

TOWN OF COTTAGE GROVE

PLAN COMMISSION

July 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, Dave Muehl, Wilmer Larson, Virgil Schroeder and Phil Bultman in attendance.
2. Chair Kris Hampton called the meeting to order at 7:00 p.m.
3. Approve minutes of the previous meeting: **MOTION** by Kurt/Schroeder to approve the May 27, 2015 minutes as printed. **MOTION CARRIED 6-0-1** (Bultman abstained).
4. Public Concerns: None.
5. Kent J. Staudt, applicant/owner, 4672 Vilas Road, parcel 0711-061-9110-9: seeking rezone of 1.57 acres from R-2 to A-2(1) with CUP for seasonal storage of recreational equipment as per DCCO 10.126(3)(r): Mr. Staudt wants to rezone to A-2 due to tractors parked on property.

- Alecia Rauch, 4552 Vilas Road, expressed concern about visual sight lines with the campers parked where they are, and considers them an eyeore.
- Steve Anders said that the rezone would allow complete utilization of ag equipment storage outdoors.

MOTION by Anders/Schroeder to deny the rezone because it conflicts with the Town's master plan, and recommend against the CUP for seasonal storage of recreational equipment.

MOTION CARRIED 5-2 (Muehl and Schroeder opposed). Mr. Staudt was advised that he can attend a Town Board meeting and ask for abeyance of enforcement of the lack of a CUP for 1.5 months, or until September 15, 2015.

6. Comprehensive Plan Update:

- a) Discuss/Consider request from Wilmer Larson and Bruno Keller to include 103 acres West of Coffeytown Road (parcels 0711-173-9500-2, 0711-174-9250-4, 0711-173-8000-9 and 0711-173-9000-7) in the Medium Density Residential land use district: Mr. Larson stated he wants to sell a RDU to Mr. Keller, wondered if development would be feasible on Keller's property. The area has a high knoll, with low ground surrounding. Mr. Keller desired to build 10-20 houses on 35-40 acres, which would require a change of future land use to Medium Density Residential for the buildable area only, with the remainder restricted as a resource protection area.

- Randy Sincoular, 3829 Warren Street, is worried about additional development with all of the associated problems: Traffic, noise, crime, etc.
- Clayton Smith, 2727 S. Coffeytown Road, wants no change due to lack of populace.

MOTION by Schroeder/Bultman asking for determination of the specific area of developable property for the next meeting. **MOTION CARRIED 6-0-1** (Larson abstained).

b) Discuss/Consider Draft of the Visions and Directions Volume:

- An email from Town Planning Consultant Mark Roffers stated that he received an unsolicited call from the City of Madison's planning department stating they have concerns over certain aspects of the Town's plan, would like to discuss a boundary agreement after the current plan update is finished. Roffers then called the Village of

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Cottage Grove's Planner, who stated that they also have concerns over portions of the Town's plan, and that current administration would be more amiable to discussing a boundary agreement.

- The following changes to the Visions and Directions Volume were discussed:
 1. There is a need for an affirmative statement that RDU's used by the current landowner in medium density areas may utilize the multiplier to develop up to 8 units. (there was a vote of 5-2 on this).
 2. On page 20, add language to allow for exceptions to min/max lot size for “unusual land configurations”.
 3. On page 25, holding tanks not *recommended* (vs. allowed).
 4. On page 44, remove negative language about Dane County landfill.
 5. Ratings in Figure 10 on Page 53:
 - Top Priority: Expand Activity in the Town's TDR Program, Focus Commercial Development at the Highway 12/18/N Interchange Area, Participate in WisDOT Planning Efforts for Highway 12/18, Pursue Agreements with the Village of Cottage Grove and City of Madison, Update this Comprehensive Plan 2024-25.
 - High Priority: Learn More about the Village's “Koskonong Parkway”, Phase Implementation of Community Facility Improvements, Work to Limit Annexation of Town Land, Consider amendments to this Plan annually in Spring.
 - Moderate Priority: Consider Nominating an Agricultural Enterprise Area, Establish Town Entryway Signs, Seek Amendment to County Farmland Preservation Plan, Support Bio-Based Business Development in the Town, Investigate Provision of Public Sewer and Water Service.
7. ADJOURNMENT: **MOTION** by Schroeder/Anders to adjourn. **MOTION CARRIED 6-0.**
The meeting was adjourned at 9:15 p.m.

Submitted by: Dave Muehl
Approved 8-26-2015