

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JANUARY 25, 2006

- I. Regular Plan Commission Meeting was called to order at 7:01 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, David Muehl, Kevin Shelley, Steve Anders (Arrived 7:05 P.M.), Kathy Christoph (arrived at 7:00 P.M.).
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by Hampton/Muehl to approve the minutes of the December 27, 2005 meeting. **MOTION CARRIED 4-0.**
- IV. Duane Swalheim (Arlow Schedel, Owner) – 2263 Schedel Road – Zone Change – A-1EX to RH-1 for 2.0 acres. Intended land use to separate farm buildings from remainder of 46 acre parcel. Reappearance from October meeting: Lot 2, per county, must be zoned CO-1 (conservancy) since it crosses the town line. **MOTION** by Hampton/Shelley to approve rezone of 2.1 acres to RH-1, extra acreage for the buildings, and to rezone Lot 2 to CO-1 for .19 acres, with no residential development, and contact Jeff Smith for driveway placement. **MOTION CARRIED 6-0.**
- V. Kevin Shelley – There is a chance the law will be repealed, since it is not effective in preserving farmland. Now, with use-value assessment program, without up-to-date plans by some counties, with smart growth laws and administrative problems, need for this law is diminished.
- VI. TDR Policy Update: Gary Peterson will be at next meeting. Dane County is now entertaining a county-wide TDR policy. Joint Village, Town and City subsequent meeting not yet scheduled, and Village may consider receiving some TDRs.
- VII. Public Concerns:
 1. Mary Stubblefield, 2128 Shedel Road, Parcel #0711-344-9820-8 of 2.2 acres, wants to sell half of property for her son. They were advised to apply for Comprehensive Plan Change from February 15 – March 15, 2006.
 2. Mike Niebuhr wants to make some modifications to restrictions placed on mini-warehouse plan:
 - a. Put up 3 buildings now, instead of 2, due to price of steel.
 - b. Put a Resident Manager unit in one building.The committee advised him to talk with the City of Madison first, just to make sure.
- VIII. Adjournment: **MOTION** by Anders/Christoph to adjourn. **MOTION CARRIED 6-0.** Meeting adjourned at 8:04 P.M.

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
PLAN COMMISSION
FEBRUARY 22, 2006

- I. Regular Plan Commission Meeting was called to order at 7:01 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, David Muehl, Kevin Shelley, Steve Anders (Arrived 7:03 P.M.), Kathy Christoph, David Muehl, Steve Querin-Schultz..
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by K. Christoph/K. Hampton to approve the minutes of the January 25, 2006 meeting. **MOTION CARRIED 5-0.**
- IV. Safeguard Storage of WI, LLC (Michael Niebuhr, owner) - 3164 Luds Lane
 - A. Seeking removal of Conditional Zoning restriction #11) No more than 2 buildings can be built in any two (2) year period – wants to build 3 buildings.
 - B. Seeking addition to allowance for §10.14(1)(i) Residence for watchman or caretaker to deed restriction. Would not occur before 2008.
 1. Modify conditional zoning: Strike #11, #12 Phase II can begin no sooner then 2006, per 2006 plan drawing for 3 buildings, #13 Phase III can begin no sooner then 2008 with one building to include resident caretaker office/residence per 10.14(2)(i) county zoning. **MOTION** by K. Hampton/K. Shelley to approve. **MOTION CARRIED 6-0.**
 2. Allowance for caretaker in 2008, Phase III, septic system to holding tank, shared well with current residence, notification of meeting to Kyle Mathews for March 6, 2006 Board Meeting. **MOTION** by K. Hampton/K. Shelley to approve. **MOTION CARRIED 6-0.**
- V. Gary Peterson, Mid-America Planning Services, Inc. – Update on preparation of Comprehensive Plan Amendments
 - A. TDR Policy update
 - B. The Farm Golf Course
 - C. Other Recommended Changes
 1. Received Madison Map and Land Use write-up. Village Comprehensive Plan, and Suggestions for changes to Town Comprehensive Plan.
 2. Discussion on changes to RDU's.
 3. Conservation subdivision – Eliminate the concept – City of Madison doesn't want.
 4. Need to ID potential new receiving areas, with ratios. May center on 8:1. We have more then 300 RDU's available now and review by end of 2007 for priority.

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5. Review the Farm Golf Course Zoning: Village – Parkland; Town – Eventual development, since in village ETZ. Current zoning is recreational, except the clubhouse is commercial.

VI. Public Concerns:

- A. 1737 S. Jargo Road – Zoned R-1 – Residential with storage shed may need to go to AZ with conditional use for storage..

- VII. Adjournment: **MOTION** by S. Anders/K. Hampton to adjourn. **MOTION CARRIED 4-0.** Meeting adjourned at 9:42 P.M.

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
PLAN COMMISSION
MARCH 22, 2006

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, Kevin Shelley, Steve Anders, David Muehl (arrived at 7:01), Steve Querin-Schultz..
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by S. Querin-Schultz/K. Shelley to approve the minutes of the February 22, 2006 meeting. **MOTION CARRIED 5-0.**
- IV. Discuss/Review Change Request(s) to the Town's Smart Growth Comprehensive Plan. Deferred to Item #7
- V. Susanna Klinefelter, Kevin Shelley and Sandra Whitney – 1760 US Highway 12 & 18 – Zone Change – A-1EX to RH-1 for 4 acres, intended land use to create two residential home sites of 2 acres each.

Continuous family ownership since 1847. Kevin Shelley bought the farm in 1994 under Land Contract. 1 RDU used for Kevin's house. Two old houses were pre-existing to 1982. Wants housing capability to cover basis, may want to go back with TDR – mainly a maneuver for power line placement. **MOTION** by K. Hampton/S. Querin-Schultz to hold until density report from county. **MOTION CARRIED 5-0.**

- VI. Roger Korfmacher – Femrite Drive – Section 29 – Zone Change – LC-1 to A1-EX on east side of Femrite Drive – A-2(8) to LC-1 on west side of Femrite Drive. Moving LC-1 for small business to west side of road to comply with Madison Comprehensive Plan.

“Spot Zone” for now on the LC-1 – will be not more then 5.72 acres and remaining A-2(8) will be 16.01 acres on west side of Femrite. On the east side of Femrite will go back to A1-EX. **MOTION** by S. Querin-Schultz/K. Hampton to move the LC-1 as stated above. **MOTION CARRIED 6-0.**

- VII. Gary Peterson, Mid-America Planning Services, Inc. – Update on preparation of Comprehensive Plan Amendments
 - A. TDR Policy update – Dick Barrow's thinks it will work
 - B. The Farm Golf Course – Stay as Green Space on the map
 - C. Other Recommended ChangesWill try to meet with Madison Mayor soon to discuss TDR possibilities. Going to meet with us on May 21st. meeting.
- VIII. Public Concerns:
 - A. RSV Engineering, Inc. Mark Barden – Proposed Development on CTH “BB” – With drawn.
 - B. Discussion on The Farm – Public still wants green space..

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MARCH 22, 2006

- IX. Adjournment: **MOTION** by K. Hampton/S. Anders to adjourn. **MOTION CARRIED 6-0.** Meeting adjourned at 8:34 P.M.

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
PLAN COMMISSION
APRIL 26, 2006

- I. Regular Plan Commission Meeting was called to order at 7:14 P.M. by appointed Chair Kris Hampton. Other members present were: Kevin Shelley, Kathy Christoph, Steve Anders, David Muehl..
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by S. Anders/K. Shelley to approve the minutes of the March 22, 2006 meeting with the correction of Dick Barrow's name.
MOTION CARRIED 4-0.
- IV. Cheryl A. Nelson – 3023 County Road BB – Zone Change - A1-EX to A-2(1) with CUP for 1 acre – Intended land use for Retail Store – Resale Shop

MOTION by S. Anders/K. Christoph to approve the request for rezone from A1-EX to A-2(1) with CUP for 1+ acre (the entire parcel) in accordance with Dane County Ordinance Chapter 10.126(3)(m), limited to the building and parking stalls North of the building to be devoted to the business and no manufacturing or assembly of production. Hours limited to as specified in zone application from 10:00 AM until 6:00 PM. Monday through Friday and Saturday from 9:00 AM until 2:00 PM. Lighting limited to down and not out. Sign limited to County sign ordinance. **MOTION CARRIED 5-0.**
- V. Woodard Knox – 1737 S. Jargo Road = Zone Change – RH-1 to A-2(2) for 3.0 acres with CUP. Intended land use to provide zoning compliance for existing buildings (50% of SFR) and allow existing buildings be used for seasonal rental storage..

MOTION by K. Christoph/K. Hampton to approve the rezone from RH-1 to A-2(2) for 3 acres, with CUP for seasonal storage per Dane County Ordinance Chapter 10.126(3)(r), and no livestock permitted in west building.
MOTION CARRIED 5-0.
- VI. Daniel Goff – County Road BB –Vacant land – Zone Change – C-1 & R1-A to C-2 for 2.18 acres. Intended land use for warehouse buildings.

Plan Commission recommended Mr. Goff to get more information, needs to change application. **MOTION** by S. Anders/K. Hampton to hold in abeyance for 3 months.
MOTION CARRIED 5-0
- VII Letter from Keith Swalheim – Planning Commission Review of Town Comprehensive Land Use Plan

MOTION by K. Hampton/S. Anders to hold item until next months meeting with Gary Peterson for action. **MOTION CARRIED 5-0.**
- VII. Public Concerns: None

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VIII. Adjournment: **MOTION** by D. Muehl/S. Anders to adjourn. **MOTION CARRIED 5-0.**
Meeting adjourned at 8:34 P.M.

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
PLAN COMMISSION
MAY 24, 2006

- I. Regular Plan Commission Meeting was called to order at 7:02 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, Kevin Shelley(arrived 7.22 P.M), Virgil Schroeder, Steve Anders(arrived 7:12 P.M.), David Muehl(arrived 7:17 P.M.) & Silvin Kurt
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by K. Hampton/S. Anders to approve the minutes of the April 26, 2006 meeting with the correction of to Item #4, Cheryl Nelson, should include "Lighting limited to down and not out".. **MOTION CARRIED 4-0-2. Obstain Kurt & Schroeder.**
- IV. Election of Chairman & Secretary. **MOTION** by K Hampton/V. Schroeder to elect Preston Baker as Chairman and David Muehl as Secretary. **MOTION CARRIED 5-1-0.**
- V. Duane Farwell – Farwell Pools – 3818 County Highway AB – Design Review of Commercial Building. Fire Chief has reviewed and found no problem..

MOTION by K. Hampton/S. Kurt to approve the Commercial Building for Farwell Pools
MOTION CARRIED 4-0.

- VI. Kevin Shelley and Sandra Whitney – 1760 US Highway 12 & 18 – Zone Change – A-1EX to RH-1 for 4 acres. Intended land use to create two residential home sites of 2 acres each. Reappearance with Dane County Density Study Report.

Kevin Shelley and Sandra Whitney bought the land in 1993 under Land Contract is intergenerational transfer acceptable for the 1/1/81 RDU requirement?

MOTION by S. Anders/V. Schroeder to refer zone change request to next months meeting for Connie Anderson, Town Attorney clarification as to whether or not the pre 1/1/81 RDU would apply to Kevin Shelley , due to the intergenerational transfer since it was a non-arms length transaction. **MOTION CARRIED 6-0-1** Kevin Shelley abstain.

- VII Gary Peterson - Letter from Keith Swalheim – Planning Commission Review of Town Comprehensive Land Use Plan
Gary Peterson report:
- 1.) Keith Swalheim has a RDU available, but can't use it since no resident in AG business zone allowed.
 - 2.) Meeting with Dick Barrow's on TDR program would be glad to help us out with the program – before he may move – may be able to get a grant from WI to show how it would work with town making a market.
 - 3.) Meeting with Brad Murphy and Mike – Cottage Grove needs to "push" to make some things happen – we need Gary to talk with Brad about Commercial Developments – Highway AB and County Highway N with 12 & 18.

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- 4.) Text changes to plan (Page J-10, 11)
- 5.) Make TDR ration an ordinance, rather than stated in plan so changes could be made more easily.

MOTION by K. Hampton/V. Schroeder to recommend change in Land Use Plan in Area 6 to separate out a 2 acre parcel for a residence on west side of North Star Road for Ag use only. **MOTION CARRIED 7-0.**

VII. Public Concerns:

- 1.) Agriculture Business parcel south of Floors Works – 36 acres want to change to light commercial. Would require Land Use Plan change and rezoning request.
- 2.) Ron Trachtenberg letter about Vang parcel (Siggelkow Road and County Highway AB). A-1 to A(2) for garden plots, but NO houses. Could be to manage with the small parcels.
- 3.) Notification to Plan Commission of final county approval/disapproval on zoning requests. Please have Town Clerk make notations in monthly agenda page.

VIII. Adjournment: **MOTION** by K. Hampton/S. Anders to adjourn. **MOTION CARRIED 7-0.** Meeting adjourned at 9:38 P.M. NOTE next meeting date changed to June 21st. (Gary can't make it on June 28).

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JUNE 21, 2006

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, Kevin Shelley, Virgil Schroeder, Steve Anders, David Muehl & Silvin Kurt
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by K. Hampton/S. Kurt to approve the minutes of the May 24, 2006 meeting. . **MOTION CARRIED 6-1. Obstain Kevin Shelley was not present for all items.**
- IV. Woodard Knox – 1737 S. Jargo Road – Zone Change – RH-1 to C-2 with CUP for +/- .75 acres. Provide zoning compliance for existing buildings; allow buildings to be used for storage and contractor’s equipment, repair, service, and storage.

MOTION by K. Hampton/S. Anders to approve the C-2 zoning for +/- .75 acres with CUP with C-2 limited to permitted uses f & q. Town Board will verify with ZLR action at June 13th meeting. **MOTION CARRIED 7-0.**

- V. Connie Anderson – Clarification as to whether or not the pre1/1/81 RDU would apply to Kevin Shelley & Sandra Whitney, due to the intergenerational transfer since it was a non-arms length transaction.

Legal conclusion per letter: Conveyance within same family does NOT eliminate the 1981 RDU with continuous ownership and the two older houses count as one RDU, since they are 1 tax parcel right now.

MOTION by S. Anders/V. Schroeder to approve request for two lots on south side of Hwy 12 & 18, each lot not to exceed 2 acres. Those 2 lots will use up remaining RDU’S available to the farm. This leaves the additional RDU for the existing two farm houses due to the continuous farm ownership since 1981. **MOTION CARRIED 6-0. Kevin sat out on this agenda item.**

- VI. Discussion/Recommendations on Vang Property on Siggelkow Road as to how to deal with multiple owners’ development

Vangs bought 35 acres and due to death in family want to sell into family interest. Lots 1, 2 & 3 would be non-buildable. (Already a house on lot 4 and town needs a turn around on the town road). Will amend to consolidate Lots 1, 2, & 3 and non- buildable, with A-2 zoning. Lot 4 would then be listed for sale. Limits to be placed on consolidate 1, 2, & 3 – deed restricted, square up property lines. TDR required if consolidated 1, 2, &3 if building wanted, A-2 buildings (sheds) to be determined.

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JUNE 21, 2006

VII Gary Peterson - Letter from Keith Swalheim – Planning Commission Review of Town Comprehensive Land Use Plan

Gary Peterson report:

- 1.) Discussion on Hwy N & Hwy 12 & 18 and County Road AB and Hwy 12 & 18. Glimmers of hope due to budget contracts in working with City of Madison, Village of Cottage Grove with boundary agreement. We should detail out what and how these areas could be developed – going to be developed. .
- 2.) Ratios of TDR's needed to be updated from 2:1 to 8:1 for Density changes and update ordinances..
- 3.) Potential meeting with Dick Barrows (Welcomed by Gary Peterson). He will provide services pro bono if needed.
- 4.) 7A. Designation of Area 6 at County Rd. N and Hwy 12 & 18. Gary Peterson suggested to make Area 6 as much Ag. Business as possible. Wait for input from Gary Peterson.
- 5.) 7B. Skaar property – may want to do more parcels due to cost of improvements - make medium density? Plan would have to be changed to medium density: (but only if in receiving area?) Advisory position: change from AG to medium density would have to be added to list of changes in Comprehensive Plan.

VII. Public Concerns:

- 1.) Jim Bradt of Door Creek Golf Course – what does the town want – Open space per Kris Hampton and from meetings with City of Madison. .

VIII. Adjournment: **MOTION** by V. Schroeder/S. Kurt to adjourn. **MOTION CARRIED 7-0.** Meeting adjourned at 10:00 P.M. .

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JULY 26, 2006

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, Virgil Schroeder, Steve Anders, David Muehl & Silvin Kurt
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by S. Kurt/K. Hampton to approve the minutes of the June 21, 2006 meeting. . **MOTION CARRIED 6-0.**
- IV. Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item.
- V. Dale Fredenberg wants to sell his parcel and change the size for buyer, Randy Koch. As per County rezone to RH-2, parcel go from 2.8 acres to over 4 acres (now is zoned RH-1). Is larger lot okay? Note: Contiguous lots are all over 3 acres – conclusion – keep the total lot les then 4 acres.
- VI. Derek Daggett and Chris Miller – 2 lots Kinney Road – Lot1 & 2 – wants a boundary change for a garden shed and more access to his property – Zoned R1-A on both. Change of 4/10 of an acre. No known issues.
- VII. Gerald and Carol Natvig – 3502 Vilas Road - Zone Change – A-1 EX and RH-1 to RH-3 for 10 acres and A-1 EX to RH-2 for 7.407 acres to comply with county zoning.

With drawn zoning application early that day.
- VIII. Gary Peterson - Planning Commission Review of Town Comprehensive Land Use Plan
Gary Peterson report: Not present

MSN update: No future for CTH AB & Hwy 12&18. Open for discussion on County Road N and Hwy 12 & 18
- IX. Adjournment: **MOTION** by K. Hampton/S. Anders to adjourn. **MOTION CARRIED 6-0.** Meeting adjourned at 7:37 P.M. .

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
PLAN COMMISSION
SEPTEMBER 27, 2006

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, Virgil Schroeder, Kevin Shelley, David Muehl(arrived after the minutes were approved) & Silvin Kurt
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by V. Schroeder/S. Kurt to approve the minutes of the July 26, 2006 meeting. . **MOTION CARRIED 5-0.**
- IV. Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item.
 - A. One item for a Duplex to planned condominium for Baxter Road
 - B. One item on 34.9 acres (CTH BB and Ridge Road, Old Arndt Land).
- V. Kevin & Kathy Hicks (Eleanor Hicks, Owner) – 3807 W. Jargo Road - Zone Change – RH-1 to R-1 for +/- 1 acre. Intended land use to build a single family home to be able to help Kevin's mother.

Original farm was 120 acres, Eleanor's parcel was created in 1990 and Kapral's lot. (2 used, 1 remaining), Notstad brought the farm land in 1990. Therefore 1 split may not be available. Need to get Density Study.

MOTIONS by K. Hampton/V. Schroeder to hold open for 1 month so property owner can get more information. **MOTION CARRIED 6-0.**

- VI, Ellery Jensen (Daniel Archie, Owner) – 3520 Natvig Road – Zone Change – R-1A to A1-X for .28 acres and A-1 to R-1A for .53 acres. Intended land use to correct boundary lines.

MOTION by S. Kurt/K. Hampton to approve the rezone. **MOTION CARRIED 6-0.**

- VII. Bret Stubblefield (Mary Stubblefield, Owner) – 2128 Schadel Road – Zone Change – RH-1 to R-1 for split of 2 acre lot under the TDR policy 15.15.1 requesting a variance. Intended land use for construction of a single family home.

Mary (owner) has lived on her parcel for 30 years, and is now contiguous to a sub-division. It is a large parcel and splitting will get lot size closer to adjacent properties. Since owned greater time period than any town plan, may be eligible to be cut in size.

Motion for rezone failed first time for lack of a second.

MOTION by V. Schroeder/K. Shelley to deny rezone. **MOTION FAILED 2-4.**

MOTION by D. Muehl/K. Hampton to approve rezone since continuous ownership, before 1981 and surrounded on 3 sides by residential development and approve the variance. **MOTION CARRIED 4-2.**

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- VIII. John Ofsthun (John & Art Ofsthun, Julie Clark, Owners) - 2476 Ofsthun Road, Section 33 – Zone Change – A1-EX to A-B & C-1 for 36.35 acres. Intended use for expansion of existing business and relocating another business.

Preston wants longer set back for “Frontage Road” – too close to CTH N, put frontage on CTH N of parcel #3. Gary Peterson presented discussion on site with City negotiation.

MOTION by K. Hampton/S. Kurt to delay up to 3 months for site plan to be presented, **MOTION CARRIED 6-0.**

- IX. Daniel Goff – County Road BB – Section 7 – Vacant Land – Zone Change – C-1 & R-1A to R-1 & C-2 for .75 & 1.43 Acres. Intended land use for a single family home and warehouse building.

MOTION by K. Hampton/K. Shelley to approve the R-1 zoning for .75 acres and the C-2 Zoning for 1.43 acres and only allow paragraphs C & Q in the Dane County Code Of Ordinances and reshow site plan with appropriate driveway and house location. **MOTION CARRIED 6-0.**

- X. Gary Peterson - Planning Commission Review of Town Comprehensive Land Use Plan
Gary Peterson report:

Handouts – Draft of Land Use Element.

Note: Density study s/b in relation to acres on tax bill, not GIS data.

Gary had presentation on sustainable developments.

- XI. Adjournment: **MOTION** by K. Hampton/S. Kurt to adjourn. **MOTION CARRIED 6-0.**
Meeting adjourned at 10:31 P.M. .

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
PLAN COMMISSION
OCTOBER 25, 2006

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, Virgil Schroeder, Kevin Shelley, David Muehl, Silvin Kurt & Steve Anders (arrived at 7:04)
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by S. Kurt/K. Hampton to approve the minutes of the September 27, 2006 meeting. . **MOTION CARRIED 6-0.**
- IV. Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item. No one appeared.
- V. Kevin & Kathy Hicks (Eleanor Hicks, Owner) – 3807 W. Jargo Road - Zone Change – RH-1 to R-1 for +/- 1 acre. Intended land use to build a single family home to be able to help Kevin's mother. Reappearance with density study.

MOTION by K. Hampton/S. Kurt to table for 30 days. **MOTION CARRIED 6-0.**

- VI. Gary Peterson & Dick Barrows - Review of Town Comprehensive Land Use Plan
:
 - 1. Updates & Action if any
 - 2. Additional Discussion on CTH "N" and Hwy 12 & 18 – Action if any

Handouts from Dick Barrows – Discussion on TDR program and related interest, a lack thereof from Village & City of Madison. Discussion on potential grants to help “make a market” for the TDR's, especially if Madison/Village of Cottage Grove will help with the “demand” for the TDR's, and may help them become more interested in the program if funded. Dick will investigate potential funding sources.

Gary Peterson – Discussion – Handed out Revised “Land Use Element” from Comprehension Plan – changes start on page 11 – inventory of RDU's table J-5 & J-6 and revise Map J-4.

- VI. Adjournment: **MOTION** by K. Hampton/S. Anders to adjourn. **MOTION CARRIED 7-0.** Meeting adjourned at 9:14 P.M.

Next meeting is on November 29, 2006. .

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
PLAN COMMISSION
NOVEMBER 29, 2006

- I. Regular Plan Commission Meeting was called to order at 7:02 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, Virgil Schroeder, Kevin Shelley, David Muehl, & Steve Anders.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by V. Schroeder/K. Hampton to approve the minutes of the October 25, 2006 meeting. . **MOTION CARRIED 5-0.**
- IV. Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item. No one appeared.
- V. Kevin & Kathy Hicks (Eleanor Hicks, Owner) – 3807 W. Jargo Road - Zone Change – RH-1 to R-1 for +/- 1 acre. Intended land use to build a single family home to be able to help Kevin's mother. Reappearance with density study.

Extra RDU from 1981 NOT available and the November 29, 2006 letter presented.
MOTION by K. Hampton/K. Shelley to make variance, based on continuous ownership since 1981 and family arrangement and history of property to split off +/- 1 acre of the 2.68 acres currently zoned RH-1, creating and R-1 parcel and rezone the remaining +/- 1.6 acres to R-1. **MOTION CARRIED 3-2-1.**

- VI. John Ofsthun (John & Art Ofsthun, Julie Clark, Owners) 2476 Ofsthun Road, Section 33, Zone Change –A1-EX to A-B & C-1 for 36.35 acres. Intended use for expansion of existing business and relocating another business. Reappearance with site plan and density study report.

Wants to use C-2 for the whole parcel to reduce Madison exposure and condo minimize the remaining area. Land would not be split. But since expected opposition with City and County, may need to have discussions with County and City Planning first. **MOTION** by S. Anders/K. Shelley to table for 1 month, application hereby amended rezone to read C-2 for entire parcel. **MOTION CARRIED 6-0.**

- VII. Gary Peterson & Dick Barrows - Review of Town Comprehensive Land Use Plan
:
 1. Updates & Action if any
 2. Additional Discussion on CTH "N" and Hwy 12 & 18 – Action if any
1. Gary Peterson – Discussion – Handed out draft changes to “Land Use Element” from Comprehension Plan on Land Use Districts..
2. Dick Barrows – Development rights market – Town to jump start the program, any grants available? – USDA & DNR inquires = dollars could be available. DNR

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appraisal unit could give comparables on conservation values. Suggest inviting some to next meeting.

- VII. Adjournment: **MOTION** by K. Hampton/S. Anders to adjourn. **MOTION CARRIED 6-0.** Meeting adjourned at 9:48 P.M.

Next meeting is on December 20, 2006. .

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
PLAN COMMISSION
DECEMBER 20, 2006

- I. Regular Plan Commission Meeting was called to order at 7:15 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, David Muehl, & Steve Anders.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Confirmed by Kris Hampton
- III. Approval of minutes of previous meetings: **MOTION** by K. Hampton/Steve Anders to approve the minutes of the November 29, 2006 meeting. **MOTION CARRIED 4-0.**
- IV. Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item. No one appeared.
- V. John Ofsthun (John & Art Ofsthun, Julie Clark, Owners) 2476 Ofsthun Road, Section 33, Zone Change –A1-EX to A-B & C-1 for 36.35 acres. Intended use for expansion of existing business and relocating another business. Reappearance with site plan and density study report.

MOTION by Kris Hampton/Steve Anders to hold until petitioner gets back to Plan Commission, for up to 1 year from date of application. **MOTION CARRIED 4-0.**

- VI. Hector DeLuca – 1809 County Highway BB – Density Study report and a site plan. No known limits on allocation of RDU's. They will investigate and advise at next meeting.
- VII. Gary Peterson & Dick Barrows - Review of Town Comprehensive Land Use Plan:
 1. Updates & Action if any
 2. Additional Discussion on CTH "N" and Hwy 12 & 18 – Action if any
 1. Discussion – On "Green space" with Madison – No Annex in green area and Madison use TDR's, decrease center potential – Develop sustainable format in area 4, town buying commercial land for development. Draft language of November "Land Use District". Kris Hampton's comments being to develop alternative "C". New page on Development STR's.

Handed out print out for Development Standards for CTH "N" and Highway 12&18.

- VIII. Adjournment: **MOTION** by K. Hampton/S. Anders to adjourn. **MOTION CARRIED 4-0.** Meeting adjourned at 8:49 P.M.

Next meeting is on January 24, 2007.

Submitted by: David Muehl