

**TOWN OF COTTAGE GROVE  
PLAN COMMISSION RESOLUTION 2025-11-26**

**RECOMMENDING CONDITIONAL APPROVAL OF THE  
PRELIMINARY PLAT OF IRONSTONE COMMERCIAL PARK**

**WHEREAS**, Skaar Pit, LLC (the “Developer”) has submitted an application for preliminary plat approval to the Town, for Ironstone Commercial Park, a commercial business park development; and

**WHEREAS**, the Ironstone Commercial Park preliminary plat attached hereto as Exhibit A, consists of Lots 1-7 for commercial and industrial development, two Outlots, and public street improvements on approximately 97.177 acres on Parcel Identification Nos. 0711-284-9210-0, 0711-284-7511-0, 0711-331-8580-6, 0711-331-8501-1, 0711-331-9001-4, & 0711-331-8012-0 in the Town of Cottage Grove, Dane County, Wisconsin; and

**WHEREAS**, the proposed Ironstone Commercial Park preliminary plat has been reviewed by the Town Engineer, Town Planner, and Town Attorney, who have determined the Developer’s proposed preliminary plat meets the Town’s requirements for preliminary plat approval;

**WHEREAS**, the proposed Ironstone Commercial Park preliminary plat generally conforms to the requirements of Town Ordinance§ 15.07;

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the Town of Cottage Grove as follows:

1. The Plan Commission recommends approval of the preliminary plat for Ironstone Commercial Park subject to the following conditions:
  - a. The Developer is required to develop the preliminary plat in compliance with all applicable State statutes and Town ordinances and in accordance with generally accepted engineering standards and practices.
  - b. The Developer shall include on the final plat driveway culvert sizes and any drainage or utility easements as required by Town Ordinances or as deemed necessary by the Town Engineer, following Developer’s circulation of the plat to private utilities serving the area.
  - c. The Developer shall obtain from County Land and Water Resources Department (“LWRD”) all reviews and permits necessary for: (a) soil and erosion control within the plat; and, (b) stormwater management facilities that fully satisfy County requirements and address stormwater runoff issues related to the plat.
  - d. The Developer shall provide the Town written certification from the Developer’s engineer, in the same format as required by County LWRD, that the stormwater management facilities as-built will comply with all applicable permits and are operating in accordance with the approved design.

- e. The Developer shall provide the Town with confirmation that the plat is suitable for a private onsite wastewater treatment system(s) in compliance with the applicable provision of Wisconsin Administrative Code, with such system not including or consisting of a sewage holding tank(s).
- f. The Developer shall provide for Town approval final deed restrictions and covenants for the plat, which must address the ownership and maintenance of any private onsite wastewater treatment system serving the plat, the property on which private onsite wastewater treatment system sits, and the means/lines for conveyance of sewage to that system.
- g. The Developer shall provide the Town with proof that the Wisconsin Department of Transportation and Dane County have approved the final Traffic Impact Analysis and associated improvement designs and a copy of any agreement addressing or assigning responsibility for the requirement improvements.
- h. The Developer shall resolve any discrepancies between the preliminary plat and the rezoning application regarding the lot line between Outlot 2 and adjacent CSM Lot 2, or assure that stormwater facilities do not cross into Outlot 2
- i. The Developer shall provide an easement(s) across Outlot 2 for the purpose of stormwater infrastructure and drainage to adjacent CSM Lot 2, and Town access to facilities on CSM Lot 2 if recommended by the Town Engineer.
- j. The Developer shall establish design requirements and construction standards for the street improvements within the plat in accordance with Town specifications as approved by the Town Engineer.
- k. The Developer shall enter a Development Agreement with the Town regarding the development of the plat acceptable to the Town Attorney. The Development Agreement shall be drafted by the Town Attorney and reviewed by the Town Engineer and Town Board. When approved by the Town Board, the Development Agreement shall be executed by and between the Developer and Town. The Final Plat shall not be signed by the Town until the Development Agreement is fully executed.
- l. The Developer shall obtain comments on the preliminary plat from the Cottage Grove Fire Department and the Deer-Grove EMS District, present such comments to the Town, and address all recommendations of the Department/District to the satisfaction of the Town.
- m. The Developer shall obtain written confirmation of appropriate rezoning of the preliminary plat area from Dane County and present such confirmation to the Town.
- n. The Developer shall contact the local Postmaster to determine the required configuration and placement of mailboxes to serve the plat;

- o. In addition to those outlined above, the Developer shall obtain all required approvals from other approving authorities, as required by law.
- p. The Developer shall promptly reimburse the Town for all costs and expenses incurred by the Town in connection with the review and approval of the preliminary plat, including, but not limited to, the costs of professional services incurred by the Town for the review and preparation of required documents, attendance at meetings, or other related professional services.
- q. All street names on the plat must be reviewed and approved by the Dane County Surveyor.
- r. The Developer shall address all of the Town Planner's comments in his memo dated November 19, 2025 and the Town Engineer's comments in his letter dated November 21, 2025, to the satisfaction of the Town Planner and Engineer, respectively, except that new road right-of-way shall be 70 feet wide.
- s. The Plan Commission's recommendation for approval of the preliminary plat expires one hundred eighty (180) days from the date of adoption of this Resolution unless the Developer has satisfied all conditions of approval stated herein, except those that cannot be satisfied in this timeframe in the opinion of the Town Attorney. Time is of the essence. If the Developer encounters an unforeseen development delay, it shall immediately advise the Town Clerk and may request an extension.

This Resolution was duly adopted by the Plan Commission of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on November 26, 2025, by a vote of 6 in favor, 0 opposed, and 0 not voting.

TOWN OF COTTAGE GROVE PLAN COMMISSION

By: Steven Anders  
Steven Anders, Chair of Plan Commission

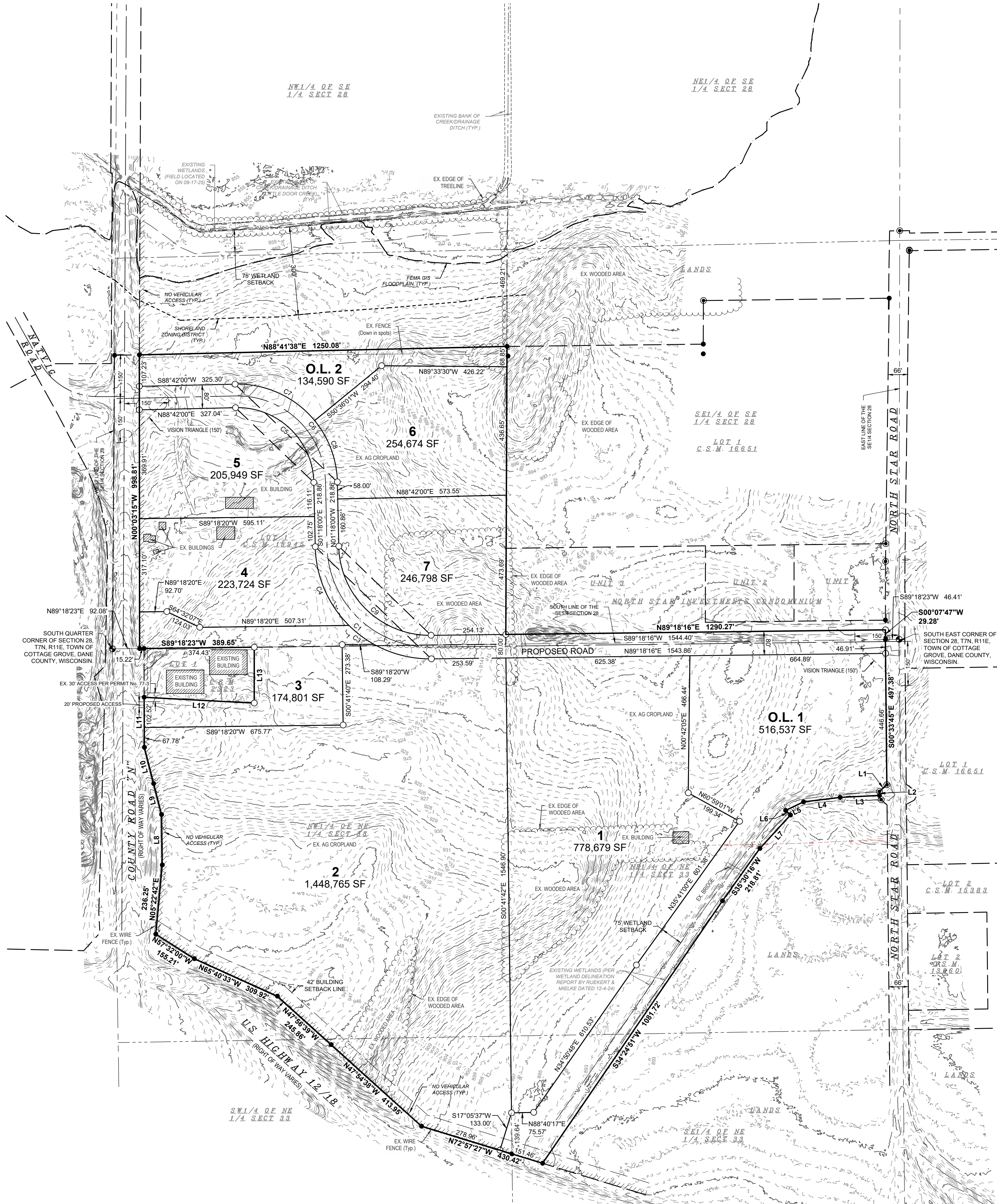
Attested by:

Kim Banigan  
Kim Banigan, Town Clerk

Incorporated by Reference:  
Preliminary Plat for Ironstone Commercial Park



L:\Projects\2025\1250216 SKAAR PIT PRELIMINARY PLAT.dwg, ADAM GROSS, 2/23/24 EXHIBIT, 2/25/2016, 8:21 AM, ANSI FULL BLEED D (34.0 X 22.0 INCHES)



## 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 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; 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, 996.81'; 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 Star 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, 487.38'; 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 line, 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, 245.88'; 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

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

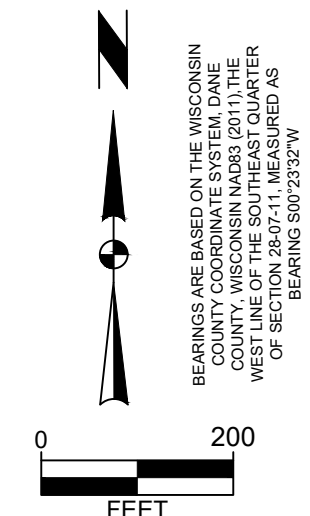
- LEGEND**
- 3/4" IRON REBAR FOUND
  - ⊙ 1" IRON PIPE FOUND
  - 1-1/4" x30" IRON REBAR SET, Wt. 4.30 LBS / FT  
ALL OTHER LOT CORNERS ARE A 3/4" IRON REBAR SET, Wt. 1.50 LBS / FT
  - ▨ EXISTING BUILDINGS
- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD 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 TO NAVD88 VERTICAL DATUM.

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

**PROPOSED ZONING:**  
LOTS 1, 2, 4-7 - HC - Heavy Commercial  
LOT 3 - GC - General Commercial  
OUTLOT 1 - NR-C - Natural Resource Conservancy  
OUTLOT 2 - UTR - Utility, Transportation and Right-of-Way

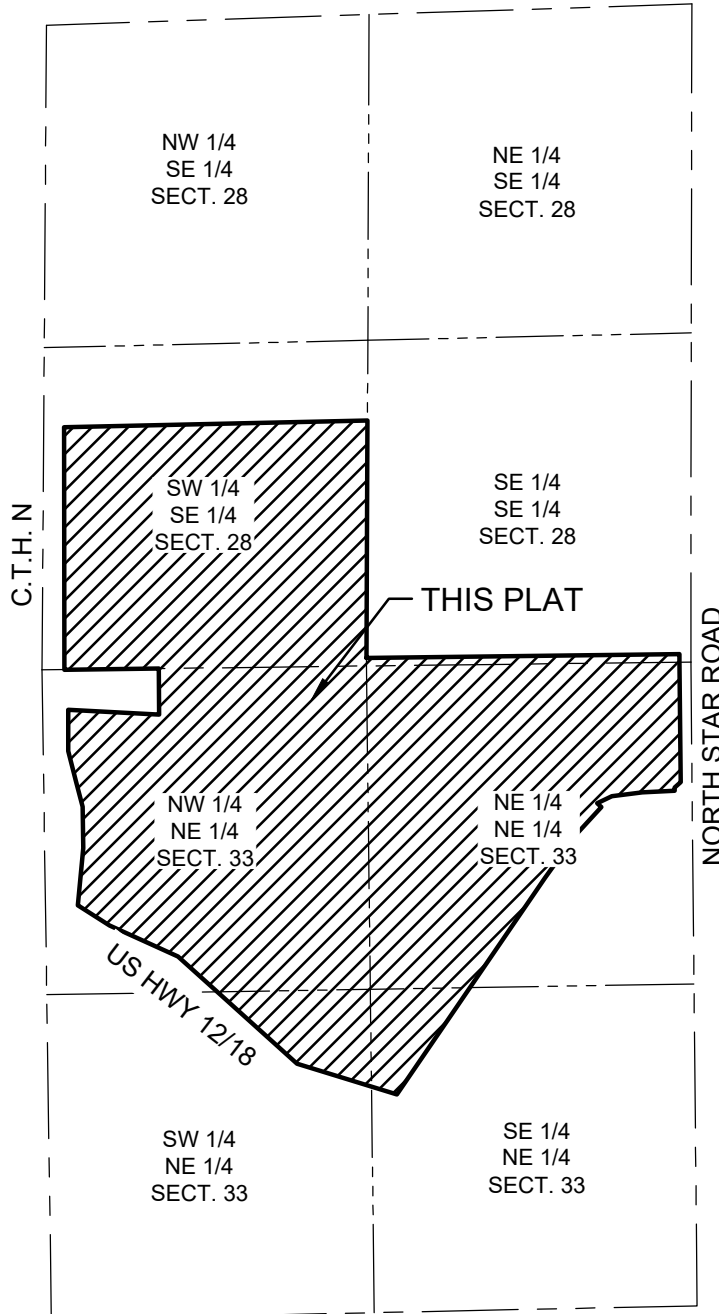
**SURVEYED FOR:**  
Skaar Pit, LLC  
2361 Coffeytown Road  
Cottage Grove, WI 53527

**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°14'37"W	126.82'
L11	N00°22'49"W	170.30'
L12	S87°02'07"E	374.93'
L13	N00°02'08"W	189.92'

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°56'50"E	S45°09'04"E	S60°48'37"E
C4	43°51'04"	390.00'	298.48'	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°20'59"E	S01°18'00"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



### LOCATION MAP

PART OF THE SE 1/4 OF SECTION 28  
AND PART OF THE NE 1/4 OF SECTION  
33, T7N, R11E, TOWN OF COTTAGE  
GROVE, DANE COUNTY, WISCONSIN

SKAAR PIT

PRELIMINARY PLAT

DANE COUNTY, WI

1	Modify Lot Config	10-16-25	ARG
MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 200'	T-R-S: TTN-RRW-SS
Technician: ARG	Date: 09-17-2025		

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



Project No: 125.0216.30

Sheet 1 OF 1

SNYDER & ASSOCIATES, INC. I

Sheet 1 OF 1