

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
APRIL 25, 2018

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, Jerry Meylor, Phil Bultman, Steve Anders, Dave Muehl, Wilmer Larson and Virgil Schroeder in attendance. Town Clerk Kim Banigan and Town Engineer Thomas TeBeest were also present.
2. Chair Kris Hampton called the meeting to order at 7:00 P.M.
3. Approve minutes of the previous meetings: **MOTION** by Anders/Muehl to approve the minutes from the March 28, 2018 meeting with correction of two typos. **MOTION CARRIED 6-0-1** (Schroeder abstained).
4. Public Concerns: None.
5. David Riesop, applicant, Riesop Farms, LLC, owner of 69.72 acres on Kennedy road:
  - a) Discuss/Consider recommendation regarding concept plan for 64 lot subdivision on parcels 0711-101-8501-0 and 0711-034-9001-0:
    - Mr. Resop stated he intends to develop 64 lots in three phases over 3-5 years. The land was previously platted by Walter Olson back in 2002 and was close to approval but never followed through on. It is in the Town's comprehensive plan for residential development.
    - Anders remembered concerns about drainage with Olson's proposal, which he did not think were finally addressed back then. He wanted to know if the ponds shown on the concept plan are engineered or just concept, as he thought they looked smaller than those proposed by Olson. Riesop said they are conceptual at this point, their locations are obvious but will need to be reviewed and approved by Dane County. TeBeest stated that post development run-off must match or be less than pre-development conditions, for 1, 2, 25 and 100 year storm events.
    - TeBeest had talked with Dane County Assistant Highway Commissioner Pam Dunphy, who said there is no need to align Kennedy Road with Buckley Ridge Circle, as was discussed with the Olson proposal, but a dedicated westbound turn lane and dedicated eastbound passing lane would be required, possibly even through the end of Buckley Ridge Circle.
    - Anders wondered if the culvert to the East will need to be resized. TeBeest said it should not since there should be no more run-off leaving the site then currently, but he could take a look at it if the Town desires.
    - Anders wondered how deep the detention ponds at the North East corner will be, and was concerned they may be an attractive nuisance being so close to the park. Hampton said the lot labeled as a park was proposed as parking area for the existing adjacent park.
    - Barbara Ring, 2236 West Ridge Road, is concerned about water run-off, and wants to be sure retention ponds are put in. She said all the development has led to her property being much wetter than it used to be. Hampton assured her that run-off control would be reviewed by the developer's engineer, the Town engineer, and also the County's engineers.
    - Mark Taylor, 4540 American Way, wondered what kind of homes were planned. Riesop said the lots are 30,000 – 35,000 square feet, and while he would not expect mansions, he did not plan to put any restrictions on the type of house.
    - Julie Syvrud, 4572 Kennedy Road, said while there has been development on Kennedy Road over the past 40 years, the road is still the same, but is heavily used by walkers and bikers. With the addition of that many more people, she is concerned for safety if the road is not improved.

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- Dave Waltvod, 4551 Conestoga Trail, asked if the park would meet parkland dedication requirements, or if the green way would also count. Hampton said the Town will ensure that the plat does meet parkland dedication requirements, either through actual land dedication or an in lieu of payment as allowed by the Land Division ordinance, which could be used to purchase park equipment. He said the Town could also require roads to have extra width for biking or walking. Phil Bultman thinks parks should be much bigger. Waltvod was also concerned that the ponds would breed mosquitoes.
- John Schivik, 4540 American Way, had heard discussions about extending bike trails from the Village to Kennedy Road, and wondered if this would be the time to do that. Hampton said that Highway BB is a County Road, and while he would doubt it, the Town could ask the County if there was any interest in doing that.
- Robert Beaudette, 4566 Kennedy Road, was concerned about drainage, stating his neighbor is adjacent to the North West corner of the corn field and often has water in his yard. Riesop said the development would be graded to drain to the ponds planned for the North East corner. Beaudette also had general concerns for the aesthetics of the development and loss of a “Country Feel”.
- Terry Hiltz, 4548 Conestoga, is concerned about density, drainage to the North East, and public health risks due to mosquitoes.
- Laura Beaudette, 4566 Kennedy Road, is concerned about the wildlife that occupy and pass through the site. John Schivick wondered if it would be considered a migratory area. TeBeest said part of the permitting process includes an environmental review by the DNR, including identification of any endangered species.
- Clayton Groth, 4576 Kennedy Road, wanted to go on record with some of the same concerns already expressed. He bought his home because of the balance between country home and neighborhood.
- Jim Bradt, 2256 County Road BB, wondered what the Village has to say about this under their ETJ. Riesop said the Village Planner told him about a year ago that the Village has no plans to expand there, and has non-sewered residential in their long range plan.
- Jeff Shaw, 4548 Conestoga Trl, thought with this addition American Heritage would be the largest un-sewered development in the County. He is concerned about impact on water quality and felt a nitrates study should be preformed. He would prefer to see swale and scattered retention throughout the development rather than fewer deep ponds that would hold water for a long time.
- Jenny Uhlman, 4469 Kennedy Road, said nitrates are already an issue for them and they have had to install a filter. She also wondered what impact there would be on the water table.
- Chuck Schwarting, 4435 American Way, lives at the South East corner of the proposed development, and has always had drainage issues. His biggest concern is the size of the ponds, and traffic. He wondered how long the approval process might take. TeBeest said about 6 months.
- Tim Ryan, 4551 American Way, asked what the impact of this development on the schools and taxes will be.
- Jeff Page, 2166 Independence Circle, said the last thing he wants in his back yard is a parking lot.

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- An email from Bill and Kathy Albright, 4590 American Way, asked for consideration of financial, environmental and social costs of the proposed development.
- An email from Tim Karls, 4555 Conestoga Trail, expressed concerns over implications on schools, taxes, drainage, roads, park space and additional septic and wells.

Commission discussion:

- Anders noted that a recommendation in favor of the concept plan just says it has potential, and does not provide any guarantee to the developer. There will be many more meetings to flesh out the details before final approvals are made.
- Bultman asked how many building sites the Town wants to have available, stating that there are lots available in the Viney subdivision and on Skarstinden Road, and interest shown by Larry Skaar and Windsor Quarry of developing their properties. He feels that expansion has not been beneficial to taxpayers, especially where schools are concerned. Hampton responded that restrictions can be put on how fast the phases are allowed to proceed.
- Larson was concerned about surface run-off, how all that water will be handled, but expected the engineers would figure it out. Muehl said that post-development conditions may actually be an improvement to the current state. Anders said that appears to be the case with the new Viney subdivision.

**MOTION** by Anders/Schroeder to recommend approval of the concept plan, to allow the engineers to move forward and see what they come up with. **MOTION CARRIED 6-1** (Bultman opposed.)

b) Discuss/Consider recommendation regarding rezone of 21.1 acres from parcel 0711-101-8501-0 from A-3 to R-1/TDR-R for 16 residential lots (Phase 1 of concept plan discussed in a) above).

- Hampton asked if Riesop has acquired the necessary 2 RDUs to create 16 lots. Riesop said it is in the works.
- Anders asked if Riesop would have to engineer the whole thing even if only rezoning for phase 1 at this point, and the answer was yes. He also suggested that since the right-of-way on Kennedy Road is 50 feet on the east side, engineering could include widening of the road to include a walking path. Meylor said then every subdivision will want that, but Hampton said every subdivision would not have a developer to pay for it.
- The Clerk asked TeBeest if this is the point he would expect zoning to be considered, and the answer was yes, that the developer would need some assurance that the Town is willing to grant proper zoning before getting into a lot of expense. The Clerk noted that the requested zoning is consistent with the comprehensive plans for the property.

**MOTION** by Hampton/Anders to recommend the rezone of 21.1 acres from parcel 0711-101-8501-0 from A-3 to R-1/TDR-R for 16 residential lots, contingent on Riesop obtaining the necessary 2 RDUs and Town approval of a final plat. **MOTION CARRIED 6-0-1** (Bultman opposed).

6. Discuss/Consider adoption of Plan Commission Resolution 2018-01 Recommending Amendments to Map 1: Jurisdictional Boundaries and Map 10: Future Land Use Future Land Use Map of the Town of Cottage Grove Comprehensive Plan, including:

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- Request from Larry Skaar – moving 40.835 acres, including parcels 0711-332-9002-0 and 0711-332-9610-0 at 3287 Field View Ln., from the Ag Preservation Area to the Neighborhood Development Area.
- Request from Windsor Quarry, LLC – moving 33.8 acres from parcels 0711-183-8000-7, 0711-183-8500-2, 0711-183-9000-5 and 0711-183-9500-0 on Vilas Hope Road from the Agricultural Preservation Area to the Neighborhood Development Area.
- Updates to municipal, extraterritorial jurisdictional and urban service area boundaries.

Discussion:

- Troy Eickhoff, 3632 Earlwyn Road, said the Comprehensive Plan says what lands should be considered for future residential development, and he understood that in general County Road N is the dividing line, with a preference to develop to the West and preserve farmland to the East. He requested that any motion recommending moving the Skaar or Windsor Quarry properties into the Neighborhood Development area include rationale that they are to the West of County Road N.
- Hampton noted that Town Planner Mark Roffers again emphasized that any recommendation for moving the Skaar property to Neighborhood Development should be contingent on a second access being acquired. Skaar pointed out two possible access points, but he does not have a full 66 feet in either location. Ryan Peters, 3343 Field View, said he doesn't want a road in his back yard.

**MOTION** by Hampton/Muehl to adopt Plan Commission Resolution 2018-01 as presented, with the condition that Mr. Skaar must acquire an acceptable second access onto the property from Field View Lane, and noting that both the Skaar and Windsor Quarry properties are West of County N, where residential development is preferred. **MOTION CARRIED 7-0.**

Debra Tomesch, 3990 Vilas Hope Road, asked if there was not going to be discussion on the Windsor Quarry site, or if it was too late. Hampton asked if she had anything new to add to what she said at the March meeting. She did not, and was advised that the next opportunity will be before the Town Board, which will most likely be on June 18<sup>th</sup>.

7. **ADJOURNMENT:** **MOTION** by Muehl/Larson to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 8:45 P.M.

Submitted by: Kim Banigan, Clerk  
Approved 05-23-2018

**TOWN OF COTTAGE GROVE  
PLAN COMMISSION RESOLUTION 2018-01**

**RECOMMENDING AMENDMENTS TO THE  
TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN**

**WHEREAS**, on October 28, 2015, the Town of Cottage Grove Board adopted an updated Town of Cottage Grove Comprehensive Plan (hereinafter “Plan”), under Section 66.1001(4), Wisconsin Statutes, in two volumes, with one volume titled Conditions and Issues and the second volume titled Vision and Directions; and

**WHEREAS**, Section 66.1001(4), Wisconsin Statutes; Section 15.20.2 of the Town Code of Ordinances; and Chapter 7 of the Vision and Directions volume of the Plan establish the required procedure for the Town to amend its Plan; and

**WHEREAS**, using those procedures, on August 1, 2016 and June 12, 2017, the Town Board amended the 2015 Plan; and

**WHEREAS**, the Town of Cottage Grove Plan Commission has the authority and responsibility to recommend amendments to the Plan to the Town Board, under Section 66.1001(4) (b); and

**WHEREAS**, as a result of the Town’s annual Plan amendment process, the Plan Commission recommends that the Town Board further amend the Plan, consisting of amendments to Map 10: Future Land Use in the Vision and Directions volume that are reflected in Exhibit A, with amendments in Sections 18 and 33, and the legal description of the amendment area in Section 18 included as Exhibit B.

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the Town of Cottage Grove hereby recommends that the Town Board adopt an ordinance to constitute official Town approval of the amendments to the Town of Cottage Grove Comprehensive Plan that are indicated in Exhibits A and B, along with updates to municipal, extraterritorial jurisdiction, and urban service area boundaries on Maps 1 and 10 that are not yet reflected in Exhibit A.

The above and foregoing Resolution was duly adopted at a meeting of the Plan Commission of the Town of Cottage Grove held on the 25<sup>th</sup> day of April, 2018, by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed.

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*Attested by:*

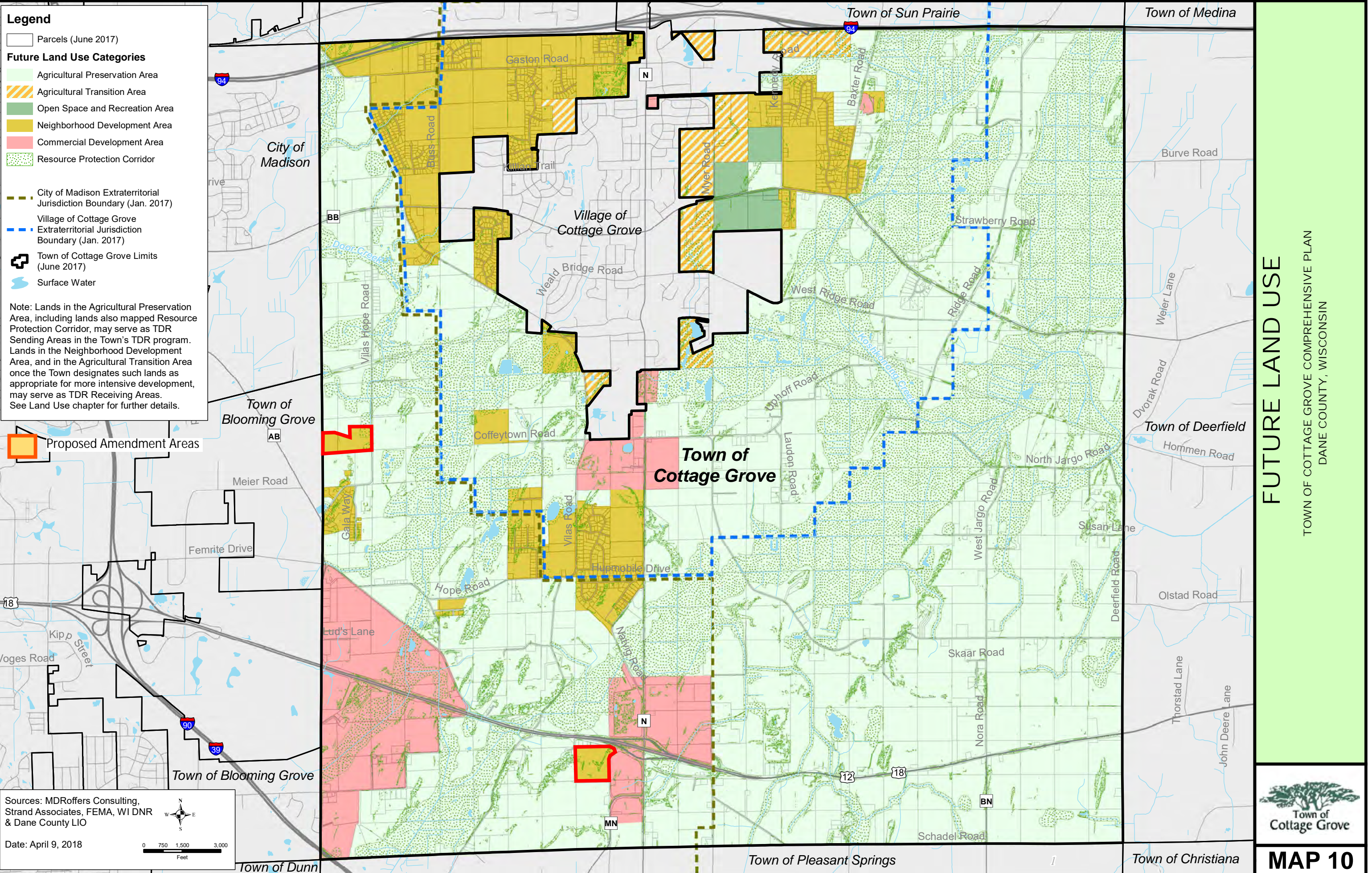
\_\_\_\_\_  
Kris Hampton, Plan Commission Chair

\_\_\_\_\_  
Kim Banigan, Town Clerk

**Incorporated by Reference**

Exhibit A: Amended Map 10, Comprehensive Plan, Vision and Directions Volume





**Legend**

- Parcels (June 2017)
- Future Land Use Categories**
  - Agricultural Preservation Area
  - Agricultural Transition Area
  - Open Space and Recreation Area
  - Neighborhood Development Area
  - Commercial Development Area
  - Resource Protection Corridor
- City of Madison Extraterritorial Jurisdiction Boundary (Jan. 2017)
- Village of Cottage Grove Extraterritorial Jurisdiction Boundary (Jan. 2017)
- Town of Cottage Grove Limits (June 2017)
- Surface Water

Note: Lands in the Agricultural Preservation Area, including lands also mapped Resource Protection Corridor, may serve as TDR Sending Areas in the Town's TDR program. Lands in the Neighborhood Development Area, and in the Agricultural Transition Area once the Town designates such lands as appropriate for more intensive development, may serve as TDR Receiving Areas. See Land Use chapter for further details.

Proposed Amendment Areas

Sources: MDRoffers Consulting, Strand Associates, FEMA, WI DNR & Dane County LIO

Date: April 9, 2018

0 750 1,500 3,000 Feet

**FUTURE LAND USE**  
 TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN  
 DANE COUNTY, WISCONSIN





**EXHIBIT B: LEGAL DESCRIPTION  
WINDSOR QUARRY, LLC  
HOPPMAN FARM PLAN COMPREHENSIVE AMENDMENT  
TOWN OF COTTAGE GROVE  
DANE COUNTY, WISCONSIN.**

Being located in the SW  $\frac{1}{4}$ , the SW  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 18, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

**BEGINNING** at the Southwest Corner of Section 18;  
thence North along the west line of the SW  $\frac{1}{4}$  of Section 18, 855 feet;  
thence East, 399 feet;  
thence S70°E, 636 feet;  
thence North, 420 feet;  
thence East, 928 feet to the east line of the SW  $\frac{1}{4}$  of Section 18;  
thence South, 991 feet along the east line of the SW  $\frac{1}{4}$  of Section 18 to the South Quarter Corner of Section 18;  
thence Westerly, 1920 feet more or less along the south line of SW  $\frac{1}{4}$  of Section 18 to the **POINT OF BEGINNING.**

This description was prepared from record information and is not the results of an actual field survey.

This description does not meet the minimum standards of a property survey as defined in Chapter AE-7 of the Wisconsin Administrative Code.

This Description Prepared by:

PAULSON & ASSOCIATES, LLC  
Daniel A. Paulson  
Professional Land Surveyor

February 8, 2017