

TOWN OF COTTAGE GROVE
PLAN COMMISSION
October 28, 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 7:09 P.M.
3. Approve minutes of the previous meetings:
 - a) **MOTION** by Schroeder/Bultman to approve the September 23, 2015 minutes as printed. **MOTION CARRIED 7-0.**
 - b) **MOTION** by Schroeder/Anders to approve the October 11 special meeting minutes as printed. **MOTION CARRIED 6-0-1.** (Kurt abstained)
4. Public Concerns: None.
5. David Rush/Madison Area Radio Control Society, applicant, Huston Holdings LLC, landowner-parcels 0711-153-9001-0 and 0711-153-8500-8 located north of 2342 Uphoff Road – seeking rezone of 1.03 acres from A-1 EX to E-1 for radio control model planes, helis and multi-rotors:
 - Shelly Hammond and Dan Lynaugh, 2305 Uphoff Road, provided photos of the Badger Prairie site. Each of them had also provided letters in opposition. Lynaugh stated he just does not like the noise, and feels there is no comparison between the Badger Prairie site and the proposed site. Hammond reiterated the gate issue she had described in her letter.
 - Dave Rush provided data on predominant winds.
 - Betty and Chuck Devine, 2342 Uphoff Road, noted that while the test day was windy, the noise was still annoying, and expressed concern for the effect on property values. Rush rebutted, stating that there were 4 planes on test day, and canister mufflers may help with the noise issues.
 - Wendell Hottmann, 4434 Windchime Way, said that an accessible site is needed.
 - Mark Fredenberg, 2445 Gaston Road, wondered if there would be any interference with the airport. Answer was no, due to 400 foot ceiling. Fredenberg also questioned which is worse, frequency of flying or noise level? Answer was both.

MOTION by Hampton/Larson to approve the rezone to RE-1 with the following conditions:

- Electric planes only.
- Hours limited to 9:00 A.M. to 1 hour prior to sunset.
- Access road improved to allow for ambulance to access site.

MOTION CARRIED 4-3 (Anders, Muehl and Schroeder opposed).

MOTION by Hampton/Kurt to allow 2 gas powered fly ins during the year, with neighbors given 30 days prior notice. **MOTION CARRIED 7-0.**

MOTION by Schroeder/Anders to allow muffled gas powered engines from 10 A.M. to 2 P.M. on the third Saturday of each month for a period of 9 months. The Plan Commission will revisit this limitation on the 9 month anniversary. **MOTION CARRIED 4-3 (Muehl, Hampton and Larson opposed.)**

6. Mark Fredenberg/Applicant, William Hoekstra/Owner, 2445 Gaston Road, parcel 0711-041-8011-5: seeking rezone of .75 acres from RH4 to R1 to build storage shed for firewood and two tractors: **MOTION** by Anders/Kurt to approve the rezone of .75 acres from RH-4 to R-1. **MOTION CARRIED 7-0.**

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7. William and Sheryl Rickerman/Applicants, 2760 Hwy 12 & 18, parcel 0711-321-8530-8, seeking rezone of 5.07 acres from RH2 to C2 to build single family residence with Snap-On Tool business and storage building, 30'x40':

- A note from Donald Tranchita, 2764 US Hwy 12 & 18, stated he could not attend the meeting but did not oppose the rezone.

MOTION by Anders/Bultman to approve the rezone of 5.07 acres from RH-2 to C-2 for Snap-On Tool business, with 3.07 acres for the commercial building and a CUP for a single residence for watchman or caretaker, with the following conditions:

- Parking or storing of motor vehicles related to the business, limited to 4.
- Warehousing and storage of incidentals related to permitted use.
- Commercial building to be 30' x 40'.

The six conditions under DCCO section 10.255(2)(b) for the conditional use were considered satisfied. **MOTION CARRIED 7-0.**

8. ADJOURNMENT: **MOTION** by Larson/Kurt to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 8:49 P.M.

Submitted by: Dave Muehl
Approved 03-22-2016