

TOWN OF COTTAGE GROVE

PLAN COMMISSION

April 27, 2016

1. Notice of the meeting was posted at Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Silvin Kurt, Dave Muehl, Wilmer Larson, Virgil Schroeder and Phil Bultman in attendance. Attorney Connie Anderson was also present. See sign-in sheet for others in attendance.
2. Chair Kris Hampton called the meeting to order at 7:00 P.M.
3. Approve minutes of the previous meetings: **MOTION** by Schroeder/Kurt to approve the minutes of the March 23, 2016 meeting as printed. **MOTION CARRIED 6-0-1** (Anders abstained).
4. Public Concerns:
  - Tom Walz had a question on dividing his 38 acre farm on County Road AB, south of Siggelkow Road, into 4 parcels (2 residential). He was told to have a density study performed, but most likely he could only create one residential lot without purchasing additional development rights.
  - Tim Olson has clients wanting to create additional lots from their parcel across from the rugby field on Vilas Road. The parcel is in the receiving area, but there was concern that there may be problems with grade of slope.
  - Dave Riesop wants to develop his property at the corner of County BB and Kennedy Road. The property is in the receiving area but he will need to purchase development rights.
  - Greg & Nick Ewelt, 3188 Vilas Road, want to convert a garage for a limited family business, including a commercial kitchen. This would require a rezone of 1.3 acres from R-1A to A-2 with a CUP. The business would not create any additional traffic. They will be back.
5. Dennis Richardson, Applicant, Huston Living Trust, Landowners – parcel 0711-283-9800-06 at 3355 County Road N: seeking conditional use permit to allow for a composting site on 45 acres currently zoned C2 and A2: Richardson said the plan is to compost yard waste, wood chips and manure to make a growing medium for landscape plants. Manure would be brought in on demand from Huston Farms, all other raw materials are already on site. Finished product would be stock piled on graveled area. DNR permits are required and must be renewed annually.

Questions from public:

- Jeff Robinson, 2562 Hupmobile, is worried about odor and potential runoff from storms.
- Rick Schumal, 2578 Hupmobile, said the size of the site is limited by the DNR permit, so it cannot exceed the size shown on the diagram. He is worried about odor in the summer with south winds.

**MOTION** by Schroeder/Larson to approve the Conditional Use Permit for the composting site on the 45 acre site, zoned C2 & A2. Manure limited to horse and cattle only, no onsite storage of raw manure longer than 48 hours. All DNR and County permits to be in effect for all allowed operations, with copies to be filed with the Town Clerk. Hours to be the same as those specified by the non-metallic CUP, rows limited to the C2 area. Composting CUP to be reviewed every three years. The 6 conditions under DCCCO 10.255(2)(b) were all considered satisfied. **MOTION CARRIED 7-0.**

6. Viney Acres, applicant and landowner of parcel 071126485020 and Joseph Conway, landowner of parcel 0711-264-8530-0 at 1923 Nora Road: Seeking rezone of 2.061 acres from A-2(4) to A-2(2) and 4.529 acres from A-2(4) to A1-EX for zoning district compliance: **MOTION** by Kurt/Schroeder to approve the rezone as stated above for technical compliance. **MOTION CARRIED 7-0.**

TOWN OF COTTAGE GROVE

PLAN COMMISSION

April 27, 2016

7. Donald Viney, applicant, Viney Acres, LLC, Landowner – parcel 0711-213-9720-7 at 3695 County Road N: Seeking rezone of 11.41 acres from A-1EX to R-1 to create a 16 lot rural subdivision: Kyle Broom and owner Don Viney said that the development would take care of an eyesore and is consistent with the long range plan. The current driveway on County N will be abandoned, site #8 will not have access to County N. An entrance off of Bass Road will be safer than one off of County Road N. The Village has agreed not to block this land division under their ETJ for two years. All parcels will be deed restricted for no sheds, etc.

Questions from public:

- Jim Weber, 3716 Crestview Drive, was concerned about water issues, especially from lot #14, and the potential for more traffic at Bass Road and Sky High Road as well as at Natvig Road and County N.
- Rich Schumal was concerned about the lots being smaller than those in the Rolling Wheels subdivision, thought the Town was trying to preserve farm land.
- John Loffler, 2574 Hupmobile Dr., was concerned about the potential for flooding, the small lot size, and loss of farmland.
- Dave Carlson, 3703 County Road N, said his main issue is with the lot sizes being inconsistent with neighboring lots, and thought that 12 lots would make more sense.
- Mike Dahl, developer for Rolling Wheels, wants larger lots, feels the plan is too dense and needs a water retention plan. He also saw a need for a long term plan for traffic, especially at Gladeview.
- Carol Marshall, 2575 Bass Road, is worried about Metro Gro. This was deemed not an issue as the parcel has never been in the program. She was also concerned about placement of her garage.
- Lori Maillefe, 2566 Hupmobile Dr., is concerned about green space within the development and loss of farmland. She does not like the feel of piece meal development.

**MOTION** by Anders/Kurt directing the developer to come back with a concept plan and drawing not to exceed 11 lots. The matter is tabled until that time. **MOTION CARRIED 7-0.**

8. Don Peckham, owner, 3013 County Road BB: seeking site approval for landscaping and excavating storage building: John Mulligan and Don Peckham were present, Mulligan presented the site plan to include: Light grey and charcoal grey metal siding with charcoal grey roof and white doors. No signage on the building. Shrubs and trees will block a lot of the view. **MOTION** by Hampton/Anders to approve the site plan as presented. **MOTION CARRIED 7-0.**
9. Annual review of the Smart Growth Comprehensive Plan: A receiving area owned by Dennis Midthun on Baxter Road was inadvertently left out of the plan with the 2015 revision. There were no other requests for changes from landowners. **MOTION** by Anders/Kurt to fix the error and send the revised map to the County. **MOTION CARRIED 7-0.**
10. ADJOURNMENT: **MOTION** by Kurt/Bultman to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 9:53 P.M.

Submitted by: Dave Muehl

Approved 05-25-2016