

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JULY 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, Mike DuPlayee, Dave Muehl, Wilmer Larson, Virgil Schroeder, Phil Bultman and Ben Morrow in attendance. Town Clerk Kim Banigan 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:
 - a) **MOTION** by DuPlayee/Morrow to approve the minutes of the July 18, 2016 Joint Town Board / Plan Commission meeting as printed. **MOTION CARRIED 7-0.**
 - b) **MOTION** by Schroeder/Bultman to approve the minutes of the June 22, 2016 Plan Commission meeting as printed. **MOTION CARRIED 7-0.**
 - c) **MOTION** by DuPlayee/Morrow to approve the minutes of the June 29, 2016 Plan Commission meeting as printed. **MOTION CARRIED 6-0-1** (Muehl abstained).
4. Public Concerns: None.
5. Discuss/Consider adoption of Resolution 2016-02 Recommending Amendments to the Town of Cottage Grove Comprehensive Plan: **MOTION** by Schroeder/DuPlayee to adopt the resolution as printed. **MOTION CARRIED 7-0.**
6. Ed Short - Applicant, Jeff and Sue Natvig – Owners – parcel 0711-294-8315-0 at 3505 Vilas Road: Seeking rezone of 6.3 acres from RH-3 to RH-2 and .60 acres from RH-3 to RH-4, for zoning compliance considering sale of .6 acres to neighbors (tabled from June 22nd meeting for correction of application): Hampton stated that an email from Dane County Zoning Administrator Roger Lane indicated there are zoning problems dating back to 2000-2002 that need to be corrected before this request can be considered. **MOTION** by Schroeder/Morrow to table. **MOTION CARRIED 7-0.**
7. Thomas DeBeck, Applicant, Gryffindor LLC, Landowner – Parcel 0711-313-9002-5 on County Road AB - Seeking Conditional Use Permit for sand pit, filling and crushing on 34.18 acres zoned A-2: Mr. DeBeck stated that he is the owner of Speedway Sand and Gravel and is looking to fulfill a need of society by removing the sand from the proposed site and providing a disposal site for fill generated from Interstate and County highway projects. He said a 10 foot seeded berm installed 170 feet from the centerline of County Highway AB would minimize visual and wind effects on neighboring residents. Brandt Road would be the access point to the site, with potential access from the Interstate. He said the site would remain open based on need, which he saw as a lot of extraction activity for less than 10 years, with filling activity being longer term. There would be no blasting, but there would be recycling of pavement using small urban crushers down in a pit with dust and noise control, mostly in April and May. Discussion:
 - Hampton said that Brandt Road would need to have a 22 foot paved surface with a base of at least 1 foot of crushed rock and a cul de sac at the end. He would also like a copy of what is being submitted to the County per DCCO 10.191.
 - An email opposing the sand pit, filling and crushing operation was received from Tom Walz, owner of the property to the north of the proposed site.
 - Steve Manthe, 3237 County AB, which is directly across from the site, presented a petition signed by 52 people opposing the conditional use permit for a sand pit, fill and and crushing site. He said there would be 30 homes affected, most within less than 1000 feet.

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His concerns included large trucks, declining property values, noise and groundwater contamination. He provided copies of a document entitled "What's wrong with an industrial hard rock Quarry" that listed potential problems for rural residents near a massive mining operation nearby.

- Matt Byrne, 3174 Fjelstad Ln, said that 90% of the work on the South portion of I-90 is being done at night, and wondered if the pit would be able to operate at night. He also wondered about the need for a new pit with five other pits within a small area. He asked who would be liable for health problems caused by the pit operation.
- Ryan Johnson, 3245 Freeway Ct., said current morning traffic at County AB and US Hwy 12 & 18 already makes it difficult to get across 12 & 18, large trucks will make it even worse. His other concerns were well contamination, diesel fumes and noise.
- Michelle Eldridge, 3217 County AB, said big trucks will be dangerous on a road popular with bicyclists and motorcyclists.
- Liza Lightfoot, 3055 Siggelkow Road, has been there since 1997 and is familiar with water problems in a drainage way that the pit could have an effect on. It will spoil the character of the area, and no berm will hide it from neighbors to the east. She was also concerned over truck traffic on County AB and at the 12 & 18 intersection and well contamination. She said her 26 employees, nursery stock, and 6 organic vegetable farmers could be harmed by the dust.
- Tom Payne, 3063 Siggelkow Rd., grows pine trees as a forestry crop adjacent to the proposed site and is concerned about how the dust will affect them. He said water coming off the hill floods the marsh every spring, which he says the DNR is familiar with. That water could carry dirt that would have a big effect on the marsh. He also said that there are already four mineral sites along the interstate to provide plenty of product for construction projects.
- Dale Meyer, 3268 Freeway Ct., is chemically sensitive and is concerned about safety, pollution, and the effect of diesel fumes. His wife Sheila said they moved there in 2012 after a long search to meet their physical needs of good air and water quality close to work. She felt these would be reduced, along with property values.
- Eric Schnarr, 3059 Siggelkow Road, said he is concerned about the effects of dust and air pollution on his horses on pasture, along with well contamination. His wife Maggie said that concrete crushing results in corrosive dust, causing her to be concerned for the health of their animals as well as the wetlands on the property.
- Matt Femal, 3261 Freeway Ct., has young children and is concerned about large trucks, dust and water quality. He worked for a large general contractor and has seen constant dust from barren land despite watering attempts. He said there are other quarries in the area that have sand available.
- Brian Calabrese, 3237 Freeway Ct., wondered if the site would be a commercial lot when it was all done? Hampton confirmed that the Town Plan does call for commercial development there.
- Steve Manthe pointed out that an organic co-op farm is operated by tenants on the Walz farm at 3234 County AB, and suggested that they be contacted as this could destroy their operation.

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- Bob Bailey, 3236 Freeway Ct., said it would take a 50 foot berm to shield his view. He said there is solid sandstone below, and feels the site is unnecessary with all of the other opportunities in the area.
- DeBeck said there would not be constant high volume traffic all the time, maybe 30-40 trucks per day for a few days or a week or so at a time. No retail business. Erosion control would direct water toward the interstate resulting in less water flow than there is now. Phasing would begin with the eastern third and work would be below grade. Southwesterly prevailing winds would typically blow away from houses.

MOTION by Hampton/DuPlayee to table until the August 24th meeting when the Town Attorney and Dan Everson from Dane County can be present. In the meantime a copy of the application to the County should be provided to the Town Clerk. **MOTION CARRIED 7-0.**

8. **ADJOURNMENT:** **MOTION** by DuPlayee/Morrow to adjourn. **MOTION CARRIED 7-0.**
The meeting was adjourned at 8:15 P.M.

Submitted by: Kim Banigan, Clerk
Approved 08-24-2016