

Dane County Rezone Petition

Application Date	Petition Number
11/13/2025	DCPREZ-2025-12238
Public Hearing Date	
01/27/2026	

OWNER INFORMATION		AGENT INFORMATION			
OWNER NAME SKAAR PIT LLC	PHONE (with Area Code) (608) 255-9223	AGENT NAME SKAAR PIT LLC	PHONE (with Area Code) (608) 255-9223		
BILLING ADDRESS (Number & Street) 3440 COUNTY HIGHWAY N		ADDRESS (Number & Street) 2561 COFFEYTOWN ROAD			
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Cottage Grove, WI 53527			
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	
3440 County Highway N, to N. Star Rd and Hwy 12&18					
TOWNSHIP COTTAGE GROVE	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-284-9210-0		0711-331-8501-1		0711-331-8580-6	
REASON FOR REZONE					

CREATING A 7-LOT COMMERCIAL SUBDIVISION

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District, LC Limited Commercial District, and AT-35 Agricultural Transition District	HC Heavy Commercial District	72.5
AT-35 Agricultural Transition District	NR-C Natural Resource Conservation District	11.9
RM-16 Rural Mixed-Use District	UTR Utility, Transportation and ROW District	3
RM-16 Rural Mixed-Use District	GC General Commercial District	4

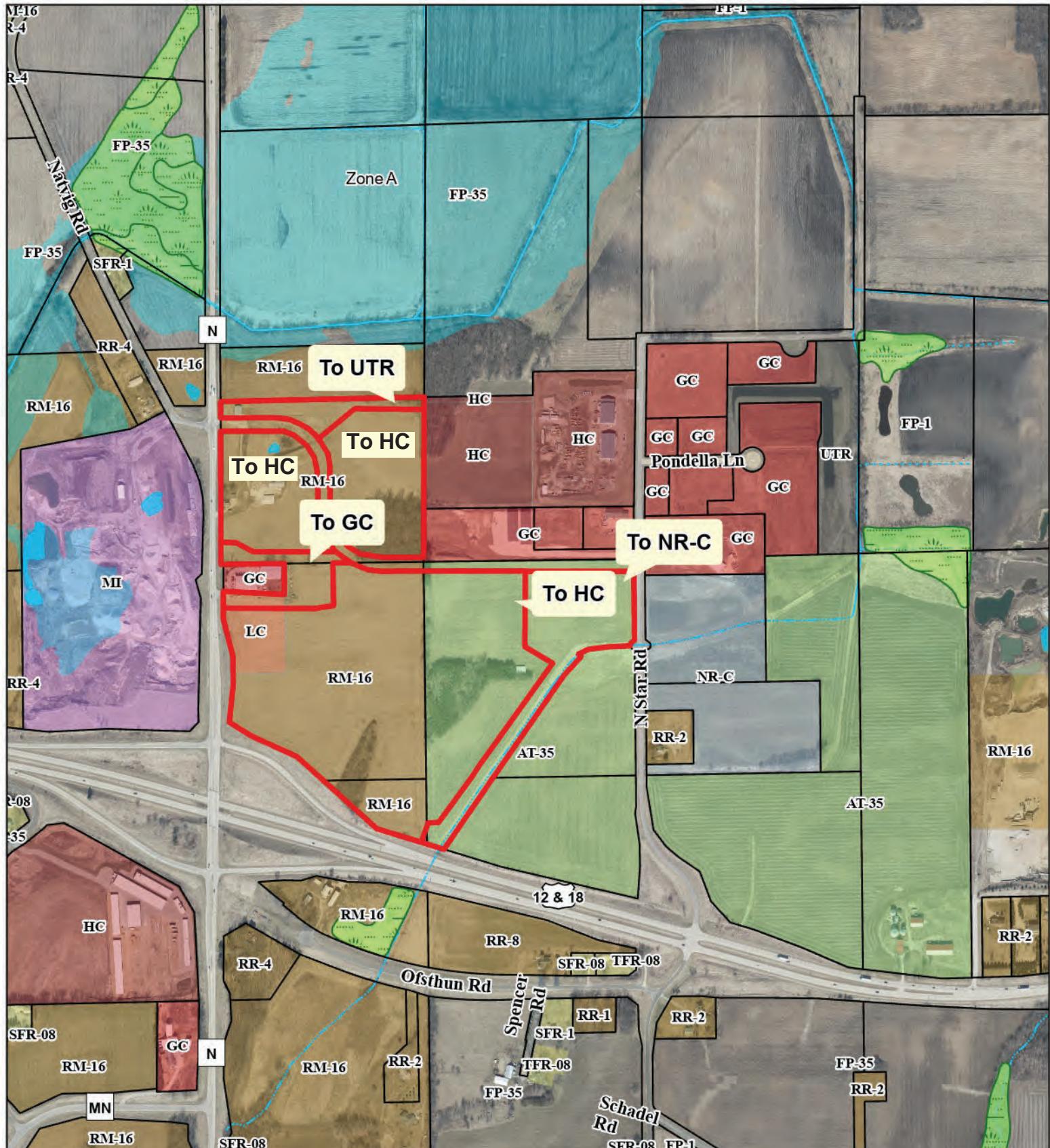
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RUH1	
Applicant Initials	Applicant Initials	Applicant Initials		PRINT NAME:

COMMENTS: PRIOR TO REZONING, A PRELIMINARY REVIEW LETTER FROM LAND AND WATER RESOURCES WILL BE REQUIRED TO CONFIRM ADEQUATE STORMWATER MANAGEMENT FEATURES.

ADDITIONAL INFORMATION WILL BE REQUIRED TO BE PROVIDED REGARDING TRAFFIC IMPACTS ON 12/18, CTH N AND N. STAR ROAD INTERSECTIONS.

PRINT NAME:

DATE:



PETITION 12238 SKAAR PIT LLC

0 500 1,000 2,000



Proposed Zoning
Boundary

Tax Parcel Boundary

Wetland Class Areas

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

APPLICANT INFORMATION			
Property Owner Name:	Skaar Pit, LLC	Agent Name:	Wade Huston
Address (Number & Street):	2561 Coffeytown Road	Address (Number & Street):	2561 Coffeytown Road
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Cottage Grove, WI 53527
Email Address:	whuston@rghuston.com	Email Address:	whuston@rghuston.com
Phone#:	608-255-9223	Phone#:	608-255-9223

PROPERTY INFORMATION

Township:	Town of Cottage Grove	Parcel Number(s):	0711-284-9210-0, 0711-284-7511-0, 0711-331-8580-6, 0711 284 0501 1 0711 284 0001 1 0711 284 0010 0	[+]
Section:	Sections 28 & 33	Property Address or Location:	N/A. Northeast quadrant of C.T.H. N and USH 12/18	

REZONE DESCRIPTION

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.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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This rezone application request is to change the current zoning of the underlying parcels to support commercial development within a proposed subdivision. The proposed development consists of mass site grading, a private on-site wastewater treatment system, stormwater management facilities and a public street to serve the proposed commercial lots. The proposed development is anticipated to consist of one phase. Additional documents detailing the proposed development are enclosed within the submittal package.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16, GC, LC	HC, GC	72.511 Acres, 4.013 Acres
	UTR	3.090 Acres
	NRC	11.585 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 Wade H. H. H.

Date 10/15/2025

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
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- 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.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- 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.
- 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
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- 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
- 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.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	Everson Properties LLC, N6819 Canter Court, Lake Mills, WI, 53551, 608-774-0521, +
Address (Number & Street):	Oremus 3447 LLC, 1229 Alexandria Lane, Madison, WI, 53718, 608-770-0097, +
Address (City, State, Zip):	Barnsdale LLC, 3432 County Highway N, Cottage Grove, WI 53527, 608-235-6118, +
Email Address:	
Phone Number:	

October 15, 2025

Ms. Rachel Holloway
Assistant Zoning Administrator
Dane County Planning & Development
210 Martin Luther King Jr. Boulevard #116
Madison, WI 53703

RE: SKAAR PIT DEVELOPMENT REZONING REQUEST

Dear Ms. Holloway:

On behalf of our client, Skaar Pit, LLC, we hereby submit this information to support the review of the rezoning request for the proposed development of the Skaar Pit, LLC property.

- Seven commercial lots are proposed, with one of them being an expansion of the Paul Davis parcel.
- A breakdown of the proposed zoning and associated acreages can be found on the rezoning application.
- Proposed deed restrictions, which also contain site planning restrictions from the Town Planner, are enclosed.
- A public road within an 80-foot-wide right-of-way is proposed to connect County Highway N to North Star Road.
- A traffic memo is enclosed, which outlines the current and proposed levels of service for six intersections near the proposed development.
- Soil test information obtained throughout the development is enclosed. Mass grading and rock blasting will disturb the natural soils throughout most of the development. Therefore, a gravity sanitary sewer interceptor is proposed to serve all lots in the development, except for the existing Paul Davis Restoration parcel. The interceptor sewer and private on-site wastewater treatment system will be designed to handle the domestic flows from the development. Any uses that require additional treatment of effluents before entering the interceptor will be installed as part of the proposed use on each lot. The anticipated location of the underground system is shown on the enclosed plans and site plan exhibit. The enclosed site plan exhibit shows potential locations for mound systems as a backup plan for the lots if the community septic system fails.
- The WDNR Natural Heritage Inventory for the property indicates the project overlaps the Rusty Patched Bumble Bee High Potential Zone. Enclosed is a list of plants favored by the Rusty Patched Bumble Bee. The use of native plantings in the bioretention basins qualifies as a Rusty Patched Bumble Bee conservation measure. Many different native plant species from the list will be used in and around the infiltration basins.
- A “Lot Site Plans Exhibit” is enclosed. Specific users are unknown; therefore, the site plans are a schematic representation of potential building, parking lot, outdoor display areas, and outdoor storage areas for lots 1, 2, and 4 through 7. Lot 3 will provide an expansion area for the existing Paul Davis Restoration business.

- All lands are contiguous. Skaar Pit, LLC owns all lands within the boundaries of the rezoning request. Skaar Pit, LLC, is also under contract to purchase a portion of land from Everson Properties, LLC. The purchase will be used to provide stormwater management for the Skaar Pit development. A separate request to rezone a portion of the Everson Properties, LLC land was submitted in conjunction with this rezoning request. Skaar Pit, LLC also has an agreement in place with Oremus 3447, LLC along the northeast boundary of the proposed development. Oremus 3447, LLC has agreed to dedicate the northern 33' of the 80' right-of-way. The dedication will allow the owner to eliminate the existing long gravel driveway currently serving their buildings.
- The underlying area of proposed Lot 1 and Outlot 1 shown on the enclosed rezoning exhibit is currently scheduled to be rezoned from AT-35 to RM-16 as a part of correcting a land division violation. Upon obtaining the rezoning approval to RM-16, a new deed will be recorded, which will contain all contiguous lands owned by Skaar Pit, LLC. This request will then modify the RM-16 land to the proposed HC and NRC zoning outlined in the rezoning application.
- Proposed stormwater ponds and anticipated discharge locations are shown on the enclosed plans.
- Most of the development is currently farmed, except for a few wooded areas. The wooded areas will be removed as part of the mass grading across the development.
- Little Door Creek runs along the northern boundary of the development. A wetland delineation was completed, and the report can be found in the enclosed stormwater memo. The wetlands run along the banks of Little Door Creek. The proposed stormwater ponds are currently designed adjacent to the floodplain line shown on the FEMA map for the area. Shoreland zoning limits are shown on the enclosed plans.
- Open space calculations are unknown at this time and will be subject to the future zoning site plan approvals for the development.
- No common amenities are proposed other than the shared private wastewater treatment, which will have a recorded maintenance agreement.
- Mass grading and road construction are proposed to commence upon plat and development agreement approvals, with full completion of construction anticipated before the end of 2026.

Sincerely,

SNYDER & ASSOCIATES, INC.



Michel L. Calkins
Project Engineer

Enclosures

REZONE EXHIBIT

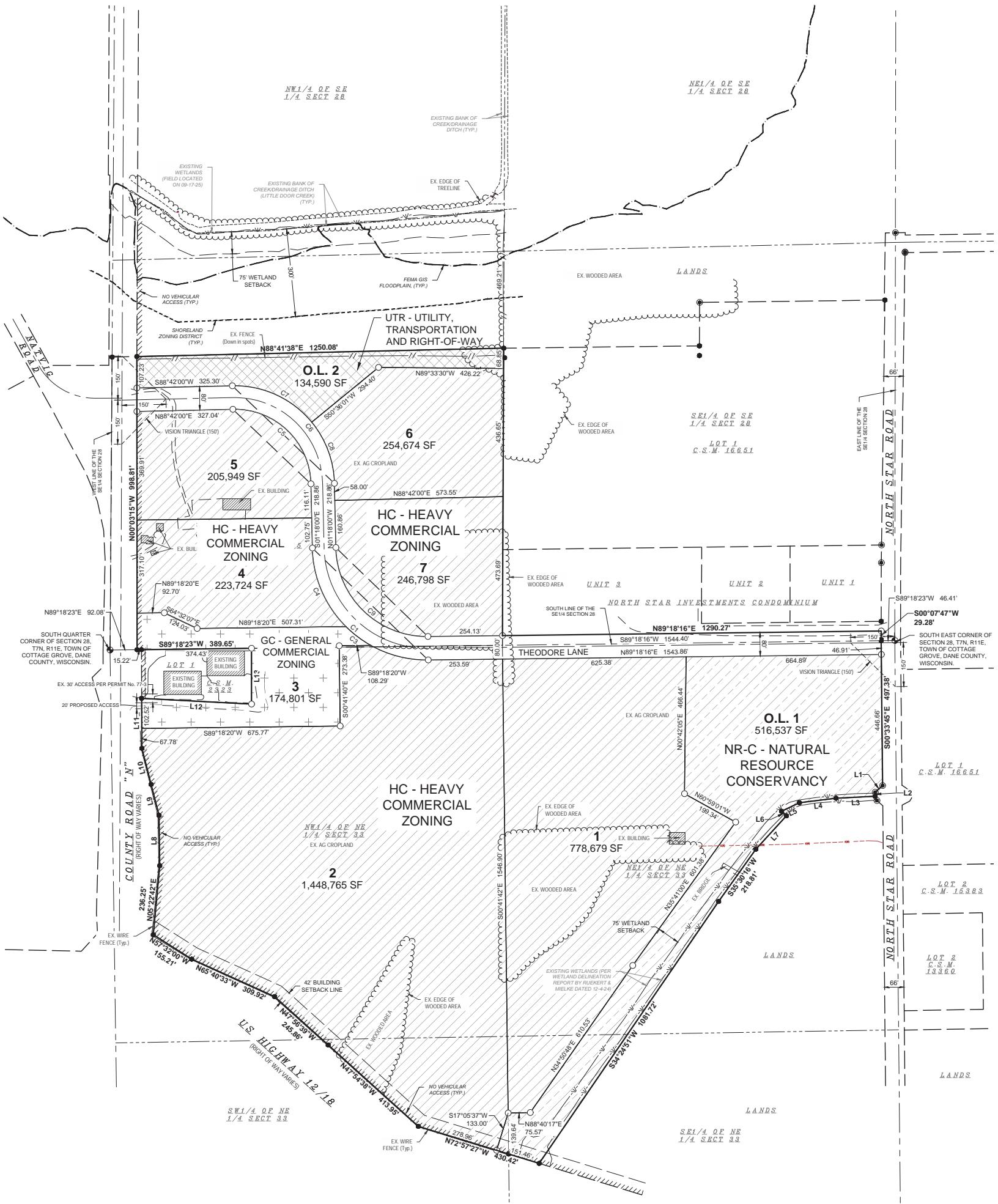
LOT 1, CERTIFIED SURVEY MAP (C.S.M.) NUMBER 15945, AS RECORDED IN VOLUME 117 OF CERTIFIED SURVEY MAPS, ON PAGES 26-29, AS DOCUMENT NUMBER 5818526, DANE COUNTY REGISTRY, ALSO PART OF UNIT 3, NORTH STAR INVESTMENTS CONDOMINIUM PLAT, AS RECORDED IN VOLUME 7-142B OF CONDOMINIUM PLATS, ON PAGE 1, AS DOCUMENT NUMBER 5704879, ALSO PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, ALSO PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, ALL IN TOWNSHIP 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

TOTAL AREA OF PLATTED LANDS: 4,233,019 SQUARE FEET OR 97.177 ACRES

BOUNDARY LEGAL DESCRIPTION

Lot 1, Certified Survey Map (C.S.M.) Number 15945, as recorded in volume 117 of Certified Survey Maps, on pages 26-29, as document number 5818526, Dane County Registry, also part of Unit 3, North Star Investments Condominium Plat, as recorded in volume 7-1428 of Condominium plats, on page 1, as document number 5704879, also part of the Southwest Quarter and the Southeast Quarter of the Southeast Quarter of Section 28, also part of the Northwest Quarter, Northeast Quarter, Southwest Quarter, and the Southeast Quarter of the Northeast Quarter of Section 33, all in Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

Commencing at the South Quarter corner of said Section 28; thence N89°18'23"E, 92.08' to the easterly right-of-way line of County Road "N" and the point of beginning; thence N00°03'15"W along said easterly right-of-way line, 998.81'; thence N88°41'38"E, 1250.08' to the East line of the Southwest Quarter of the Southeast Quarter of said Section 28; thence along said East line, S00°14'13"W, 979.19'; thence N89°18'16"E, 1290.27' to the westerly right-of-way line of North Start Road; thence S00°07'47"W along said westerly right-of-way line, 29.28'; thence continuing along said westerly right-of-way line, S00°33'45"E, 497.38'; thence S47°45'43"W, 34.09'; thence S00°42'28"W, 13.68'; thence S87°08'17"W, 133.95'; thence S82°57'53"W, 12.42'; thence S64°30'26"W, 67.29'; thence S46°26'20"W, 22.61'; thence S42°27'35"W, 154.03'; thence S35°30'16"W, 218.81'; thence S34°24'51"W, 101.72' to the northerly right-of-way line of U.S. Highway 12/18; thence along said northerly right-of-way, N72°57'27"W, 430.42'; thence continuing along said northerly right-of-way line, N47°54'36"W, 413.95'; thence continuing along said northerly right-of-way line, N47°56'39"W, 245.86'; thence continuing along said northerly right-of-way line, N65°40'33"W, 309.92'; thence continuing along said northerly right-of-way line, N57°32'00"W, 155.21' to the easterly right-of-way line of County Road "N"; thence along said easterly right-of-way line, N05°22'42"E, 236.25'; thence continuing along said easterly right-of-way line, N00°49'17"W, 171.26'; thence continuing along said easterly right-of-way line, N14°24'37"W, 108.85'; thence continuing along said easterly right-of-way line, N14°14'37"W, 126.82'; thence continuing along said easterly right-of-way line, N00°22'49"W, 170.30' to the southwesterly corner of Lot 1, Certified Survey Map Number 2323, Dane County Registry; thence S87°02'07"E along the southerly line of said Lot 1, 347.93' to the southeast corner of said Lot 1; thence N00°02'08"W along the easterly line of said Lot 1, 189.92' to the northeasterly corner of said Lot 1; thence S89°18'23"W along the northerly line of said Lot 1, 389.65' to the point of beginning. This description contains approximately 4,233,019 square feet or 97,177 acres.



6' 6' 12' UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

() **RECORDED AS**
**COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY
COORDINATE SYSTEM (DANE COUNTY) ELEVATIONS ARE REFERENCED**

CURRENT ZONING:
RM-16 - Rural Mixed Use
GC - General Commercial
AT-35 - Ag Transition
LC - Limited Commercial

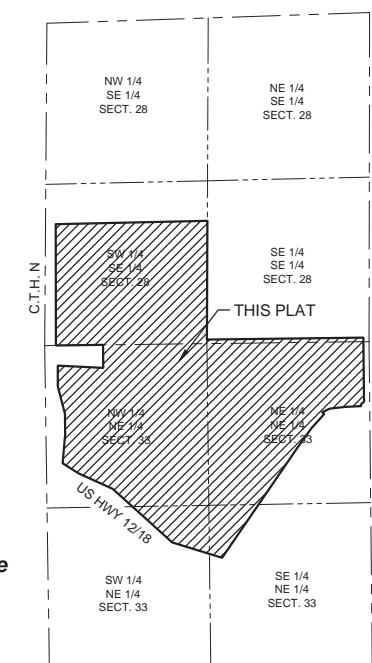
CURRENT ZONING: RM-16 - Rural Mixed Use GC - General Commercial AT-35 - Ag Transition LC - Limited Commercial	PROPOSED ZONING: <i>LOTS 1, 2, 4-7 - HC - Heavy Commercial</i> <i>LOT 3 - GC - General Commercial</i> <i>OUTLOT- 1 - NR-C - Natural Resource Conservancy</i> <i>OUTLOT 2 - UTR - Utility, Transportation and Right-of-Way</i>
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SURVEYED FOR:
Skaar Pit, LLC
2561 Coffeytown Road
Cottage Grove, WI 53527

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

LINE #	BEARING	DESCRIPTION
L1	S47°45'43" W	BEAGINS ARIE BASED ON THE WISCONSIN STATE PLANE COORDINATES
L2	S00°42'28" W	WISCONSIN NAD 2011 THE WEST LINE OF THE SOUTHEAST QUADRANT OF SECTION 36 BEARING S07°13'35" W
L3	S87°08'17" W	
L4	S82°57'53" W	
L5	S64°30'26" W	
L6	S46°26'20" E	
L7	S42°27'35" W	
L8	N09°49'17" W	
L9	N14°24'37" W	
L10	N14°14'37" W	
L11	N09°22'49" W	
L12	S87°02'07" E	
L13	N00°20'08" W	

CURVE TABLE							
CURVE #	Δ	RAD.	ARC LENGTH	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	89°23'44"	390.00'	608.50'	548.63'	N45°59'52" W	S89°18'16" W	N01°18'00" W
C3	15°39'34"	390.00'	106.59'	106.26'	S52°58'50" E	S45°09'04" E	S60°43'37" E
C4	43°51'04"	390.00'	298.46'	291.25'	S23°13'32" E	S01°18'00" E	S45°09'04" E
C5	90°00'00"	260.00'	408.41'	367.70'	S46°18'00" E	S88°42'00" E	S01°18'00" E
C6	90°00'00"	340.00'	534.07'	480.83'	S46°18'00" E	N88°42'00" E	S01°18'00" E
C7	51°54'01"	340.00'	307.98'	297.56'	N65°20'59" W	N39°23'59" W	S88°42'00" W
C8	38°05'59"	340.00'	226.09'	221.95'	S20°20'59" E	S39°23'59" E	S01°18'00" E
C9	89°23'44"	310.00'	483.66'	436.09'	S45°59'52" E	S01°18'00" E	S89°18'16" E



REZONE EXHIBIT

REZONE EXHIBIT

 YDER
DESIGN

Project No: 125.0216.30

Sheet 1 OF 1

PRELIMINARY PLAT OF SKAAR PIT

LOT 1, CERTIFIED SURVEY MAP (C.S.M.) NUMBER 15945, AS RECORDED IN VOLUME 117 OF CERTIFIED SURVEY MAPS, ON PAGES 26-29, AS DOCUMENT NUMBER 5818526, DANE COUNTY REGISTRY, ALSO PART OF UNIT 3, NORTH STAR INVESTMENTS CONDOMINIUM PLAT, AS RECORDED IN VOLUME 7-142B OF CONDOMINIUM PLATS, ON PAGE 1, AS DOCUMENT NUMBER 5704879, ALSO PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, ALSO PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, ALL IN TOWNSHIP 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

TOTAL AREA OF PLATTED LANDS: 4,233,019 SQUARE FEET OR 97.177 ACRES

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, 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 Skaar Pit, LLC, owner of said land, I have surveyed, divided and mapped SKAAR PIT; that such Preliminary plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Lot 1, Certified Survey Map (C.S.M.) Number 15945, as recorded in volume 117 of Certified Survey Maps, on pages 26-29, as document number 5818526, Dane County Registry, also part of Unit 3, North Star Investment Condominium Plat, as recorded in volume 7-142B of Condominium plats, on page 1, as document number 5704879, also part of the Southwest Quarter and the Southeast Quarter of the Southeast Quarter of Section 28, also part of the Northwest Quarter, Northeast Quarter, Southwest Quarter, and the Southeast Quarter of the Northeast Quarter of Section 33, all in Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

Commencing at the South Quarter corner of said Section 28; thence N89°18'23"E, 92.08' to the easterly right-of-way line of County Road "N" and the point of beginning; thence N00°03'15"W along said easterly right-of-way line, 998.81'; thence N88°41'38"E, 1250.08' to the East line of the Southwest Quarter of the Southeast Quarter of said Section 28; thence along said East line, S00°14'13"W, 979.19'; thence N89°18'16"E, 1290.72' to the westerly right-of-way line of North Start Road; thence S00°07'47"W along said westerly right-of-way line, 29.28'; thence continuing along said westerly right-of-way line, S00°33'45"E, 497.38'; thence S47°45'43"W, 34.09'; thence S00°42'28"E, 13.68'; thence S87°08'17"W, 133.59'; thence S82°57'35"E, 125.42'; thence S64°30'26"W, 67.29'; thence S46°26'20"E, 22.61'; thence S42°27'35"E, 154.03'; thence S35°30'16"W, 218.81'; thence S34°24'51"W, 1081.72' to the northerly right-of-way line of U.S. Highway 12/18; thence along said northerly right-of-way, N72°57'27"W, 430.42'; thence continuing along said northerly right-of-way line, N47°54'38"W, 413.95'; thence continuing along said northerly right-of-way line, N47°56'39"W, 245.86'; thence continuing along said northerly right-of-way line, N65°40'33"W, 309.92'; thence continuing along said northerly right-of-way line, N57°32'00"W, 155.21' to the easterly right-of-way line of County Road "N"; thence along said easterly right-of-way line, N05°22'42"E, 236.25'; thence continuing along said easterly right-of-way line, N00°49'17"W, 171.26'; thence continuing along said easterly right-of-way line, N14°24'37"W, 108.85'; thence continuing along said easterly right-of-way line, N14°14'37"W, 126.82'; thence continuing along said easterly right-of-way line, N00°22'49"W, 170.30' to the southwestern corner of Lot 1, Certified Survey Map Number 2323, Dane County Registry; thence S87°02'07"E along the southerly line of said Lot 1, 347.93' to the southeast corner of said Lot 1; thence N00°02'08"W along the easterly line of said Lot 1, 189.92' to the northeasterly corner of said Lot 1; thence S89°18'23"W along the northerly line of said Lot 1, 389.65' to the point of beginning. This description contains approximately 4,233,019 square feet or 97.177 acres.

Dated this _____ day of _____, 2025

Signed: Adam R. Gross, P.L.S. No. 3017

- 3/4" IRON REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" x30" IRON REBAR SET, Wt. 4.30 LBS / FT
ALL OTHER LOT CORNERS ARE 1-1/4" IRON REBAR SET, Wt. 4.50 LBS / FT

6'
- - - - -
3'
12' UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

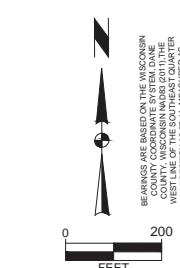
() **RECORDED AS**
COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY
COORDINATE SYSTEM (DANE COUNTY) ELEVATIONS ARE REFERRED
TO NAD83 HORIZONTAL DATUM

CURRENT ZONING:
RM-16 - Rural Mixed Use
GC - General Commercial
AT-35 - Ag Transition
LC - Limited Commercial

CURRENT ZONING: RM-16 - Rural Mixed Use GC - General Commercial AT-35 - Ag Transition LC - Limited Commercial	PROPOSED ZONING: <i>LOTS 1, 2, 4-7 - HC - Heavy Commercial</i> <i>LOT 3 - GC - General Commercial</i> <i>OUTLOT 1 - NR-C - Natural Resource Conservancy</i> <i>OUTLOT 2 - UTR - Utility, Transportation and Right-of-Way</i>
--	---

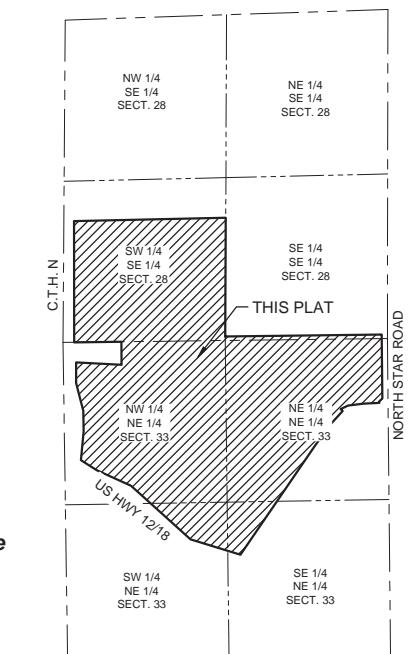
SURVEYED FOR:
Skaar Pit, LLC
2561 Coffeytown Road
Cottage Grove, WI 53527

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com



LINE TABLE		
LINE #	BEARING	DIST. (FT.)
L1	S47°45'43"W	34.09
L2	S00°42'28"W	13.68
L3	S87°08'17"W	133.59
L4	S82°57'53"W	125.42
L5	S64°30'26"W	67.29
L6	S46°26'20"E	22.61
L7	S42°27'35"W	154.03
L8	N00°49'17"W	171.26
L9	N14°24'37"W	108.85
L10	N14°43'37"W	126.82
L11	N00°22'49"W	170.30
L12	S87°02'07"E	374.93
L13	N00°02'08"E	189.92

CURVE TABLE							
CURVE #	Δ	RAD.	ARC LENGTH	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHE
C1	89°23'44"	390.00'	608.50'	548.63	N45°59'52"W	S89°18'16"W	N01°18'00"W
C3	15°39'34"	390.00'	106.59'	106.26	S52°58'50"E	S45°09'04"E	S60°48'37"E
C4	43°51'04"	390.00'	298.45'	291.25	S23°13'32"E	S01°18'00"E	S45°09'04"E
C5	90°00'00"	260.00'	408.41'	367.70'	S46°18'00"E	N88°42'00"E	S01°18'00"E
C6	90°00'00"	340.00'	534.07'	480.83	S46°18'00"E	N88°42'00"E	S01°18'00"E
C7	51°54'01"	340.00'	307.98'	297.56'	N65°20'59"W	N39°23'59"W	S88°42'00"W
C8	38°05'59"	340.00'	226.09'	221.95'	S20°25'59"E	S39°23'59"E	S01°18'00"E
C9	89°23'44"	310.00'	483.68'	436.09'	S45°59'52"E	S01°18'00"E	N89°18'16"E



SKAR PIT

SYNTHONIC PLATINUM



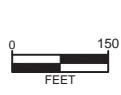
**SNYDER
& ASSOCIATES**

Project No: 125 0216 30

Sheet 1 OF 1



SNYDER & ASSOCIATES



LOT SITE PLANS EXHIBIT

SKAAR PIT LLC DEVELOPMENT | COTTAGE GROVE, WI | 10/15/2025

DEED RESTRICTION

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

Use black ink & print legibly

WHEREAS,

Skaar Pit LLC

are owners of the following described real estate in the
Town of Cottage Grove, Dane County, Wisconsin, further
described as follows:

Name and return address:

Parent Parcel Number

0711-284-9210-0

0711-331-8580-6

0711-331-8501-1

0711-331-9001-4

0711-331-8012-0

Legal Description

Lots 1, 2, and 4 through 7 of the Skaar Pit Subdivision Plat, Section 28 and Section 33,
T7N, R11E, Town of Cottage Grove, Dane County, WI

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Cottage Grove, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced.

THEREFORE, the following restrictions are hereby imposed:

- 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 resource 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. Outdoor Storage
 - iii. Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above
 - iv. Vehicle repair or maintenance service
- 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 display 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.
 - viii. Outdoor storage of trash, scrap, pallets, recyclables, fuel tanks, inoperative vehicles, materials not immediately available for direct sale or lease to customers shall be kept within outdoor storage yards that are:
 - ix. Clearly indicated on a site plan approved by the Town of Cottage Grove.
 - x. Not within 200 feet of the rights-of-way for Highways 12-18 or N.
 - xi. Gravel or hard surfaced.
 - xii. Fully screened from all adjacent public rights-of-way by buildings, landscaped berms, walls, and/ opaque fences. Chain link fences with slatted inserts or mesh coverings are not considered opaque fences.

- f. Outdoor storage of trash, scrap, pallets, recyclables, fuel tanks, inoperative vehicles, 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/ opaque fences. Chain link fences with slatted inserts or mesh coverings are not considered opaque fences.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.
2. The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.
3. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
4. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

Date

Date

Signature of Grantor (owner)

Signature of Grantor (owner)

*Name printed

*Name printed

STATE OF WISCONSIN, County of _____

Subscribed and sworn to before me on _____ by the above-named person(s).

Signature of notary or other person
Authorized to administer an oath
(as per s. 706.06, 706.07)

Print or type name: _____

Title: _____ Date Commission expires: _____



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

STORMWATER MANAGEMENT AND EROSION CONTROL PLAN SKAAR PIT DEVELOPMENT

TOWN OF COTTAGE GROVE, WI | OCTOBER 9, 2025

Prepared for:

**SKAAR PIT, LLC
2561 Coffeytown Road, Cottage Grove, WI 53527**

Snyder & Associates, Inc. Project No. 125.0216.30

Prepared by:

<u>Brian Arcand, P.E.</u>	<u>10/9/2025</u>
Name	Date

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APPENDICES

Appendix A	Maps & Supplemental Documentation
Appendix B	Grading, Utility, & Erosion Control Plan
Appendix C	Pre-Development Map
Appendix D	Post-Development Map
Appendix E	Soil Test Pits

1. INTRODUCTION

The purpose of this stormwater management and erosion control plan is to evaluate the impacts of the proposed development on stormwater runoff leaving the site. To protect receiving waters and lands, runoff caused by development generally must be treated, detained and, if appropriate, infiltrated per Town of Cottage Grove, County, and State regulations.

The proposed site is located northeast of USH 12/18 and CTH N in the Town of Cottage Grove. The proposed site is located in Section 33, T 7N, R 11E.

This report and the proposed design are based on the requirements of the Town of Cottage Grove Erosion Control and Stormwater Management Ordinance, the Dane County Erosion Control and Stormwater Management Ordinance, and WDNR (NR 151).

The site contains approximately 105.8 acres of mostly existing farmland and some commercial business as well. The development will consist of division of land for commercial uses, a proposed road connecting CTH N and N Star Rd, and private on-site sanitary system. Stormwater will be handled on-site through the use of two wet ponds and two infiltration basins.

There are offsite flows from CTH N ROW, north, and east of the project development that outlet across the site. This runoff will pass through the proposed stormwater management system.

The stormwater system requirements are:

- ◆ Comply with NR-151 requirements.
- ◆ Maintain the pre-developed peak flow runoff rates for the 1, 2, 10, 100, and 200-year storm events.
- ◆ Safely pass the 500-year storm event.
- ◆ 80% of total suspended solids removal for water quality.
- ◆ Utilize maximum pre-development runoff curve number (CN) as required by Town of Cottage Grove
- ◆ Maintain 90% of pre-development stay-on (infiltration).
- ◆ Effectively treat oil and grease for the first 0.5 inches of runoff during rainfall events for the commercial lots.
- ◆ Provide sediment control during construction, limiting construction erosion to 5 tons per acre per year.

2. STORMWATER RUNOFF ANALYSIS

a. Pre-Developed and Post-Developed Conditions

The existing site is primarily farmland with a few acres of commercial use. The soil survey map referenced in Appendix A indicates the soils in the vicinity of the site consist mainly of Dodge Silt Loam (DnB), Dresden Silt Loam (DsC2), Kegonsa Silt Loam (KeB), and Whalen Silt Loam (WxC2). These soils have a Hydrologic Soil Group Rating of primarily "C" and some "B" type soils.

The site will utilize wet ponds and infiltration basins to provide rate control for the majority of the developed site.

Off-site flows from the CTH N ROW, north, and east flow onto the site. These flows were included in TSS calculations but left out of infiltration calculations. The plan set is included in Appendix B. A pre-development drainage map is included in Appendix C and a post-development drainage map is included in Appendix D.

b. Pre-Developed and Post-Developed Peak Discharge Rates

The site is designed to maintain peak discharge rates as required by Dane County and the Town of Cottage Grove for the 1, 2, 10, 100, and 200-year storms. The wet ponds and infiltration basins will provide sediment control and rate control for the majority of the site. Some of the project site will run directly offsite. Runoff from these uncaptured areas is intended to be from mainly grassed areas.

Summary tables for pre-development, and post-development peak flow runoff rates, runoff volumes, and peak /high water levels are shown below. The modeling assumes the project site is fully developed and has been stabilized. A free discharge from the site was assumed.

Table 2-1: Pre-Development Peak Flows

Storm Event (Yr.)	Pre-Development (cfs)
1	63.95
2	91.09
10	207.73
100	484.95
200	584.44
500	748.37

Table 2-2: Post-Development Peak Flows

Storm Event (Yr.)	Post-Development (cfs)	Post-Development (No Controls/BMPs) (cfs)
1	12.58	257.69
2	16.06	307.78
10	29.24	488.82
100	79.35	862.55
200	94.96	988.68
500	241.53	1,192.54

Table 2-3: Post-Development Detention Basin Elevations

Storm Event (Yr.)	1P Peak Water Surface Elevation (North Wet Pond)	2P Peak Water Surface Elevation (North Infil Basin)	3P Peak Water Surface Elevation (East Wet Pond)	4P Peak Water Surface Elevation (East Infil Basin)
1	868.72	866.90	888.15	886.79
2	869.06	867.27	888.38	887.19
10	869.90	867.55	889.22	887.88
100	870.90	870.16	890.17	888.51
200	871.13	870.48	890.32	889.70
500	871.39	870.83	890.57	890.31

c. Total Suspended Solids Removal

As runoff flows through a site it picks up and carries sediment. This sediment will flow off site if it does not settle out prior to discharging. WinSLAMM modeling was used to determine that the total site reduces the total suspended solids (TSS) in runoff by at least 80 percent by retaining soil particles greater than 5 microns resulting from a one-year design storm. Off-site flows from CTH N ROW, north, and east were included in TSS calculations. The wet ponds and infiltration basins will be utilized to help meet the TSS requirements for the site. The modeling assumes the project is fully developed and has been stabilized. A free discharge from the site was assumed.

Table 2-4: Total Suspended Solids Removal

	Particulate Solids Yield (lbs.)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	36,107	
Outfall Total with Controls	1,444	96.00
Annualized Total After Outfall Controls	1,448	

d. Stay-On (Infiltration)

Per Dane County and the Town of Cottage Grove ordinances, the site is required to infiltrate 90% of the pre-developed infiltration volume for the proposed development. Two infiltration basins will be developed to achieve the required infiltration. Test pits are also included in Appendix E. The modeling assumes the project site is fully developed and has been stabilized. A free discharge from the site was assumed.

Table 2-5: Total Stay-On (Infiltration)

Development Condition	Average Annual Rainfall Total (in./yr.)	WinSLAMM Outfall Total Runoff Volume (cu. ft./yr.)	WinSLAMM Outfall Total Losses (Stay-On) (in./yr.)	Calculated Total Losses (Stay-On) (in./yr.)	Calculated Percent of Pre-Development Stay-On (Infiltration)
Pre-Development	28.81	621,557	27.31	27.08	
Post-Development	28.81	562,549	27.47	27.24	100.6%

e. Oil & Grease Control

Per Dane County and the Town of Cottage Grove ordinances, oil and grease control is required for commercial development. Oil and grease will be treated using a snout with a bio skirt in the outlet structures of each wet pond.

3. CULVERT AND SWALE DESIGN

Culverts and swales will be sized to handle the 200-year storm event in order to properly direct flow to the given stormwater management systems for the 200-year storm event. Additionally, the 500-year event for the site will be safely routed to the public outlot.

4. EROSION CONTROL

Sediment discharge from construction sites must be limited to 5.0 tons/acre/year. The Universal Soil Loss Equation Worksheet for Construction Sites will be used to calculate the soil loss for the proposed development. Silt fence, stone construction entrances/tracking pads, erosion matting, culvert protection, and inlet protection will be utilized to reduce soil loss before and during construction. Additionally, the wet ponds can function as a sediment trap during construction. Upon completion of construction, the area will be re-graded and restored. The contractor will minimize areas of exposed soil and will temporarily seed as necessary. These measures will keep sediment discharge below 5.0 tons/acre/year.



SKAAR PIT LLC DEVELOPMENT
GRADING OVERVIEW
SNYDER & ASSOCIATES, INC.



Project No: 125.0216.30
Sheet C400

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

09222025 BCA
REZONING UPDATES DATE BY
Engineer: BCA Checked By: MLC Scale: 1" = 200'
Technician: DMS Date: 09-18-2025 T-R-S: 7N-1E-33

Sheet C400

APPENDIX C
PRE-DEVELOPMENT MAP



SKAAR PIT LLC DEVELOPMENT
PRE-DEVELOPMENT DRAINAGE

SNYDER & ASSOCIATES, INC.



SNYDER & ASSOCIATES

Project No: 125.0216.30

Sheet APP C

MARK	REZONING UPDATES	REVISION	DATE	BY
Engineer: BCA	Checked by: MLC		09/22/25	BCA
Technician: DMS	Date: 09-18-2025	Scale: 1" = 200'	T-R-S: 7N-1E-33	

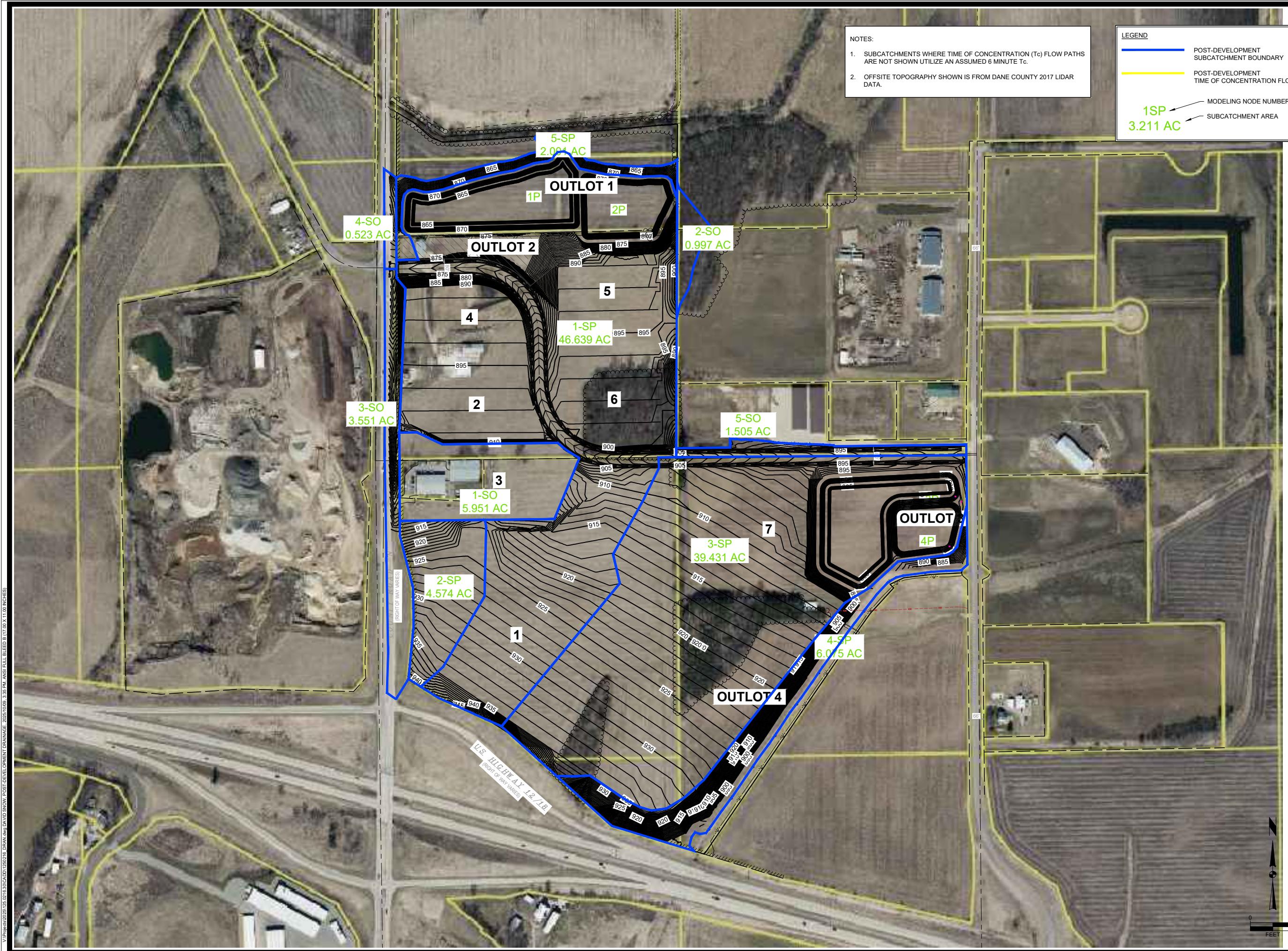
Project No: 125.0216.30	Sheet APP C
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5010 YOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

5010 YOGES ROAD

5010 YOGES ROAD

APPENDIX D
POST-DEVELOPMENT MAP



SKAAR PIT LLC DEVELOPMENT

POST-DEVELOPMENT DRAINAGE

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.



SNYDER & ASSOCIATES

Project No: 125.0216.30

Sheet APP D

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Sheet APP D

MARK	REZONING UPDATES	REVISION	DATE	BY
Engineer: BCA	Checked by: MLC		09-22-25	BCA
Technician: DMS	Date: 09-18-2025		Scale: 1" = 200'	T-R-S: 7N-1E-33

APPENDIX E

SOIL TEST PITS

MEMO

Page 1 of 2

DATE: 9-16-2025

TO: Brian Arcand, P.E., Snyder & Associates

FROM: Rick Herro Soil Testing LLC

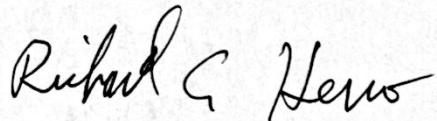
ME: Brian, attached please find my Preliminary Soil Evaluation Report for the 4 soil pits evaluated 9-15-2025 at the SKAAR PIT LLC. The location of the soil pits was selected by you to delineate a regional septic site. This report is preliminary because additional soil pits would be necessary in the future to establish specific site details necessary to design private sewage system size and system elevations. This would need to be done to basically surround any proposed private sewage system with accurate soil data for system design, based on soil conditions and estimated wastewater loads. The 4 soil pits were observed and approved by the Dane County Sanitarian. The preliminary review finds that the area is suitable for conventional and mound type systems as detailed on the report. Future soil pits would be necessary to fine tune system design, based on soil conditions and estimated wastewater loads.

For mound systems it is important to protect the site in its natural condition. Soil compaction, disturbance, excavation, filling and heavy vehicular traffic is not allowed on mound system sites.

Page 2 of 2

Soil Pits Number 1 and 4 found conditions suitable for a mound type of system. Soil Pits 2 and 3 found conditions suitable for a conventional system. Normally it takes at least 3 soil pits to accurately surround and design an individual private sewage system.

Please feel free to contact me with any questions or comments that might arise.



Richard C. Herro

Certified Soil Tester # 057800001-SP

9-16-2025

in accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	DANE
Parcel I.D.	0711-284-9210-0
Reviewed by	Date

Property Owner SKAAR PIT LLC				Property Location Govt. Lot SW 1/4 SE 1/4 S 28 _T 7 N R 11 _E (or W)					
Property Owner's Mailing Address 3440 County Highway N				Lot # 1	Block #	Subd. Name or CSM# CSM # 15945 (30 Acre Parcel)			
City Cottage Grove	State WI	Zip Code 53527	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road CTH "N"		
				COTTAGE GROVE					

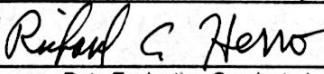
<input checked="" type="checkbox"/> New Construction	Use: <input type="checkbox"/> Residential / Number of bedrooms _____	Code derived design flow rate _____	To Be Determined	GPD
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Public or commercial - Describe: _____	To Be Determined		
Parent material _____	Loess over Glacial Outwash / Till	Flood Plain elevation if applicable _____	N/A	ft.
General comments and recommendations: Preliminary Soil Evaluation conducted as delineated by Snyder & Associates, Inc. to define suitable area for installation of Private Sewage Systems for proposed 8 commercial lots as per Preliminary Plat. Proposed Regional Septic Field site would serve the proposed plat, with daily wastewater loading to be determined in the future according to building usage. Site tested is suitable for conventional and mound systems as per preliminary review. Site detail with additional soil evaluation would document size/layout of systems needed.				

1	Boring #	<input type="checkbox"/> Boring	<input checked="" type="checkbox"/> Pit	Ground surface elev. 872.23 ft.	Depth to limiting factor 38 in.	Soil Application Rate
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence
1	0-8	10YR 3/3	none	sil	2msbk	mfr
2	8-15	7.5YR 4/4	none	scl	2msbk	mfr
3	15-38	10YR 6/4	none	gr. S	0sg	ml
4	38-100	10YR 5/4	(Weak weathered OGT and sandstone)	OGT/SS	0m	mfi
						--
			(B-1 would support a mound system)			--
						0.0
						0.0

2	Boring #	<input type="checkbox"/> Boring	<input checked="" type="checkbox"/> Pit	Ground surface elev. 874.24 ft.	Depth to limiting factor 84 in.	Soil Application Rate
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence
1	0-11	10YR 3/3	none	sil fill	2msbk	mfr
2	11-84	10YR 6/4	none	med. S	0sg	ml
			(B-2 would support a conventional system)			--
						0.7
						1.6

* Effluent #1 = BOD _s > 30 \leq 220 mg/L and TSS > 30 \leq 150 mg/L

* Effluent #2 = BOD _s \leq 30 mg/L and TSS \leq 30 mg/L

CST Name (Please Print) Richard C. Herro / Rick Herro Soil Testing LLC	Signature 	CST Number 057800001-SP
Address 603 N. Dewey Avenue, Jefferson, WI. 53549 (rherro54@gmail.com)	Date Evaluation Conducted 9-15-2025	Telephone Number 920-650-6788
SBD-8330 (R11/11)		

SKAAR PIT LLC

0711-284-9210-0

2 5

Property Owner _____

Parcel ID # _____

Page _____ of _____

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft ²	*Eff#1 *Eff#2
3	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. 875.12 ft.			84				
1	0-11	10YR 3/3	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	11-29	10YR 4/3	none	scl	2msbk	mfr	cs	1f	0.4	0.6
3	29-46*	10YR 4/4	none	scl	2msbk	mfr	cw*	--	0.4	0.6
4	46-84	10YR 6/4	none	gr. S	0sg	ml	--	--	0.7	1.6
			*=wavy boundary 36/46"							
			(B-3 would support a conventional system)							

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft ²	*Eff#1 *Eff#2
1	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	8-20	10YR 4/3	none	scl	2msbk	mfr	cs	1f	0.4	0.6
3	20-32	10YR 4/4	none	cl	2msbk	mfr	cs	--	0.4	0.6
4	32-70	10YR 4/4	c2d 10YR 5/8 & 6/2	cl	2msbk	mfi	--	--	0.4	0.6
			(B-4 would support a mound system)							

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft ²	*Eff#1 *Eff#2
			<u>NOTE: Soil Pits have</u>							
			been onsite and							
			approved by Dane							
			County Sanitarian.							
			Site must be							
			protected in its							
			natural condition.							

* Effluent #1 = BOD₅ > 30 mg/L and TSS > 30 mg/L* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Dept. of Safety and Professional Services is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, contact the department at 608-266-3151 or TTY through Relay.



071128492100

Search result

PAGE 3 OF 5

NORTH



←NORTH PARCEL LINE→

TP-1 TP-2 TP-3 TP-4



EXISTING SHED

N

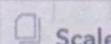
COUNTY HIGHWAY "N"

PARCEL # 0711-284-9210-0
30 ACRES

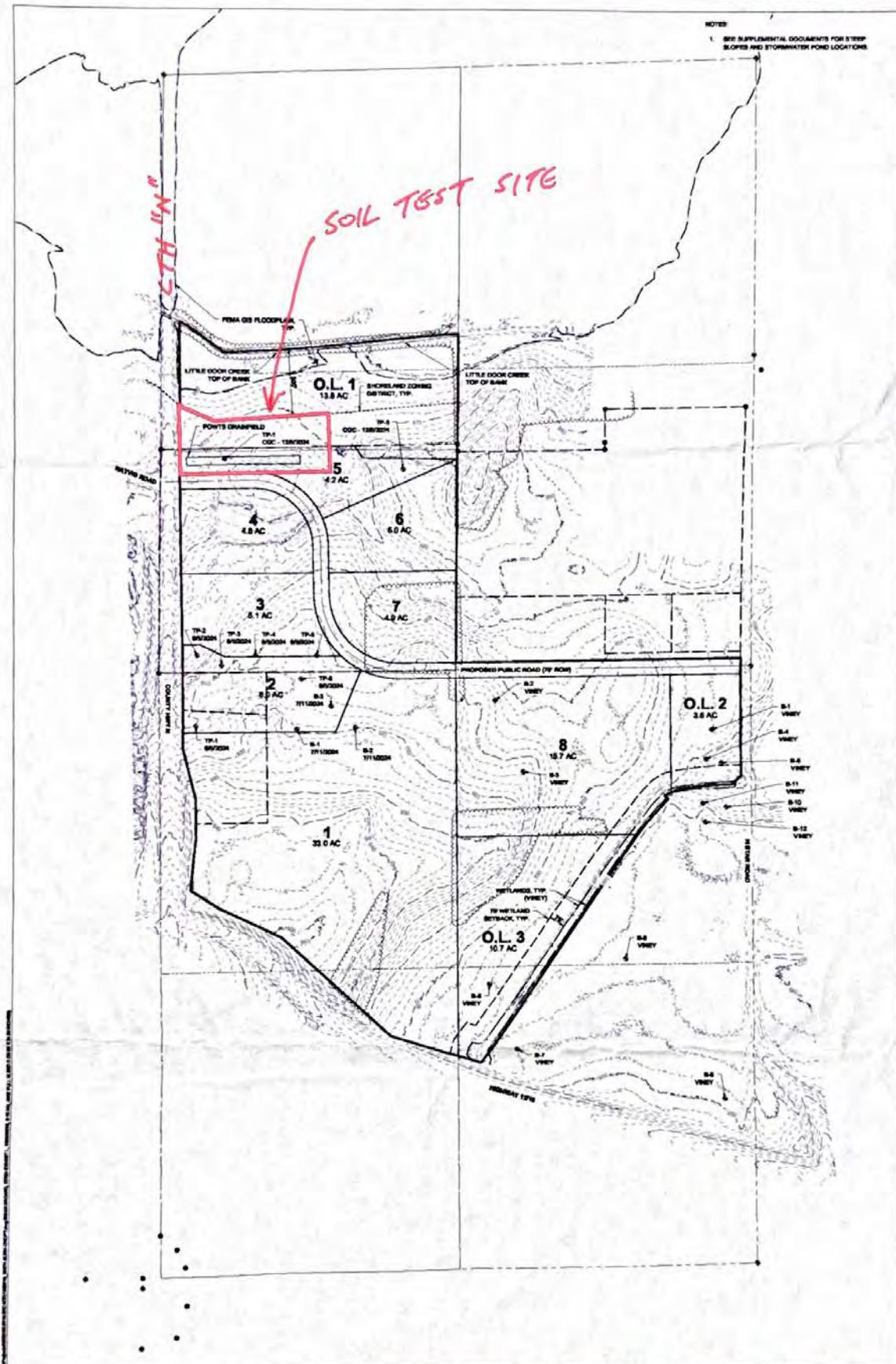


200 ft

Enable clicking the map to get the coordinates



Scale: 1:2257 (18)



TP#1
N:469717.1440
E:871026.4245
ELEV.=876.22

TP#2
N:469716.0128
E:870856.2609
ELEV.=875.12

TP#3
N:469712.3635
E:870686.7462
ELEV.=874.24

TP#4
N:469711.9775
E:870517.0904
ELEV.=872.23

← 175' →



PROPOSED SEPTIC FIELD LOCATION

← 140' →

EXISTING
SHED

5
4.1 AC

NORTH

4
4.7 AC

Mike Calkins

From: Wade R. Huston <whuston@rghuston.com>
Sent: Wednesday, January 29, 2025 11:25 AM
To: Mike Calkins
Subject: FW: Skar Samples
Attachments: 24448.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address and know the content is safe.

From: Alex Bina <abina@cgcinc.net>
Sent: Tuesday, December 10, 2024 2:15 PM
To: Wade R. Huston <wade@rghuston.com>
Subject: Skar Samples

Wade – Attached are the gradations for the two samples dropped off last week.

TP-1 sample classifies as Gravelly Sand per USDA classification. This soil type is assigned a default infiltration rate of 3.6 in./hr according to WDNR Tech Standards.

TP-3 sample classifies as Gravelly Sandy Loam, resulting default rate of 0.5 in./hr.

As I mentioned the rates for septic are different than the rates I describe above, but it should give you an idea.

Give me a call with any questions.

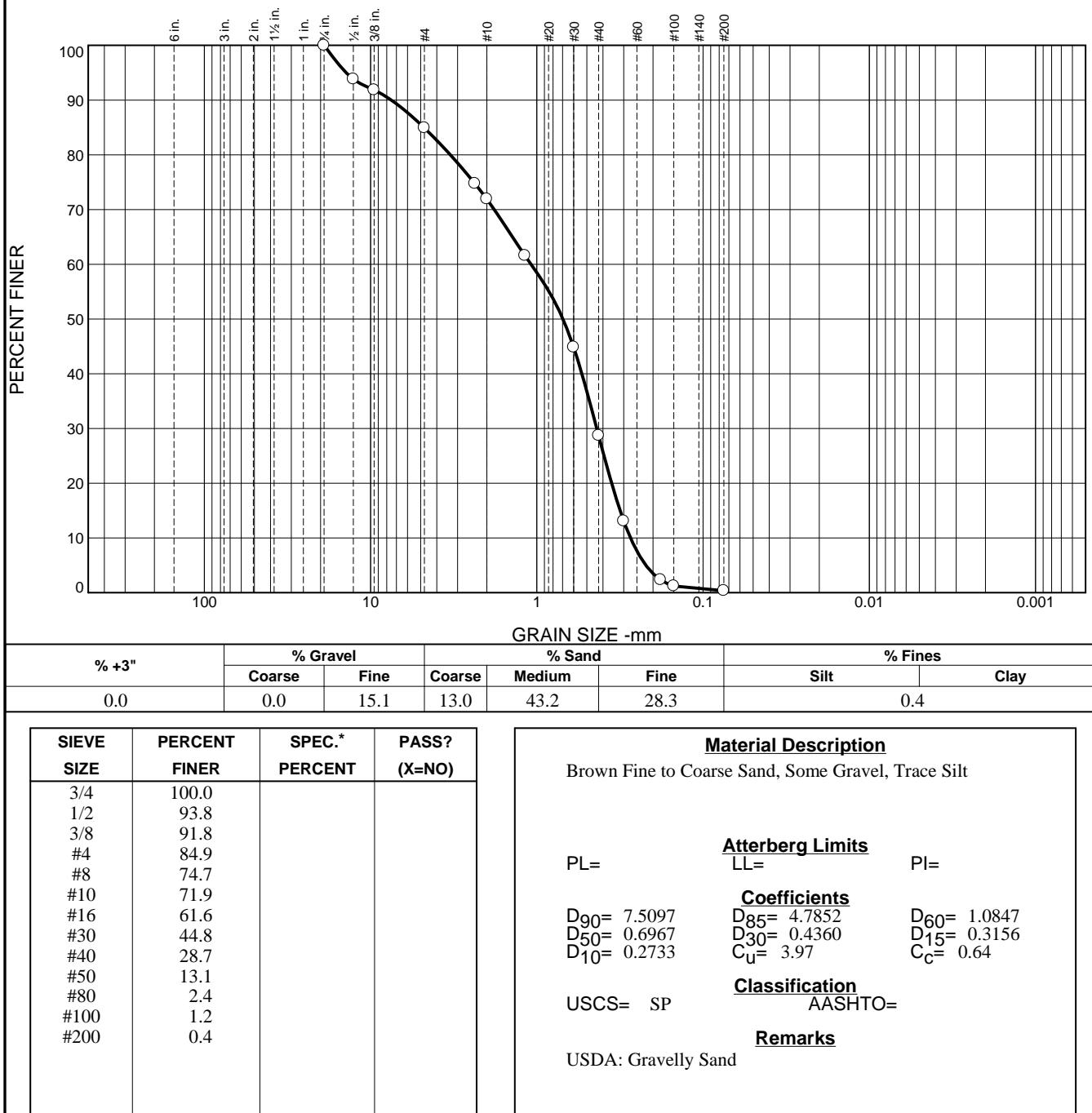
Alex

Alex Bina, P.E.
CGC, Inc.
2921 Perry St.
Madison, WI 53713
abina@cgcinc.net
Office (608)288-4100
Cell (715)296-5858
Fax (608)288-7887

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Particle Size Distribution Report



* (no specification provided)

Sample Number: TP-1 Depth: 2'

Date: 12/6/24

CGC, Inc.

Client: RG Huston

Project: Skar

Project No: C24448

Figure

Tested By: JFS

Checked By: KJS

Particle Size Distribution Report



SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1	100.0		
3/4	94.2		
1/2	92.3		
3/8	89.7		
#4	84.8		
#8	80.7		
#10	80.0		
#16	77.4		
#30	73.9		
#40	68.8		
#50	57.2		
#80	37.3		
#100	32.6		
#200	22.4		

* (no specification provided)

<u>Material Description</u>	
Brown Fine to Medium Sand, Some Silt and Gravel	
PL=	<u>Atterberg Limits</u>
	LL=
	PI=
D ₉₀ = 9.8401	<u>Coefficients</u>
D ₈₅ = 4.9078	D ₆₀ = 0.3226
D ₅₀ = 0.2522	D ₃₀ = 0.1321
D ₁₀ =	D ₁₅ =
C _u =	C _c =
USCS= SM	<u>Classification</u>
	AASHTO=
<u>Remarks</u>	
USDA: Gravelly Sandy Loam	

Sample Number: TP-3 Depth: 11'

Date: 12/6/24

CGC, Inc.	Client: RG Huston Project: Skar Project No: C24448	Figure
------------------	---	---------------

Tested By: JFS

Checked By: KJS





1002-CPS-23
 Division of Industry Services
 P. O. Box 2656
 Madison, Wisconsin 53701
 Scott Walker, Governor
 Laura Gutierrez, Secretary

Attachment 2:

SOIL AND SITE EVALUATION – STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Page 1 of 2

Attach a complete site plan on paper not less than 8 1/2 x 11 inches in size.
 Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM referenced to nearest road

Please print all information

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]

Property Owner <i>Barnsdale LLC</i>		Property Location Govt Lot 1/4 1/4 S T N R E (or) W Lot # Block # Subd. Name or CSM #									
Property Owner Mail Address <i>3432 A Hwy N</i>		Nearest Road <i>Cottage Grove Hwy N</i>									
City <i>Cottage Grove</i>	State <i>WI</i>	Zip Code <i>53527</i>	Phone Number	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road <i>Cottage Grove Hwy N</i>				
Drainage area _____ <input type="checkbox"/> sq. ft <input type="checkbox"/> acres				Hydraulic Application Test Method <input checked="" type="checkbox"/> Morphological Evaluation <input type="checkbox"/> Double Ring Infiltrometer <input type="checkbox"/> Other (specify) _____				Soil Moisture Date of soil borings: <i>9-5-24</i> USDA-NRCS WETS Value: <input type="checkbox"/> Dry = 1; <input checked="" type="checkbox"/> Normal = 2; <input type="checkbox"/> Wet = 3.			
Test site suitable for (check all that apply): <input type="checkbox"/> Site not suitable; <input type="checkbox"/> Bioretention; <input type="checkbox"/> Subsurface Dispersal System; <input type="checkbox"/> Reuse; <input type="checkbox"/> Irrigation; <input type="checkbox"/> Other _____											

TPI #OBS <input checked="" type="checkbox"/> Pit <input type="checkbox"/> Boring Ground surface elevation <i>910.33</i> ft Elevation of limiting factor <i>908.33</i> ft											
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	% Fines	Hydraulic App Rate inches/Hr	
1	0-12	10YR 3/2	---	sil	2mgr	mfr	cs	5	-	.13	
2	12-24	7.5YR 4/6	---	sc1	1mgr	mfr	cs	5	-	.11	
3	24-77	7.5YR 4/6	10YR 7/2 7.5YR 5/8	sc1	1fsbk	mfr	qs	50	-	.11	
4	77+	10YR 5/4	Bedrock	-						-	
Comments: Solid Bedrock @ 94"											

TPI #OBS <input checked="" type="checkbox"/> Pit <input type="checkbox"/> Boring Ground surface elevation <i>894</i> ft Elevation of limiting factor <i>893</i> ft											
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	% Fines	Hydraulic App Rate inches/Hr	
1	0-12	10YR 3/7	---	sil	2mgr	mfr	cs	5	-	.13	
2	12-44	7.5YR 4/6	10YR 7/2 7.5YR 5/8	sc1	1fsbk	mfr	qs	5	-	.11	
3	44-72	10YR 5/4	Bedrock	-				50	-	-	
Comments: Solid Bedrock @ 72"											

Name (Please Print) <i>Jeffrey T Levalle</i>	Signature <i>Jeffrey T Levalle</i>	Credential Number <i>CST#223322</i>
Address <i>P.O. Box 568 Lake Mills, WI 53551</i>	Date Evaluation Conducted <i>9-5-24</i>	Telephone Number <i>720-968-7567</i>

SBD-10793 (R01/17)

TP3		#OBS	<input checked="" type="checkbox"/> Pit	<input type="checkbox"/> Boring	Ground surface elevation	908 ft	Elevation of limiting factor	907.25 ft	Page	Z of Z	
Horizon	Depth in	Dominant Color Munsell		Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr Sz. Sh.	Consistence	Boundary	% Rock Frags	% Fines	Hydraulic App Rate Inches/Hr
1	0-9	10YR	3/2	—	sil	2mgr	mfr	cs	5	-	.13
2	9-34	2.5YR	4/6	7.5YR 5/8	sc1	1msbk	mfr	95	5	-	.11
3	34+	10YR	5/4	Bedrock							—
Comments: Solid Bedrock @ 34"											

TP4		#OBS	<input checked="" type="checkbox"/> Pit	<input type="checkbox"/> Boring	Ground surface elevation	909.35 ft	Elevation of limiting factor	908.6 ft	Page	Z of Z	
Horizon	Depth in	Dominant Color Munsell		Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr Sz. Sh.	Consistence	Boundary	% Rock Frags	% Fines	Hydraulic App Rate Inches/Hr
1	0-9	10YR	3/2	—	sil	2mgr	mfr	cs	5	-	.13
2	9-18	2.5YR	4/6	7.5YR 5/8	sc1	1msbk	mfr	95	5	-	.11
3	18-30	10YR	5/4	Bedrock					50	-	—
Comments: Solid Bedrock @ 30"											

TP5		#OBS	<input checked="" type="checkbox"/> Pit	<input type="checkbox"/> Boring	Ground surface elevation	913 ft	Elevation of limiting factor	911 ft	Page	Z of Z	
Horizon	Depth in	Dominant Color Munsell		Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr Sz. Sh.	Consistence	Boundary	% Rock Frags	% Fines	Hydraulic App Rate Inches/Hr
1	0-9	10YR	3/2	—	sil	2mgr	mfr	cs	5	-	.13
2	9-24	2.5YR	4/6	—	sc1	1msbk	mfr	cs	5	-	.11
3	24-58	2.5YR	4/6	7.5YR 5/8	sc1	1fsbk	mfr	95	5	-	.11
4	58+	10YR	5/4	Bedrock							—
Comments: Solid Bedrock @ 58"											

TP6		#OBS	<input checked="" type="checkbox"/> Pit	<input type="checkbox"/> Boring	Ground surface elevation	914.07 ft	Elevation of limiting factor	912.07 ft	Page	Z of Z	
Horizon	Depth in	Dominant Color Munsell		Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr Sz. Sh.	Consistence	Boundary	% Rock Frags	% Fines	Hydraulic App Rate Inches/Hr
1	0-9	10YR	3/2	—	sil	2mgr	mfr	cs	5	-	.13
2	9-24	2.5YR	4/6	—	sc1	1msbk	mfr	cs	5	-	.11
3	24-50	2.5YR	4/6	7.5YR 5/8	sc1	1fsbk	mfr	95	5	-	.11
4	50+	10YR	5/4	Bedrock							—
Comments: Solid Bedrock @ 50"											

SBD-10793 (R 7/17)

Overall Site Comments:

WDNR
September 2017

Division of Industry Services

in accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11" in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and % slope, scale or dimensions, north arrow, location & distance to nearest road.

Please print all information

Personal information you provide may be used for secondary purposes (Privacy Law, s.15.04(1)(m)).

County	DANE
Parcel I.D.	018/0711-331-8580-6
Reviewed by	Date

Property Owner BARNSDALE LLC		Property Location NW 1/4, NE 1/4, S 7, T 11 N, R 33 E								
Property Owner's Mailing Address 3432A COUNTY HIGHWAY N		Lot # 1 Subd. Name or CSM# 2323								
City COTTAGE GROVE	State WI	Zip Code 53527	Phone Number	<input type="checkbox"/>	City COTTAGE GROVE	<input checked="" type="checkbox"/>	Town	Nearest Road 3432 COUNTY HIGHWAY N		

<input type="checkbox"/> New Construction	Use: <input type="checkbox"/> Residential/No. bedrooms _____	Code derived design flow rate: TBD GPD
<input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Public or commercial- Describe: OFFICE BUILDING AND SHOP	
Parent Material: LOESS, SANDSTONE	Flood Plain elevation if applicable	Unknown
General comments EXISTING COMMERCIAL BUILDINGS, POSSIBLE EXPANSION, ADDITIONAL LAND TO BE PURCHASED FROM PARCEL# 018/0711-331-8501-1. FLOW RATE TO BE DETERMINED BY DESIGNER MINIMUM 17" OF MOUND SAND REQUIRED		

Boring		<input type="checkbox"/> Boring		* sandstone bedrock							Soil Application Rate			
1	#	<input checked="" type="checkbox"/> Pit		Ground surface elev.		918.28'		Depth to limiting factor			20"		GPD/ft ²	
Horizon	Depth	Dominant Color	Redox Description	Texture	Structure	Consistence	Roots	Boundary					*Eff#1	*Eff#2
	inches	Munsell	Qu. Sz. Cont. Color	Gr.Sz.Sh.	Gr.Sz.Sh.	(Moist)								
Ap	0-12	10YR3/2		sil	2mgr	fr	2f	as					0.6	0.8
Bt1	12-20	10YR4/4		sicl	2fsbk	fi	1f	cs					0.4	0.6
Bt2	20-33	10YR4/4	c1d10YR6/6 6/1	sicl	1fsbk	fi	1f	as					0.2	0.3
R	33+		*											

Boring		<input type="checkbox"/> Boring		* weakly cemented sandstone							Soil Application Rate			
2	#	<input checked="" type="checkbox"/> Pit		Ground surface elev.		918.23'		Depth to limiting factor			19"		GPD/ft ²	
Horizon	Depth	Dominant Color	Redox Description	Texture	Structure	Consistence	Roots	Boundary					*Eff#1	*Eff#2
	inches	Munsell	Qu. Sz. Cont. Color	Gr.Sz.Sh.	Gr.Sz.Sh.	(Moist)								
Ap	0-9	10YR3/2		sil	2mgr	fr	2f	as					0.6	0.8
Bt1	9-19	10YR4/4		sicl	2fsbk	fi	1f	cs					0.4	0.6
Bt2	19-32	10YR4/4	c1d10YR6/6 6/1	sicl	1fsbk	fi	1f	cw					0.2	0.3
C	32-47	10YR4/4	c2d10YR6/6 6/1	sicl	0mass	fi		as					0	0
R	47+		*											

*Effluent #1 = $BOD_5 > 30 \leq 220 \text{ mg/L}$ and $TSS > 30 \leq 150 \text{ mg/L}$ *Effluent #2 = $BOD_5 \leq 30 \text{ mg/L}$ and $TSS \leq 30 \text{ mg/L}$

CST Name Address	CLAY VANDERLEEST N7803 TOPPE RD WATERLOO, WI 53594	Signature: 	CST Number 1190689 Telephone No. (608) 509-2855
		Date Evaluation Conducted: 7/11/2024	SBD-8330(R04/15)

Property Owner: BARNSDALE LLC

Parcel ID: 018/0711-331-8580-6

Page 2 of 3

Boring Boring3 # Pit

Ground surface elev. 914.63'

Depth to limiting factor

31"

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate	
									GPD/ft ²	
									*Eff#1	*Eff#2
Ap	0-11	10YR3/2		sil	2mgr	fr	2f	as	0.6	0.8
Bt1	11-20	10YR4/4		sicl	2fsbk	fi	1f	cs	0.4	0.6
Bt2	20-31	10YR4/4		sicl	1fsbk	fi	1f	cw	0.2	0.3
C	31-57	10YR4/4	c2f10YR6/6 6/3	sicl	0mass	fi		as	0	0

Boring Boring# Pit

Ground surface elev.

Depth to limiting factor

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate	
									GPD/ft ²	
									*Eff#1	*Eff#2

Boring Boring# Pit

Ground surface elev.

Depth to limiting factor

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate	
									GPD/ft ²	
									*Eff#1	*Eff#2

*Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L*Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

BARNSDALE LLC

PAGE 3 OF 3

LOT 1,
CSM 2323
1.5 ACRES

APPROX. LOT LINE

**DRIVE/
PARKING**

EXISTING
SEPTIC
TANK
OUTLET~907.3

RP = TOP OF
DRIP CAP
ELEV. = 915.3'

**EXISTING
COMMERCIAL
BUILDING**

EXISTING
PUMP TANK

APPROX. LOT LINE

DRIVE /
PARKING

APPROX. LOT LINE

ADDITIONAL LAND TO BE PURCHASED
FROM PARCEL#
018/0711-331-8501-1

FIRE #
3432

**EXISTING
COMMERCIAL
BUILDING**

APPROX. LOT LINE

BM = TOP OF
WELL, IN CENTER
ELEV. = 915.9'

C T H " N " R / W

Scale: 1"=80'

200 Feet

- * Elevations are for Soil Test Use Only
- * This is Not a Survey
- * Property Lines Per Owner or County GIS Website
- * Property Lines Need to be Identified Prior to Installation

AREA SUITABLE
FOR MOUND
DRAINFIELD

THE AREA OF THE DRAINFIELD AND 15' DOWNSLOPE SHALL BE UNDISTURBED. NO VEHICULAR TRAFFIC ALLOWED. NO EXCAVATION OR COMPACTION OF SOIL.



Soil and Site Evaluation – Stormwater Infiltration

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]

Page 1 of 5

Attach a complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but is not limited to: vertical and horizontal reference point (BM); direction and percent of slope; scale or dimensions; north arrow; and BM referenced to nearest road.		COUNTY DANE
PLEASE PRINT ALL INFORMATION		PARCEL ID 0711-331-8000-7/9502-8
PROPERTY OWNER Don Viney		PROPERTY LOCATION Govt. Lot NE <input type="checkbox"/> & SE <input type="checkbox"/> 1/4, NE <input type="checkbox"/> 1/4, S <input type="checkbox"/> 33 <input type="checkbox"/> , T <input type="checkbox"/> 7 <input type="checkbox"/> N, R <input type="checkbox"/> 11 <input type="checkbox"/> E <input checked="" type="checkbox"/>
PROPERTY OWNER'S MAILING ADDRESS 2093 US Highway 12 / 18		Lot #, Block #, Subd. Name or CSM #: <u>VINEY ACRES</u>
CITY, STATE, ZIP CODE Cottage Grove, WI 53527		PHONE 608-628-4653
Drainage area <u>See Plan</u>		Municipality: <u>Cottage Grove</u> <input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town Nearest Road: <u>North Star Road</u>
Test site suitable for (check all that apply): <input type="checkbox"/> Site not suitable <input type="checkbox"/> Bioretention <input type="checkbox"/> Reuse <input type="checkbox"/> Subsurface Dispersal System <input type="checkbox"/> Irrigation <input type="checkbox"/> Other _____		HYDRAULIC APPLICATION TEST METHOD <input checked="" type="checkbox"/> Morphological Evaluation <input type="checkbox"/> Double Ring Infiltrometer <input type="checkbox"/> Other: (specify) _____
		SOIL MOISTURE Date of soil borings: <u>1-27-2025</u>
		USDA-NRCS WETS VALUE: <input type="checkbox"/> Dry = 1 <input checked="" type="checkbox"/> Normal = 2 <input type="checkbox"/> Wet = 3

B-1 #OBS. Pit Boring Ground Surface Elevation 893.8 ft. Elevation of Limiting Factor >883.8 ft.

Comments:

**gr. LCS is gravelly Loamy Coarse Sand.

B-4 #OBS. Pit Boring Ground Surface Elevation 887.7 ft. Elevation of Limiting Factor 880.7 ft.

Comments:

**gr. LCS is gravelly Loamy Coarse Sand.

B-5 #OBS. Pit Boring Ground Surface Elevation 883.6 ft. Elevation of Limiting Factor 878.3 ft.

Comments:

**gr. LCS is gravelly Loamy Coarse Sand. Groundwater Observed at 90" depth, Elevation = 876.1'.

B-10 #OBS. Pit Boring Ground Surface Elevation 884.0 ft. Elevation of Limiting Factor 883.0 ft.

Comments:

Groundwater Observed at 66" depth, Elevation = 878.5'.

B-11 #OBS.		<input checked="" type="checkbox"/> Pit	<input type="checkbox"/> Boring	Ground Surface Elevation	887.2	ft.	Elevation of Limiting Factor	883.9	ft.	
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.
1	0-40	10YR 3/2	none	sil	2msbk	mfr	cs	0	0	0.13
2	40-96	10YR 6/4	m3p 10YR 5/8 & 6/1	gr. LCS**	0sg	ml	--	10	0	3.60
			Groundwater							
			Observed at 84"							

Comments:

Groundwater Observed at 84" depth. ** gr. LCS is gravelly Loamy Coarse Sand.

B-12 #OBS.		<input checked="" type="checkbox"/> Pit	<input type="checkbox"/> Boring	Ground Surface Elevation	892.4	ft.	Elevation of Limiting Factor	880.4	ft.	
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.
1	0-10	10YR 3/2	none	SIL	2msbk	mfr	cs	0	0	0.13
2	10-28	10YR 4/4	none	SCL	2msbk	mfr	cs	0	0	0.11
3	28-144	10YR 6/4	none	gr. LCS**	0sg	ml	--	10	0	3.60

Comments:

** gr. LCS is gravelly Loamy Coarse Sand.

Overall Site Comments:

Richard C. Herro / Rick Herro Soil Testing LLC



Email: rherro54@gmail.com

SP-057800001 CST-71536

Name (Please Print)

Signature

Credential Number

603 N. Dewey Avenue, Jefferson, WI. 53549

1-27-2025

920-650-6788

Address

Date Evaluation Conducted

Phone Number

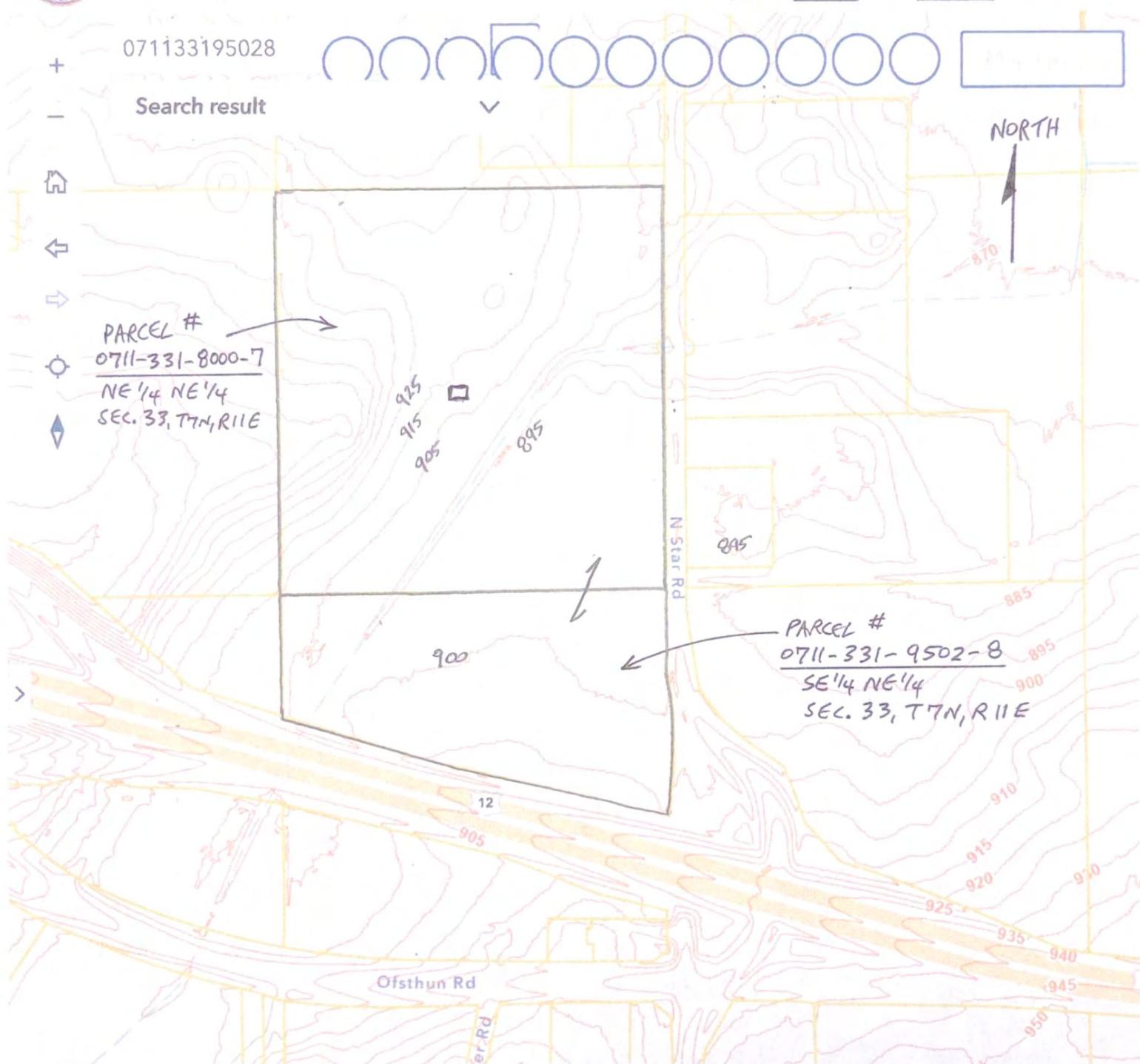
R.6/19/2024

SBD-10793



071133195028

Search result



Enable clicking the map to get the coordinates

500 ft

Plants Favored By Rusty Patched Bumble Bee

		Great Plains			Great Lakes			Northeast		
Scientific Name	Common Name	Spring (Mar-Apr)	Summer (May-Aug)	Fall (Sept-Oct)	Spring (Mar-Apr)	Summer (May-Aug)	Fall (Sept-Oct)	Spring (Mar-Apr)	Summer (May-Aug)	Fall (Sept-Oct)
Herbaceous species										
<i>Agastache spp</i>	Native giant hyssop species		X			X			X	
<i>Asclepias spp</i>	Milkweed species		X			X			X	
<i>Baptisia alba</i>	Wild white indigo		X			X		X		
<i>Baptisia bracteata</i>	Cream indigo		X			X				
<i>Cirsium discolor</i>	Native field thistle		X	X		X	X		X	X
<i>Cirsium muticum</i>	Native swamp thistle		X	X		X	X		X	X
<i>Dalea candida</i>	White prairie clover		X			X				
<i>Dalea purpurea</i>	Purple prairie clover		X			X				
<i>Primula spp</i>	Shooting star species	X			X	X		X		
<i>Echinacea spp</i>	Coneflower species		X			X			X	
<i>Eutrochium spp</i>	Joe Pye weed		X			X			X	
<i>Gentiana spp</i>	Gentian species		X	X		X	X			X
<i>Geranium maculatum</i>	Wild geranium	X	X		X	X		X		
<i>Hydrophyllum virginianum</i>	Virginia waterleaf	X	X		X	X		X		
<i>Impatiens capensis</i>	Jewelweed		X			X			X	
<i>Liatris spp</i>	Blazing-star species		X			X			X	
<i>Lupinus perennis</i>	Wild lupine	X	X		X	X		X		
<i>Monarda fistulosa</i>	Bee balm/wild bergamot		X			X			X	
<i>Pedicularis canadensis</i>	Wood betony	X	X		X	X		X		
<i>Penstemon digitalis</i>	Smooth penstemon					X				
<i>Penstemon grandiflorus</i>	Large-flowered penstemon		X			X				
<i>Pycnanthemum virginianum</i>	Mountain mint		X			X			X	
<i>Solidago speciosa</i>	Showy goldenrod		X	X			X			
<i>Solidago spp</i>	Goldenrod species		X	X			X			X
<i>Symphyotrichum novae-anglia</i>	New England aster		X	X			X			X
<i>Veronicastrum virginicum</i>	Culver's root		X			X			X	
Woody Species										
<i>Amelanchier spp</i>	Serviceberry	X			X			X		X
<i>Amorpha canescens</i>	Leadplant		X			X				
<i>Ceanothus americanus</i>	New Jersey tea		X			X			X	
<i>Cephalanthus occidentalis</i>	Buttonbush		X			X			X	
<i>Diervilla lonicera</i>	Dwarf bush honeysuckle		X			X			X	
<i>Prunus spp</i>	Plums and cherries	X	X		X	X		X	X	
<i>Ribes spp</i>	Gooseberry and currants	X			X			X		
<i>Rosa spp</i>	Wild roses		X			X		X		
<i>Salix spp</i>	Willows	X			X			X		
<i>Spirea spp</i>	Spiraea		X			X		X		
<i>Tilia americana</i>	American basswood		X			X			X	
<i>Vaccinium macrocarpon</i>	Large cranberry		X			X			X	

Memorandum

To: Dane County**Date:** October 9, 2025**From:** Todd Knox, P.E., PTOE
Mike Calkins, P.E.**CC:** Brian Arcand, P.E.**RE:** Traffic Impact Analysis – Traffic Operations
Skaar Pit and Viney Acres
S&A Project No.: 125.0174.30 & 125.0216.30

This memo is intended to provide information to accompany the rezoning and preliminary plat submittal for the Skaar Pit and Viney Acres in the Town of Cottage Grove. Dane County has requested that a Traffic Impact Analysis (TIA) be completed for the area surrounding US Highway 12/18, North Star Road, and CTH N. This TIA is ongoing and will be provided to the County upon completion. Traffic operational analyses are summarized within this memo with traffic counts, operational analyses spreadsheets, and Highway Capacity Manual (HCM) analyses summary sheets enclosed.

The Skaar Pit and Viney Acres developments are located along the north side of US Hwy 12/18 in Dane County. The sites are located between CTH N and North Star Rd. Traffic counts were collected in August 2025 at the six primary project intersections. These intersections include:

- USH 12/18 Westbound Ramps & CTH N (Ramp is stop controlled)
- USH 12/18 Eastbound Ramps & CTH N (Ramp is stop controlled)
- CTH N & Natvig Rd (Natvig Rd is stop controlled)
- CTH N & CTH MN (CTH MN is stop controlled)
- CTH MN & Fieldview Ln (Fieldview Ln is stop controlled)
- USH 12/18 & North Star Rd (North Star Rd is stop controlled)

Existing Conditions & Operations

USH 12/18 is a primary highway through the project area with an interchange at the CTH N. The roadway is four lanes with an approximate 50 ft wide median. The intersection with North Star Rd is at-grade with no turn lanes. North Star Rd is a two-lane county road connecting to residential, agricultural, and other mix uses north and south of USH 12/18.

CTH N is a county highway that runs from Cottage Grove south, through the project area, and has an interchange with Interstates 39/90, approximately two miles south of USH 12/18. CTH N is a rural, two-lane highway with turn lanes and/or bypass lanes located at project intersections.

CTH MN is a county highway that runs from CTH N to McFarland. There is farmland that is developable near the CTH N intersection. CTH MN is a rural, two-lane highway with no interchange connection to Interstate 39/90.

The existing traffic counts and geometry at these intersections were analyzed using the *Synchro 12* software. The Highway Capacity Manual (HCM) LOS definitions for unsignalized and signalized intersections are defined in Table 1. LOS is often a design goal, while LOS D is usually considered the minimum acceptable operations.

Table 1: Level of Services (LOS) Definition

LOS	Average Delay per Vehicle (sec)	
	Unsignalized Intersection	Signalized Intersection
A	Less than 10	Less than 10
B	10-15	10-20
C	15-25	20-35
D	25-35	35-55
E	35-50	55-80
F	Greater than 50	Greater than 80

Analyses maintained the existing geometry at these project intersections to determine operational performance with just additional background traffic growth and growth from this development and potential other development surrounding the project area, based on County land use planning.

To determine potential growth of the background traffic, historical traffic data was reviewed along both USH 12/18 and CTH N from the WisDOT historical data. WisDOT has projections posted on their website for the USH 12/18 project corridor to 2054. These projections estimate an overall growth rate of 0.68% throughout that time period, including any developments. CTH N had limited growth prior to 2019. Since then, the corridor has shown growth of approximately 3% over the last six years. 3% growth is a significant growth rate and growth rates tend to

reduce over time. Over the last 15 years, the same growth rate for CTH N is closer to 1%. For a conservative analysis, a 1% growth rate was applied to background traffic.

Analyses focused on existing, base year 2025, operations, an interim 2035 (10 years) period, and a full build 2055 (30 years). A table comparison of these operational summaries can be found attached on exhibits 3-3, 5-1, and 5-2. In general, the 6 project intersection operated well in the base year analyses with the exception that the northbound movement at USH 12/18 & North Star Rd operates at LOS E in the PM peak hour traffic conditions.

When the traffic is grown to 2035 for the interim analysis, this same movement deteriorates in operations to LOS F. Also, the USH 12/18 Eastbound Ramp & CTH N intersection deteriorates to LOS E in the PM peak hour. When traffic is grown to 2055 for the full build analysis, these same movements deteriorate further without improvements.

Proposed Development

The Skaar Pit and Viney Acres developments plan to develop with similar businesses. The overall site is approximately 134 acres. The intended land uses for both sites is to focus on developing contractor-focused land uses. These are more equipment rental/storage facilities with minor retail businesses. In general, these are not high intensity traffic generators. To estimate the trip generation, the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, was reviewed for potential land uses. Upon that review, the Industrial Park (ITE Code 130) appeared the most applicable to be used across the large land area due to much of the land is speculative with unknown businesses being developed.

Working with the developer has identified that across all the different properties that could be developed, approximately 660,000 square feet of business buildings could be developed throughout the site. This potentially generates:

Land Use	ITE Code	Quantity	Unit	Daily Trips	AM Peak		PM Peak	
					Entering Trips	Exiting Trips	Entering Trips	Exiting Trips
Industrial Park	130	660	KSF	2225	183	43	50	176

The potential land uses are not conducive to pass-by trips, so no reduction to these were included in the analysis for pass-by trips. There will be some internal capture between these businesses, but not an extensive amount is anticipated. Therefore, a 5% reduction of these trips was considered as internal capture. This reduction resulted in the following new trips anticipated to be generated by the Skaar Pit and Viney Acres sites:

Land Use	ITE Code	Quantity	Unit	Daily Trips	AM Peak		PM Peak	
					Entering Trips	Exiting Trips	Entering Trips	Exiting Trips
Industrial Park	130	660	KSF	2114	173	41	47	167

These were then distributed across the existing roadway network, including the addition of Natvig Rd through the development connecting from CTH N to North Star Rd. Distribution of these trips was applied through the following:

- To/From USH 12/18 west to Madison – 70%
- To/From USH 12/18 east towards Deerfield – 5%
- To/From CTH N north to Cottage Grove – 15%
- To/From CTH N south to Interstate 39/90 – 10%

It has been assumed that most of the direct access to the Skaar Pit development site would be located along Natvig Rd, however, one access could be possible along CTH N, located approximately 1,000 feet from both the Natvig Rd and USH 12/18 Westbound Ramp intersections without impacting operations at either intersection.

To be conservative, the initial analysis for the development was added to the Interim Year (2035) background traffic and assumed 50% of the site would be developed. The analysis for this build situation can be found on Exhibit 5-4 – Interim Year (10 years) Build Development that is attached. This analysis identified the same operational concerns that were identified in the Existing Conditions analysis, USH 12/18 Eastbound Ramp & CTH N and USH 12/18 & North Star Rd intersections, just with some more delay on the problematic movements.

When the development traffic was added to the background traffic in 2055, those same movements were problematic. However, the westbound movement at the CTH N & Natvig Rd intersection drops to LOS F. It is not uncommon for stop controlled approaches to fall to LOS E or F in peak hours for a short duration.

Off-Site Development

As part of the TIA analysis, off-site development needs to be considered to determine the overall impacts on operations. The area around Skaar Pit and Viney Acres is mostly agriculture today, however, there is limited development opportunities due to significant wetlands. Attached is the proposed land uses in the surrounding areas to the Skaar Pit and Viney Acres developments. It has been assumed that this additional area will be developed similar to the Skaar Pit and Viney Acres site. This additional area is estimated to be approximately 150 acres east of the Skaar Pit and Viney Acres developments and 40 acres south of the USH 12/18 interchange.

The Skaar Pit and Viney Acres development has approximately a 11% building useage on the developable land. To be conservative, a 15% building usage area for the developable land was used in these off-site developments. From this assumption, the following trip generation was developed using the ITE *Trip Generation Manual*, 11th Edition.

Land Use	ITE Code	QTY	Unit	Daily Trips	AM Peak		PM Peak	
					Entering Trips	Exiting Trips	Entering Trips	Exiting Trips
Industrial Park (east)	130	1,240	KSF	4,179	342	81	93	330
Industrial Park (south)	130	324	KSF	1,092	90	21	24	87

As with the Skaar Pit and Viney Acres development, pass-by trips were not factored within these. Also, the 5% internal capture was applied and resulted in the following new traffic to/from the off-site developments:

Land Use	ITE Code	QTY	Unit	Daily Trips	AM Peak		PM Peak	
					Entering Trips	Exiting Trips	Entering Trips	Exiting Trips
Industrial Park (east)	130	1,240	KSF	3,971	325	77	89	314
Industrial Park (south)	130	324	KSF	1,038	86	20	23	83

As with the Skaar Pit and Viney Acres developments, these new trips were distributed to the existing network in the same manner. Additional approaches were added to the new development intersections along North Star Rd for the development east of Skaar Pit and Viney Acres development.

This additional off-site development traffic was then added to the Interim (2035, only 10% of the off-site development is assumed to be built by 2035) and Full Build (2055) analyses that included both the grown background traffic and the proposed development traffic. These analyses can be found attached in Exhibits 5-7 and 5-8. These operational analysis continued to analyze using the existing geometry and stop control conditions as identified in the build analyses.

The Interim Total Traffic (2035) analyses did not identify anything new that deteriorates operations beyond LOS D that wasn't previously identified. In the Horizon Year (2055) analyses, the USH 12/18 Westbound Ramp & CTH N and CTH N & CTH MN intersections had

operations deteriorate to LOS F and E respectively. Again, it is not uncommon for these to occur during peaks and the overall delay for LOS F is 73 seconds per vehicle.

Recommendations

Improvements are necessary at the USH 12/18 Eastbound Ramp & CTH N and USH 12/18 & North Star Rd intersections based on grown, existing traffic movements. Safety has been raised as a concern, including the lack of left turn lanes off of USH 12/18 at North Star Rd.

As development occurs, operations deteriorate along CTH N as site and off-site development occurs and general traffic growth approaches 2055 (30 years). The following are recommendations for each project intersection that has been identified as deteriorated operations, which can also lead to safety concerns.

- USH 12/18 Eastbound Ramp & CTH N – consider construction of a single lane roundabout. The single lane roundabout improves operations at the intersection and improves safety over the two-way stop control or other intersection control.
- USH 12/18 & North Star Rd – construct left turn lanes along USH 12/18 to improve safety at these intersections based on existing traffic. Consider construction of a restricted crossing U-turn intersection in the future. A cross-over could be constructed east of the intersection for northbound traffic to turnaround and the CTH N interchange could be utilized for any southbound traffic. This improves safety at the intersection and forces all northbound/southbound traffic to turn right, improving operations. This would increase out-of-distance travel time/delay, however, this could be mitigated with internal Skaar Pit/Viney Acres traffic circulation.
- USH 12/18 Westbound Ramp & CTH N, CTH N & Natvig Rd, and CTH N & CTH MN – consider planning for roundabouts at each of these intersections as operations and safety deteriorates. Operations/safety at these intersections is dependent on background traffic growth and therefore improvements could be planned for a future time when funding becomes available. There generally appears to be sufficient land adjacent to each of these intersections to plan to or acquire ROW to make construction of roundabouts feasible.

October 13, 2025
FN: 125.0216.30

ZONING LEGAL DESCRIPTION
(HC – Heavy Commercial)

Lands located in part of the Southwest Quarter of the Southeast Quarter of Section 28, and lands located in the Northwest Quarter, Southwest Quarter, Northeast Quarter and Southeast Quarter of the Northeast Quarter of Section 33, all in Township 7 North, Range 11E, Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

Commencing at the South Quarter corner of said Section 28; thence N89°18'23"E, 92.08' to the easterly right-of-way line of County Road "N"; thence N00°03'15"W, along said easterly right-of-way line, 124.57 to the point of beginning; thence continuing along said easterly right-of-way line, N00°03'15"W, 687.01'; thence N88°42'00"E, 327.04' to a point of curvature; thence along the arc of a curve to the right through a central angle of 90°00'00", a radius of 260.00', an arc length of 408.41' and a chord bearing S46°18'00"E, 367.70'; thence S01°18'00"E, 218.86' to a point of curvature; thence along the arc of a curve to the left through a central angle of 43°51'04", a radius of 390.00', an arc distance of 298.48' and a chord bearing S23°13'32"E, 291.25'; thence S89°18'20"W, 507.31; thence N64°32'07"W, 124.03'; thence S89°18'20"W, 92.70' to the point of beginning. This description contains approximately 429,674 square feet or 9.864 acres.

Together with the following

Commencing at the South Quarter corner of said Section 28; thence N89°18'23"E, 92.08' to the easterly right-of-way line of County Road "N"; thence N00°03'15"W, along said easterly right-of-way line, 891.60'; thence N88°42'00"E, 325.30' to a point of curvature; thence along the arc of a curve to the right through a central angle of 51°54'01", a radius of 340.00', an arc length of 307.98' and a chord bearing S65°20'59"E, 297.56' to the point of beginning; thence N50°36'01"E, 294.40'; thence S89°33'30"E, 426.22'; thence S00°14'13"W, 910.34'; thence S89°18'16"W, 254.13' to a point of curvature; thence along the arc of a curve to the right through a central angle of 89°23'44", a radius of 310.00', an arc length of 483.68' and a chord bearing N45°59'52"W, 436.09'; thence N01°18'00"W, 218.86' to a point of curvature, thence along the arc of a curve to the left through a central angle of 38°05'59", a radius of 340.00', an arc distance of 226.09' and a chord bearing N20°20'59"W, 221.95' to the point of beginning. This description contains approximately 501,472 square feet or 11.512 acres.

Together with the following

Commencing at the South Quarter corner of said Section 28; thence N89°18'23"E, 92.08' to the easterly right-of-way line of County Road "N"; thence N89°18'23"E, 15.22' to the westerly line of Lot 1, Certified Survey Map (C.S.M.) number 2323, Dane County Registry; thence S00°02'03"E along said westerly line also being the easterly right-of-way line of County Road "N", 165.99'; thence continuing along said easterly right-of-way line, S00°22'49"E, 102.52' to the point of beginning; thence N89°18'20"E, 675.77'; thence N00°41'40"W, 273.38'; thence N89°18'20"E, 108.29' to a point of curvature, thence along the arc of a curve to the left through a central angle of 29°53'07", a radius of 390.00', an arc length of 203.42' and a chord bearing S75°45'11"E, 201.12'; thence N89°18'16"E, 878.97'; thence S00°42'05"W, 466.44'; thence S60°59'01"E, 199.34'; thence S35°41'00"W, 601.38'; thence S34°50'48"W, 610.53'; thence S88°40'17"W, 75.57'; thence S17°05'37"W, 133.00' to the northerly right-of-way line of U.S. Highway 12/18; thence along said northerly right-of-way, N72°57'27"W, 278.96'; thence continuing along said northerly right-of-way line, N47°54'38"W, 413.95'; thence continuing along said northerly right-of-way line, N47°56'39"W, 245.86'; thence continuing along said northerly right-of-way line, N65°40'33"W, 309.92'; thence continuing along said northerly right-of-way line, N57°32'00"W, 155.21' to the easterly right-of-way line of County Road "N"; thence along said easterly right-of-way line, N05°22'42"E, 236.25'; thence continuing along said easterly right-of-way line, N00°49'17"W, 171.26'; thence continuing along said easterly right-of-way line, N14°24'37"W, 108.85'; thence continuing along said easterly right-of-way line, N14°14'37"W, 126.82'; thence continuing along said easterly right-of-way line, N00°22'49"W, 67.78' to the point of beginning.

This description contains approximately 2,227,444 square feet or 51.135 acres.

Total HC Area is 3,158,590 square feet or 72.511 acres.

October 16, 2025
FN: 125.0216.30

ZONING LEGAL DESCRIPTION
(GC – General Commercial)

Part of Lot 1, Certified Survey Map (C.S.M.) Number 15945, as recorded in volume 117 of Certified Survey Maps, on pages 26-29, as document number 5818526, Dane County Registry, also being part of the Southwest Quarter of the Southeast Quarter of Section 28, and being part of the Northwest Quarter of the Northeast Quarter of Section 33, all in Township 7 North, Range 11E, Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

Commencing at the South Quarter corner of said Section 28; thence N89°18'23"E, 92.08' to the easterly right-of-way line of County Road "N" and the point of beginning; thence N00°03'15"W, along said easterly right-of-way line, 124.57'; thence N89°18'20"E, 92.70'; thence S64°32'07"E, 124.03'; thence N89°18'20"E, 507.31' to a point of curvature; thence along the arc of a curve to the left through a central angle of 15°39'34", a radius of 390.00', an arc length of 106.59' and a chord bearing S52°58'50"E, 106.26'; thence S89°18'20"W, 108.29'; thence S00°41'40"E, 273.38'; thence S89°18'20"W, 675.77' to the easterly right-of-way line of County Road "N"; thence along said easterly right-of-way line, N00°22'49"W, 102.52' to the southerly line of said Lot 1, C.S.M. 2323, Dane County Registry; thence S87°02'07"E along the southerly line of said Lot 1, 374.93' to the southeasterly corner of said Lot 1; thence N00°02'08"W along the easterly line of said Lot 1, 189.92' to the northeasterly corner of said Lot 1; thence S89°18'23"W along the northerly line of said Lot 1, 389.65' to the point of beginning. This description is approximately 174,801 square feet or 4.013 acres.

October 13, 2025
FN: 125.0216.30

ZONING LEGAL DESCRIPTION
(UTR – Utility, Transportation, and Right-of-Way)

Lands located in part of the Southwest Quarter of the Southeast Quarter of Section 28, and lands located in the Northeast Quarter of the Northeast Quarter of Section 33, all in Township 7 North, Range 11E, Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

Commencing at the South Quarter corner of said Section 28; thence N89°18'23"E, 92.08' to the easterly right-of-way line of County Road "N"; thence N00°03'15"W, along said easterly right-of-way line, 891.60 to the point of beginning; thence continuing along the easterly right-of-way line, N00°03'15"W, 107.23'; thence N88°41'38"E, 1250.08'; thence S00°14'13"W, 68.85'; thence N89°33'30"W, 426.22'; thence S50°36'01"W, 294.40' to a point of curvature; thence along the arc of a curve to the left through a central angle of 51°54'01", a radius of 340.00', an arc length of 307.98' and a chord bearing N65°20'59"W, 297.56'; thence S88°42'00"W, 325.30' to the point of beginning. This description contains approximately 134,590 square feet or 3.090 acres.

October 13, 2025
FN: 125.0216.30

ZONING LEGAL DESCRIPTION
(NR-C – Natural Resource Conservancy)

Lands located in part of the Southwest Quarter of the Southeast Quarter of Section 28, and lands located in the Northeast Quarter of the Northeast Quarter of Section 33, all in Township 7 North, Range 11E, Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

Commencing at the Southeast corner said Section 28; thence S89°18'23"W, 46.41' to the westerly right-of-way line of North Star Road; thence S00°33'45"E along said westerly right-of-way line, 46.91' to the point of beginning; thence continuing along said westerly right-of-way line, S00°33'45"E, 446.66'; thence S47°45'43"W, 34.09'; thence S00°42'28"W, 13.68'; thence S87°08'17"W, 133.59'; thence S82°57'53"W, 125.42'; thence S64°30'26"W, 67.29'; thence S46°26'20"E, 22.61'; thence S42°27'35"W, 154.03'; thence S35°30'16"W, 218.81'; thence S34°24'51"W, 1081.72' to the northerly right-of-way line of U.S. Highway 12/18; thence along said northerly right-of-way, N72°57'27"W, 151.46'; thence N17°05'37"E, 133.00'; thence N88°40'17"E, 75.57'; thence N34°50'48"E, 610.53'; thence N35°41'00"E, 601.38'; thence N60°59'01"W, 199.34'; thence N00°42'05"E, 466.44'; thence N89°18'16"E, 664.89' to the point of beginning. This description contains approximately 516,537 square feet or 11.858 acres.