

Dane County Rezone Petition

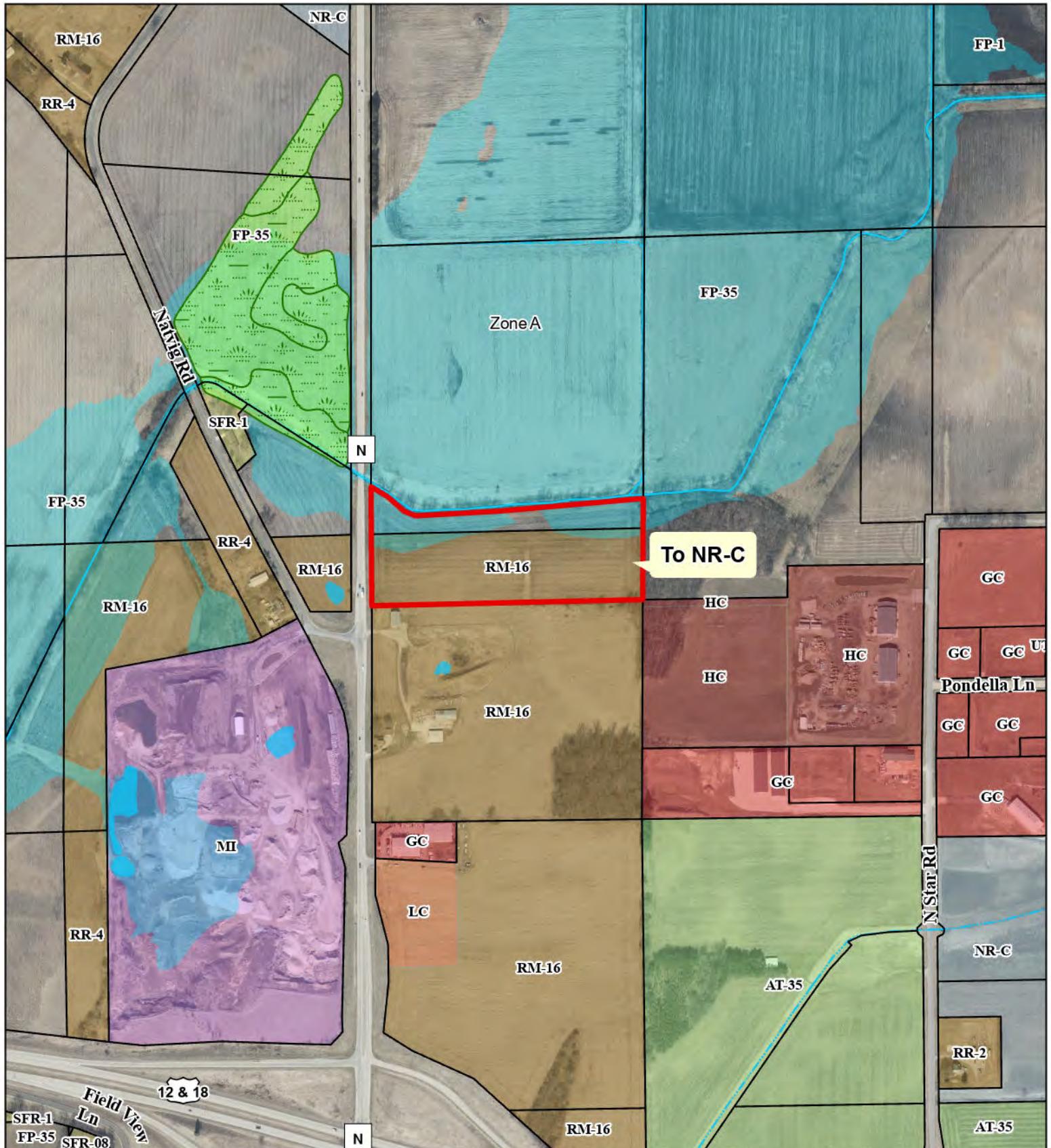
Application Date	Petition Number
11/13/2025	
Public Hearing Date	
01/27/2026	DCPREZ-2025-12237

OWNER INFORMATION		AGENT INFORMATION			
OWNER NAME EVERSON PROPERTIES, LLC	PHONE (with Area Code) (608) 774-0521	AGENT NAME SKAAR PIT, LLC	PHONE (with Area Code) (608) 255-9223		
BILLING ADDRESS (Number & Street) N6819 CANTER CT		ADDRESS (Number & Street) 2561 COFFEYTOWN ROAD			
(City, State, Zip) LAKE MILLS, WI 53551		(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	
north of 3440 County Highway N					
TOWNSHIP COTTAGE GROVE	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-284-8500-0		0711-284-9000-3			
REASON FOR REZONE					

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

Petition amended to better reflect intended use (stormwater management)

FROM DISTRICT:	TO DISTRICT:	ACRES		
FP-35 Farmland Preservation District, RM-16 Rural Mixed Use District	UTR Utility, Transportation and ROW District NR-C Natural Resource Conservation District	12.76		
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RUH1	
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
		DATE:		



PETITION 12237 EVERSON PROPERTIES, LLC

0 400 800 1,600
Feet



- 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
• PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Everson Properties, LLC	Agent Name:	Wade Huston, Skaar Pit, LLC
Address (Number & Street):	N6819 Canter Court	Address (Number & Street):	2561 Coffeytown Road
Address (City, State, Zip):	Lake Mills, WI 53551	Address (City, State, Zip):	Cottage Grove, WI 53527
Email Address:	evers11111@aol.com	Email Address:	whuston@rghuston.com
Phone#:	608-774-052	Phone#:	608-255-9223

PROPERTY INFORMATION

Township:	Town of Cottage Grove	Parcel Number(s):	0711-284-8500-0, 0711-284-9000-3
Section:	Sections 28	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 configuration and current zoning of the RM-16 parcel to support the construction of a stormwater management area for a proposed subdivision adjacent to the south edge of the property. The rezoning change from RM-16 to NR-C is necessary for the proposed stormwater management area to accommodate the proposed development to the south.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35, RM-16	AT-35, NR-C	35.00 Acres, 12.76 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
---	---	---	--	--

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 Huston

Date 11/20/25

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):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	



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Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
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 (608) 266-4266

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Property Owner Name:	Everson Properties, LLC	Agent Name:	Wade Huston, Skaar Pit, LLC
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Email Address:	evers11111@aol.com	Email Address:	whuston@rghuston.com
Phone#:	608-774-0521	Phone#:	608-255-9223

PROPERTY INFORMATION

Township:	Town of Cottage Grove	Parcel Number(s):	0711-284-8500-0, 0711-284-9000-3
Section:	Sections 28	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 No

This rezone application request is to change the configuration and current zoning of the RM-16 parcel to support the construction of a stormwater management area for a proposed subdivision adjacent to the south edge of the property. The rezoning change from RM-16 to UTR is necessary for the proposed stormwater management area to accommodate the proposed development to the south.

SEE REVISED

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35, RM-16 FP-35	AT-35, UTR FP-35	35.00 Acres, 12.76 Acres

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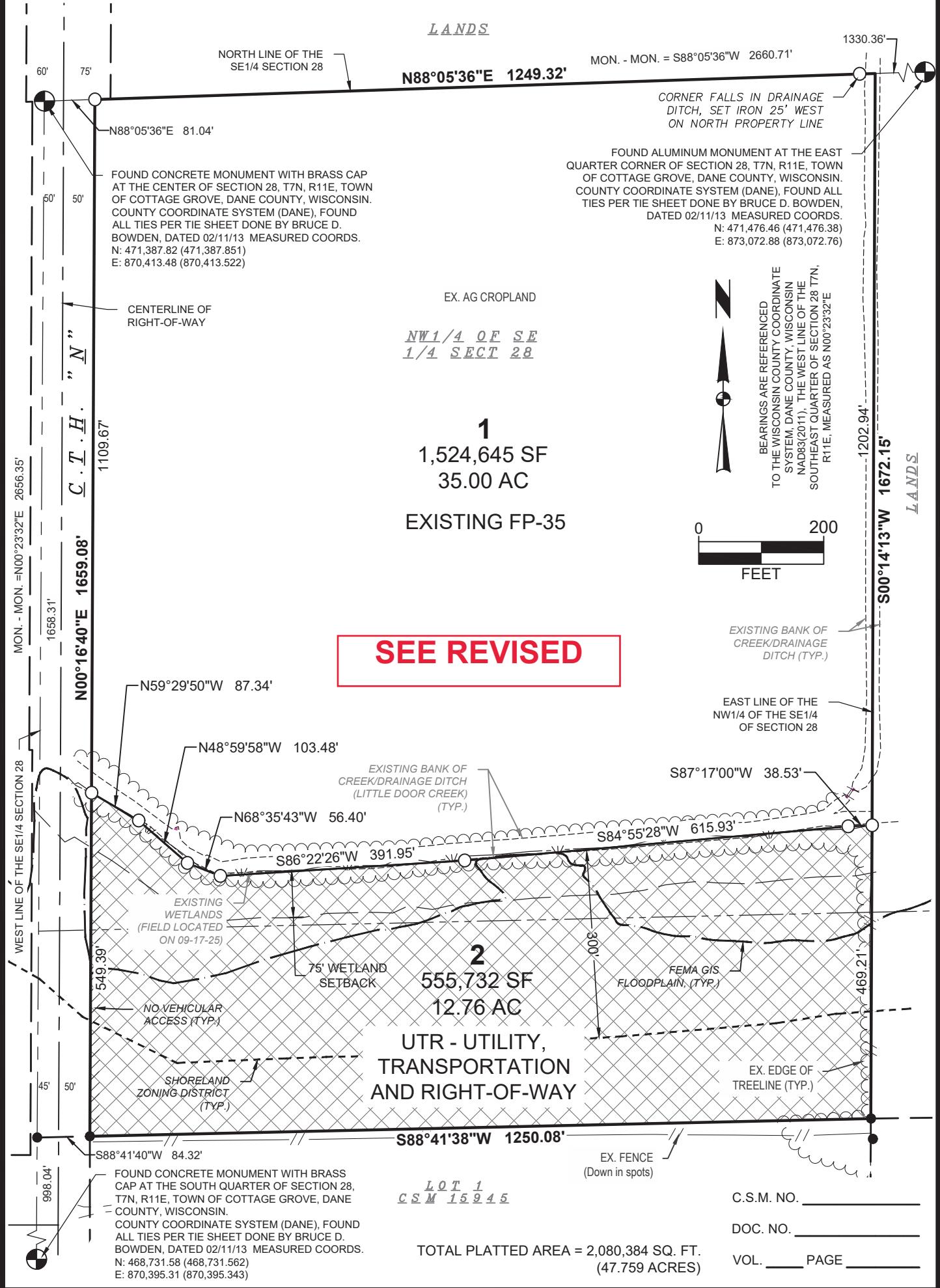
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Huston

Date 10/15/25

REZONE EXHIBIT

PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 28, TOWNSHIP 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.



TOTAL PLATTED AREA = 2,080,384 SQ. FT.
(47.759 ACRES)

C.S.M. NO. _____

DOC. NO. _____

VOL. PAGE

FN: 125.0216.30
DATE: 10-14-25

SHEET 1 OF 2



SNYDER & ASSOCIATES

SURVEYED FOR:
Skaar Pit, LLC
2561 Coffeytown Road

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

FN: 125.0216.30
DATE: 10.14.25

DATE: 10-14-
REVISIONS:

REV1

REV2

REV3

REV 0

SHEC

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FP-35 ZONING LEGAL DESCRIPTION (LOT 1)

Part of the Northwest Quarter and Southwest Quarter of the Southeast Quarter of Section 28, Township 7 North, Range 11 East, in the Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

Commencing at the center of said Section 28; thence N88°05'36"E along the northerly line of the Southeast Quarter of said Section 28, 81.04' to the easterly right-of-way line of County Road "N" and the point of beginning; thence continuing along said northerly line, N88°05'36"E, 1249.32' to the northeast corner of the northwest quarter of the southeast quarter of said section 28; thence along the easterly line of said northwest quarter of the southeast quarter of said section 28, S00°14'13"W, 1202.94'; thence S87°17'00"W, 38.53'; thence S84°55'28"W, 615.93'; thence S86°22'26"W, 391.95'; thence N68°35'43"W, 56.40'; thence N48°59'58"W, 103.48'; thence N59°29'50"W, 87.34' to the easterly right-of-way line of said County Road "N"; thence along said easterly right-of-way line, N00°16'40"E, 1109.67' to the point of beginning. This description contains approximately 1,524,645 square feet or 35.001 acres.

UTR ZONING LEGAL DESCRIPTION (LOT 2)

Part of the Northwest Quarter and Southwest Quarter of the Southeast Quarter of Section 28, Township 7 North, Range 11 East, in the Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

Commencing at the center of said Section 28; thence N88°05'36"E along the northerly line of the Southeast Quarter of said Section 28, 81.04' to the easterly right-of-way line of County Road "N"; thence S00°16'40"W along said easterly right-of-way line, 1109.67' to the point of beginning; thence S59°29'50"E, 87.34'; thence S48°59'58"E, 103.48'; thence S68°35'43"E, 56.40'; thence N86°22'26"E, 391.95'; thence N84°55'28"E, 615.93'; thence N87°17'00"E, 38.53' to the east line of the Northwest Quarter of the Southeast Quarter of said Section 28; thence along said east line, S00°14'13"W, 469.21'; thence S88°41'38"W, 1250.08' to the easterly right-of-way line of County Road "N"; thence along said easterly right-of-way N00°16'40"E, 549.39' to the point of beginning. This description contains approximately 555,732 square feet or 12.758 acres.

SEE REVISED



**SNYDER
& ASSOCIATES**

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

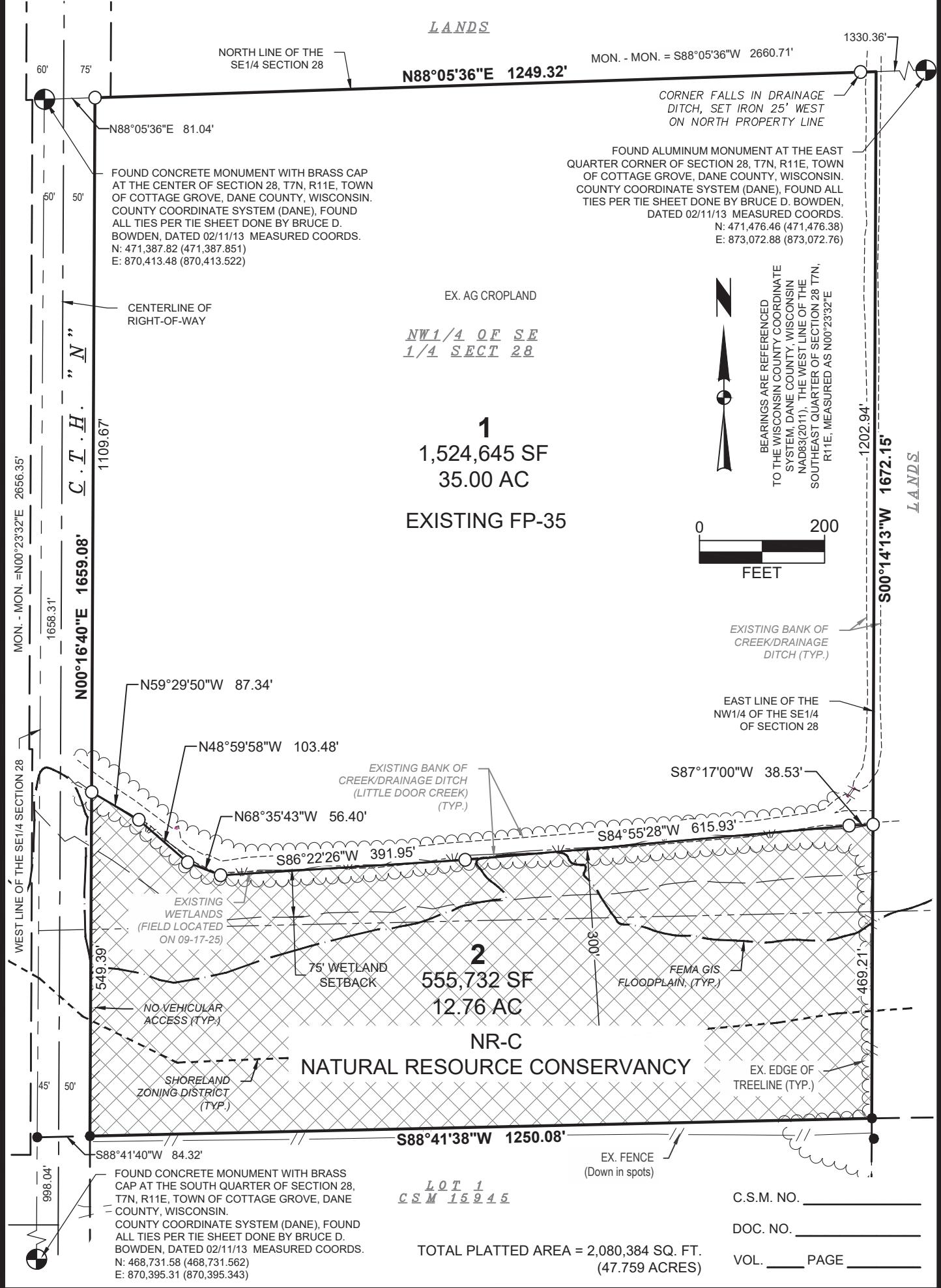
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(608) 838-0444
www.snyder-associates.com

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REVISIONS:
REV1
REV2
REV3

SHEET 2 OF 2

REZONE EXHIBIT

PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
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TOTAL PLATTED AREA = 2,080,384 SQ. FT.
(47.759 ACRES)

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VOL. PAGE

FN: 125.0216.30

SHEET 1 OF 2



SNYDER & ASSOCIATES

SURVEYED FOR:
Skaar Pit, LLC
2561 Coffeytown Road
Sullivan, WI 54557

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

FN: 125.0216.30

DATE: 11-20-2
REVISIONS:

REV1

REV2

REV3

SHEET

REZONE EXHIBIT

PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

FP-35 ZONING LEGAL DESCRIPTION (LOT 1)

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Commencing at the center of said Section 28; thence N88°05'36"E along the northerly line of the Southeast Quarter of said Section 28, 81.04' to the easterly right-of-way line of County Road "N" and the point of beginning; thence continuing along said northerly line, N88°05'36"E, 1249.32' to the northeast corner of the northwest quarter of the southeast quarter of said section 28; thence along the easterly line of said northwest quarter of the southeast quarter of said section 28, S00°14'13"W, 1202.94'; thence S87°17'00"W, 38.53'; thence S84°55'28"W, 615.93'; thence S86°22'26"W, 391.95'; thence N68°35'43"W, 56.40'; thence N48°59'58"W, 103.48'; thence N59°29'50"W, 87.34' to the easterly right-of-way line of said County Road "N"; thence along said easterly right-of-way line, N00°16'40"E, 1109.67' to the point of beginning. This description contains approximately 1,524,645 square feet or 35.001 acres.

NR-C ZONING LEGAL DESCRIPTION (LOT 2)

Part of the Northwest Quarter and Southwest Quarter of the Southeast Quarter of Section 28, Township 7 North, Range 11 East, in the Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

Commencing at the center of said Section 28; thence N88°05'36"E along the northerly line of the Southeast Quarter of said Section 28, 81.04' to the easterly right-of-way line of County Road "N"; thence S00°16'40"W along said easterly right-of-way line, 1109.67' to the point of beginning; thence S59°29'50"E, 87.34'; thence S48°59'58"E, 103.48'; thence S68°35'43"E, 56.40'; thence N86°22'26"E, 391.95'; thence N84°55'28"E, 615.93'; thence N87°17'00"E, 38.53' to the east line of the Northwest Quarter of the Southeast Quarter of said Section 28; thence along said east line, S00°14'13"W, 469.21'; thence S88°41'38"W, 1250.08' to the easterly right-of-way line of County Road "N"; thence along said easterly right-of-way N00°16'40"E, 549.39' to the point of beginning. This description contains approximately 555,732 square feet or 12.758 acres.



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DATE: 11-20-25
REVISIONS:
REV1
REV2
REV3

SHEET 2 OF 2

FP-35 and RM-16 TO UTR NR-C

(proposed Lot 2)

Part of the Northwest Quarter and Southwest Quarter of the Southeast Quarter of Section 28, Township 7 North, Range 11 East, in the Town of Cottage Grove, Dane County, Wisconsin; more fully described as follows:

Commencing at the center of said Section 28; thence N88°05'36"E along the northerly line of the Southeast Quarter of said Section 28, 81.04' to the easterly right-of-way line of County Road "N"; thence S00°16'40"W along said easterly right-of-way line, 1109.67' to the point of beginning; thence S59°29'50"E, 87.34'; thence S48°59'58"E, 103.48'; thence S68°35'43"E, 56.40'; thence N86°22'26"E, 391.95'; thence N84°55'28"E, 615.93'; thence N87°17'00"E, 38.53' to the east line of the Northwest Quarter of the Southeast Quarter of said Section 28; thence along said east line, S00°14'13"W, 469.21'; thence S88°41'38"W, 1250.08' to the easterly right-of-way line of County Road "N"; thence along said easterly right-of-way N00°16'40"E, 549.39' to the point of beginning. This description contains approximately 555,732 square feet or 12.758 acres.