

TOWN OF COTTAGE GROVE
PLAN COMMISSION
September 28, 2016

1. Notice of the meeting was posted at the Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Mike DuPlayee, Dave Muehl, Wilmer Larson and Virgil Schroeder 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 meeting: The August minutes are currently under review by the Town Attorney and not available for approval.
4. Public Concerns: None.
5. Discuss and Consider rezones associated with recent changes to the Future Land Use Map:
 - a) Rezone from A-1 (EX); TDR-S to A-3 (remove TDR-S) for the following parcels
 - 0711-173-9500-2 and 0711-174-9250-4 owned by Bruno Keller.
 - 0711-212-9500-4 owned by MAC-Farm LLC.

Hampton explained that the County has requested these rezones for Farmland Preservation compliance. The Clerk said she provided copies of the application materials and notice of tonight's meeting to both landowners. **MOTION** by Schroeder/DuPlayee to recommend the rezone of parcels 0711-173-9500-2 and 0711-174-9250-4 owned by Bruno Keller and 0711-212-9500-4 owned by MAC-Farm LLC from A-1 (EX); TDR-S to A-3, removing TDR-S. **MOTION CARRIED 5-0.**

b) Rezone from A-3 to A-1 (EX); TDR-S(?) for parcels 0711-204-9500-4 and 0711-204-8000-1 owned by Joel and Marie Hammond: Hampton stated that the Hammonds informed him that they no longer want these parcels to be in the Ag Preservation area, and intend to petition to have them designated as Neighborhood Development with the 2017 review of the Comprehensive Plan. **MOTION** by Schroeder/DuPlayee to make no recommendation on rezoning parcels 0711-204-9500-4 and 0711-204-8000-1 owned by Joel and Marie Hammond. **MOTION CARRIED 5-0.**

6. Brent Jolma, Applicant, Haag Living Trust, landowner: Seeking rezone of 6 acres at 1640 US Hwy 12 & 18 from parcels 0711-361-8001-0 and 0711-361-8500-6 from A-2 to A-2 (4) to separate existing residence from farm land: Mr. and Mrs. Jolma were present and explained that John Haag, her father, would like to sell them the buildings and keep the remaining farm land to rent out as an income source. Hampton read policy 2. Farm Residencies from the Development Policies for the Agricultural Preservation Area in the Comprehensive Plan, which states that "A farm residence built before May 15, 1982 shall not count against the density policy, even if separated from the 1982 parcel". He also noted for new lots for a farm residence and/or farm buildings that existed as of May 15, 1985, the maximum lot size is whatever is necessary to encompass the farm residence and/or all farm buildings, but no greater than 10 acres. Discussion was that the buildings would not require 6 acres, but the Jolma's felt it was necessary to allow for pastures for their hobby farm animals. **MOTION** by Schroeder/DuPlayee to recommend a rezone of 6 acres from parcels 0711-361-8001-0 and 0711-361-8500-6 from A-2 to A-2 (4) to separate existing residence from farm land. **MOTION CARRIED 5-0.**
7. Discuss and Consider Design Review under TCG Ord. Sec. 12.08 for proposed storage unit development by Real Estate Management Solutions, LLC parcel 0711-332-9700-0 on Fieldview Lane: Robert Roth, Project Engineer with Roth Professional Solutions, presented plans including phasing, stormwater management, fencing, signage, lighting, landscaping and building colors. Norbert and Tim Moy and David Caffisch were also present.

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- Phase I will include buildings A, B, C, D and a portion of G. Buildings E, F, H, I and the remainder of G will be added with a future phase.
- Stormwater and erosion control plans have been submitted to Dane County and the WDNR. Two detention ponds are planned, one on the North end and one on the South end. The site will direct runoff toward the ponds, with rooftop water piped underground to the ponds. A site hydrology chart showed the expected reductions in peak discharge for the North and South ends of the project compared to pre-construction conditions. DuPlayee questioned why the expected reduction for a 100 year storm event for the South end was 18.7 cfs while the reduction for the North area was only 5.3 cfs, and wondered if the North pond could be deepened for a greater reduction.
- A wrought iron fence will be installed along County Road N from the south corner of the property to the highway off ramp fence. Black chain link fence will surround the remainder of the property. There will be just one way into/out of the property.
- Towers on buildings A and C will have wall signs facing County N and US Highway 12 & 18, and there will be a ground sign on the frontage of Field View Lane. Total sign area does not exceed 300 square feet as required by ordinance.
- Signs will have passive lighting, all other exterior lights will be downward facing. Interior hallways for climate controlled units will have minimal safety lighting on all the time with additional motion activated lights.
- Landscaping plans include several Canada Red Chokecherry plants, spaced so as to allow some show through of the buildings. Stormwater features will have decorative rip-rap and landscaping.
- Buildings will be sided and roofed in earth tones, tower roofs will be copper colored.
- The office area will be 400 square feet (20 x 20)

Other discussion:

- Hampton asked if there is room to pile snow, Caflisch said there should be room on the site but there will be gates to allow it to be pushed into the green space area as well, or worst case it could be hauled out.
- Hampton wanted copulas or something on building D to break up the long, flat roof line.
- Roth said that they hope to begin construction yet this year, but it may not be until spring depending upon how quickly building plans come back from the State.

MOTION by DuPlayee/Muehl to approve the design but suggest an increase in the depth of the North pond for a greater reduction of flow for a 100 year storm, and copulas or something to break up the roof line on Building D. **MOTION CARRIED 5-0.**

8. **ADJOURNMENT:** **MOTION** by Hampton/Schroeder to adjourn. **MOTION CARRIED 5-0.**
The meeting was adjourned at 8:15 P.M.

Submitted by: Kim Banigan, Clerk
Approved 10-26-2016