

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
MAY 26, 2004

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Kathy Christoph, Kris Hampton, Steve Anders, Steve Querin-Schultz. It was determine that a quorum was present.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way.
- III. Approval of minutes of the April 28, 2004 meeting. **MOTION** by Kris Hampton/Steve Anders to approve minutes. **MOTION CARRIED 5-0.**
- IV. Joseph C. 7 Alecia L. Rauch – 4552 Vilas Road - Zone Change - R-1 to R-2 for .420 acres. Intended Land use for existing residential home to comply with Dane County Zoning. Public Concerns: None. **MOTION** by Hampton/Querin-Schultz to approve zone change from R-1 to R-2 with no restrictions. **MOTION CARRIED 5-0.**
- V. JDJ Inc.(Dawn Guimond, Owner) – 3562 County Road AB – Zone Change – Recreational to C-2 for 4.13 acres. Intended land us for mini warehouses. **MOTION** by Christoph/Hampton to approve zone change from Recreational to C-2 for 4.13 acres limited to mini warehouses and lighting. Restrictions are a 3 rod road with cul-de-sac, Phase 1 - 2 buildings then Phase 11 (a) chain link fence prior to construction, b.) 4 buildings – plantings on berm and east side 3-4 feet. **MOTION CARRIED 3-1.**
- VI. JDJ Inc. (Dawn Guimond, Owner) 3562 County Road AB – CUP for 16.090 acres currently zoned Rec. – C-1 for outside events and music. CUP was withdrawn. Recommended referral to town board to consider permit.
- VII. Review/Recommend Park Equipment and Seeding Amendment to Town Land Division Ordinance. Plan Commission recommended to Town Board.
- VIII. Public Concerns: None
- IX. Adjournment: **MOTION** by Kris Hampton/Steve Querin-Schultz to adjourn. **MOTION CARRIED 5-0.** Meeting adjourned at 8:35 P.M..

Submitted by: Preston Baker

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
JUNE 23, 2004

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, Steve Anders, Kevin Shelley. It was determined that a quorum was present.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way.
- III. Approval of minutes of the May 26, 2004 meeting. **MOTION** by Steve Anders/Kris Hampton to approve minutes. **MOTION CARRIED 4-0.**
- IV. William Viken (Darrel Lange, Owner) – Ridge Road – Section 1, Zone change – A-1EX to A-2 for 1.5 acres. Intend land use to build a house and shop. **MOTION** by Kevin Shelley/ Steve Anders to approve zone change from A-1EX to A-2(1) to permitted use of single family home and agriculture accessory building for repair of family farm equipment. **MOTION CARRIED 4-0.**
- V. Public Concerns: Citizen came for information on the D&D Olson property.
- VI. Adjournment: **MOTION** by Kris Hampton/Kevin Shelley to adjourn. **MOTION CARRIED 4-0.** Meeting adjourned at 7:45 P.M.

Submitted by: Preston Baker

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
JULY 28, 2004

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Appointed Chair Kris Hampton. Members present were: Kris Hampton, Steve Anders, Kevin Shelley, Steve Querin-Schultz and Dave Muehl. It was determined that a quorum was present.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way.
- III. Approval of minutes of the June 23, 2004 meeting. **MOTION** by Kris Hampton/ Steve Anders to approve minutes. **MOTION CARRIED 3-0-2.**
- IV. Jill Billhorn (Loel Nelson, Owner) – 1737 S. Jargo Road – Zone Change – A-1EX to RH-1 for 3.6+/- acres. Property purchased by Loel Nelson in 1964, owner as of 1981, and no splits have been used up according to Kevin Shelley. **MOTION** by Steve Anders/Steve Querin-Schultz to approve zone change from A-1EX to RH-1 not to exceed 4 acres using the extra split as per policy for ownership since 1981, referring to first paragraph on page J-10 of land Use Plan. **MOTION CARRIED 5-0.**
- V. Gregg Scalissi – 3637 Natvig Road – Variance for building a detached garage on his property. That garage be 17½ ft. from road right of way instead of 25½ ft. Applicant says that less than 35% of lot will have buildings, and no sight problems of roads/intersections. Wants the variance to keep the trees and leave the piping for the septic system alone. Concerns: No outside storage of vehicles on the short driveway. **MOTION** by Kris Hampton/Steve Anders to approve request of variance with provision that no parking be permitted on the Maxwell Street proposed structure. **MOTION CARRIED 4-1.**
- VI. Public Concerns: Kris Hampton reviewed recent amendments on zoning from Dane County Zoning.
- VII. Adjournment: **MOTION** by Steve Querin-Schultz/Steve Anders to adjourn. **MOTION CARRIED 5-0.** Meeting adjourned at 8:05 P.M..

Submitted by: David Muehl

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
AUGUST 25, 2004

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Members present were: Preston Baker, Kris Hampton, Steve Anders, Kevin Shelley, Steve Querin-Schultz and Dave Muehl. It was determined that a quorum was present.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way.
- III. Approval of minutes of the July 28, 2004 meeting. **MOTION** by Kevin Shelley/Steve Querin/Schultz that part of Item IV should read A-1EX to RH-1 not to exceed 4 acres using the extra split as per policy for ownership since 1981, referring to first paragraph on page J-10 of Land Use Plan. **MOTION CARRIED 6-0.** **MOTION** by Kris Hampton/ Steve Querin/Schultz to approve minutes with the corrections. **MOTION CARRIED 6-0.**
- IV. James Spencer - 3270 Spencer Road – Zone Change – A-1EX to R-3A for .1724 acres – 37.176 acre parcel. Intended land use to allow for set back to add a deck to 2<sup>nd</sup> floor, which will act as 2<sup>nd</sup> exit to upstairs for fire escape. **MOTION** by Kris Hampton/Steve Querin/Schultz to approve zone change from A-1Ex to R-3A for .1724 acres. **MOTION CARRIED 6-0.**
- V. Public Concerns:
  - 1.) Kris and Preston visit to “the Farm Golf Course” want to annex to the village, put in houses near the subdivision.
  - 2.) Discussed Russell property – annex request
  - 3.) Discussed Conger property for Potential Conservation Subdivision.
  - 4.) Walt Olson status.
- VI. Adjournment: **MOTION** by Kirs Hampton/Steve Querin-Schultz to adjourn. **MOTION CARRIED 6-0.** Meeting adjourned at 7:40 P.M.

Submitted by: David Muehl

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
OCTOBER 27, 2004

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Members present were: Preston Baker, Kris Hampton, Steve Anders, Kevin Shelley, Steve Querin-Schultz, Dave Muehl and Kathy Christoph. It was determined that a quorum was present.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way.
- III. Approval of minutes of the August 25<sup>th</sup>, 2004 meeting. **MOTION** by Kris Hampton/Steve Querin-Schultz. **MOTION CARRIED 6-0.**
- IV. Gail Kelln & Wayne Kiehnau – County Road BB – Zone Change – Section 11 – A-1EX to A-2 with CUP for 10 +/- acres. Intended land use for Sport Horse Breeding and Training Facility and Family Residence **MOTION** by Kathy Christoph/Steve Anders to postpone for one month for proper RDU description and detail site plan. Plan Commission member to discuss RDU with Mr. Majid Allen at Dane County Planning for RDU clarification. **MOTION CARRIED 6-0.**
- V. Wesley Skaar – Kinney Road – A-1EX to R-1A for 3.1 acres. Intended Land Use for 2 Single Family homes. **MOTION** to approve by Kris Hampton/Steve Anders with the following conditions. Not to exceed more than 1.6 acres, Lot 1 to have East West Lot lines, no curve, one remaining RDU on the farm. Driveway drainage to be addressed on CSM, and determination on past motions on potential cost sharing cost on original road. **MOTION CARRIED 5-0-1.** Kathy Christoph abstain due to family relationship.
- VI. Public Concerns: None
- VII. Next meeting date set for December 8, 2004 due to holidays.
- VIII. Adjournment: **MOTION** by Steve Querin-Schultz/Dave Muehl to adjourn. **MOTION CARRIED 6-0.** Meeting adjourned at 8:29 P.M.

Submitted by: David Muehl

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
DECEMBER 8, 2004

- I. Regular Plan Commission Meeting was called to order at 7:02 P.M. by Chair Preston Baker. Members present were: Preston Baker, Kris Hampton, Steve Anders, Kevin Shelley, Steve Querin-Schultz, Dave Muehl and Kathy Christoph. It was determined that a quorum was present.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way.
- III. Approval of minutes of the October 27<sup>th</sup>, 2004 meeting. **MOTION** by Steve Anders/ Kris Hampton. **MOTION CARRIED 6-0.**
- IV. Gail Kelln & Wayne Kiehnau – County Road BB – Zone Change – Section 11 – A-1EX to A-2 with CUP for 10 +/- acres. Intended land use for Sport Horse Breeding and Training Facility and Family Residence Proper RDU Description and Detail Site Plan. No site plan yet, Dane County Highway wants zone change first. Main issue: RDU availability appears 120 acres 3 RDU's, 81 acres 1 RDU for a total of 4. Retirement home and existing home used 2, so there are 2 remaining. (One for each building site). **MOTION** by Kris Hampton/Steve Anders to approve rezone from A-1EX to A-2(8) for 11.06 acres with a CUP to allow only horse boarding, stables and riding stables That leaves no RDU's left on the 62 acre parcel, and only one RDU remains on parcel #29340(North of "BB"). Also 1 RDU has been used on the existing farm house on parcel #29340. **MOTION CARRIED 6-0.**
- V. Public Concerns: Steve Rathert information on farm on Rathert Road, 81½ acres – wants to use farm house and build 1 more house. Explained options on zone changes and will require cul-de-sac to be built Also, Steve Armstrong has a house on Hwy 12 & 18 next to the miniware houses. His property is zoned as C-2, wants to go back to R-1 for ease of financing for the buyer. Told to apply for zone change.
- VI. Next meeting date set for January 26, 2005.
- VII. Adjournment: **MOTION** by Steve Querin-Schultz/Kris Hampton to adjourn. **MOTION CARRIED 5-0.** (Kathy Christoph left the meeting early) Meeting adjourned at 8:42 P.M.

Submitted by: David Muehl