
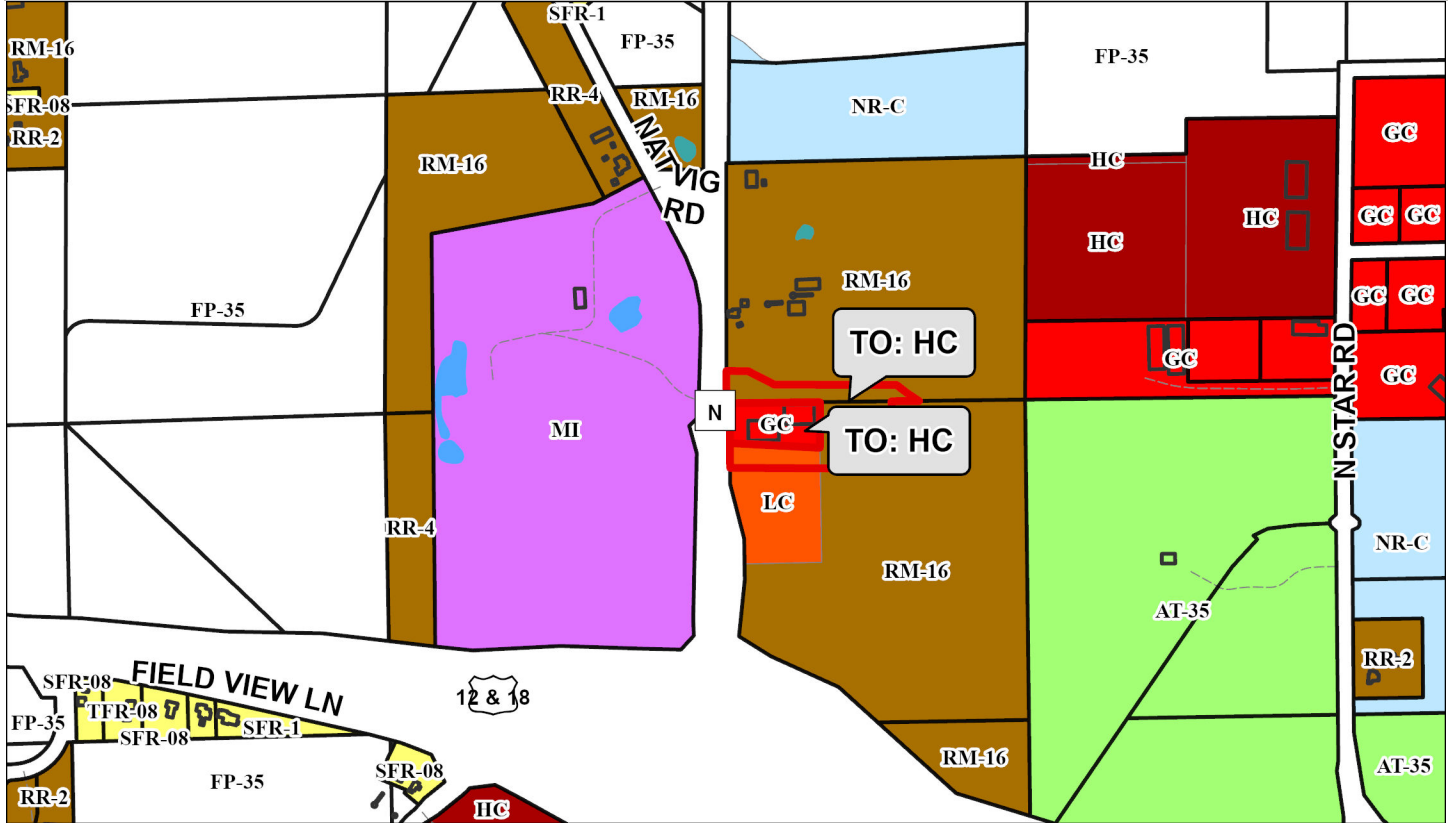


Staff Report  Zoning & Land Regulation Committee	<i>Public Hearing:</i> May 26, 2026	Petition 12276	
	<i>Zoning Amendment Requested:</i> RM-16 Rural Mixed-Use District, GC General Commercial District, and LC Limited Commercial District TO HC Heavy Commercial District		
	<i>Size:</i> 3.2,1.5,0.8 Acres	<i>Survey Required:</i> Yes	<i>Town, Section:</i> COTTAGE GROVE, Section 33
	<i>Reason for the request:</i> ZONING TO EXPAND AN EXISTING CONTRACTOR BUSINESS		<i>Applicant:</i> BARNSDALE LLC
		<i>Address:</i> 3432 COUNTY HIGHWAY N	



DESCRIPTION: Applicant owns/operates a general contracting business, Paul Davis Restoration, from the subject property. They propose to expand the current 1.5-acre lot (Lot 1 CSM #2323) to roughly 5.5 acres to enable additional buildings and site improvements. The lot will be located within the town’s emerging business park, where other landowners are proposing two commercial subdivision plats (see rezone petitions [#12170](#) and [#12238](#)). HC zoning is requested for this property, to match the proposed zoning on the surrounding business park lots.

OBSERVATIONS: The neighboring developments will include a new town road that would connect County Highway N to N. Star Road. Future access would be provided to the Paul Davis Restoration business on the new town road. There are no environmentally sensitive areas on or near the property. The proposed lot configuration and site plan meet county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings.

COMPREHENSIVE PLAN: The property is located in the town’s commercial planning area. The town has established a range of purposes for the commercial area, along with detailed policies intended to ensure development occurs in a responsible manner that respects the character of the area and protects the public health, safety, and general welfare.

The plan identifies HC zoning as one of several typical implementing zoning districts, though one that will “often” require the use of deed restrictions to limit the range of commercial uses. The proposed adjoining “Ironstone” development also seeks HC zoning, including deed restrictions to ensure consistency with town plan policies, particularly regarding outdoor storage of equipment and materials. The town has recommended conditional approval of that rezoning petition with the deed restrictions. Both the town and applicant have indicated support for [imposing the same set of deed restrictions for this petition](#).

The town's future land use map (at right) roughly depicts the road connection between North Star Road and CTH N at Natvig Road. The town planner recommends the town not pursue the depicted northerly road connection given both topographical challenges and limited utility of the connection.

The following are applicable [town plan policies](#) and requirements to ensure town objectives are achieved:

4. *Jointly work with the Wisconsin Department of Transportation, the Dane County Highway and Transportation Department, and developers to ensure that adequate rights-of-way for future roadway expansions and extensions are provided and that proper controls on vehicle access (especially the number, design and location of access driveways and intersecting local roadways) are provided...*

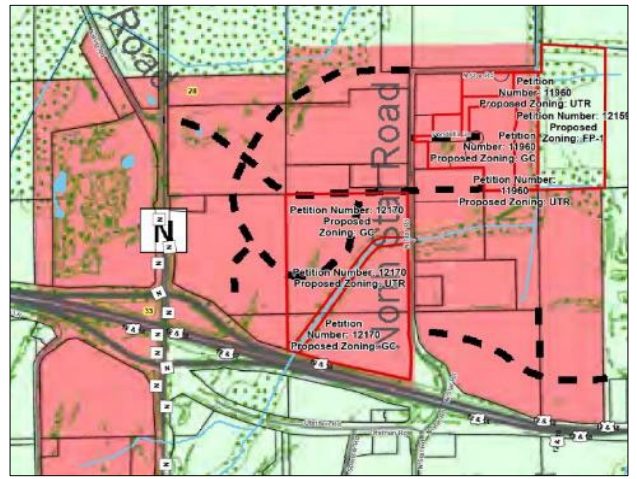
5. *Require developments to address off-site traffic, environmental, and neighborhood impacts.*

6. *If the business requires levels of service or roads greater than what the Town can provide, the proposal will have to be modified, it may be rejected, or it may be required to fund required service or road improvements.*

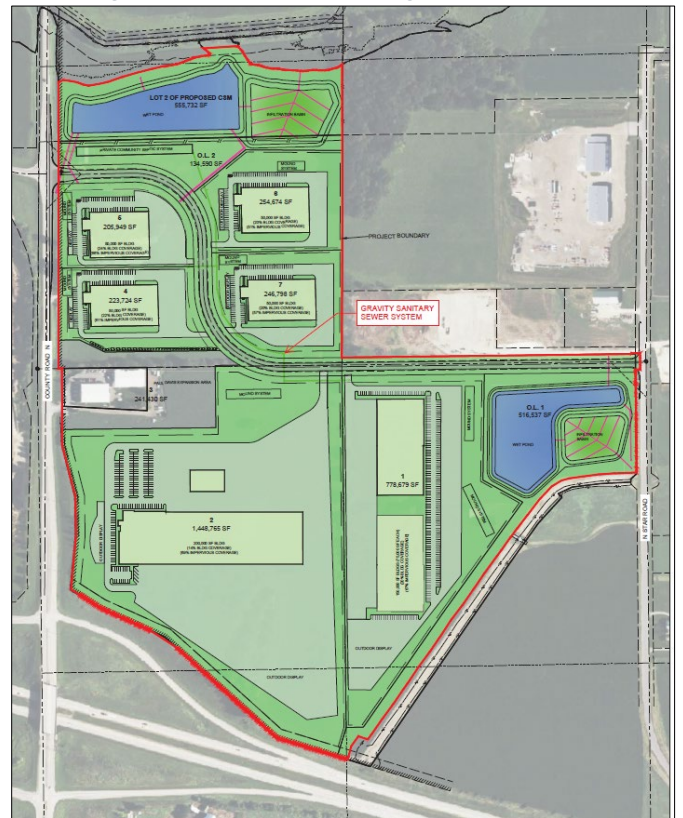
7. *As necessary, apply appropriate limitations preventing unacceptable future commercial or industrial uses (or conditions such as outdoor storage) on an approved development site through a deed restriction.*

11. *If the business is to operate at night, design all outdoor lighting so as not to create glare, not to shine directly on neighboring residences or into the dark sky, and otherwise to meet Town Design Review Ordinance requirements.*

12. *[G]enerally require use of on-site waste treatment systems as the means of sanitary waste treatment and disposal, and direct new development to sites and to portions of sites that allow for onsite waste treatment wherever practical. Work with the County Sanitarian to permit holding tanks in the Commercial Development Area only as a system of last resort..."*



Cottage Grove Commercial Planning Area



Staff finds that the proposal is consistent with the comprehensive plan. For questions about the plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov

RESOURCE PROTECTION: No sensitive environmental features on or within 300 feet of the lot. If approved, the expansion project will require a sanitary permit from Public Health, and erosion control and a new stormwater management permit from Land and Water Resources.

TOWN ACTION: Town Board recommends approval subject to the following conditions:

1. A deed restriction shall be recorded that is the same as those proposed for the adjacent Ironstone Commercial Park dated 12/11/25.
2. Prior to building permit:
 - a. The Expansion Area and Original Site shall be combined into one lot.
 - b. A deed restriction in line with the one restriction dated 12/11/25 shall be recorded against the combined lot.

- c. The project shall have obtained Town design review approval per Section 12.08 of Town ordinances.
3. Upon construction of a public road adjacent to the east edge of the rezoning area, but no sooner than construction of the owner's proposed expansion project, the owner shall construct a driveway connecting to that new public road. Upon such driveway connection, the owner may be required to discontinue its current driveway to Highway N for traffic control and safety reasons.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. Applicant shall record deed restrictions / restrictive covenants as recommended by the Town in the Town Action Report (attached). The covenants shall also include a restriction that states:
 - a. "The installation of off-premise advertising signs (billboards) are prohibited on the property. Business signage shall require a sign permit and shall comply with all applicable restrictions of the Dane County Zoning Ordinance sign regulations."
2. Prior to building permit:
 - a. The Expansion Area and Original Site shall be combined into one lot.
 - b. A deed restriction in line with the one restriction dated 12/11/25 shall be recorded against the combined lot.
 - c. The project shall have obtained Town design review approval per Section 12.08 of Town ordinances.
3. Upon construction of a public road adjacent to the east edge of the rezoning area, but no sooner than construction of the owner's proposed expansion project, the owner shall construct a driveway connecting to that new public road. Upon such driveway connection, the owner may be required to discontinue its current driveway to Highway N for traffic control and safety reasons.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.