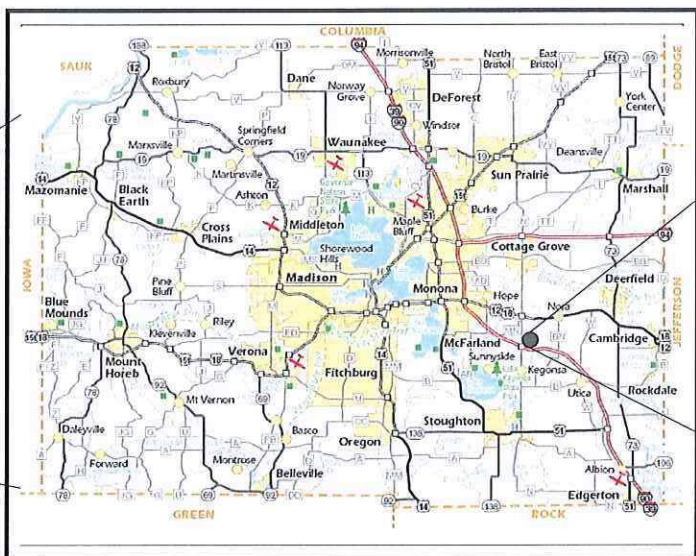


SKAAR PIT LLC DEVELOPMENT

SECTION 33, TOWNSHIP 7N, RANGE 11E



REGIONAL MAP



DANE COUNTY



SITE LOCATION MAP

COTTAGE GROVE,
DANE COUNTY, WISCONSIN

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE
C200	EXISTING SITE & DEMO PLAN
C300	PROPOSED OVERALL SITE PLAN
C400	GRADING OVERVIEW
C401	GRADING PLAN
C402	GRADING PLAN
C403	GRADING PLAN
C404	GRADING PLAN
C405	GRADING PLAN
C406	UTILITY OVERVIEW
C407	UTILITY PLAN
C408	UTILITY PLAN
C409	UTILITY PLAN
C410	NORTH BASIN DETAILS
C411	EAST BASIN DETAILS
C412	BASIN NOTES
C500	STREET A PLAN & PROFILE
C501	STREET A PLAN & PROFILE
C502	STREET A PLAN & PROFILE
C503	STREET A PLAN & PROFILE
C504	STREET A PLAN & PROFILE
C505	STREET A PLAN & PROFILE
C506	STREET A PLAN & PROFILE
C507	SANITARY PLAN & PROFILE
C508	SANITARY PLAN & PROFILE
C601	TYPICAL SECTIONS

CAUTION:

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511



TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

SKAAR PIT LLC DEVELOPMENT

TITLE

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.



SNYDER
& ASSOCIATES

Project No: 125.0216.30

Sheet C100

REVISION	DATE	BY
REVISION	DATE	BY
Checked By: MLC	Scale: 1" = 20'	
Date: 09-18-2025	T-R-S: 7N-11E-33	
Tractidate: DMS		
Project No: 125.0216.30		
		Sheet C100



PLAN NOTES

1. DISTURBANCE TO BE LIMITED TO AREAS SHOWN ON PLANS TO MITIGATE SEPTIC COMPACTION CONFLICTS.

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: WLC	Scale: 1" = 200'	
Technician: DWS	Date: 09-18-2025	T-R-S: 7N-11E-33	
Project No: 125.0216.30			Sheet C200

SKAAR PIT LLC DEVELOPMENT

EXISTING SITE & DEMO PLAN

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

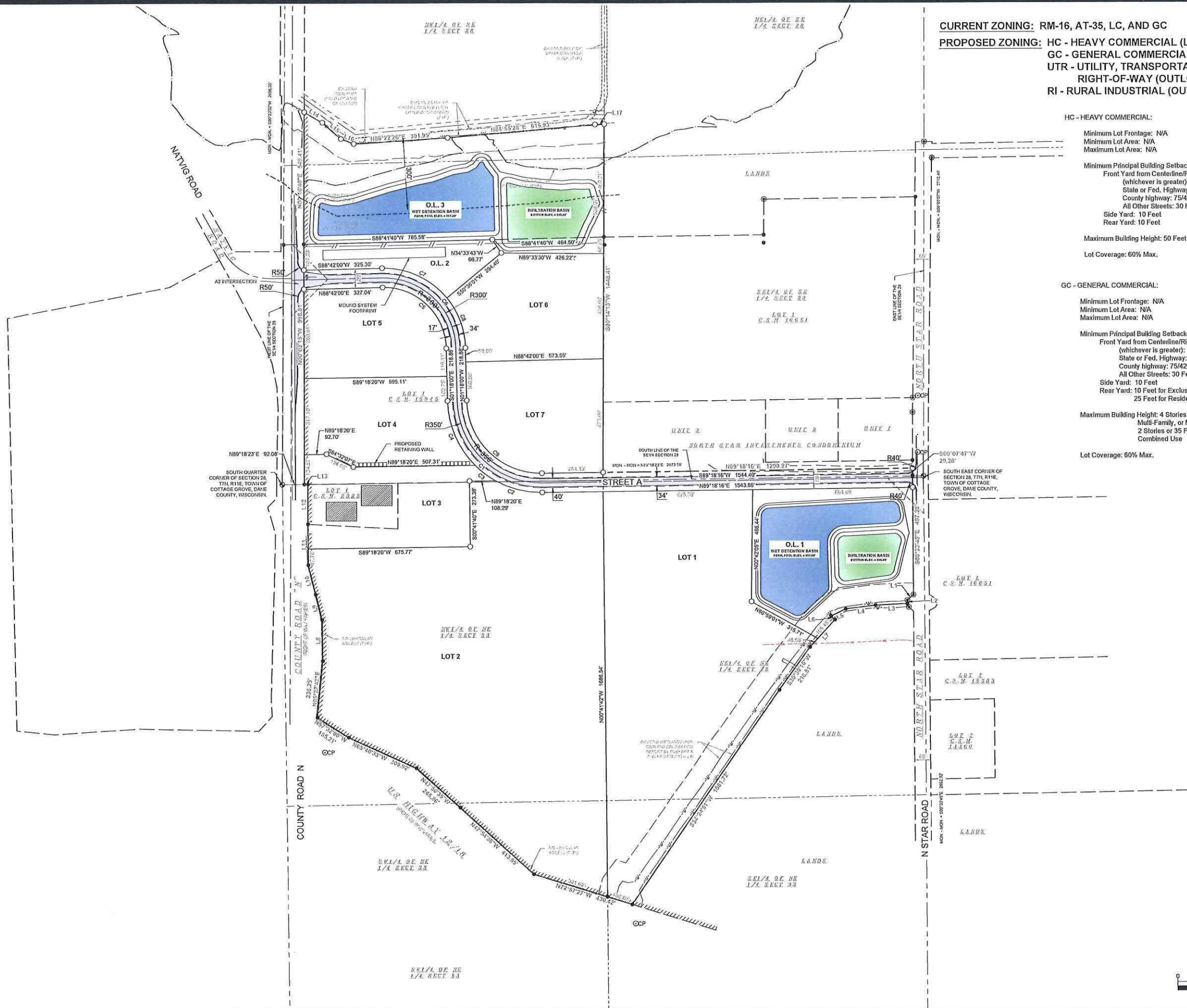
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-333-0444 | www.snyder-associates.com


SNYDER & ASSOCIATES

Project No: 125.0216.30

Sheet C200

V:\Projects\2025\1250216 SKAAR PIT LLC DEVELOPMENT\PROPOSED OVERALL SITE PLAN.dwg 12/25/2025 10:24 AM ANSI FULL BLEED B (17.00 X 11.00 INCHES)



CURRENT ZONING: RM-16, AT-35, LC, AND GC
PROPOSED ZONING: HC - HEAVY COMMERCIAL (LOTS 1-2, 4-7)
GC - GENERAL COMMERCIAL (LOT 3)
UTR - UTILITY, TRANSPORTATION AND
RIGHT-OF-WAY (OUTLOTS 1 & 3)
RI - RURAL INDUSTRIAL (OUTLOT 2)

HC - HEAVY COMMERCIAL:
Minimum Lot Frontage: N/A
Minimum Lot Area: N/A
Maximum Lot Area: N/A
Minimum Principal Building Setbacks:
Front Yard from Centerline/Right-of-Way Line
(whichever is greater):
State or Fed. Highway: 100/42 Feet
County highway: 75/42 Feet
All Other Streets: 30 Feet
Side Yard: 10 Feet
Rear Yard: 10 Feet
Maximum Building Height: 50 Feet
Lot Coverage: 60% Max.

GC - GENERAL COMMERCIAL:
Minimum Lot Frontage: N/A
Minimum Lot Area: N/A
Maximum Lot Area: N/A
Minimum Principal Building Setbacks:
Front Yard from Centerline/Right-of-Way Line
(whichever is greater):
State or Fed. Highway: 100/42 Feet
County highway: 75/42 Feet
All Other Streets: 30 Feet
Side Yard: 10 Feet
Rear Yard: 10 Feet for Exclusive Business Use
25 Feet for Residential or Combined Use
Maximum Building Height: 4 Stories for Business,
Multi-Family, or Mixed-use
2 Stories or 35 Feet for Residential or
Combined Use
Lot Coverage: 60% Max.



SKAAR PIT LLC DEVELOPMENT

PROPOSED OVERALL SITE PLAN

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 125.0216.30

Sheet C300

REVISION	DATE	BY
09-22-2024	BCA	
09-15-2025	WLC	
09-15-2025	DMS	

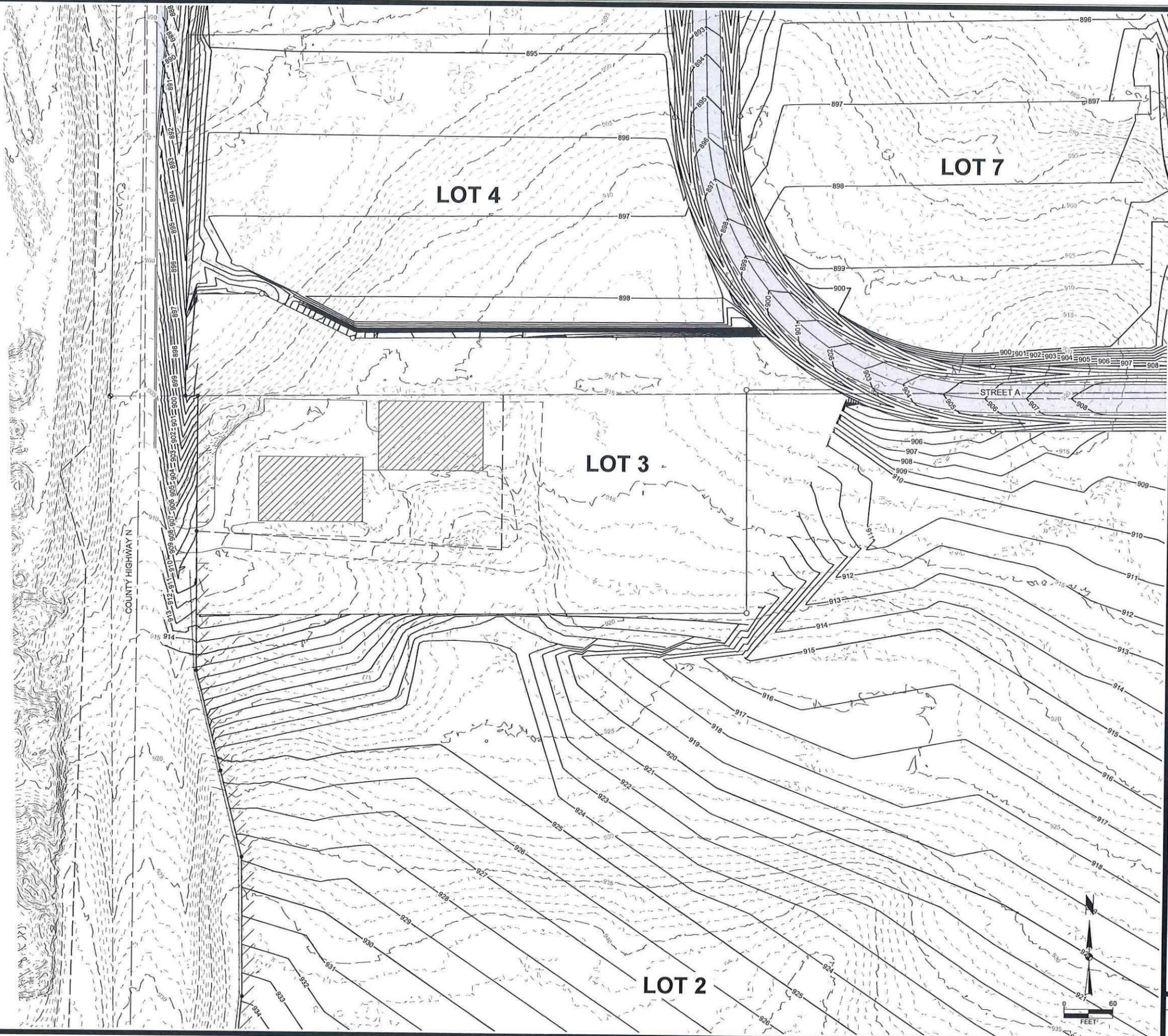
Engineer: BCA
Technician: DMS
Scale: 1" = 200'
T-R-S: 7N-11E-33

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-538-0444 | www.snyder-associates.com

Sheet C300

Project No: 125.0216.30

V:\projects\1250216\1250216.dwg DAVID SNOW GRADING PLAN 20250222 10:24 AM ANSI FULL BLEED 8 1/2" X 11" (0.00 INCHES)



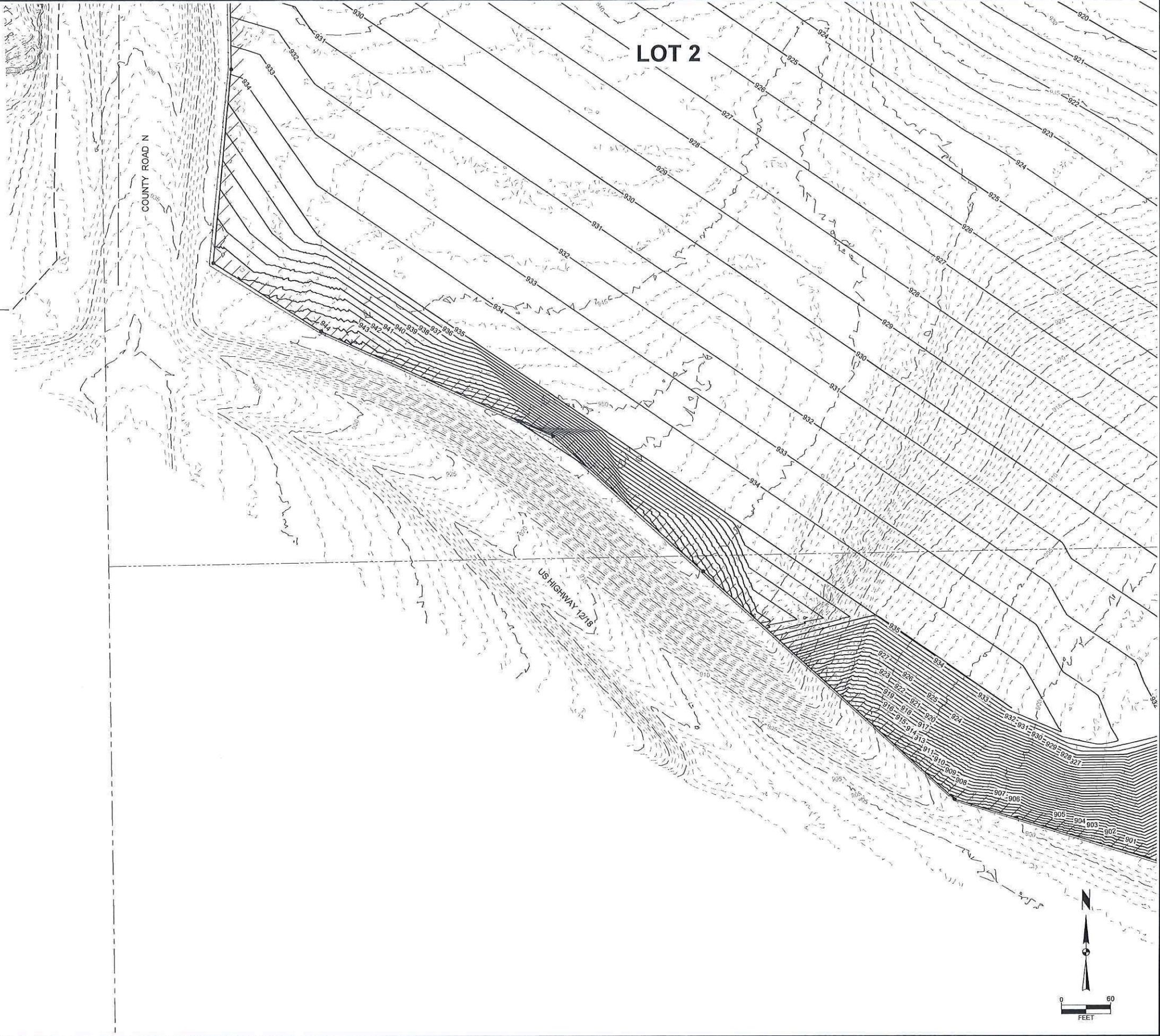
SKAAR PIT LLC DEVELOPMENT		GRADING PLAN		SNYDER & ASSOCIATES, INC.	
TOWN OF COTTAGE GROVE, DANE COUNTY, WI		REZONING UPDATES		REVISION	
MARK		Engineer: BCA		Checked By: MLC	
Project No: 125.0216.30		Date: 09-18-2025		Scale: 1" = 60'	
Sheet C402		Project No: 125.0216.30		Sheet C402	



SNYDER & ASSOCIATES

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-836-0444 | www.snyder-associates.com

V:\Projects\2025\23_0216_SKAAR_PIT\23_0216_SKAAR_PIT.dwg DAVIS SNOW GRADING PLAN_20250222_10:25 AM ANSI FULL BLEED 8.17.20 X 11.00 INCHES



Project No: 125.0216.30
Sheet C404

SKAAR PIT LLC DEVELOPMENT

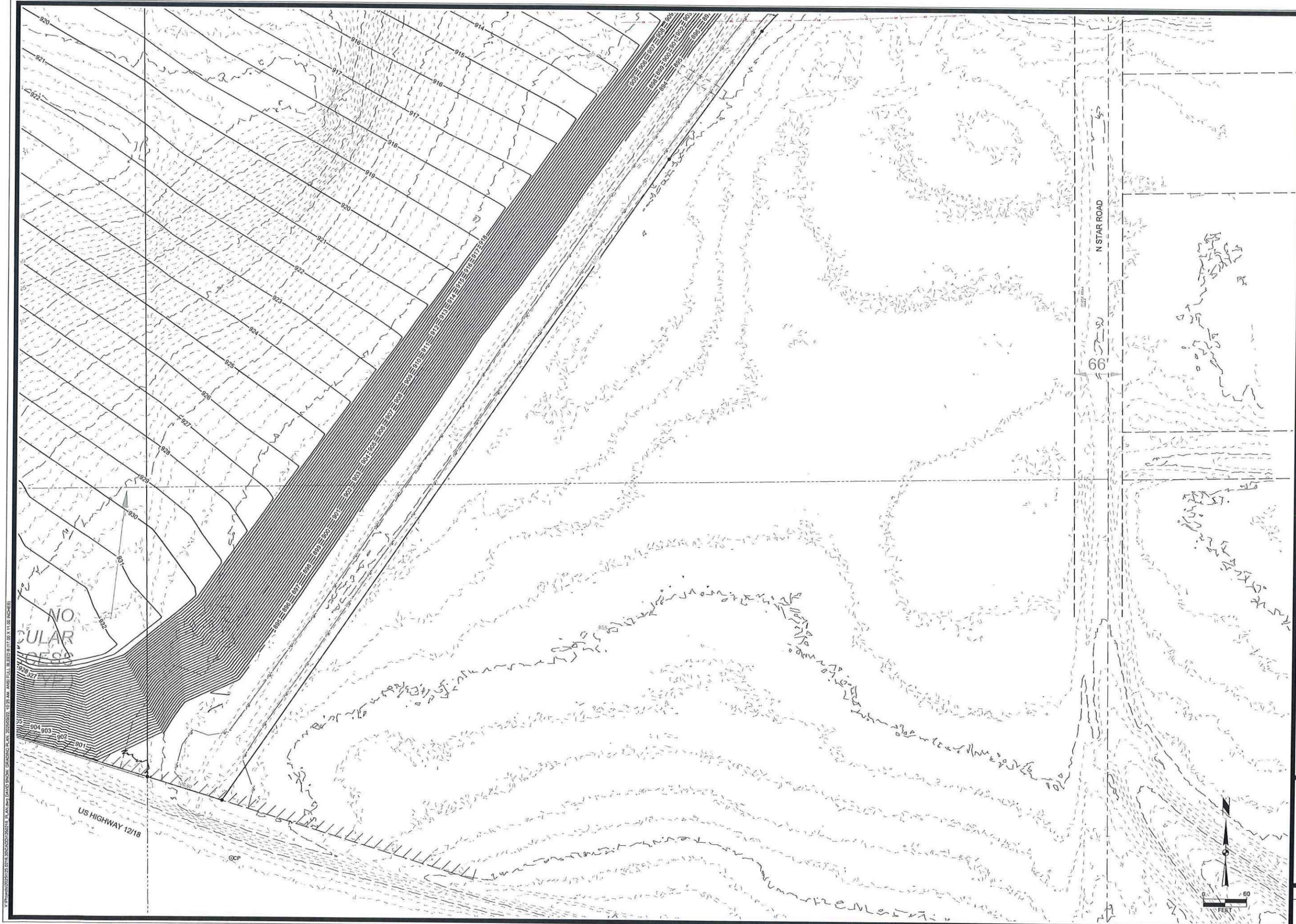
GRADING PLAN

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-538-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 60'	
Technician: DWS	Date: 05-16-2025	T-R-S: 7N-11E-33	
Project No: 125.0216.30			Sheet C404



\\p:\projects\125021630\125021630.dwg:DAVID SNYDER, GRADING PLAN, 2025/02/22, 10:22 AM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

MARK	REVISION	DATE	BY
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Technician: DMS			
Project No: 125.0216.30			Sheet C405

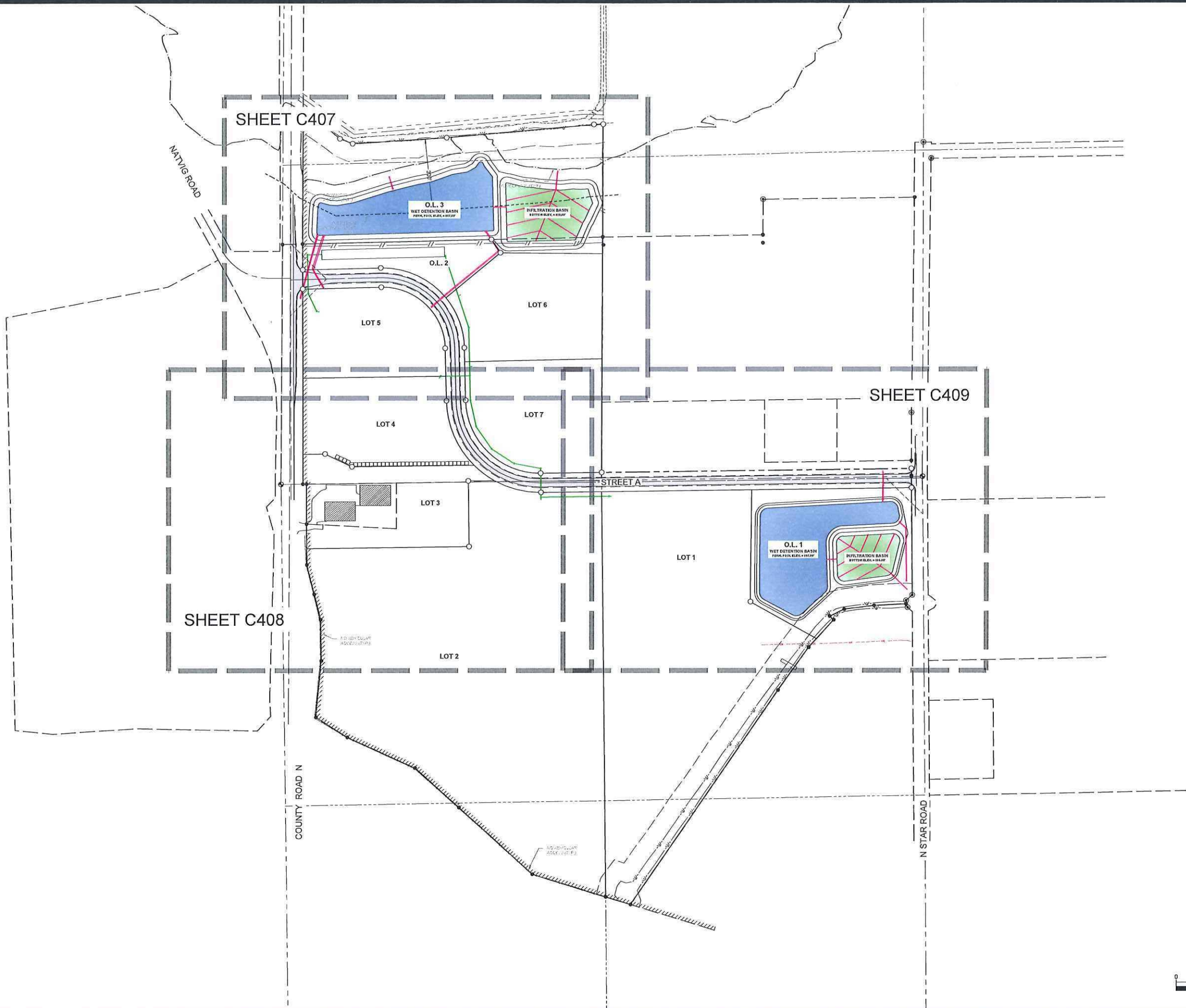
SKAAR PIT LLC DEVELOPMENT
GRADING PLAN
TOWN OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.



Project No: 125.0216.30
Sheet C405

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

V:\projects\2025\125.0216.30\CA001\250216_Plan.dwg DAVID SNOW UTILITY OVERVIEW 2025.09.22 10:23 AM ANSI FULL BLEED B17.00 X11.00 INCHES



Project No: 125.0216.30

Sheet C406

SKAAR PIT LLC DEVELOPMENT

UTILITY OVERVIEW

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

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

Project No: 125.0216.30

Sheet C406

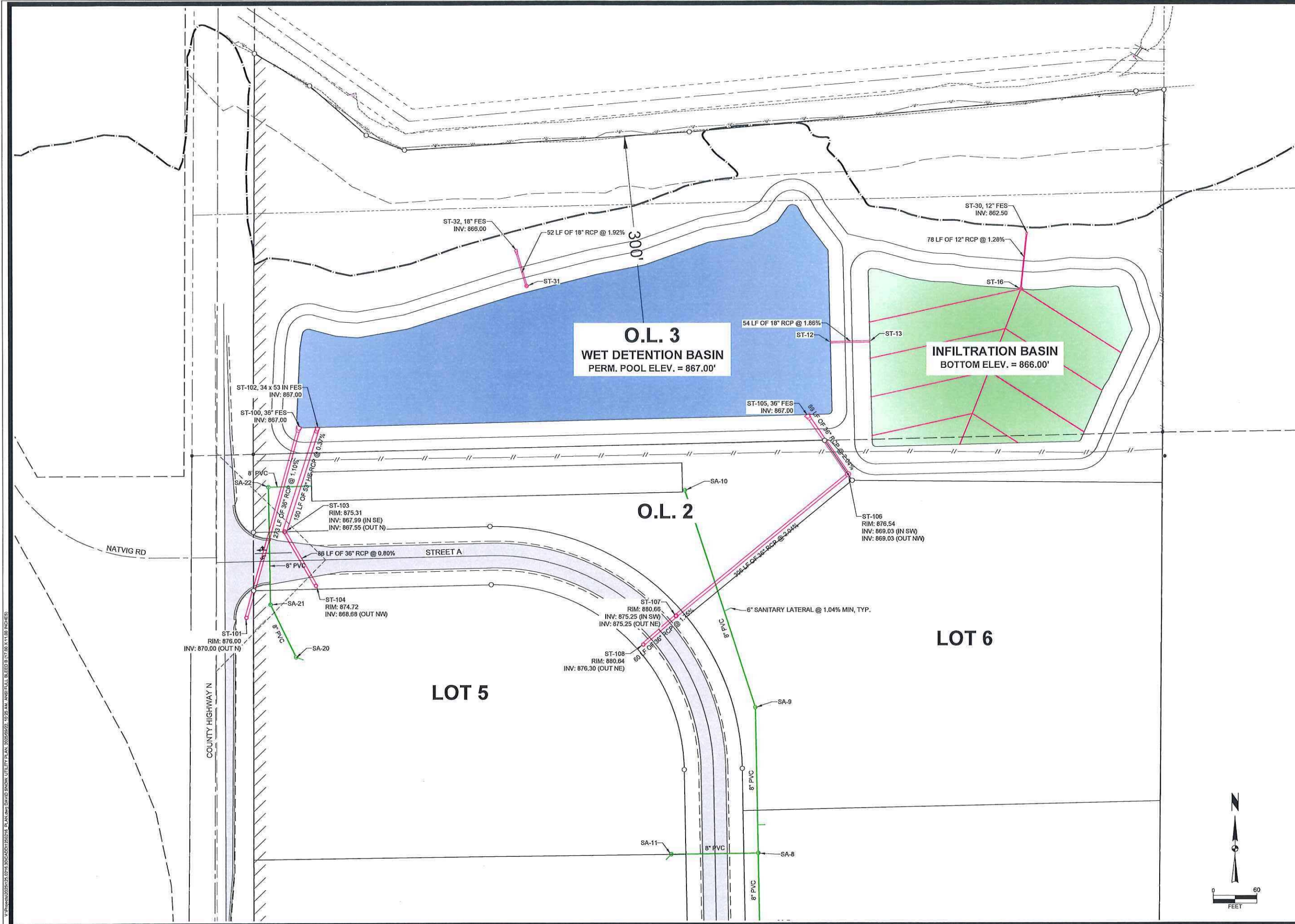
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Engineer: BCA	Checked By: MLC	Scale: 1" = 200'	
Technician: DWS	Date: 09-18-2025	T-R-S: 7N-11E-33	

REZONING UPDATES

09-22-2025

BCA

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MARK	REVISION	DATE	BY
	REZONING UPDATES	09-22-2024	BCA
	Checked By: MLC		
	Engineer: BCA		
	Technician: DWS		
	Date: 09-18-2025		
	T-R-S: 7N-11E-33		
	Project No: 125.0216.30		
	Sheet C407		

SKAAR PIT LLC DEVELOPMENT

UTILITY PLAN

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

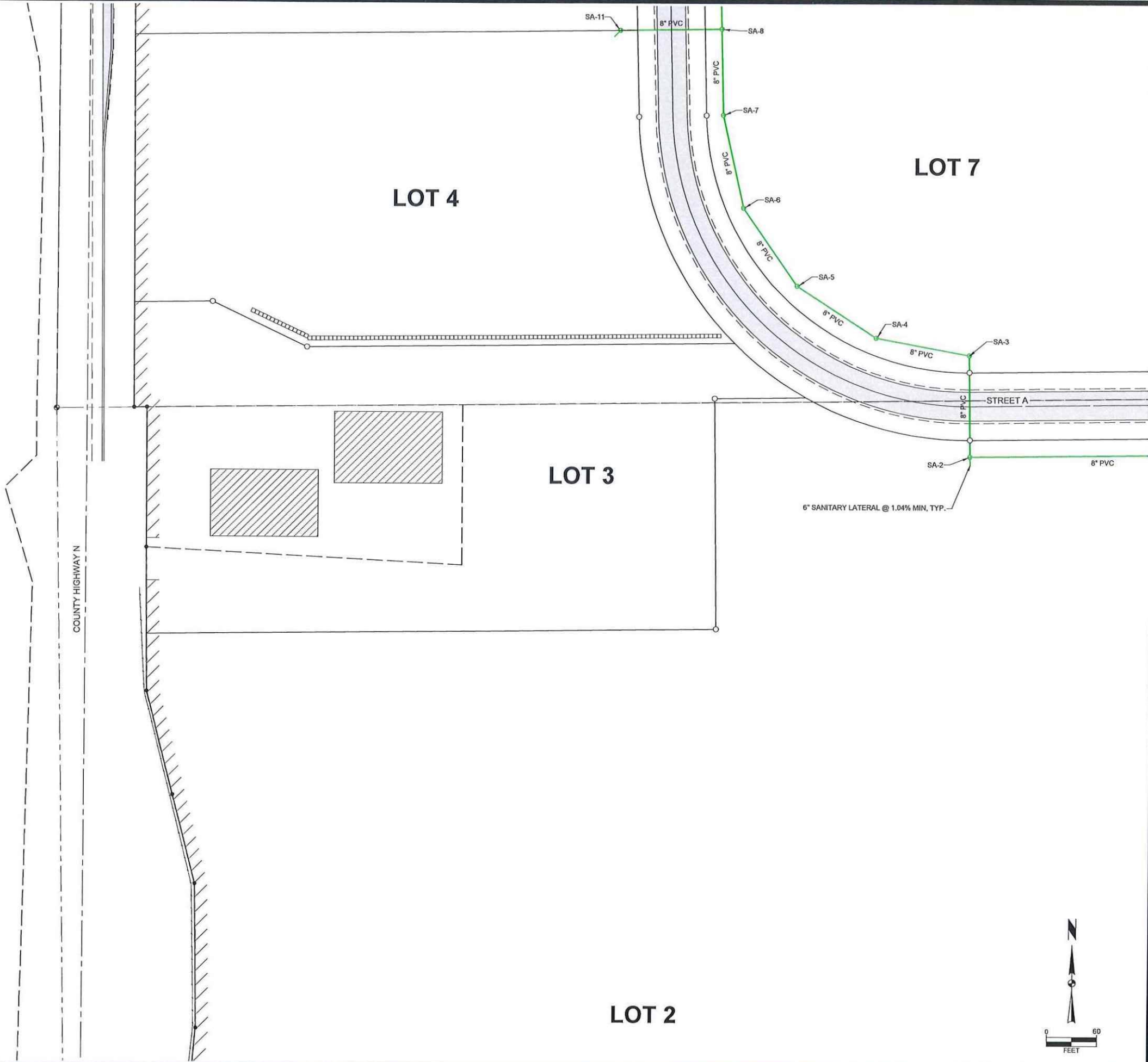
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-438-0444 | www.snyder-associates.com


SNYDER
& ASSOCIATES

Project No: 125.0216.30

Sheet C407

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Project No: 125,0216.30
Sheet C408

SKAAR PIT LLC DEVELOPMENT

UTILITY PLAN

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

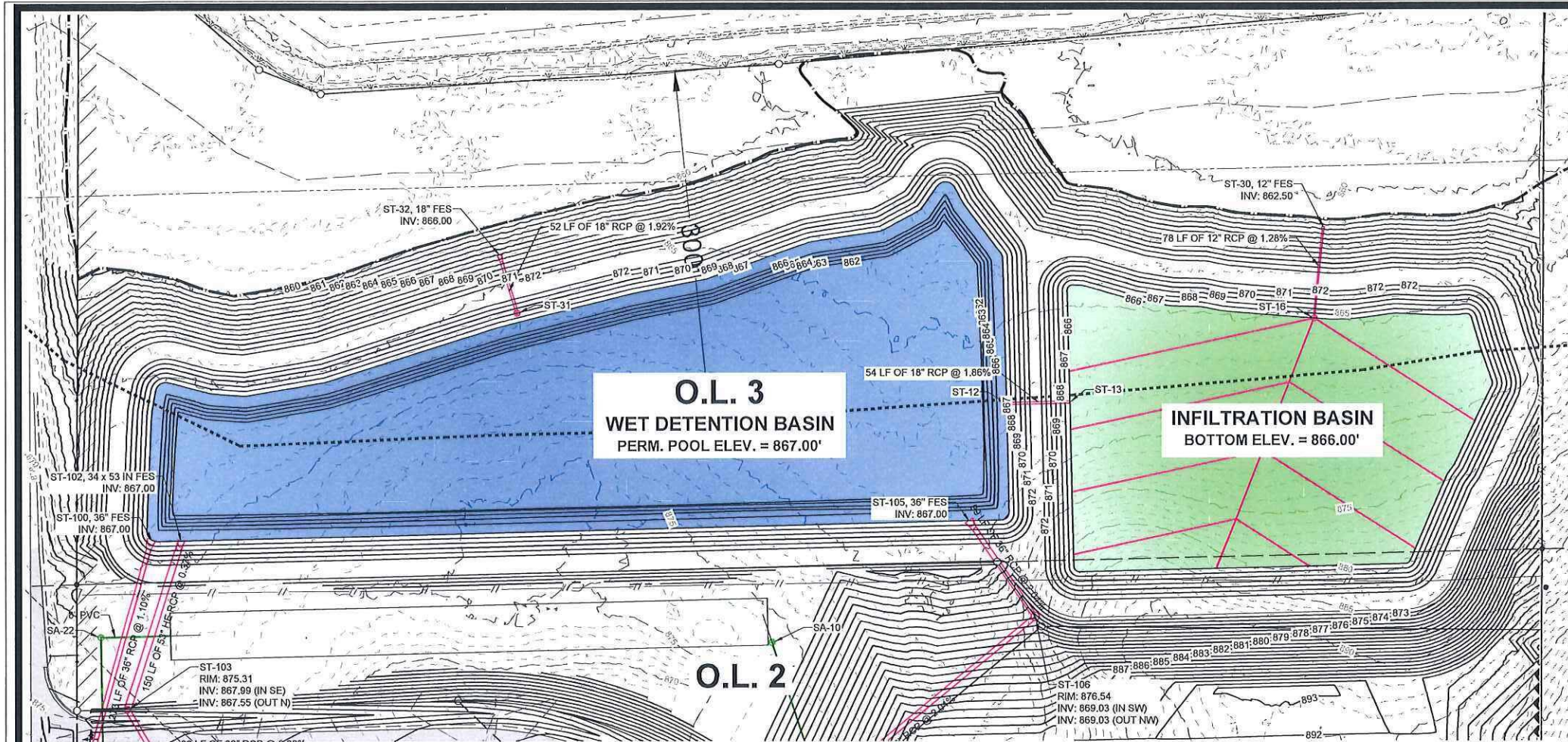
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 60'	
Technician: DMS	Date: 09-18-2025	T-R-S: 7/4-1E-33	
REZONING UPDATES			09-22-2025 BCA
Project No: 125,0216.30			
Sheet C408			

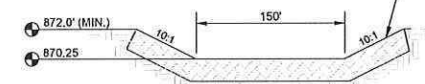
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SKAAR PIT LLC DEVELOPMENT		UTILITY PLAN		TOWN OF COTTAGE GROVE, DANE COUNTY, WI	
SNYDER & ASSOCIATES, INC.				SNYDER & ASSOCIATES	
Project No: 125.0216.30		Sheet C409		Project No: 125.0216.30	
5010 VOGES ROAD MADISON, WISCONSIN 53718 608-538-0444 www.snyder-associates.com		REZONING UPDATES DATE: 09-22-2024 BY: BCA		REVISION CHECKED BY: MLC DATE: 09-18-2025 TECHNICIAN: DMS	
Scale: 1" = 60'		T-R-S: 7N-1E-33		Sheet C409	

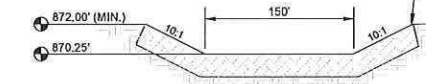


EROSION MATTING, CLASS III, TYPE A (TURF REINFORCEMENT MAT) TO BE PLACED WITHIN THE TOPSOIL LAYER, AFTER FERTILIZING AND SEEDING, STABILIZE WITH EROSION MATTING, CLASS I URBAN TYPE B.

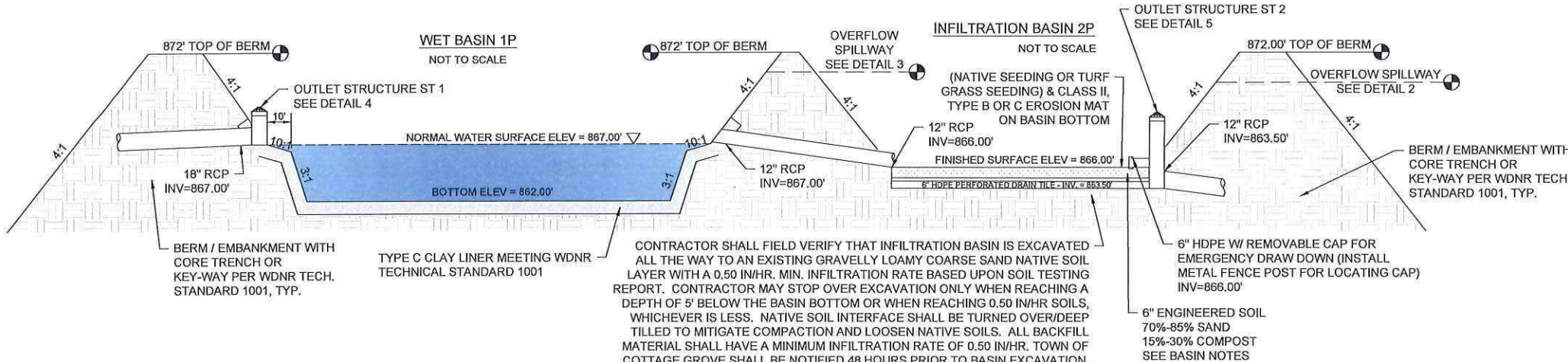


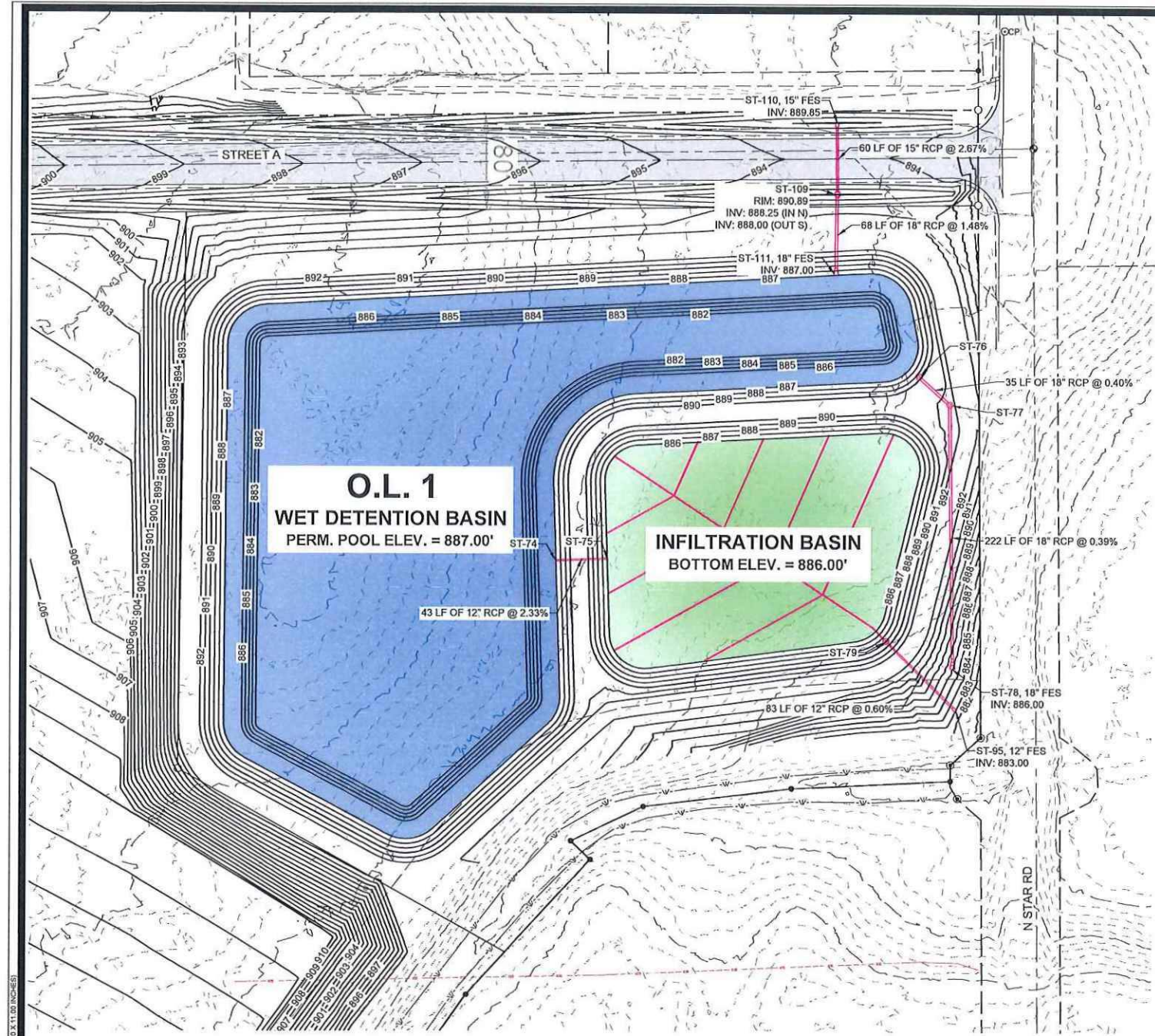
2 BROAD-CRESTED OVERFLOW WEIR DETAIL
SCALE: NTS

EROSION MATTING, CLASS III, TYPE A (TURF REINFORCEMENT MAT) TO BE PLACED WITHIN THE TOPSOIL LAYER, AFTER FERTILIZING AND SEEDING, STABILIZE WITH EROSION MATTING, CLASS I URBAN TYPE B.

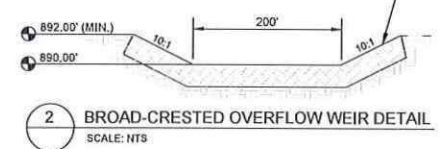


3 BROAD-CRESTED OVERFLOW WEIR DETAIL
SCALE: NTS

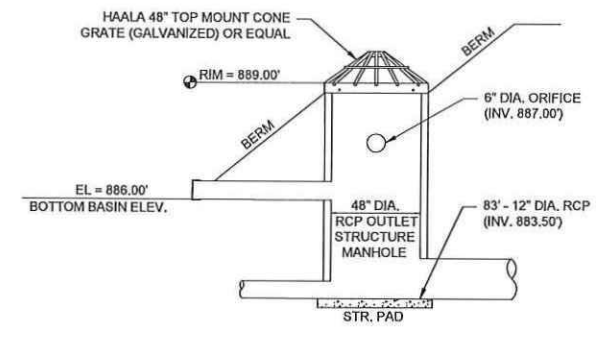
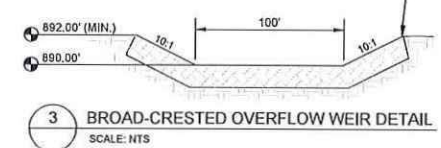




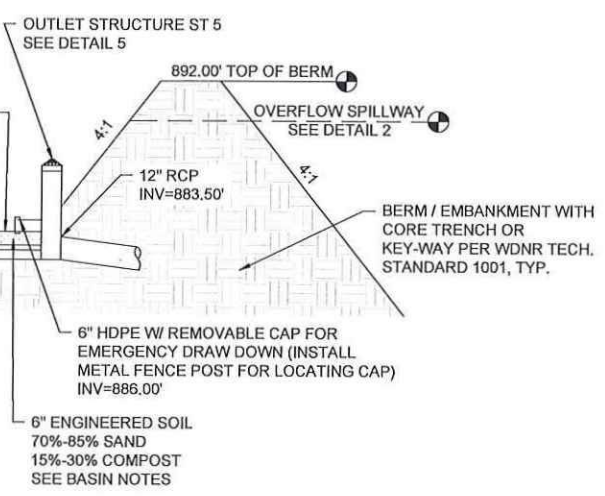
EROSION MATTING, CLASS III, TYPE A (TURF REINFORCEMENT MAT) TO BE PLACED WITHIN THE TOPSOIL LAYER, AFTER FERTILIZING AND SEEDING, STABILIZE WITH EROSION MATTING, CLASS I URBAN TYPE B.



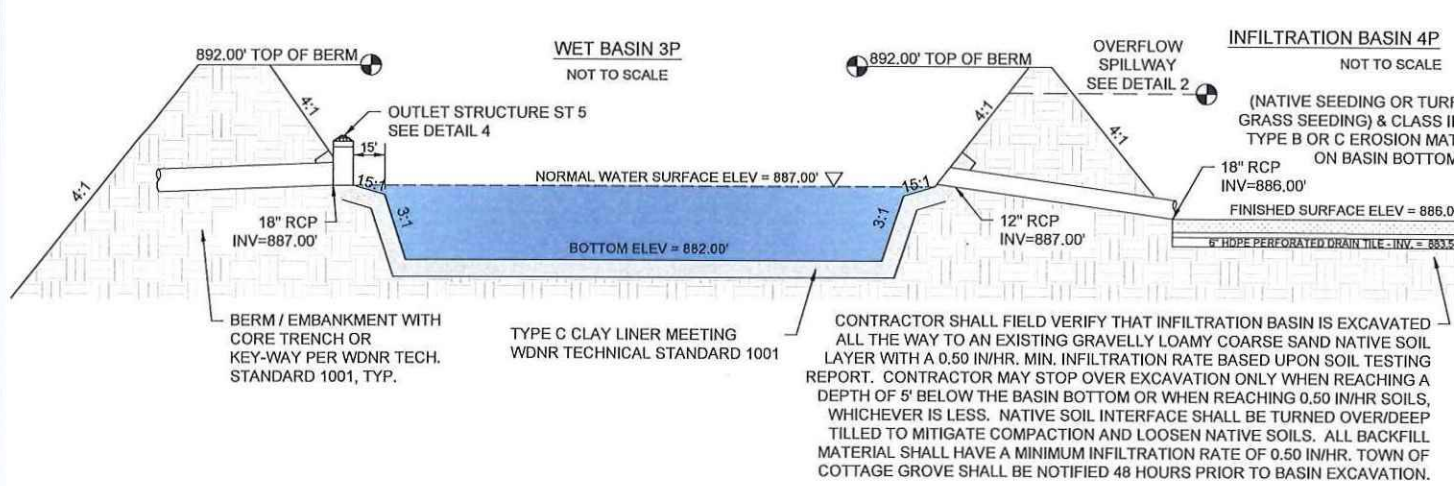
EROSION MATTING, CLASS III, TYPE A (TURF REINFORCEMENT MAT) TO BE PLACED WITHIN THE TOPSOIL LAYER, AFTER FERTILIZING AND SEEDING, STABILIZE WITH EROSION MATTING, CLASS I URBAN TYPE B.



5 OUTLET STRUCTURE #2 (ST-5) DETAIL
SCALE: NTS



4 OUTLET STRUCTURE #1 (ST-1) DETAIL
SCALE: NTS



1 TYPICAL BASIN SECTION DETAIL
NO SCALE

CONTRACTOR SHALL FIELD VERIFY THAT INFILTRATION BASIN IS EXCAVATED ALL THE WAY TO AN EXISTING GRAVELLY LOAMY COARSE SAND NATIVE SOIL LAYER WITH A 0.50 IN/HR. MIN. INFILTRATION RATE BASED UPON SOIL TESTING REPORT. CONTRACTOR MAY STOP OVER EXCAVATION ONLY WHEN REACHING A DEPTH OF 5' BELOW THE BASIN BOTTOM OR WHEN REACHING 0.50 IN/HR SOILS, WHICHEVER IS LESS. NATIVE SOIL INTERFACE SHALL BE TURNED OVER/DEEP TILLED TO MITIGATE COMPACTION AND LOOSEN NATIVE SOILS. ALL BACKFILL MATERIAL SHALL HAVE A MINIMUM INFILTRATION RATE OF 0.50 IN/HR. TOWN OF COTTAGE GROVE SHALL BE NOTIFIED 48 HOURS PRIOR TO BASIN EXCAVATION.

SKAAR PIT LLC DEVELOPMENT
EAST BASIN DETAILS

TOWN OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.

Sheet C411

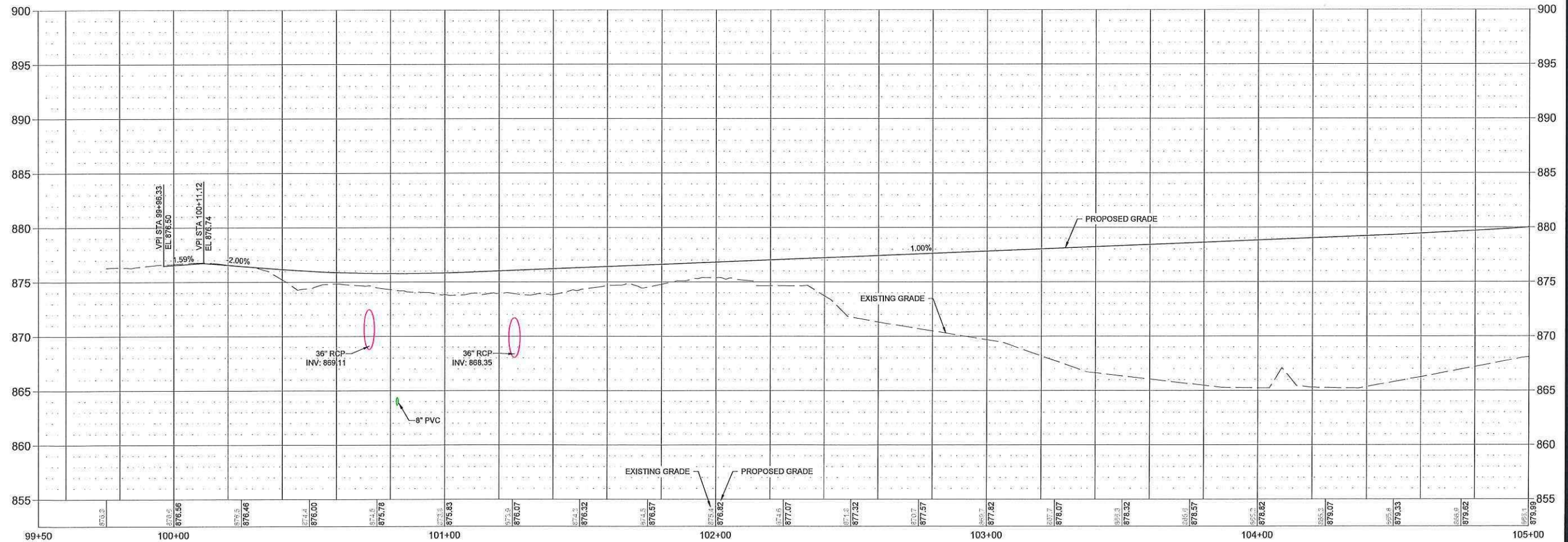
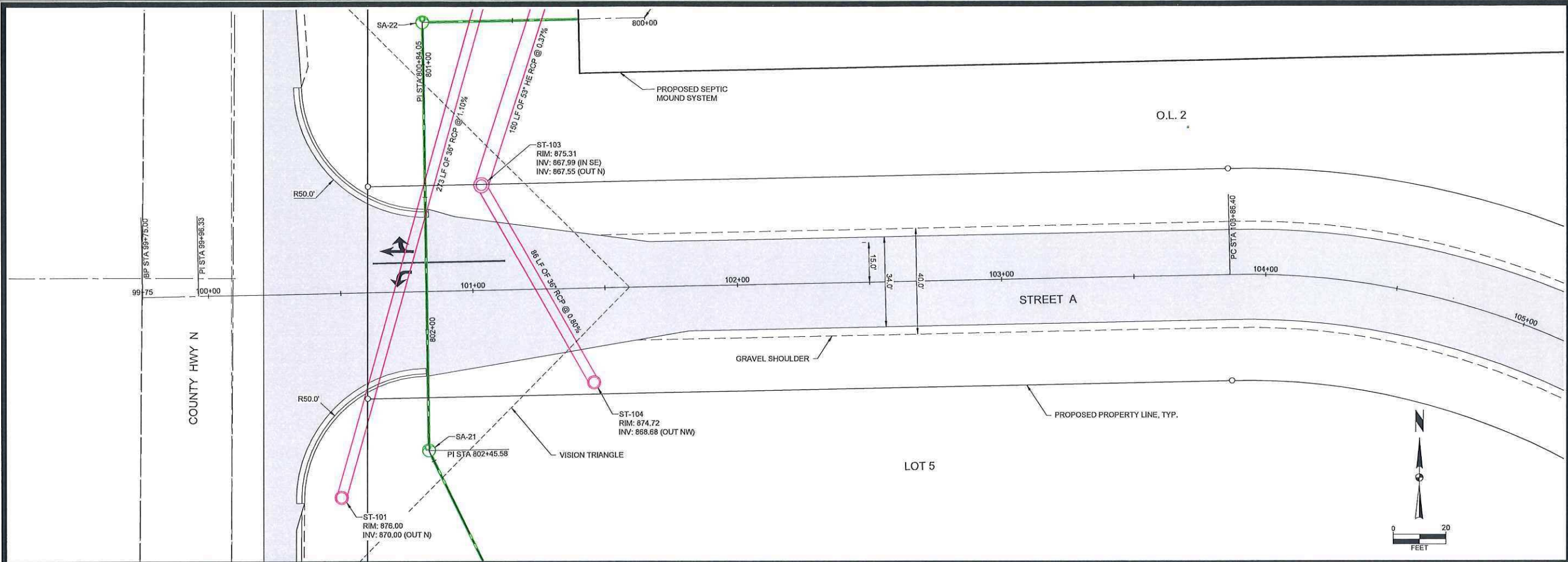
REVISIONS
 09-22-2023 BCA
 DATE BY
 09-18-2025
 Checked By: MLC
 Date: 09-18-2025
 T-R-S: 7N-1E-33
 Project No: 125.0216.30

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

Project No: 125.0216.30

Sheet C411

V:\Projects\2025\125.0216 SKAAR PIT LLC DEVELOPMENT\250216 PLAN ROAD-ALONG\250216 PLAN ROAD-ALONG.DWG DAVID SNYDER, STREET A PLAN & PROFILE, 250216, 10:29 AM, ANSI FULL BLEED B (17.62 X 11.00 INCHES)



REZONING UPDATES

09-22-2023

BCA

MARK

REVISION

DATE

BY

Engineer: BCA

Checked By: MLC

Date: 08-18-2025

Technician: DMS

Project No: 125.0216.30

Sheet C500

SKAAR PIT LLC DEVELOPMENT

STREET A PLAN & PROFILE

SNYDER & ASSOCIATES, INC.


SNYDER
& ASSOCIATES

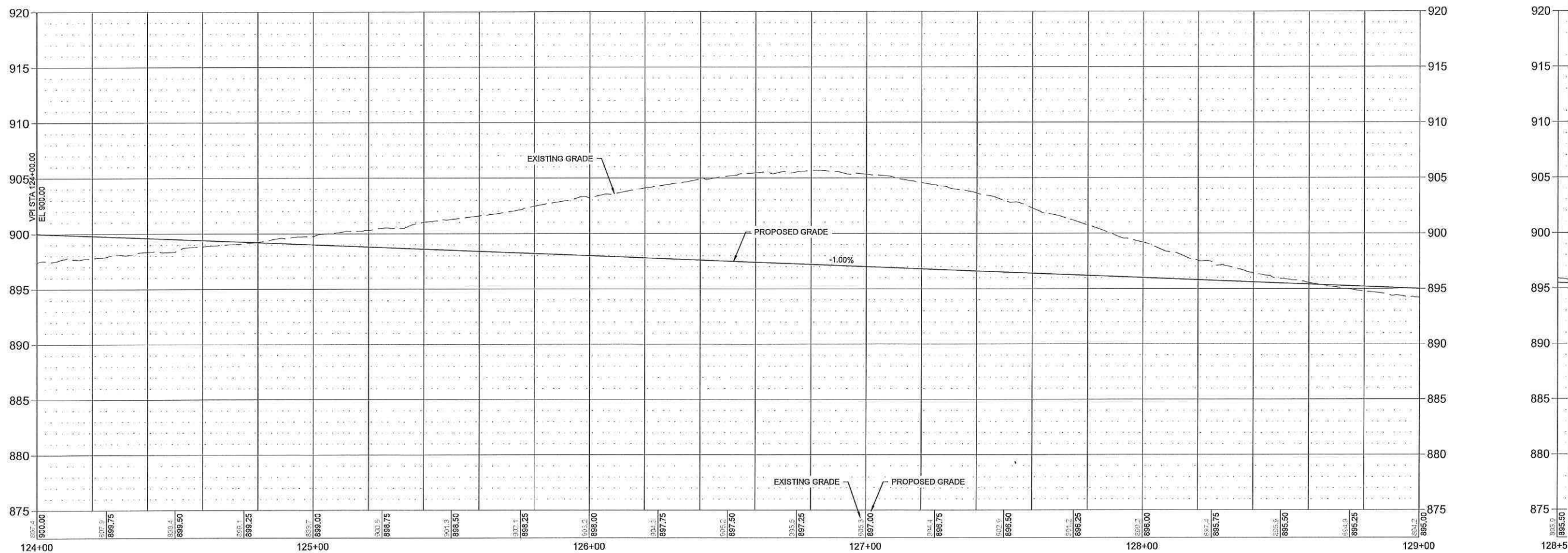
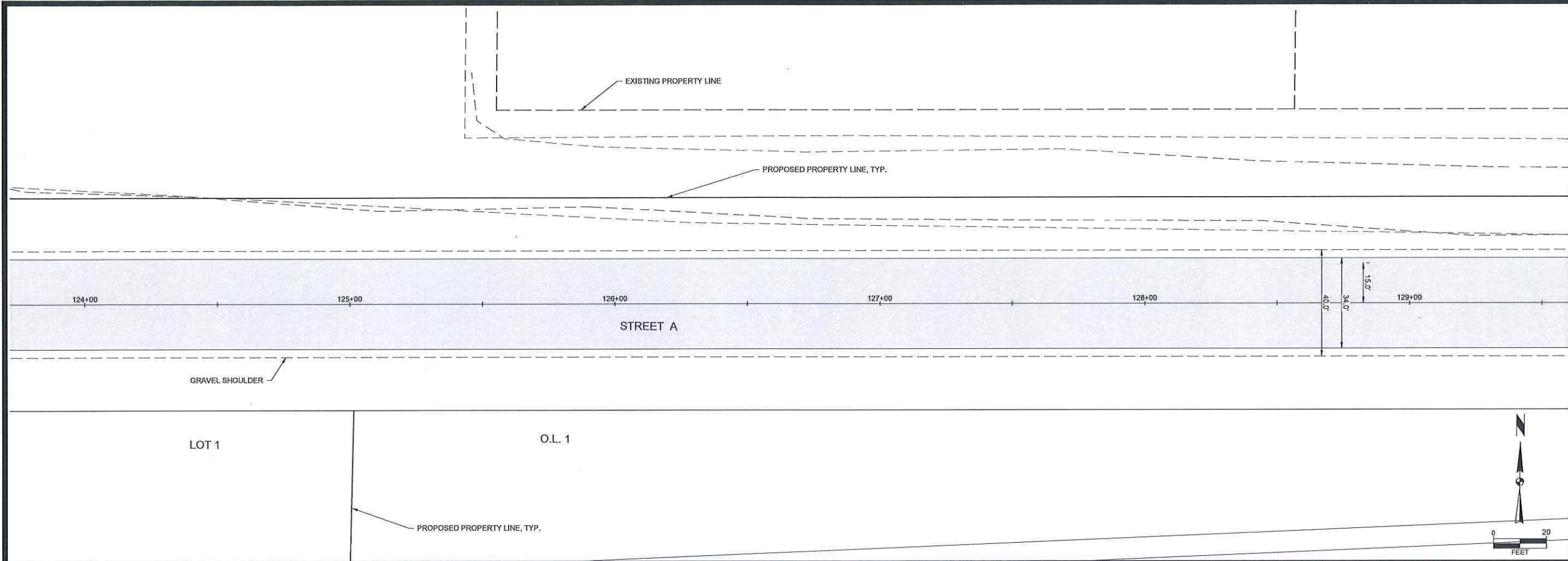
Project No: 125.0216.30

Sheet C500

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

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

V:\projects\2025\25-016 SKAAR PIT LLC DEVELOPMENT\PLAN ROAD.AWG DAVID SNYDER STREET A PLAN & PROFILE 3/22/2025 10:29 AM ANSI FULL BLEED B (17.68 X 11.00 INCHES)



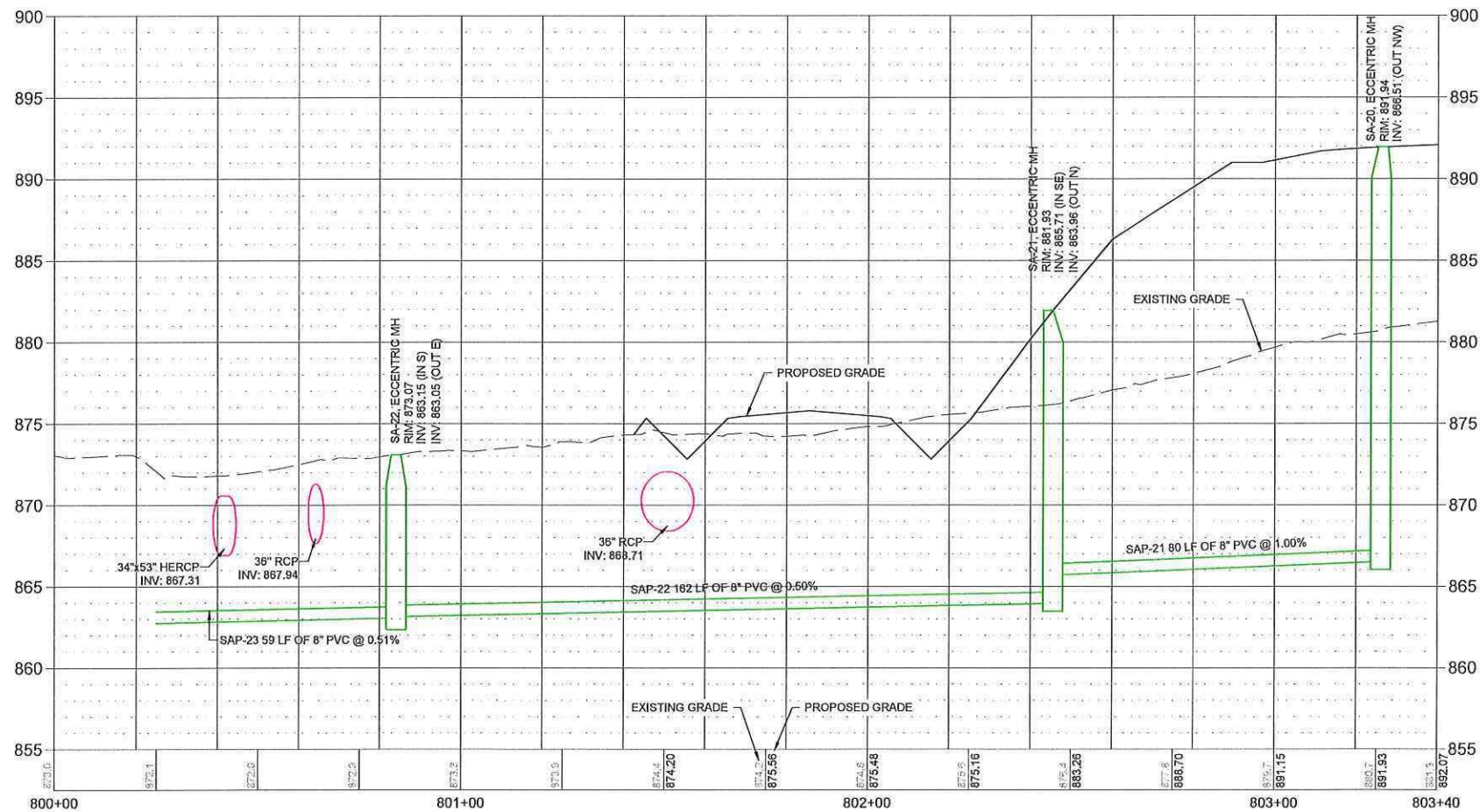
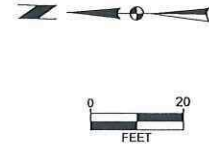
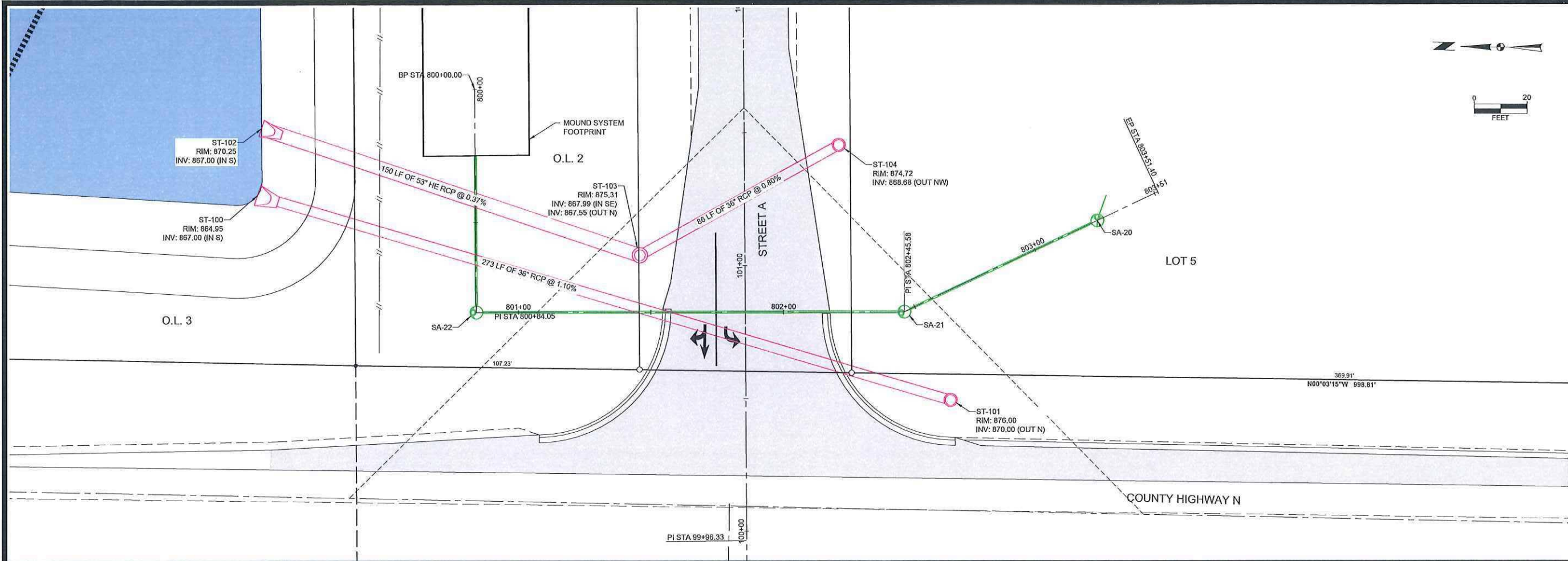
REVISION	DATE	BY
REZONING UPDATES	09-22-2024	BCA
MARK		
Engineer: BCA	Checked By: MLC	Date: 09-18-2025
Technician: DMS		
Project No: 125.0216.30		Sheet C505

SKAAR PIT LLC DEVELOPMENT
STREET A PLAN & PROFILE
TOWN OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |


SNYDER & ASSOCIATES
Project No: 125.0216.30
Sheet C505

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

V:\projects\2025\125.0216\20250125.0216_SKAAR_PIT_LLC_DEVELOPMENT_PLAN_SANITARY.dwg DAVID SNOW, SANITARY PLAN & PROFILE, 2025.09.22, 10:36 AM, ANSI FULL BLEED B (17.303 X 11.08 INCHES)



SKAAR PIT LLC DEVELOPMENT

SANITARY PLAN & PROFILE

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.



Project No: 125.0216.30

Sheet C507

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-638-0444 | www.snyder-associates.com

Project No: 125.0216.30

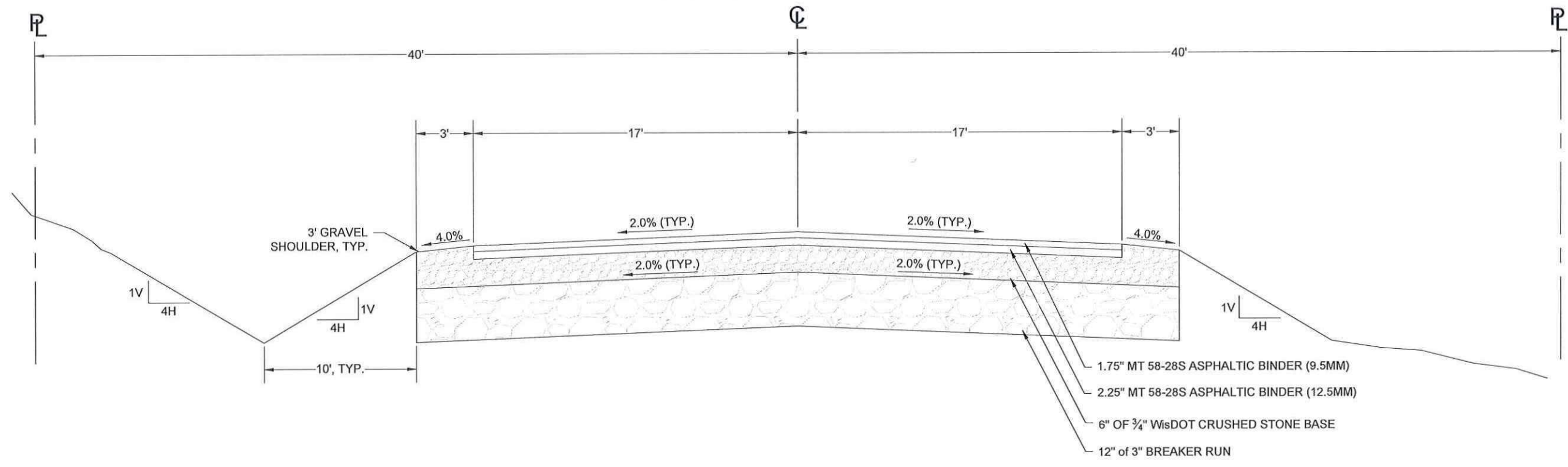
Sheet C507

REVISION	DATE	BY
1	09-22-2025	BCA
2	09-18-2025	MLC
3	09-18-2025	DMS

Engineer: BCA
Checked By: MLC
Date: 09-18-2025
Technician: DMS

Scale: 1" = 20'
T-R-S: 7N-11E-33

TYPICAL FINISHED SECTION
STREET A
80' RIGHT-OF-WAY
34' EDGE-EDGE ROADWAY WIDTH



SKAAR PIT LLC DEVELOPMENT

TYPICAL SECTIONS

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-438-0444 | www.snyder-associates.com



Project No: 125.0216.30
Sheet C601

REZONING UPDATES	09-22-2025	BCA
REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =
Technician: DMS	Date: 09-18-2025	T-R-S: 7N-11E-33

Project No: 125.0216.30
Sheet C601