

TOWN OF COTTAGE GROVE

PLAN COMMISSION

June 22, 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, Mike DuPlayee, Dave Muehl, Wilmer Larson, Virgil Schroeder, Phil Bultman and Ben Morrow 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/Bultman to approve the minutes of the May 25, 2016 meeting, filling in the blanks of who objected to the motion 7. a. as Bultman and Muehl. **MOTION CARRIED 7-0.**
4. Public Concerns: None.
5. Donald Viney, applicant, Viney Acres, LLC, Landowner – parcel 0711-213-9720-7 at 3695 County Road N:

a) Discuss and consider concept plans for a rural subdivision:

- o Dan Birrenkott presented a proposed plan with 15 lots, showing potential house sizes/locations and locations for primary and secondary septic systems.
- o Sandra Goke, 2570 Hupmobile, is very concerned about snow melt flow and proper drainage toward siltation ponds.
- o Greg Scalissi, 3637 Natvig, wants access to County N, stating that construction traffic was unbearable when Rolling Wheels was developed. He is willing to give up the North access of Natvig Road to County N. He suggested that the cul-de-sac be flipped, with access at County N and a bulb at the West end rather than a connection to Bass Road.
- o Maintenance of the two bio retention devices would be the responsibility of either the Town or a homeowners association.
- o There was a question as to whether the proposed plan still has too many lots planned. Bultman responded with expected tax revenue.
- o Rick Schumal, 2578 Hupmobile Drive, reviewed the history of meetings and votes (Town Board and Plan Commission).
- o Jim Weber, 3716 Crestview Drive, questioned whether the current driveway on County N could be used for construction traffic. This is a question for Pam Dunphy at Dane County.
- o Lori Grob, 3761 Sky High Rd, wondered about the effect of proposed closed access to Hwy 12 & 18 on traffic in this area.
- o Muehl wondered about closing N. Natvig Road to allow for access of Bass Road. Would require a 6' shave of Hwy N, and two private drives (Cynda Solberg and Dennis Viney)

MOTION by Larson/Muehl to defer decision until an answer is gotten from the Dane County Highway Department about the “construction entrance” idea on County N. **MOTION CARRIED 3-4** (DuPlayee, Hampton, Morrow and Schroeder opposed).

MOTION by Muehl/Bultman to defer action until information is available on: Bass Road as a through street, with entrance on North side of Lot 7, combining the Solberg and Viney driveways with Bass Road and closing N. Natvig Rd. to County N. **MOTION CARRIED 4-3** (DuPlayee, Hampton and Morrow opposed).

- b) Discuss and consider request to rezone 11.41 acres from A-1EX to R-1 to create a rural subdivision, CONTINGENT ON PLAT APPROVAL: **MOTION** by Hampton/Schroeder to recommend approval of the rezone 11.41 acres from A-1EX to R-1 to create a rural subdivision, CONTINGENT ON PLAT APPROVAL. **MOTION CARRIED 7-0.**
 - c) Discuss and consider next steps in the development process: Hampton will contact Pam Dunphy at Dane County Highway and Transportation, Cynda Solberg and Dennis Viney for answers to questions in motion for a) above.
6. Real Estate Mgmt Solutions – Applicant, Larry Skaar, Vicki Kraus, John Skaar, Owners – parcel 0711-332-9700-0 on Fieldview Lane: Seeking rezone of 24.84 acres from A-2 to C-2 for a self storage complex on approximately 50% of the site: Robert Roth and team presented a revised master site plan dated 06/22/2016:
- o Temporary storage will be obscured by buildings and landscaping to the South East.
 - o There will be no on-site residence.
 - o Lighting will be low level but constant, all pointed downward. Building D will have lights on both sides.
 - o There will be a chain link fence on the West and South sides.
 - o Ponds will settle to about 4' retention. When asked if they will provide 100% retention, the answer was no, but they would be expected to retain 75-80% to match current flows.
 - o Audience asked about exterior colors and green space use, which have not yet been determined.
 - o Audience asked about fencing around ponds: Maybe, if necessary.

MOTION by Hampton/DuPlayee to recommend approval of the rezone of 24.84 acres from A-2 to C-2, limited to permitted uses “a” - C-1 (a) for office in front of building B, “q” - Parking or storing of motor vehicles with current vehicle licenses, and “u” - Mini-warehouses under DCCO section 10.14. **MOTION CARRIED 7-0.**

7. Ed Short - Applicant, Jeff and Sue Natvig – Owners – parcel 0711-294-8315-0 at 3505 Vilas Road: Seeking rezone of 6.3 acres for zoning compliance considering sale of .6 acres to neighbors: Mr. Short explained the situation using a map. Tim and Colleen Ward, 3545 Vilas Road, offered an alternative rezone/land swap to clear triangles. It was determined that rezone application failed to include a second rezone of the .6 acres from RH-3 to RH-4. **MOTION** by Hampton/DuPlayee to table pending correcting of application. **MOTION CARRIED 7-0.**
8. Discuss and consider recommending a change to TCG Ch. 15 – Land Division and Planning Code section 15.8.7 Lots: There is a disparity between this section and the Comprehensive Plan. **MOTION** by Hampton/Schroeder to recommend to the Town Board that section 15.8.7 be revised to be consistent with the Comprehensive Plan. **MOTION CARRIED 7-0**
9. Discuss and Consider recommending an update to the Smart Growth Comprehensive Plan:
- a) Include parcel 0711-212-9500-4, owned by MAC-FARM, LLC, in the Neighborhood Development Area: Don Viney spoke on behalf of the landowner, stating she is OK with the change. **MOTION** by Hampton/DuPlayee to recommend that parcel 0711-212-9500-4

be included in the Neighborhood Development area on the future land use map.
MOTION CARRIED 7-0.

- b) Revisions to Figure 3 Transfer of Development Rights (TDR) Program: Revisions to Figure 3 prepared by Planning Consultant Mark Roffers addressed a question about residual development rights, i.e. what happens when all 8 of the dwelling units resulting from the transfer ratio cannot be used on the target receiving area. Discussion was that fractional rights can only be used in a subdivision. Unused rights should be recorded on the plat.
MOTION by Hampton/Schroeder to recommend approval of the revisions to Figure 3 as presented. **MOTION CARRIED 7-0.**
- c) Revisions to Figure 7: Neighborhood Development Area Purpose and Policies: These revisions, also prepared by Planning Consultant Mark Roffers, add reference to Figure 3 as revised above. **MOTION** by Hampton/DuPlayee to recommend approval of the revisions to Figure 7 as presented. **MOTION CARRIED 7-0.**
10. Discuss/Consider scheduling a Special Plan Commission meeting for 6:30 P.M. on Tuesday, July 5, 2016: Not Necessary.
11. ADJOURNMENT: **MOTION** by DuPlayee/Larson to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 9:38 P.M.

Submitted by: Dave Muehl

Approved 07-27-2016