

TOWN OF COTTAGE GROVE
PLAN COMMISSION
APRIL 22, 2015

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Kris Hampton, Steve Anders, Silvin Kurt, Phillip Bultman, Wilmer Larson and Virgil Schroeder in attendance. David Muehl arrived at 7:08 P.M.
2. Chair Kris Hampton called the meeting to order at 7:00 p.m.
3. Approve minutes of the previous meeting: **MOTION** by Bultman/Kurt to approve the February 25, 2015 minutes as printed. **MOTION CARRIED 5-0-1** (Schroeder abstained).
4. Public Concerns: Kurt questioned whether the flag lot on the west side of the Coffey property on Ridge Road can be re-sized/re-configured?
5. Wade Cattell, Rocky Rights LLC – Applicant, Duane Swalheim – Landowner. Parcels 0711-342-9730-0 and 0711-342-8500-9: Seeking conditional use permit for non-metallic mining on 35 acres:

(Muehl arrived during this discussion)

Both Wade Cattell and Duane Swalheim were in attendance. Cattell stated that the purpose of adding the acreage to the mining operation is to provide additional material for the existing concrete plant, not for sand and gravel sales. A berm would be installed to prevent runoff.

Public Comment:

- Andrea & Johnathon Enriquez, 3380 North Star Road, were concerned about 1) silica sand and air quality (Hampton said probably not an issue), 2) fencing to keep kids out, 3) dry sand and wind erosion, 4) Effects on values of surrounding properties. They questioned what the hours of operation would be.
- Otto Otteson, 2173 Nora Road, said his main concern is about drainage flow, but also does not like the noise it would make.
- Alex Tukiendorf, 2292 U.S. Hwy 12 & 18, questioned whether limits will be enforced. He does not feel that the complaints he has made about the current operation have been addressed. These include dust from the drive, noise issues, disrepair of the east berm and fence, and time of operation violations, which he has logged. He noted that he counted around 100 loads of gravel hauled in in 2014, since the old mine has been exhausted, and said a precedent for rejection exists from the Town of Humbolt. He feels that the general health and welfare requirements of the CUP application will not be met.
- James Merritt, 2390 North Star Road, said all of his concerns have already been expressed, and he feels the proposed expansion would reduce property values and quality of life.
- Kirk Eilenfeldt, 3710 Ridge Road, is the landowner to the north, and said that the fence is in, as required by the CUP for the concrete plant, and the east berm has been fixed. He said that “Everything Wade was supposed to do, he has done it.” He had a question about water retention and a berm to the North. Cattell said that the additional 35 acres will not be worked all at once. A berm will be installed running north to south on the active portion, and a drainage ditch will be dug on the north property line.

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Cattell response to the complaints:

- There have been instances of semis coming in late delivering cement, but late and early deliveries are no longer allowed.
- They are trying to keep dust down, and have a camera recording conditions.
- He is asking for a 10 year operation, starting in 2016.

Hampton asked whether a portion of the non-conforming area could be reclaimed as each portion of the new area is opened? Cattell expects the north part of the 35 acres will be good for up to 5 years, but the non-conforming area will not be reclaimed within the 5 years, so that trade-off will not work.

MOTION by Anders/Larson to deny the CUP since standards 1 and 2 of the six standards under DCCO 10.255(2)(b) are not satisfied. **MOTION CARRIED 7-0.**

6. Respond to questions from Ho Chunk Nation regarding their plans to develop their property in relation to the Town's Comprehensive Plan:

- a) What are the Town's plans for its property located along County AB north and south of Hwy 12/18? Commercial.
- b) Could any of Cottage Grove's existing or ongoing projects influence the development of Ho-Chunk's 47.75 acres? No.
- c) What sort of uses of the 47.75 acres would complement Cottage Grove's plans for development? Further development will not complement our plans.
- d) What are some issues that should be considered as the Ho-Chunk Nation undertakes the development of this area: Traffic, new roads, potential pressure from city of Madison to annex our lands.

7. Comprehensive Plan Update:

- a) Discuss/Consider Meetings and Major Milestones Schedule: No issues.
- b) Discuss/Consider Draft Vision Statement: No Issues.
- c) Discuss/Consider Draft of the Conditions and Issues Volume:

Page 4:

- clarify 10 miles vs. proximity of city limits (Madison).
- Village is surrounded by the Town on its eastern, western and southern borders.
- Six school districts.

Map 2: Use better colors.

Page 16:

- remove the 's's from the first sentence.
- Last paragraph: former quarry is in the Village.

Page 17:

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- Mention Hydrite contamination under groundwater.

Page 18:

- Typo last sentence up-

Map 3: No wetlands in Badger Farm, Wollin land. Ok to be prior converted.

Map 4: Blank out Village portion of map for ease of reading.

Page 26: CARPC 57.9 acres – where from?

Page 29:

- Under “collector”, should CTH B be CTH N?
- Is Progress Drive correct?

Page 31: Is chart correct? Especially CTH BB west of Vilas Road and West of CTH N?

Page 32:

- Rail traffic should specify Hydrite and Landmark shipping going up.
- Delete Frac Sand.
- Hwy NN should be N.

Page 36:

- Note shared wells..
- Trash collected goes to Jefferson County.

Page 37:

- Original fire station is not at Flynn Hall.
- ...resulted in Village...Trustees creating (not 'to create') a Village-only...

Page 40: Add WE Energies.

Page 41: Add “for” and “been”.

Page 45: Make map bigger – can't read.

Page 47: Make map bigger – can't read.

Page 51: Make map bigger – can't read.

8. ADJOURNMENT: **MOTION** by Kurt/Schroeder to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 9:47 p.m.

Submitted by: Dave Muehl
Approved 5/27/2015