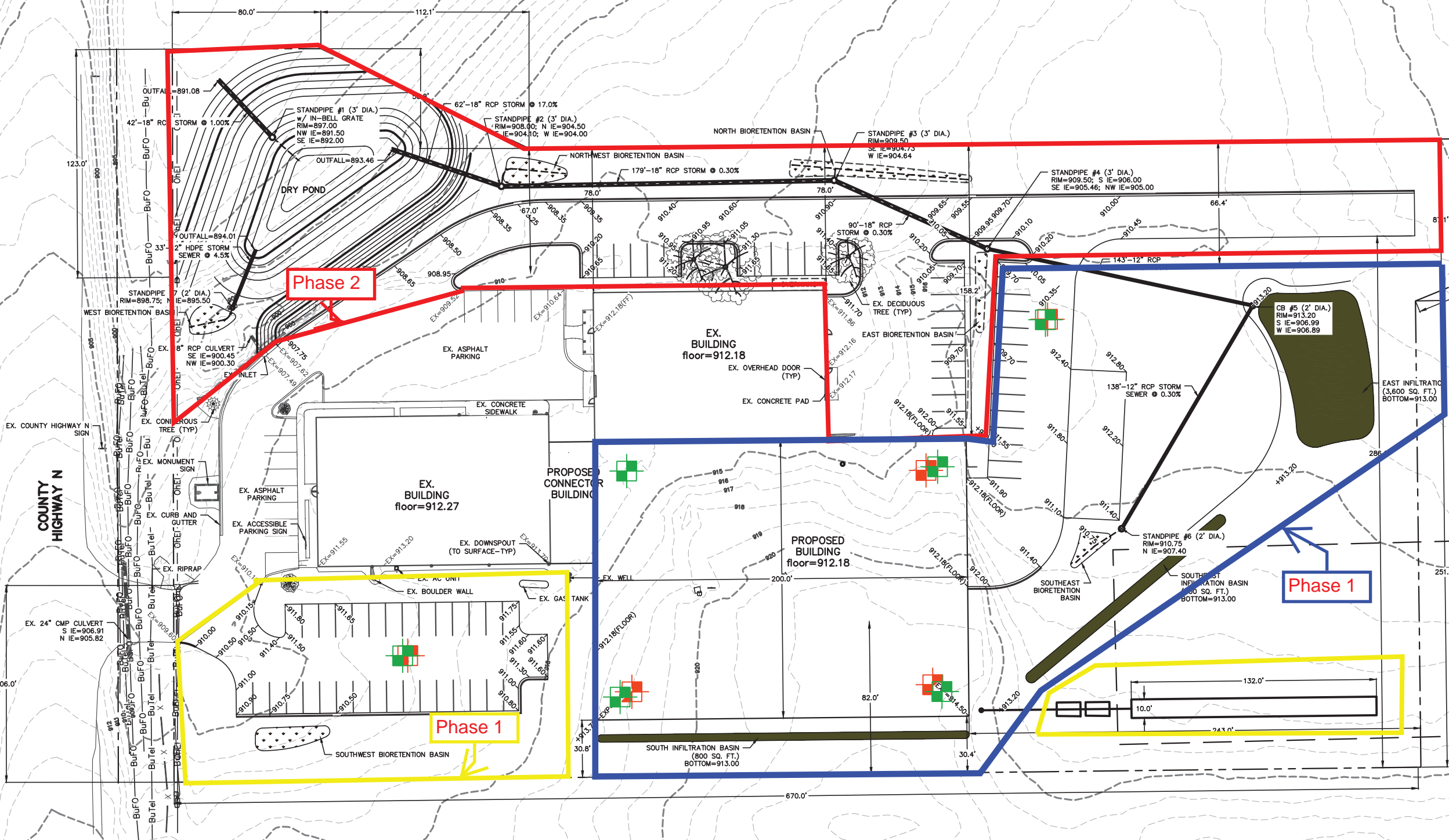
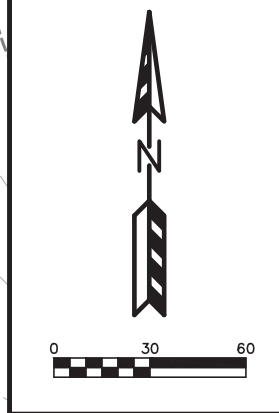
PARCEL C (LC to HC)

Part of the Northwest 1/4 of the Northeast 1/4, Section 33 all in T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows:
Commencing at the North 1/4 corner of Section 33, thence N89°18'17"E, 107.28 feet; thence S00°02'03"E, 166.01 feet to the point of beginning; thence S87°01'28"E, 374.98 feet; thence S00°01'54"E, 78.50 feet; thence S89°18'20"W, 374.91 feet; thence N00°22'49"W, 102.52 feet to the point of beginning. Containing 33,904 square feet or 0.7783 acres.



PAUL DAVIS RESTORATION EXPANSION
 PRELIM. LAYOUT, GRADING, AND STORMWATER PLAN
 SHEET: C-1
 DATED: JULY 21, 2025

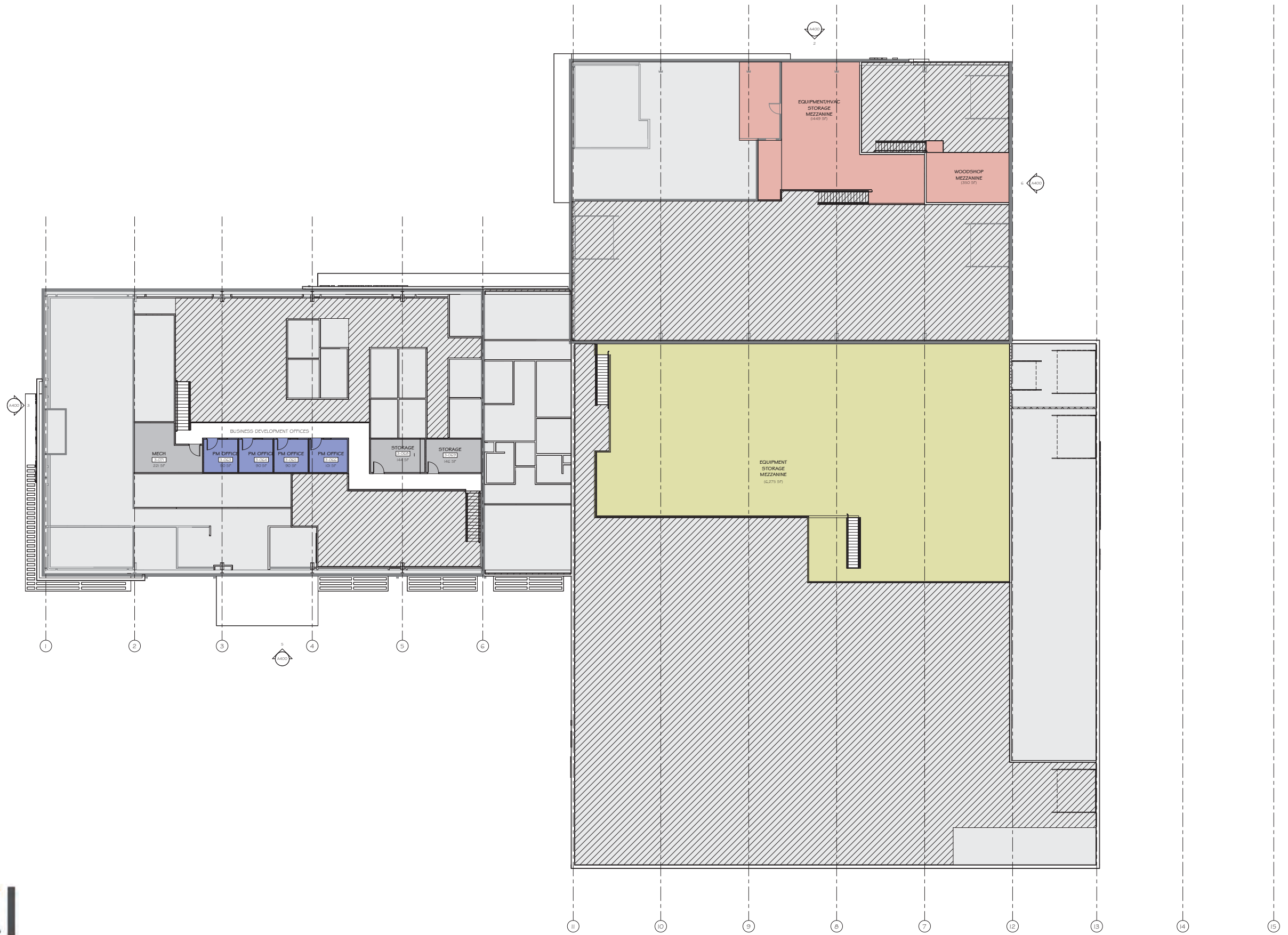
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

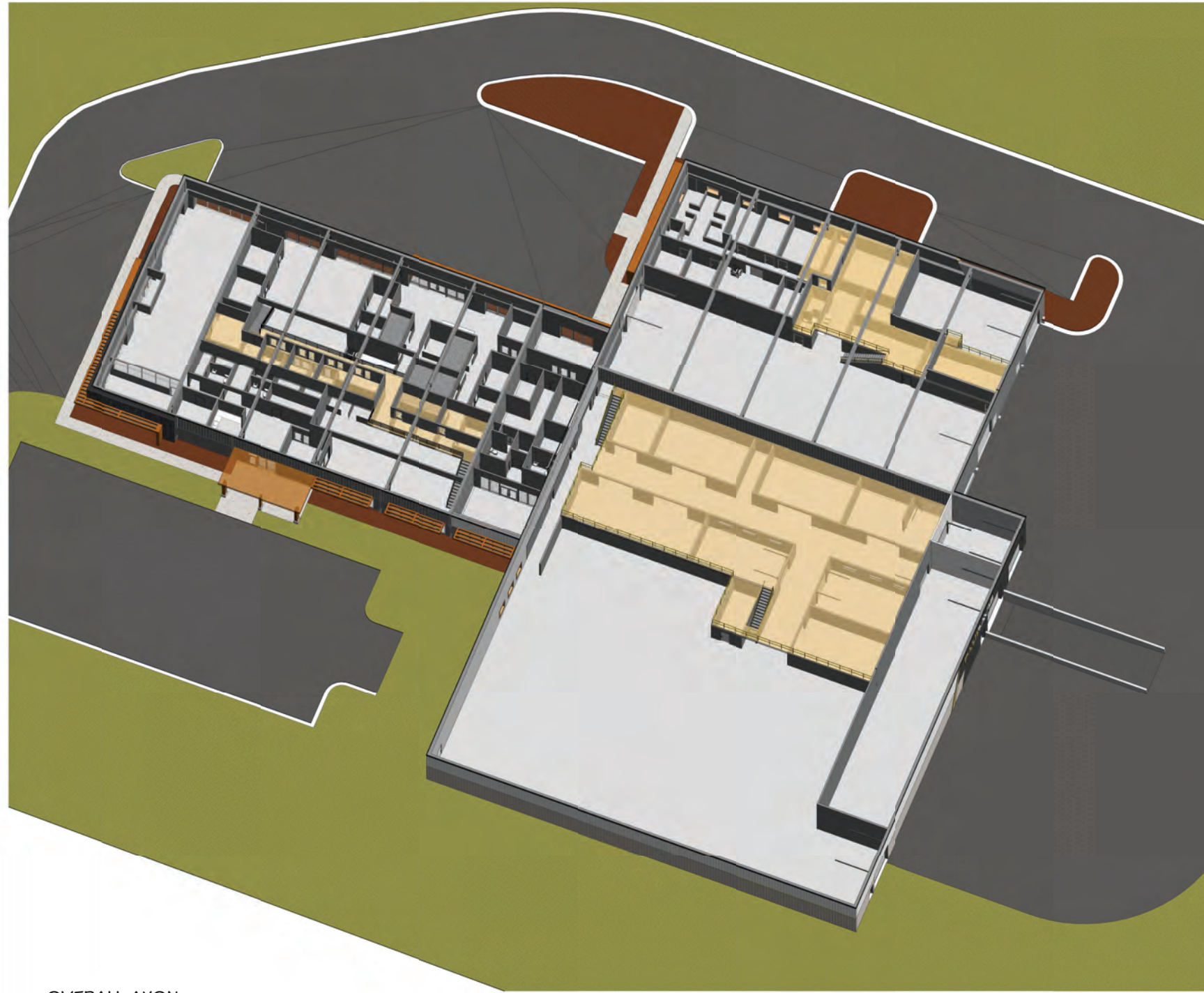


PAUL DAVIS RESTORATION EXPANSION
 PRELIM. LAYOUT, GRADING, AND STORMWATER PLAN
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OVERALL AXON



RECPETION PERSPECTIVE



NORTH OFFICE PERSPECTIVE



SOUTH OFFICE PERSPECTIVE



WEST PERSPECTIVE



NORTH PERSPECTIVE



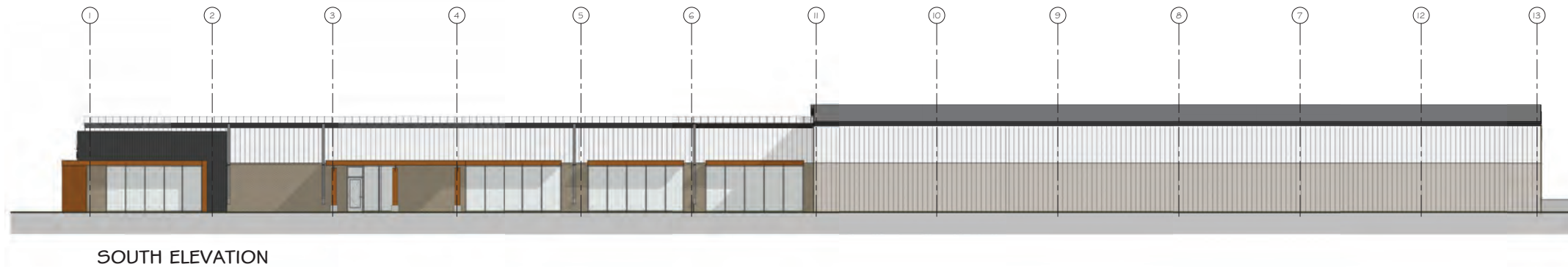
EAST PERSPECTIVE



NORTH ELEVATION



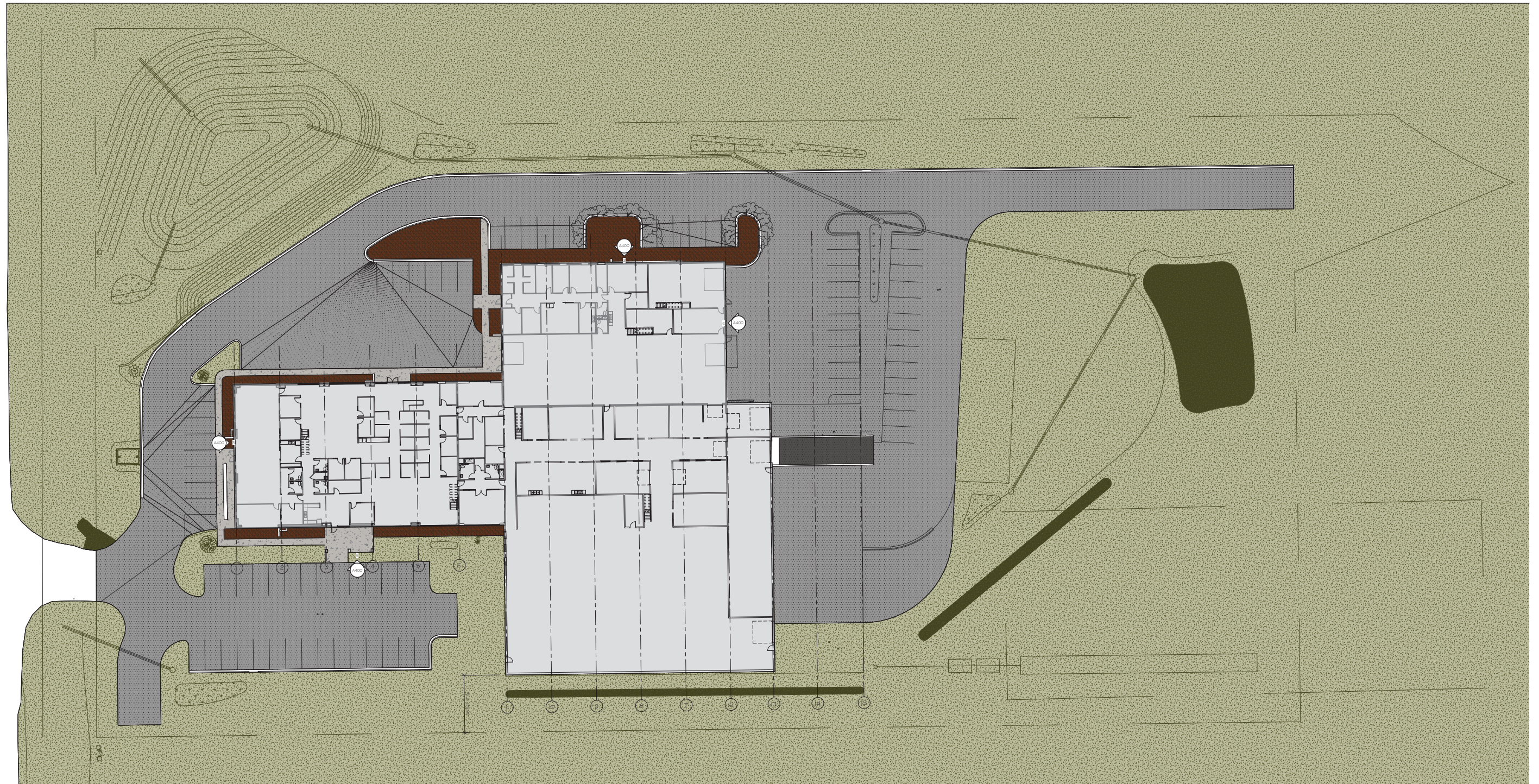
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION





V:\Projects\2025\12\15\25-0016-30\CADD\1250216-EXHIBIT-1 SITE PLANS.dwg MCKALINS 2/23/24 11:00:17 AM 11.00x17.00 INCHES