

Staff Report

**Zoning & Land
Regulation
Committee**

Public Hearing: January 27, 2026

Zoning Amendment Requested:

**FP-35 Farmland Preservation District TO NR-C Natural Resource
Conservation District**

Size: **12.76 Acres**

Survey Required: **Yes**

Reason for the request:

**REZONING TO ENABLE LAND PURCHASE (SHIFT PROPERTY LINES
BETWEEN ADJACENT OWNERS)**

Petition 12237

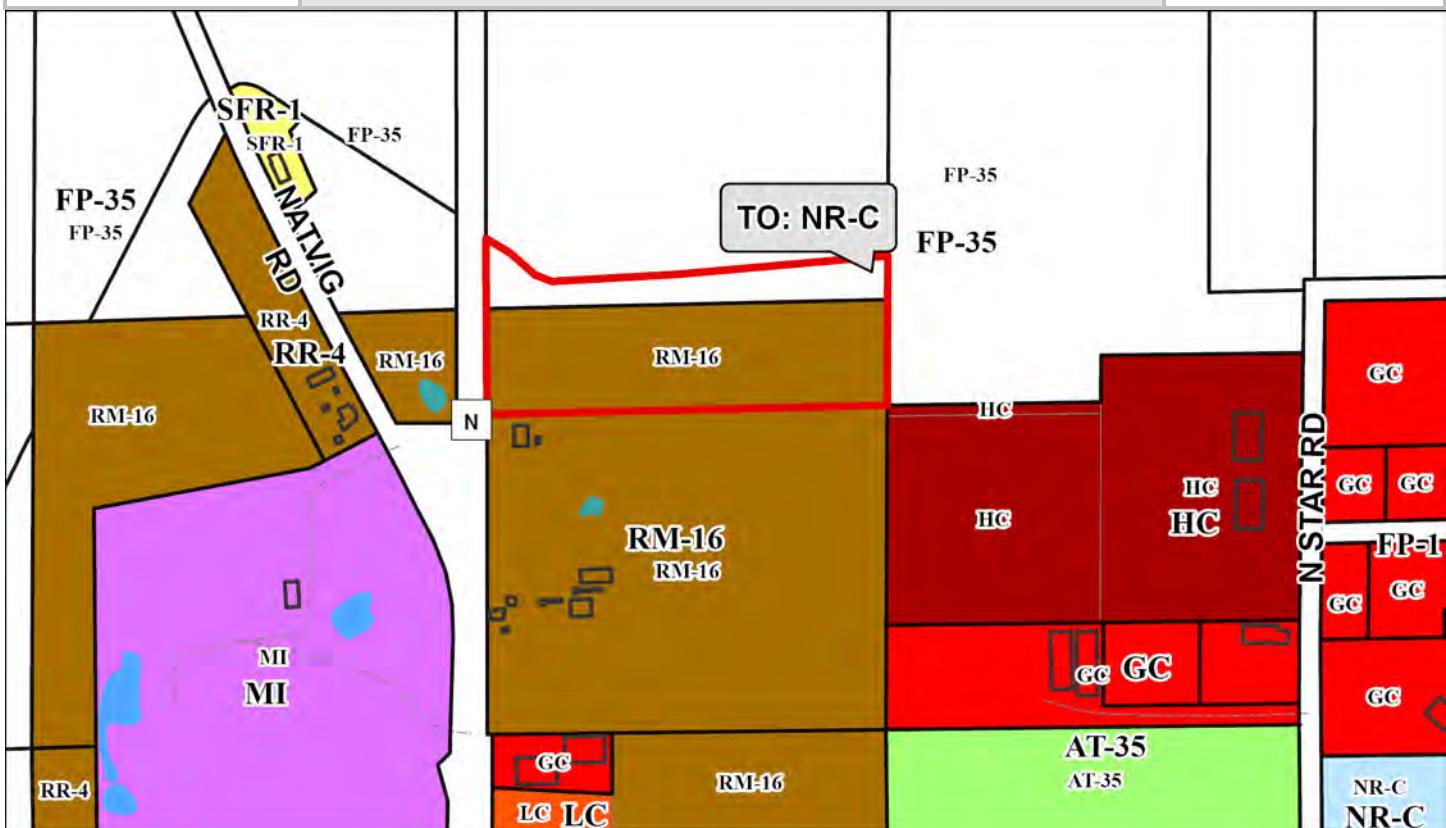
Town, Section:

**COTTAGE GROVE,
Section 28**

Applicant:
SKAAR PIT, LLC

Address:

**NORTH OF 3440
COUNTY HIGHWAY N**



DESCRIPTION: Skaar Pit LLC (c/o Wade Huston) requests a rezone of 12.76 acres in order to facilitate a property purchase from the current owner Everson Properties LLC. The applicant is assembling lands for a proposed commercial business park; they request NR-C zoning for this land in order to use it for stormwater management purposes. This petition would result in a 2-lot certified survey map (CSM), with this property being proposed Lot 2 for purchase by Skaar Pit LLC. Everson Properties LLC would retain the rest of the land as Lot 1, 35 acres of land that would remain in its current agricultural use and FP-35 zoning.

This petition was submitted concurrently with rezone petition #[12238](#) which is for the larger business park. Because the business park involves a subdivision plat for 7 commercial lots and significant public improvements, these two petitions are likely to proceed on different schedules. This petition is intended as an interim measure, to enable land acquisition to proceed before the business park is rezoned and platted.

OBSERVATIONS: The proposed lots meet county ordinance requirements for the proposed zoning. There are no improvements or structures on the property. There is no access to Lot 2 (where change of land use is proposed), and the rezone exhibit / survey map shows Lot 2 with vehicular access restricted along CTH N.

COMPREHENSIVE PLAN: This petition is located in the town's commercial, agricultural preservation, and resource protection corridor planning areas and is subject to the land use policies related to those designations. No structural development is proposed and the proposed zoning change would accommodate stormwater management for commercial developed proposed under related rezone petition 12238. The requested NR-C zoning appears reasonably

consistent with the goals, objectives and policies of the comprehensive plan. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@dane county.gov.

RESOURCE PROTECTION: The property abuts Little Door Creek and is subject to shoreland-wetland and floodplain zoning regulations. The draft survey / zoning exhibit shows the location of the stream bank, field-located wetlands, 75-foot wetland setback, FEMA Floodplain, and Shoreland Zoning boundary (300' from creek).

The Zoning Division did not require a wetland delineation for this petition. A delineation is only necessary if development is proposed near a wetland or wetland indicator, so that reviewing staff can verify the land use and applicable setbacks for structures from wetlands. Any soil conservation, shoreland, wetland and ecological restoration practices within the NR-C zoning district must be consistent with technical standards and approved by the Director of the Land and Water Resources to be permitted by right. Practices not associated with a permitted use require the approval of a conditional use permit.

TOWN ACTION: The Town Board recommends approval with no conditions.

STAFF RECOMMENDATION: The consultant Town Planner for the Town of Cottage Grove has commented (in a [staff review letter](#) for this petition and related applications to the town) that the town will require regional stormwater management facilities to be dedicated to the public, and that minor adjustments may be needed to CSM Lot 2 to ensure that septic and stormwater facilities are contained in separate lots with separate zoning (UTR for septic, NR-C for stormwater). These adjustments could be done on the final recorded documents.

Pending any comments at the public hearing, Staff recommends approval of this petition with no conditions other than recording of the CSM.

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