TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
OCTOBER 22, 2025

1) Notice of the meeting was posted at the Town Hall and on the Town's website. A quorum was present with Steve Anders, Tom Banigan, Troy Eickhoff, Kris Hampton, Jerry Meylor, and Dave Muehl present. Clerk-Treasurer Kim Banigan took minutes.

2) Anders called the meeting to order at 7:00 P.M.

3) Approve minutes of previous meetings: **MOTION** by Muehl/Eickhoff to approve the minutes of the August 27, 2025 meeting as printed. **MOTION CARRIED 6-0.**

4) Public Concerns: None.

5) Wade Huston, Skaar Pitt LLC – petition to rezone 31.056 acres of parcel 0711-331-8012-0 on North Star Road from AT-35 to RM-16 to correct a land division violation (DCPREZ-12208): Wade Huston was present, Dale Huston arrived after this item was finished. Wade explained that this is needed because proper land division procedures were not followed when this parcel was sold to Skaar Pit LLC by Viney Acres, LLC. It is needed to clean up the illegal land division, but this piece will soon be incorporated into the commercial plat they are currently working on. The Clerk-Treasurer suggested that the parcel should be restricted against residential development since RM-16 does include that as a permitted use. **MOTION** by Hampton/Eickhoff to recommend approval of the rezone of 31.056 acres of parcel 0711-331-8012-0 from AT-35 to RM-16, with a deed restriction against residential development. **MOTION CARRIED 6-0.**

6) Conceptual Review for two additional buildings on parcel 0711-284-9720-3 at 3447 North Star Road. Steven Banovetz, North Star Road Investments, applicant and landowner (tabled from March 26, 2025): Victor Banovetz represented his father. Two buildings are proposed, one to be built yet this year (Building A), and one to be built in 2026 (Building B). See Exhibit A. Town Planner Mark Roffers had provided a review letter, attached as Exhibit B. Discussion included:

   - Eickhoff wondered if there is enough parking. This was not addressed in Roffers' letter, nor are there any minimum requirements in the Town ordinance or Comprehensive Plan. Muehl suggested that bollards be installed in front of service doors so parked cars cannot block the exits.
   - Mr. Banovetz said they are waiting on septic permits, but their engineer has confirmed that three septic fields will work.
   - Lighting was discussed, especially related to having lights on poles off when there is no activity on the site.
   - During the discussion on landscaping, Anders wanted larger plantings. Item 4. of Roffers' letter addressed minimum requirements as per Town ordinance. Consensus was that landscaping for Building A and the retention pond area to be completed by June of 2026.
   - Mr. Banovetz stated that the improvements will comply with setbacks from the future road to the south, paving of the existing lot and area around the 2025 building will be done after the building is complete, possibly not until Spring of 2026 depending on timing and weather, and no signs are needed.

   MOTION by Banigan/Hampton to approve the plans contingent recommendations from Roffers made in items 1-11 of his review letter, with no signage allowed unless approved by the Plan Commission. **MOTION CARRIED 6-0.**

7) Set dates for November and December meetings: The November meeting will be held on the regularly scheduled date of Wednesday, November 26th, the December meeting will be moved to Tuesday, December 23rd.

8) ADJOURNMENT: **MOTION** by Eickhoff/Banigan to adjourn. **MOTION CARRIED 6-0**. The meeting ended at 7:53 P.M.

Submitted by: Kim Banigan, Clerk-Treasurer

Approved 11/26/2025

NORTH STAR ROAD INVESTMENTS

EXHIBIT A

Town of Cottage Grove – Design Review Petition October 2, 2025 Revision

Owner Land & Project: North Star Road Investments – Steve and Victor Banovetz

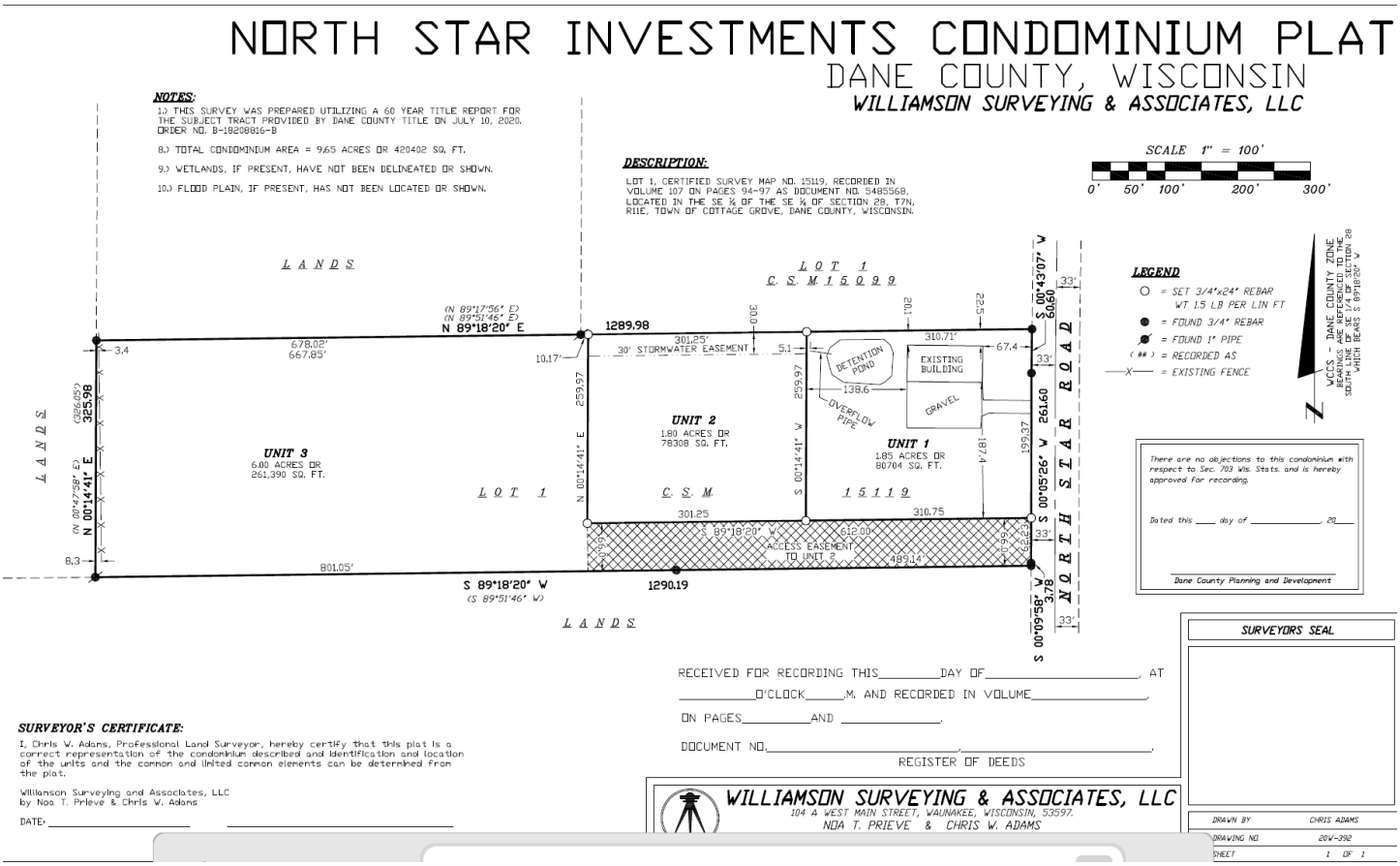
Address: 3347 N. Star Road, Cottage Grove – Condo Lot 1 (1.9 ac) of the 3 condo lots on the 10 acre parcel

Utilities: Fiber optic internet, Alliant Energy electrical, LP fuels, wells & in-ground septic systems

Parcel: 0711-284-7501-0 CSM No: 15119

Zoning: GC General Commercial District

Dane Co Building Permit: DCPZP-2019-00417



GENERAL INFORMATION

(Pages 2-4 must be completed by all petitioners)

Petitioner information:

Person's Name(s): Steve Banovetz

Firm Name (if any): North Star Road Investments, LLC

Relationship (check one): ☒ Owner ☐ Tenant ☐ Prospective Owner/Tenant ☐ Representing: _____

Mailing Address: 714 Weard Bridge Rd City: Cottage Grove State: WI Zip: 53527

Office/Home Phone #: _____ Mobile Phone #: 608-320-2338

Email: Stevebanovetz@gmail.com

Property owner information:

Name(s): Same

Ownership (check one): ☐ Individual ☐ Trust ☐ Partnership ☐ Corporation/LLC ☐ Other: _____

Mailing Address: _____ City: _____ State: ____ Zip: _____

Office/Home Phone #: _____ Mobile Phone #: _____

Email: _____

Parcel number or legal description of property: 0711-284-7501-0

Address or street boundaries of property: 3447 N. Star Rd
Condo Lot #1

Number of acres in property: 1.9 **Public road(s) providing access:** N. Star Rd

Current zoning district(s): GC **Proposed zoning district(s) (if different):** _____

Current and proposed uses of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

☐ agriculture	(☐ current use ☐ proposed use)
☐ natural area or open space	(☐ current use ☐ proposed use)
☐ FEMA-designated floodplain	(☐ current use ☐ proposed use)
☐ DNR- or field-delineated wetland	(☐ current use ☐ proposed use)
☐ navigable waterway on or next to land	(☐ current use ☐ proposed use)
☐ slopes of between 12% and 20%	(☐ current use ☐ proposed use)
☐ slopes of 20% or greater	(☐ current use ☐ proposed use)
☐ single-family home(s)	(☐ current use # ____ ☐ proposed use # ____)
☐ commercial service or retail	(☐ current use ☐ proposed use)
☐ manufacturing/storage/contractor	(☒ current use ☒ proposed use)
☐ agricultural-related business or structure	(☐ current use ☐ proposed use)
☐ commercial recreational use	(☐ current use ☐ proposed use)
☐ tourist rooming house	(☐ current use ☐ proposed use)
☐ institutional or utility use	(☐ current use ☐ proposed use)
☐ driveway to a public road	(☐ current use ☐ proposed use)
☐ other use: _____	(☐ current use ☐ proposed use)

Reimbursement for Development Review Services, Special Meetings, and Publication Expenses:

The Town Planner, Town Engineer, Town Attorney, and other third-party consultants may expend time in the administration, investigation, and processing of the development review petition, for which they will invoice the Town. Further, the Town may incur publication expenses, costs associated with special meetings, and costs associated with Town employees who perform special tasks associated with the petition. The signing and submittal of this petition shall be construed as an agreement to pay for any and all professional consulting services, staff services, publication expenses, and special meeting costs associated with the administration, investigation, and processing of this petition and the associated development review and approval request.

Reimbursable costs from third-party consultants shall be based on actual invoices submitted to the Town using the same rates as the Town routinely pays those consultants. Costs associated with Town employees who perform special tasks associated with the petition shall be twice the actual hourly pay of the associated Town employee. The Petitioner shall pay all reimbursable costs within 30 days of receipt of one or more invoices from the Town, following the execution of the development review or publication expenses associated with the petition. In the event the Petitioner fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Such costs that are assigned to the Petitioner or property owner, but that are not actually paid within 30 days, may then be imposed by the Town as a special charge on the affected property.

Acknowledgements and Signatures:

By signing and dating below, I/We:

1. To the best of my/our knowledge, submitted a petition that is true, correct, complete, and meets the requirements of applicable ordinances and the Town Comprehensive Plan.
2. Read, understand, and accept my/our responsibilities under the reimbursement section above.
3. Acknowledge that Town officials, employees, and consultants may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this petition.
4. Understand that all meeting dates are tentative and may be postponed by the Town for the reason of incomplete submittals or other administrative reasons.
5. If this petition is approved, agree to abide by this petition, approved plans, and required conditions associated with approval in the development of the subject property.
6. Understand that submittal of this petition and payment of the proper fee does not mean that requested development approval is imminent or guaranteed.
7. Understand that Town ordinances and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.
8. Understand that the approval(s) sought under this petition do not qualify as, nor replace the necessity for proper permitting for the proposed project or for other required governmental approvals.

Steven J. Banovetz — Signature of Petitioner

3/20/2025 — Date

STEVEN J. BANOVETZ

Printed Name of Petitioner

Signature of Property Owner (if different)

Date

EXISTING CONDITION



Lot 1. Existing office (960 SF,) and attached shop (5,200 SF). Both insulated and heated.

High capacity well, full electrical, ADA bathroom, and septic



Lot 1. Proposed area for 2 additional buildings. Trees (foreground) along the town road to remain

The area is nearly level – but drops to the west and north. To the south (picture left) is a private condo driveway. There is some early planning that proposes that the driveway will be removed and a town road will be built 35 ft to the south of the existing driveway.



Land use to the north – Capital Underground shops



Land use to the east – Cat Electric shop



Land use to the west – Redline Watersports – storage buildings



Land use to the south – currently farmland but proposed zoning changes are underway



Existing exterior lighting over passage doors, dusk to dawn (left) and emergency triggered (right)

Down-lighting systems. Sized to light just the immediate area around the door approaches



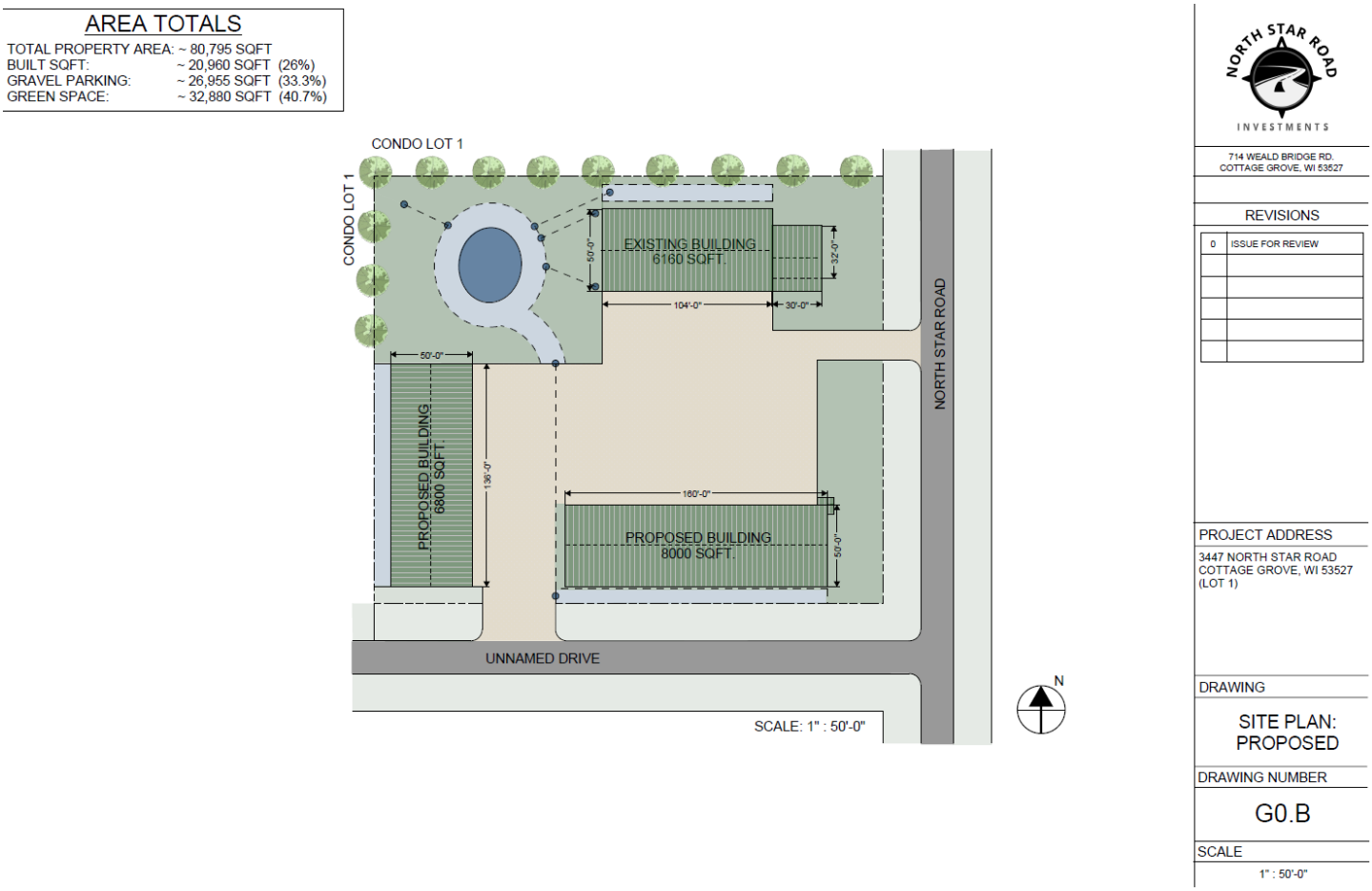
Existing exterior lighting over shop doors – a down-lighting system. The fixtures are sized to light the immediate area below the door.



New building stone wainscoting to match existing building stone – Nova™ brick

PROPOSED BUILDINGS

There are no wetlands, floodplains, and shoreline setbacks. The area proposed is fairly level, draining slightly to the NW corner – where there is a stormwater wet basin and continued stormwater easement on the next two condo lots to the west. The only town road is N. Star Road. The goal is for the next two buildings to match the existing building – color, style, height, windows, overhangs, roof angles, and doors. Building setbacks will be 15 feet from Condo lots #2 and #3, and 30 feet from the edge of the North Star Road ROW.

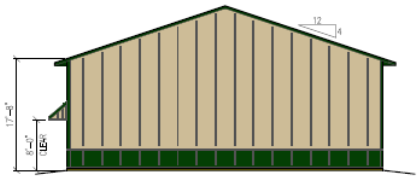


1. **Year 2025 build**. SE lot corner. 50 ft N-S and 160 ft E-W (8,000 SF – 6 leasable business units).
    a. There will be a 30-ft setback along N. Star Road. There will be a 15-foot setback from lot 3.
2. Lot size: 1.9 acres
3. Landscaping Required: Large trees (8 req) already planted (8) trees, small trees (16 req) already planted (45) trees, shrubs (40 req) already planted (0), perennial beds (600 SF req) already planted (600 SF).

    a. Landscape – trees are already planted, but we will add more – see landscape plan.
        i. Shrubs – highbush cranberry, elderberry, prairie ninebark, American plum
        ii. Trees – Oak, Sycamore, River Birch, and evergreens
    b. East Elevation (facing town road) requires 35% enhanced wall treatment:
        i. Total wall surface = 1,094 SF, stone wainscoting = 16% (see pic), windows = 7%, eyebrow over all 4 windows = 14% (and wrapped onto the north face)
        ii. Total wall enhancements as proposed = 37%
    c. South Elevation (visible from the town road) will have two colors, 7 windows, 6 doors, and stone wainscoting running the entire 160 ft length of the building.



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



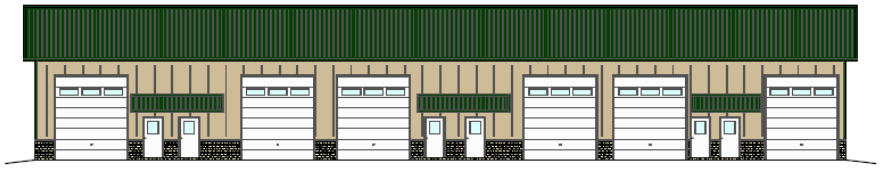
SOUTH ELEVATION

NOTE:
-ALL STEEL TRIM, WAINSCOTING AND NOVABRICK TO MATCH EXISTING BUILDING COLORS

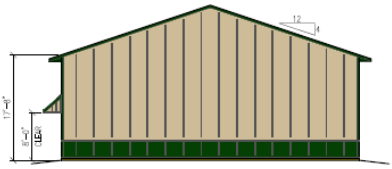
BUILDING COLORS
ROOF: EVERGREEN
SIDES: HICKORY MOSS
TRIM: EVERGREEN
WAINSCOTING: EVERGREEN
NOVABRICK: CHARCOAL

We Protect What You Value™

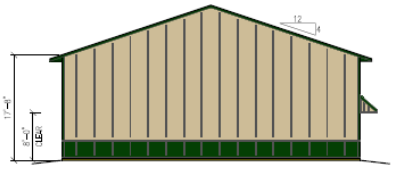
4. **Year 2026 build**. SW lot corner. 136 ft N-S and 50 ft E-W (6,800 SF – 5 leasable business units).
    a. There will be a 15 ft setback from lot 3 and a 15 ft setback from lot 2.
    b. Landscape – see the landscape plan
        i. Shrubs – highbush cranberry, elderberry, prairie ninebark, American plum
        ii. Trees – Oak, Sycamore, River Birch, and evergreens



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NOTE:
-ALL STEEL TRIM, WAINSCOTING AND NOVABRICK TO MATCH EXISTING BUILDING COLORS

BUILDING COLORS
ROOF: EVERGREEN
SIDES: HICKORY MOSS
TRIM: EVERGREEN
WAINSCOTING: EVERGREEN
NOVABRICK: CHARCOAL

We Protect What You Value™

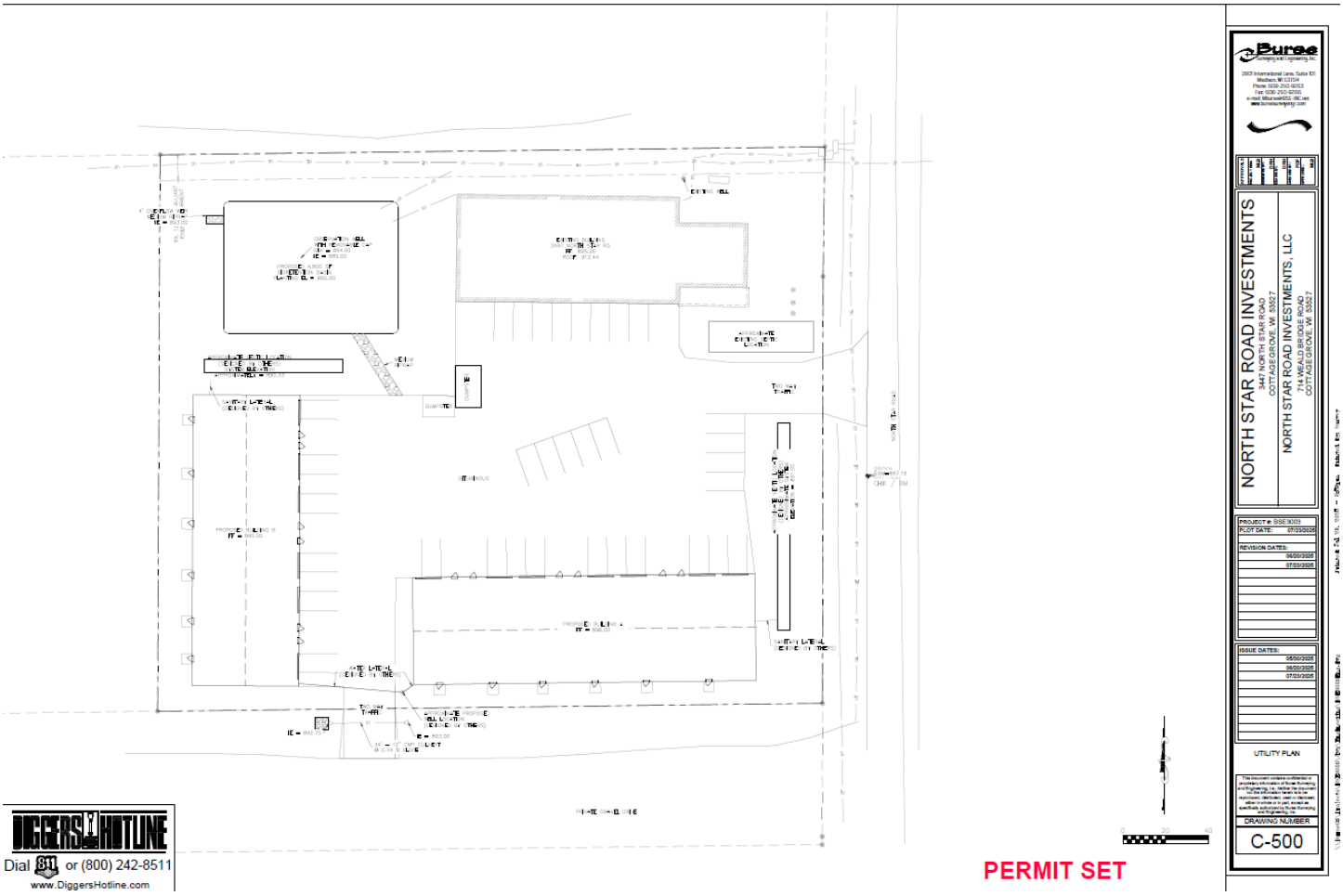
Interior build-outs will be done when appropriate for each lease. The plumbing will be “ruffed in” and the bathrooms will be completed as needed – i.e. if one leasee wants 3 units, we would not build 3 bathrooms. Each bathroom will be ADA compliant. Each bathroom will have a mop sink on a wall - facing out to the shop space.

Electrical will be “ruffed in” and expanded with meters when required by leases. All units will be heated with individual Modine (type) heaters on individual LP fuel meters.

The property/project owner (Steve & son Victor) will have a unit in the proposed 2025 building and expect to have a weekly presence. The existing shop and office building is leased from September 2025 through 2030, to a single ecological restoration company. We expect the next two buildings to be fully leased by the time they are built.

No company signs are planned for this parcel at this time. All existing trees will be preserved during construction and will be fenced-off with typical orange construction fence during construction. There are no other structures within 50 feet of this condo lot. There are no public open spaces on N. Star Road. A single residence is located greater than 1,200 feet from Lot 1.

Upon completion of the 2025 proposed building, we will pave with asphalt, the gravel lots associated with the existing building and the 2025 proposed building. If the 2025 proposed building is erected before cold weather, and asphalt can still be installed, we will do it in the late fall of 2025. Otherwise, it will be paved in the late spring of 2026. See the attached drawing showing parking spaces and pavement location.



We expect 2 to 3 dumpsters to be placed on the parcel. They will be grouped together in a central location near the stormwater basin. They will be placed within a cedar enclosure.

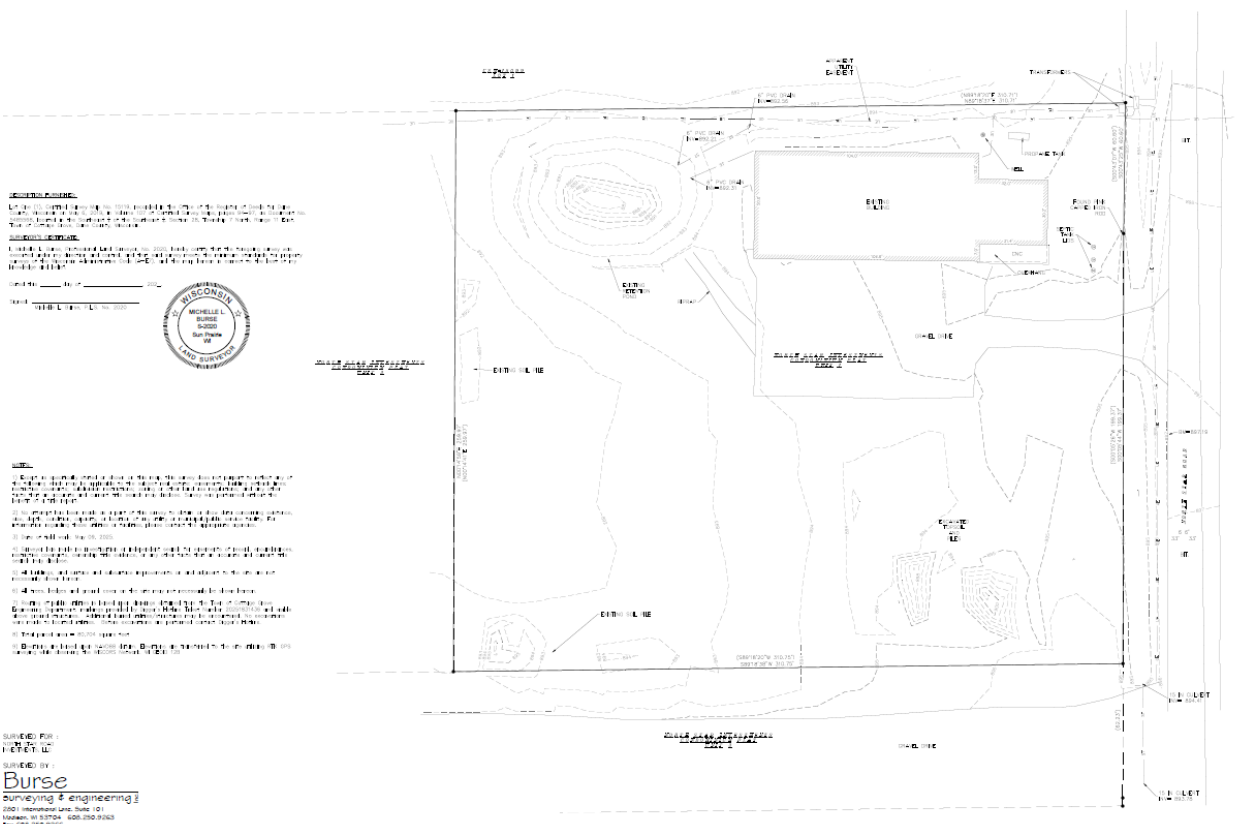


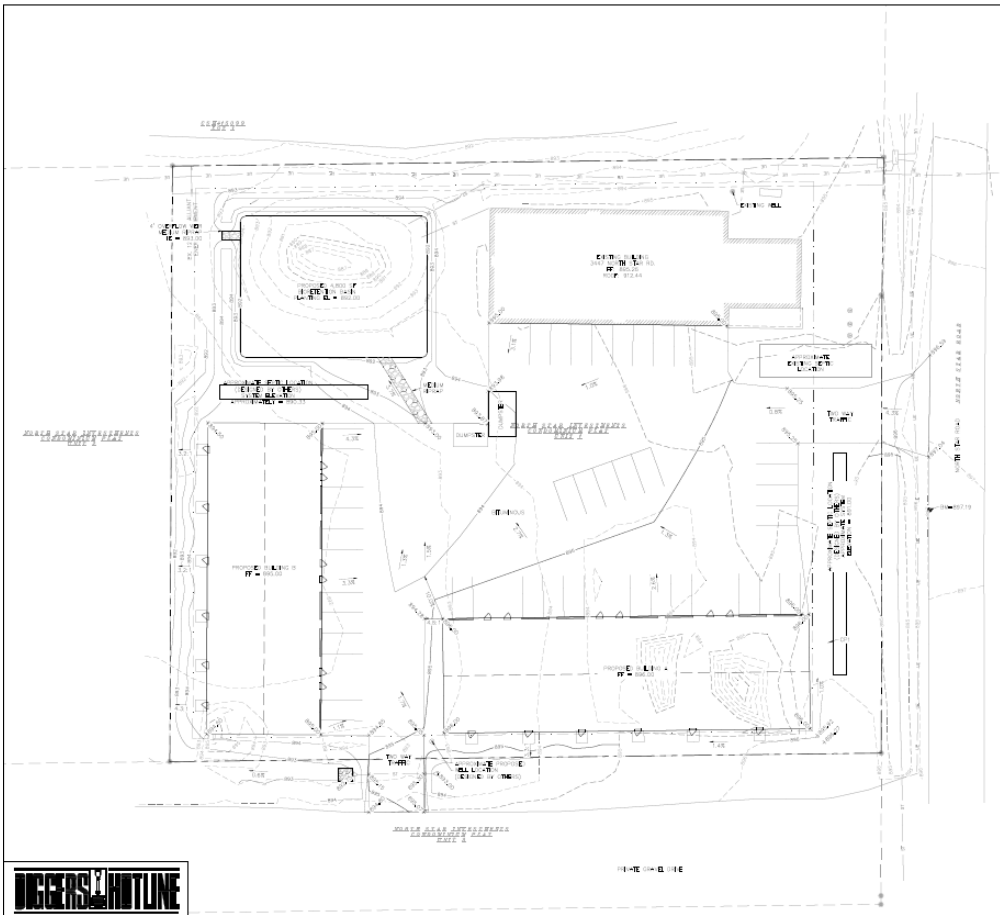
Grading Plan. Grading and stormwater have been designed by Burse Surveying and Engineering. Their drawings are enclosed within this document. We expect relatively little grading to take place – mostly removal of topsoil and installation of course base rock to support the concrete slabs. All stormwater will flow to the stormwater treatment basin in the NW corner of lot 1. A soil test (to 22 ft deep) was completed and the soil is approved for a stormwater infiltration basin – see below. The overflow from that basin will travel due west along the north property lines of lots 1, 2, & 3. There is already a stormwater easement for lot 1 across lots 2 & 3 in place.

We also have an easement to connect to the private driveway that runs from N. Star Road to the wider part of lot 3.

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 1, CERTIFIED SURVEY MAP NO. 15319, RECORDED IN VOLUME 107 ON PAGES 94-97 AS DOCUMENT NO. 5485568, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.





Burse
surveying & engineering
2501 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9264
email: mburse@tds.net
www.burseengineering.com

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

PERMIT SET

Burse
Surveying and Engineering, Inc.
2501 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9264
e-mail: Mburse@TDS.net
www.burseengineering.com

NORTH STAR ROAD INVESTMENTS
5447 NORTH STAR ROAD
COTTAGE GROVE, WI 53527

NORTH STAR ROAD INVESTMENTS, LLC
214 MEADOWBROOK ROAD
COTTAGE GROVE, WI 53527

PROJECT #: BSE3003
PLOT DATE: 07/23/2025

REVISION DATES:
06/20/2025
07/23/2025

ISSUE DATES:
05/30/2025
06/20/2025
07/23/2025

GRADING PLAN

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor any of the information contained herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER
C-400

Wis. Depart. of Safety and Professional Services — SOIL EVALUATION - STORM — Page 1 of 2

Division of Industry Services — In accordance with SPS 382,365 and 385, Wis.Adm.Code

Attach complete site plan on paper not less than 8 1/2 x 11" in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and % slope,scale or dimensions,north arrow,location &distance to nearest road.

Please print all information

Personal information you provide may be used for secondary purposes [Privacy Law,s.15.04(1)(m)].

County: DANE

Parcel I.D.: 018/0711-284-7501-0

Reviewed by: Date:

Property Owner: NORTH STAR ROAD INVESTMENTS LLC

Property Location: SE 1/4, SE 1/4, S 28 , T 7 N, R 11 E

Property Owner's Mailing Address: 714 WEALD BRIDGE RD

Lot # / Subd.Name or CSM#: UNIT 1 — NORTH STAR INVESTMENTS CONDOMINIUM

City / State / Zip Code / Phone Number: COTTAGE GROVE WI 53527

☐ Town ☒ City: COTTAGE GROVE — Nearest Road: 3447 NORTH STAR RD

Drainage area: TBD ☐ sq.ft. ☐ acres

Optional:

Test Site Suitable for (check all that apply)

☐ Irrigation ☐ Bioretention trench ☐ Trenches
☐ Rain garden ☐ Grassed swale ☐ Reuse
☐ Infiltration trench ☐ SDS (>15'wide) ☐ Other_____

Hydraulic Application Test Method:

☒ Morphological Evaluation
☐ Double-Ring Infiltrometer
☐ Other (specify) _____

Site Considerations:

Obser. ☐ Boring

1 # ☒ Pit — Ground surface elev. 891.44 — Depth to limiting factor N/A

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Boundary	% Rock Fragmts	Hydraulic App. Rate Inches/Hr.
Ap	0-6	10YR3/2		sil	1msbk	fr	as	1	0.13
Bt	6-27	10YR4/4		sicl	2fsbk	fi	cw	0	0.04
C1	27-56	10YR5/4		vfs	0mass	vfr	cw	2	0.5
C2	56-82	10YR5/4		gr sl	1msbk	vfr	cw	20	0.5
C3	82-103	10YR6/4		cb ls	0sg	l	cw	23	1.63
C4	103-162	10YR6/4		cb s	0sg	l		28	3.6

Obser. ☐ Boring

☐ # ☒ Pit — Ground surface elev. — Depth to limiting factor

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Boundary	% Rock Fragmts	Hydraulic App. Rate Inches/Hr.

CST Name / Address: CLAY VANDERLEEST, N7803 TOPPE RD, WATERLOO, WI 53594

Signature:

Date Evaluation Conducted: 7/3/2025

CST Number 1190689

SP-121100003

Telephone No.(608) 509-2855

Septic and Well Plan

All units within a building will share a septic and well. Both buildings will share a well. Meinholtz has completed soil tests and both septic locations have been approved. See the documents below. Each septic will require its own sanitary permit. The 2025 permit will be available for the plan commission meeting.

Ch

CHECK BOX AS APPLICABLE.

☑ SOIL EVALUATION SITE MAP

Scale: 1" = 50'

0 50 75 100

12.5'

CHECK BOX AS APPLICABLE.

☐ SYSTEM PLOT PLAN

PAGE 4 OF 4

PROJECT NAME: NORTH STAR ROAD INVESTMENTS LLC

PROJECT ADDRESS: 3447 NORTH STAR ROAD

DESIGN FLOW: 234 GPD

Attach design flow calculations for commercial plans.

BM Symbol: ⊕ BM Elevation: 100.0' FT

BM Description: BOTTOM OF BUILDING SIDING

Slope Gradient (%) of Tested Area: 1.5% Well Symbol (If applicable): ⊙

N

Indicate north by drawing an arrow on the appropriate line.

Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer: _____ / _____

Force Main: _____ / _____

IMPORTANT: Show ground elevation contours at suitable intervals.

S.E. BUILDING PLAN

R/W

← APPROXIMATE LOT LINES →

⊙ WELL

SYSTEM SIZING:
12 EMPLOYEES + 13 GPD = 156 GPD.
156 × 1.5 COMMERCIAL CODE FACTOR = 234 GPD.

EXISTING BUILDING

BENCHMARK
EL = 100.0' AT BOTTOM OF SIDING (4" ABOVE GROUND)

PROPOSED SYSTEM:
6' × 97.5' CONVENTIONAL SEEPAGE CELL.
SYSTEM ELEVATION = 95.7'

B-3 100.0'

1.5%

B-2 100.6'

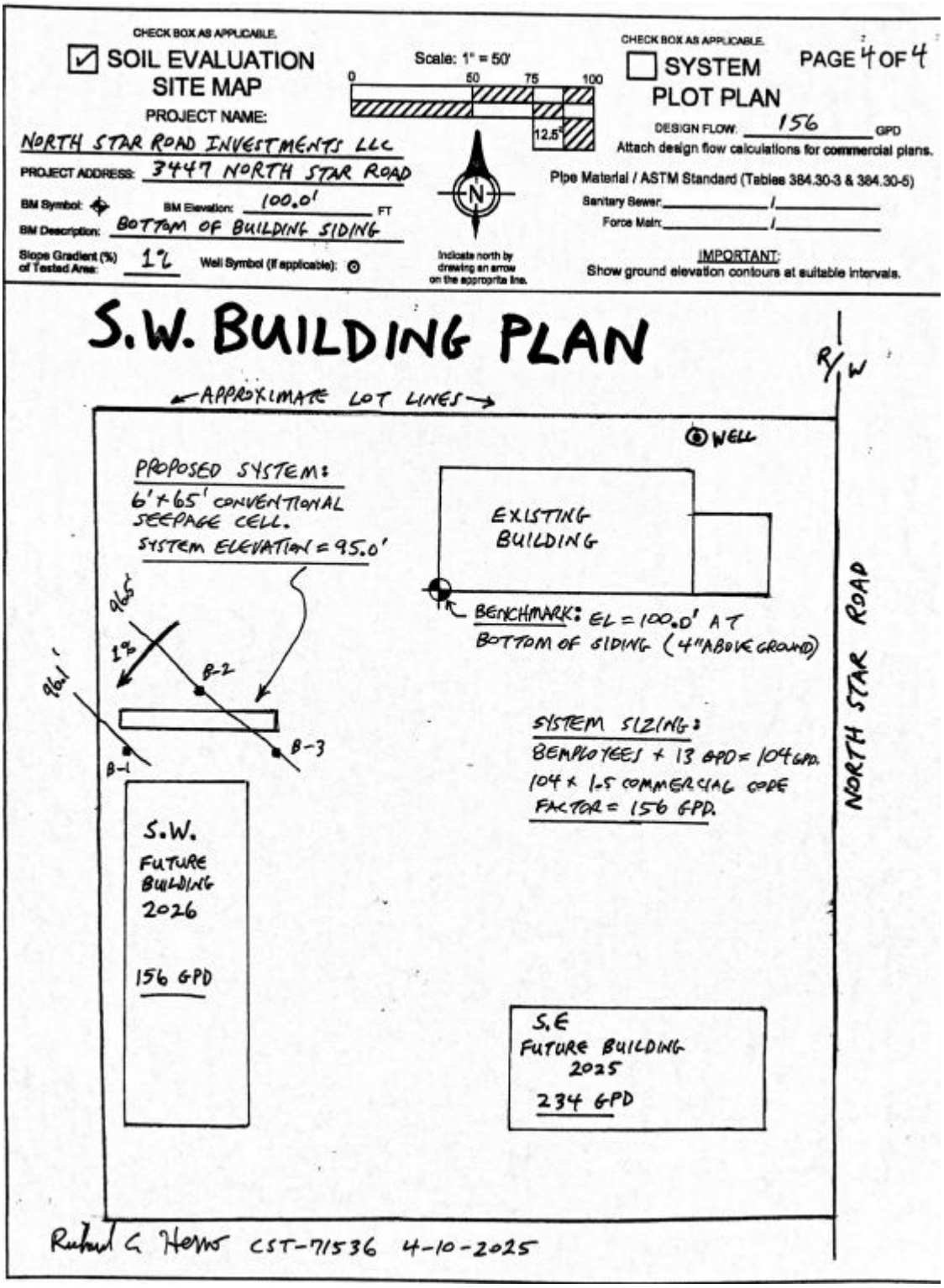
B-1 101.2'

NORTH STAR ROAD

S.W. FUTURE BUILDING 2026
156 GPD

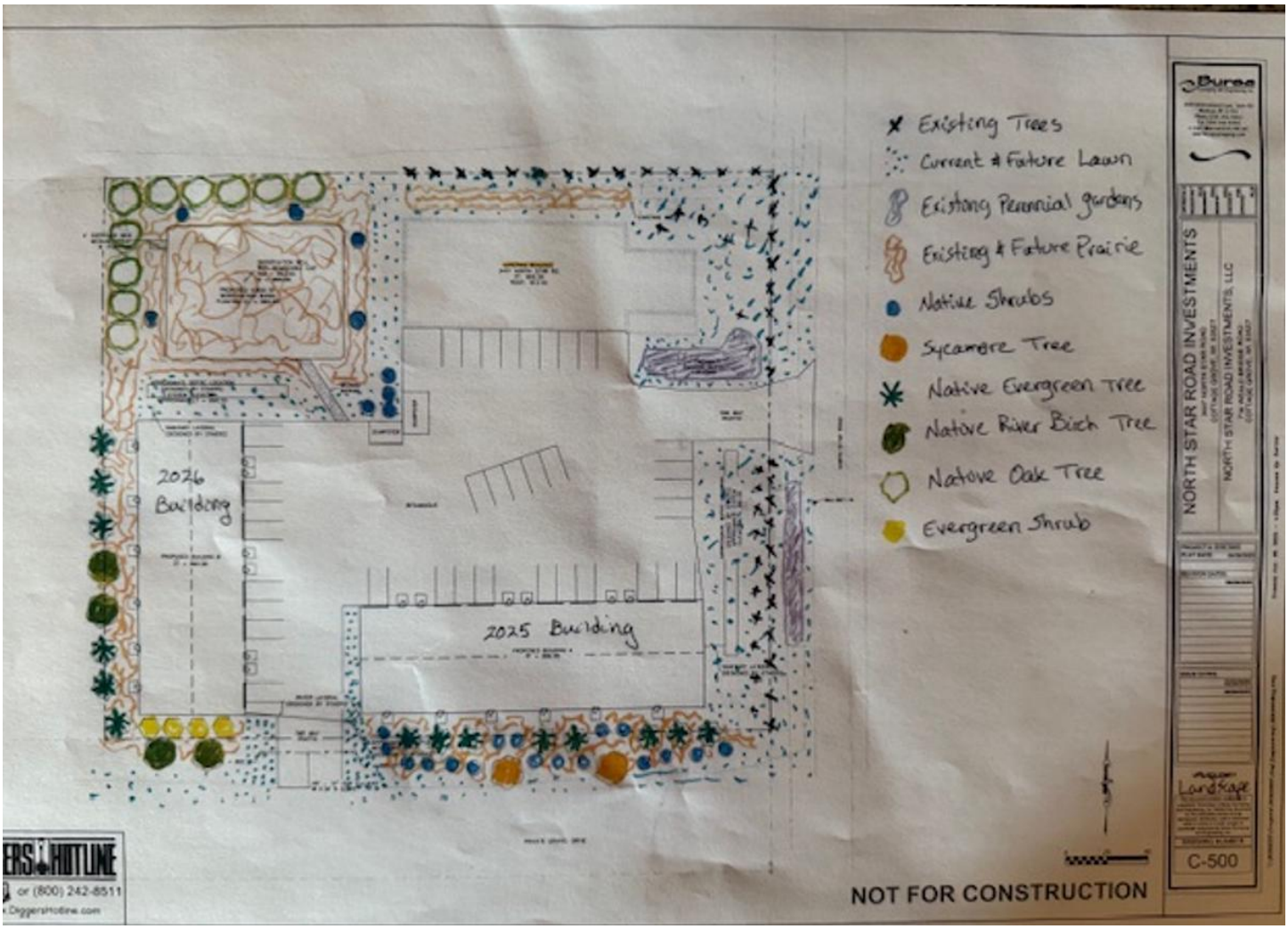
S.E FUTURE BUILDING 2025
234 GPD

Richard G. Herms CST-71536 4-10-2025



Landscape Plan

The landscaping will go above and beyond requirements. A large format (11”x17”) copy of the landscape plan presented below is available at the township office. The chart below that summarizes and adds to that document.



NSRI Live Plant Specifications - 2025 and 2026 Buildings

Drawing Color	Quantity	Type	Size	Note	Supplier
	45	Tree	3-15 ft	Existing trees - sycamores, river birch, spruce, juniper, etc.	N/A
	N/A	Turf	N/A	Existing and future mown turf grass	N/A
	1,200 SF	Garden	N/A	Existing mature native prennial plants	N/A
	N/A	Prairie	N/A	Existing and future short- and tall-grass prairie	N/A
	26-35	Shrubs	2-3 ft	Native, pagoda dogwood, elderberry, am cranberry, hazlenut	CS, JN, MK
	2	Tree	6 ft	Sycamore tree	CS
	14-18	Tree	5 ft	Evergreens, white pine, hemlock, white cedar, spruce	TI
	4	Tree	6 ft	Multi-stem native river birch	CS
	10-15	Tree	1-gal 12"	Native oak trees - I grew from acorns - from a client's site	Steve
	4-10	Shrubs	3-gal 12"	Evergreen foundation prostrate shrubs - Yew	MK

CS=Cold Stream Nursery, JN=Johnson Nursery, MK=McKay Nursery, TI=Toddle Inn

Electrical Plan

To meet Dark Sky designs, I modified the current exterior lights above each of the 4 garage doors with a durable plastic shade. The fixtures had a lens that projected light horizontally and vertically – with the new shade, the fixture can only project a vertical downcast light along the face of the door. We will continue the same exterior lighting (fixture type, placements, and intensity) as is on the existing building and will use poles to bring the light over the parking lot. See lighting specification sheets and the photometric plan for the site below.



Existing Building – Prior to August 2025

Exterior garage door flight fixture with vertical and horizontal light projection



Existing Building – Post August 2025

Exterior garage door flight fixture with modification to just vertical light projection



Existing Building – Current passage door lighting (typical dawn-dusk + emergency light)

New buildings. This is the type and style of fixture lights planned for above the 24 service doors and the 13 garage doors. Note there are two kinds – one is a typical dusk to dawn (right) and the second fixture is the battery back-up, triggered to the ON function when the power goes down (left). Both are downcast lights.

SLIM18Y/PC2

RAB



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.1 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	N/A
208V	0.11A
240V	0.10A
277V	0.09A
Input Watts	20.9W

LED Info

Watts	18W
Color Temp	3000K (Warm)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	2,695 lm
Efficacy	128.9

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IP Rating:
Ingress protection rating of IP66 for dust and water

ADA Compliant:
SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:
Dark Sky Approved in 3000K. Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PAYHGJ3C

Electrical

Driver:
Constant Current, Class 2, 208V-277V, 50-60Hz, 208V: 0.11A, 240V: 0.10A, 277V: 0.09A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
15.21% at 120V, 10.6% at 277V

Power Factor:
97% at 120V, 94.6% at 277V

Photocell:
277V Button photocell included. Photocell is compatible with 208V-277V.

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 100W Metal Halide

Construction

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:
Suitable for use in up to 104°F (40°C)

Housing:
Precision die-cast aluminum housing

TRITON LED Series

LED General and Emergency Lighting

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____

The Triton LED Series is an indoor or outdoor, die-cast, architectural, high-performance LED fixture designed to work in emergency lighting and combined general/emergency lighting applications.

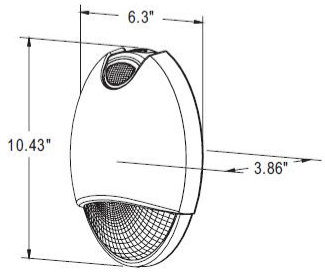


FEATURES & BENEFITS

- Switchable AC operation for use as dusk to dawn with photocontrol option or use of a normally open switchLED
- A 1/2 inch NPT threaded conduit opening is provided at the top of the enclosure and sealed with a closure plug
- Optional cold weather package -4°F to 122°F (-20°C to 50°C)
- UL Listed 90 minute emergency run time, 24 hour recharge time
- Suitable for Wet or Damp Locations

SPECIFICATIONS

Illumination:	Long lasting, energy efficient, ultra-bright white 11W, 5000K CCT LED
Housing:	Low-profile, streamlined, die-cast aluminum housing
Input:	120/2777VAC Dual primary, 60Hz
Battery:	Maintenance-free NiCad battery
Operating Temp:	0°C to 50°C (32°F to 122°F)
Run Time:	cULus Listed 90 minute emergency run time, 24 hour recharge time
Mounting:	Universal J-box mounting pattern or surface wiring through top conduit power feed
Finishes:	Black, dark bronze, silver or white
Options:	CL - Cold Location package, suitable for temperatures from -20°C to 50°C (-4°F to 122°F)
Certfications:	cULus Listed for Damp or Wet Locations, meets or exceeds UL 924, NEC requirements and NFPA 101
Warranty:	Any component that fails due to a manufacturing defect is guaranteed for five years with a separate five year prorated warranty on the battery. The warranty does not cover physical damage, abuse or instances of uncontrollable natural forces.



A17-4T200

RAB



Color: Bronze

Weight: 11.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	1.63A/1.46A/1.30A
208V	0.94A/0.84A/0.75A
240V	0.85A/0.76A/0.68A
277V	0.72A/0.68A/0.61A
Input Watts	155.7-199.3W

LED Info

Watts	200/180/160W
Color Temp	3000/4000/5000K
Color Accuracy	81-83 CRI
L70 Lifespan	100,000 Hours
Lumens	24,506-31,037 lm
Efficacy	144.5-165.4 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-4520W8 (Outdoor Pole/Arm-Mounted Area and Roadway Luminaires)S-KQ0R41 (Architectural Flood and Spot Luminaires)

Electrical

Driver:
200W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 1.63A, 208V: 0.94A, 240V: 0.85A, 277V: 0.72A
180W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 1.46A, 208V: 0.84A, 240V: 0.76A, 277V: 0.68A
160W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 1.30A, 208V: 0.75A, 240V: 0.68A, 277V: 0.61A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
2.81% at 120V, 10.04% at 277V

Power Factor:
99.89% at 120V, 94.8% at 277V

Surge Protection:
6 kV

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C)

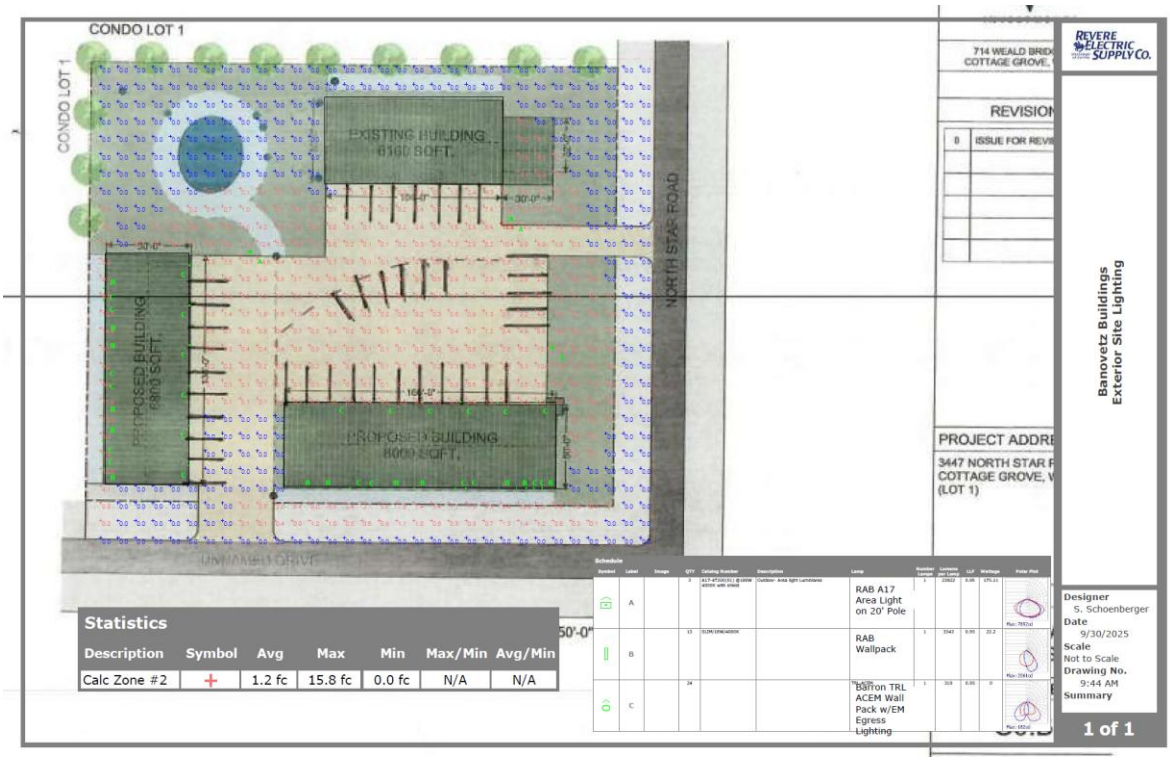
Maximum Ambient Temperature:
Suitable for use in up to 104°F (40°C)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:
3G vibration rating per ANSI C136.31

Site lighting plan. This plan shows the proposed placement and candle power throughout the site. We expect 3 raised pole locations (lime green dots in yard spaces) to illuminate the parking lot.



SUMMARY OF DEVELOPED UNITS

Existing building: 6,160 SF
Existing gravel: 7,600 SF
Proposed building 1: 8,000 SF
Proposed new gravel: 12,075 SF
Proposed building 2: 6,800 SF
Proposed new gravel: 7,280 SF

Lot size: 80,795 SF
Proposed impervious: 47,915 SF (59.3%) (GC max = 60%)
Remaining greenspace: 32,880 SF (40.7%)

Occupant Projections: Existing building = 15 staff + proposed building 1 = 11 staff + proposed building 2 = 8 staff [total = 34 staff]

Estimated Parking: 34 staff (1 space per 1.3 staff per Dane Co + 1 per company) = 26 spaces + 7 companies = 33 spaces. We have 38 oversize (15 ft by 22 ft – due to the nature of the businesses to occupy units) spaces on our drawing. Typical spots are 8-9 ft by 18 ft.

We feel this development is already leading the way, and setting an example, for the continuing development of a desirable commercial business park.

Steve Banovetz, North Star Road Investments, 714 Weald Bridge Road, Cottage Grove, WI 53527

608-320-2338 stevebanovetz@gmail.com

MDR
MDRoffers Consulting

EXHIBIT B

TO: Town of Cottage Plan Commission

FROM: Mark Roffers, Town Planner

DATE: October 14, 2025

RE: Design Review, North Star Road Investments (Banovetz), 3447 North Star Road

---

The Town has received a revised design review submittal, in a packet dated October 2, 2025, for two additional buildings and associated site improvements on the 1.9 acre site at 3447 North Star. This site presently has one 6,160 sf environmental contractor shop/office building on its north end, a graveled circulation area to its south with direct access to North Star Road, a stormwater basin near its northwest corner, and landscaping.

The foundation for the proposed 8,000 sf "Building A" (i.e., second building) has been laid near the site's southeast corner; that building would also be used by environmental contractor(s). A third proposed 6,800 sf "Building B" would be near the southwest corner of the site. The applicant indicates that Building B may be constructed next year. Proposed site enhancements include circulation and parking area paving, a second access to a shared driveway (or possible public road extension) to the south, and lighting and landscape improvements.

In March, the Plan Commission postponed action of earlier versions of these plans, based on an incomplete submittal and some substantive concerns on the proposed site and building design.

My comments on the applicant's October 2, 2025 design review submittal relative to the Town design review ordinance (Chapter 12.08) are as follows:

1. The proposed layout indicated by the submitted site plan is sound, generally providing buildings near the outside of the site and parking/circulation in the interior, with two driveway connections. I understand there is general support for the Huston's proposal to replace the current east-west gravel drive to North Star Road near the south end of this site with a new paved Town road a bit further south.
2. The plan submittals appear to meet design review ordinance requirements, albeit with a DIY quality to a couple of the plans. My recommended clarifications and conditions of approval are indicated in the following points.
3. To meet the Town's building decorative material and long-wall architectural interest requirements, particularly when visible from public streets, the east walls of both Buildings A and B are proposed with windows, awnings, and stone surfacing near ground level. The latest application text signals a willingness to add that stone surfacing along the south wall of Building A, as previously requested, but the building elevations have not been updated to reflect that upgrade yet. Final building plans to be included with the building permit application should enhance that south wall accordingly.

4. The proposed landscape plan reflects a generous and mixed landscaping approach that appears to meet ordinance standards. Though not specified in submitted plans, as required by ordinance, each new non-ornamental deciduous tree must have at least 2" trunk diameter at time of planting, each ornamental and evergreen tree must be at least 4 feet tall at planting time, and each shrub must be at least 18 inches tall at planting time.
5. Landscape improvements south of Building A should be installed as soon as possible following completion of that building—prior to occupancy if weather conditions allow and, if not, by a set date that I recommend be assigned as part of building permit issuance. Landscape improvements around Building B and around the detention basin may be phased to immediately follow Building B construction.
6. It seems reasonable to allow some timing leeway on the construction of Building B—perhaps building permit issuance no later than two years following design approval without a return visit to the Plan Commission to confirm plans.
7. Except immediately around proposed Building B, the driveway/parking area should be fully paved in conjunction with the development of Building A—again prior to occupancy if weather conditions allow and, if not, by a set date that I recommend be assigned as part of building permit issuance. Driveway paving should be to the current east-west shared driveway, and if/when provided to the planned Town road to its south. Prior to building permit issuance, the applicant should provide to the Town verification of a shared access easement over the east-west driveway south of proposed Buildings A and B.
8. Proposed exterior lighting appears to meet the Town's "dark sky" ordinance requirements including three 20 foot tall pole lights in the parking/circulation area. By ordinance, the Plan Commission may specify certain hours within which illumination of exterior light fixtures is permitted or prohibited. I recommend a requirement that all pole lights be turned off when there are no active operations occurring on the site.
9. I understand that outdoor storage will be generally limited to work vehicles and a trashed/recycling enclosure within a cedar-fenced dumpster. It should be made clear that, aside from this, no outdoor storage of materials is currently allowed. Under the property's GC zoning, outdoor storage would first require a conditional use permit. Under the design review ordinance, outdoor storage would have to be made not visible from any public road but instead be screened by opaque fences, walls, berms, dense landscaping, buildings, or combinations. Mechanicals (e.g., HVAC) should be placed to minimize visibility.
10. No signage is proposed at this time. In addition to meeting County sign regulations, the Town design review ordinance generally limits off-premise and many temporary sign types.
11. Prior to building permit issuance, the applicant should provide the Town with evidence from Dane County that all County erosion control, stormwater management, and sanitary waste disposal (septic) requirements have been met. Soil evaluation materials were included, but it is unclear if the County has reviewed these, provided the necessary permits, and/or verified that prior permit(s) still apply. Erosion control measures should be installed around all disturbed areas. Any existing landscaping lost with construction should be replaced.