

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
JANUARY 24, 2007

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, David Muehl, Steve Anders, Virgil Schroeder, Silvin Kurt & Sharon Fredenberg. .
- 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 December 20th, 2006 meeting. **MOTION CARRIED 4-0-3.**
- IV. Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item. Jim Bradt from The Farm Golf Course – handed out prepared notes that they don't want to be included in boundary agreement. (See Attachment)
- V. Hector DeLuca – 1809 County Highway BB – Reappearance with new information.  
  
Arndt's property – no development rights, transferred in previous land sales, so property should be clear of restrictions. Two RDU's potentially, (per county) most likely one left.  
  
**MOTION** by Kris Hampton/Virgil Schroder to approve 1 RDU that exists per the DeLuca's to use for a new residence. **MOTION CARRIED 7-0.**
- VI. Duane Swalheim – 2298 USH 12 & 18 – Zone Change – A-1EX to RH-1 for 2 acres. Relocating RDU. Taking down farm house on US Hwy 12 & 18 which is zoned R-1, making that a non residential area.  
  
The new house driveway to be on Schadel Road – 900 foot driveway – could be Problematic Suggestion to check with county first for there input/options before submitting final application. **MOTION** by Steve Anders/Silvin Kurt to table until next meeting. **MOTION CARRIED 7-0.**
- VII. Sean O'Brien – 3915 Vilas Road – Zone Change for 9.572 acres. RH-3 to RH-1 for 2.5/3 acres. Intended land use to rezone home and leave remainder to conservancy.  
  
They have talked with county, no issues since existing house. ETZ issue, Okay to rezone since hold on changes right now. **MOTION** by Silvin Kurt/Sharon Fredenberg to accept the land division of specified property with no rezone. **MOTION CARRIED 7-0.**
- VIII. Gary Peterson - Review of Town Comprehensive Land Use Plan:
  1. Updates & Action if any

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Discussion on “Land Use District” – J-13 and forward and RDU’s as Village and Madison. Gary said Madison #1 is probable, and Village is unknown until next meeting.

2. Additional Discussion on CTH “N” and Hwy 12 & 18 – Action if any

Madison didn’t say “NO” about Hwy 12 & 18 and County Highway N for development.

On the Federal USDA Development potential – may be moot since amendments to the proposal are tough.

IX. Adjournment: **MOTION** by S. Anders/Kris Hampton to adjourn. **MOTION CARRIED 7-0.** Meeting adjourned at 8:30 P.M.

Next meetings are on February 28 and March 21, 2007.

Submitted by: David Muehl

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
FEBRUARY 28, 2007

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Steve Anders, Virgil Schroeder, Silvin Kurt & David Meuhl. Also present was Gary Peterson of Crispell-Snyder, Attorney Connie Anderson.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way.
- III. Approval of minutes of previous meetings: **MOTION** by Kurt/Schroeder to approve the minutes of the January 24, 2007 meeting as printed. **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. Kirk Gillespie had question on horse boarding/conditional use permit. Anders advised on county issues, recommended in depth plan.
  - B. Jim and Doug Bradt presented a letter indicating their desire NOT to change the Comprehensive Plan designation of residential for their properties at 4321 and 4526 Vilas Road (see attached letter and map).
- V. Duane Swalheim – 2298 USH 12 & 18 – Zone Change – A-1EX to RH-1 for 2 acres. Relocating RDU. Taking down farm house on US Hwy 12 & 18 which is zoned R-1, making that a non residential area. Reappearance from previous meeting. Mr. Swalheim has discussed his plans with Majib at Dane County Zoning, presented maps with proposed net change of 1.65 acres with vacation of old field road. Rezone will be for 2.0 acres. **MOTION** by Kurt/Anders to approve rezone of the new 2.0 acre lot to R-1A, with the old farm house location going back to A-1EX zoning. **MOTION CARRIED 5-0.**
- VI. Approval of Phase I of Land Use Element for Smart Growth Plan: Handout of new pages J-1 thru J-15, but maps have not been updated. Ratios for TDRs will be set by a separate ordinance to maintain flexibility (see next item). **MOTION** by Anders/Kurt to approve Phase I of the Land Use Element for the Smart Growth Plan. **MOTION CARRIED 5-0.**
- VII. Discuss/Consider TDR Ordinance Changes: Question: Need to make a market for fractional TDR's – NO. May want to include in the future maps which areas would qualify for which multipliers. The TDRs will "Run with the Land". Fractional TDRs not used could not then be remarketed. Need language on how unused TDRs are handled, will depend on future of parcel – developable or not? Anderson will add language to 15.15.3.1. After the maps are determined, they could be approved at that time. Maps will be completed after discussions are completed with the City of Madison and Village of Cottage Grove **MOTION** by Kurt/Anders to approve the proposed TDR Ordinance Changes, subject to changes to be then approved by the Town Board. **MOTION CARRIED 5-0.**
- VIII. Adjournment: **MOTION** by Anders/Schroeder to adjourn. **MOTION CARRIED 5-0.** Meeting adjourned at 8:45 P.M.

Next meeting is on March 21, 2007.

Submitted by: David Muehl

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
MARCH 21, 2007

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, Sharon Fredenberg, Virgil Schroeder, Silvin Kurt & David Meuhl. Also present was Gary Peterson of Crispell-Snyder, Attorney Connie Anderson.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way.
- III. Approval of minutes of previous meetings: **MOTION** by Kurt/Schroeder to approve the minutes of the February 28, 2007 meeting as printed. **MOTION CARRIED 4-0-2.**
- IV. Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item.
  - A. Questions on property on Uphoff Road – Old Rounds Property. Was zoned LC-1 now is A-2, how to get back to LC-1. Was advised to apply for rezone if he wanted.
- V. Consider/Approve Resolution Recommending that the Town Board Adopt Phase I of the Land Use Element as an Amendment to the Town Comprehensive Plan.

Gary discussed latest draft for Phase 1. Sets frame work for TDR program only, nothing to do with maps and designations – which would be Phase 2. **MOTION** by Hampton/Fredenberg to approve to adopt the Phase 1 Resolution of the Land Use Element as an amendment to the Town Comprehensive Plan. **MOTION CARRIED 6-0.**

- VI. Items of Change to the Town Comprehensive Plan requested by Residents
  - A. Jim & Doug Bradt – Leave planned use for 4321 Vilas Road (Door Creek Golf Course, Inc., owner) as currently designated Medium Density, and 4226 Vilas Road (Bradt Holdings, LLC, owner) as currently designated High Density Residential in the Comprehensive Plan  
  
Prepared comments, signed petitions distributed. No changes are being requested from the current maps. May have to work with City of Madison and Village of Cottage Grove.
  - B. John Ofsthun – Change planned use of Ofsthun land north of Hwy 12-18 at Highway N from Ag-Business to Commercial (C-1)  
  
Presented by letter and appearance – Only requesting for his parcel only. **MOTION** by Hampton/Fredenberg to consider change from AB to Commercial (Limited Uses) and Eco Friendly development on John's parcel only. **MOTION CARRIED 6-0.**
  - C. RSV Engineering, Inc. – Wisconsin Quality Homes, owner: Change planned use for four parcels on County Road BB east of Koshkonong Creek from Agricultural to Conservation Residential, and redesign ate to a receiving area for the purposes of the

TDR program. Parcels included are:

018/0711-104-8000-2 (20.4 acres)

018/0711-112-9250-8 (2.7 acres)

018/0711-113-8190-2 (5.1 acres)

018/0711/113-8590-8 (36.2 acres)

Mark Barden and Mark Kroll (Owner & Engineers). Can't be designated conservation not in plan anymore. Rings want to make sure they have access to their 5 acres near the parcel. Public – may have perk ability problems? May have to work with Village of Cottage Grove first. **MOTION** by Hampton/Fredenberg to direct Gary to include parcel in description with Village to consider parcel for Residential Development.

**MOTION CARRIED 3-2-0-Preston.**

- VII. Jim Hirsch/John Ofsthun et al, owner: NE Corner of County Road N and US Highway 12 & 18 – Zone Change from A-1EX to LC-1 for 4 acres, intended use for Limited Commercial Building for General Contractor. Wants to put up a “Green “ building (eco friendly). Driveway will be existing one off CTH “N”. Rest of parcel plan, John to rent to other Tenants, not to sell.

Gary Peterson issues – Boundary agreement with Madison. Development must be in sustainable way - should get Madison approval first. Land Division – “postage stamp zoning” for the parcel – okay with Dane County Zoning – LC-1 use is okay apparently. Advises changing only after Boundary Agreement with City of Madison. We should have plan for entire “6” area. **MOTION** by Hampton/Kurt to table until the April 25, 2007 meeting. **MOTION CARRIED 6-0.**

- VIII. Discuss/Consider TDR Ordinance Changes Based on Phase I of the Land Use Element and Provide Additional Recommendations to Town Board, if any (See First Reading Resolution adopted by Town Board re TDR Ordinance; Final Town Board Action Scheduled for May 7, 2007)

Gary recommends adoption. **MOTION** by Hampton/Kurt to adopt the TDR Ordinance Changes Based on Phase I of the Land Use Element and Provide Additional Recommendations to Town Board. **MOTION CARRIED 6-0.**

- IX. Adjournment: **MOTION** by Fredenberg/Schroeder to adjourn. **MOTION CARRIED 6-0.** Meeting adjourned at 8:46 P.M.

Next meeting is on April 25, 2007.

Submitted by: David Muehl

**TOWN OF COTTAGE GROVE**  
**Resolution No. 2007-01**

**A RESOLUTION OF THE PLAN COMMISSION FOR THE TOWN OF COTTAGE GOVE  
RECOMMENDING THAT THE TOWN BOARD ADOPT THE 2007 PHASE 1 AMENDMENT TO THE  
COMPREHENSIVE PLAN PREPARED BY THE COMMISSION, INCORPORATE SAME INTO THE  
CURRENT COMPREHENSIVE PLAN, AND ADOPT THE AMENDED COMPREHENSIVE PLAN AS  
“TOWN OF COTTAGE GROVE SMART GROWTH COMPREHENSIVE PLAN – 2028”**

WHEREAS, sections 62.23(2) and (3) of the Wisconsin Statutes authorize the Town to prepare a comprehensive plan and prepare amendments to comprehensive plans as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, section 66.1001(3) of the Wisconsin Statutes requires that a municipality must have a comprehensive plan that meets the state’s definition by January 1, 2010, if it wants to take any action that affects land use after that date; and

WHEREAS, the Town Board directed the Plan Commission to prepare the original comprehensive plan known as “Town of Cottage Grove Smart Growth Comprehensive Plan – 2020” and prepare certain comprehensive plan amendments for its consideration; and

WHEREAS, the Plan Commission began working on a comprehensive plan amendment with the assistance of a consultant; and

WHEREAS, the Plan Commission undertook relevant studies and surveys, including data collection and analysis; and

WHEREAS, the Town Board adopted a public participation plan to encourage public participation in the formation and review of the original comprehensive plan and amendments thereto; and

WHEREAS, the Plan Commission held public meetings to involve citizens in the preparation and review of the comprehensive plan amendment and the original comprehensive plan; and

WHEREAS, proper public notice was provided for each of those meetings; and

WHEREAS, the Plan Commission has completed a comprehensive plan amendment consisting of text and maps that is entitled “Town of Cottage Grove Smart Growth Comprehensive Plan – 2028”; and

WHEREAS, the Plan Commission conducted a public meeting on March 21, 2007, to consider the above-mentioned plan amendment; and

WHEREAS, the Plan Commission considered the public input that was offered at that and all other meetings; and

WHEREAS, the Plan Commission has determined that the above-mentioned comprehensive plan amendment is in the public interest and that it is needed for guiding and accomplishing the coordinated, adjusted and harmonious development of the Town which will, in accordance with existing and future needs, best promote public health,

safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Plan Commission has determined that it has met those requirements of the public participation plan for which it is responsible.

NOW THEREFORE, the Plan Commission, by resolution and majority vote of the entire Commission, respectfully recommends the following:

1. That the Town Board ratify its adoption of the “Town of Cottage Grove Smart Growth Comprehensive Plan - 2020, As Amended” and adopt the comprehensive plan amendment referenced above (often referred to as the “2007 Phase 1 Amendment”), a copy of which is attached hereto and incorporated by reference; and,
2. That the Town Board incorporate the 2007 Phase 1 Amendment into the “Town of Cottage Grove Smart Growth Comprehensive Plan - 2020, As Amended” and hereafter refer to the complete comprehensive plan as the “Town of Cottage Grove Smart Growth Comprehensive Plan – 2028;” and,
3. That the Town Clerk, pursuant to section 66.1001(4)(b) of the Wisconsin Statutes, send a copy of the 2007 Phase 1 Amendment to the Pinney Public Library, Wisconsin Land Council, Dane County, Community Analysis and Planning Division (CAPD) as successor to Dane County Regional Planning Commission, the City of Madison, the Village of Cottage Grove, and the towns of Sun Prairie, Medina, Deerfield, Christiana, Pleasant Springs, Dunn, Blooming Grove, and Burke, along with an explanatory letter indicating that the 2007 Phase 1 Amendment, if adopted, will amend the “Town of Cottage Grove Smart Growth Comprehensive Plan - 2020, As Amended” previously provided and incorporated by reference.

ADOPTED this 21<sup>st</sup> DAY OF MARCH, 2007, by a vote of 6 for, 0 against, and 0 abstaining.

TOWN OF COTTAGE GROVE PLAN COMMISSION

(Signed Copy Available in the Clerk’s Office)

\_\_\_\_\_  
By: Preston Baker, Plan Commission Chair

Attest:

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

Drafted by:  
MID-AMERICA PLANNING SERVICES, INC.  
By: Gary Peterson, Town Planning Consultant

Reviewed as to form:  
ANDERSON & KENT, S.C.

By: Constance L. Anderson, Town Attorney



TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
APRIL 25, 2007

- I. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Chair Preston Baker. Other members present were: Kris Hampton, Sharon Fredenberg, Virgil Schroeder & Silvin Kurt.. Also present was Gary Peterson of Crispell-Snyder.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way.
- III. Approval of minutes of previous meetings: **MOTION** by K. Hampton/S. Kurt to approve the minutes of the March 21<sup>st</sup>, 2007 meeting as printed. **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. Loen Killo – TDR questions – uses, etc.
- V. Jim Hirsch/John Ofsthun etal, owner: NE Corner of County Road N and US Highway 12 & 18 - Zone Change from A-1EX to C-1 for 4 acres, intended use for Limited Commercial Building for General Contractor.

John has no changes to the zone request. Gary will be meeting with the City of Madison the first week of May.

**MOTION** by K. Hampton/V. Schroeder to approve the 4 acres rezoned to C-1 A thru P with the lot to be next to Floor Works and Silverstone Building, building to be built 'GREEN'. Any additional rezones of this property will be done with the complete parcel being planned out. **MOTION CARRIED 5-0.**
- VI. Hector F. DeLuca (Hector DeLuca/Margaret Clagett Dame, Owners) – Ridge Road – Zone Change – A-1EX to RH-1 (2 Acres) and A-2 for remainder of +/- 33.6 acres. Intended land use for a single family home.

**MOTION** by V. Schroeder/S. Fredenberg to approve the 2 acres rezoned to RH-1 per map from Birrenkott Surveying **MOTION CARRIED 5-0.**
- VII. Phillip W. Meinholz (Kurt & Suzanne Gillespie, Owner) 1643 County Highway BB – CUP for 57.729 acres zoned A-1EX. Intended use for boarding horses.

**MOTION** by K. Hampton/S. Fredenberg to approve the Conditional Use Permit in the A-1EX under 10.123(3)(g) in the Dane County Code of Ordinances. **MOTION CARRIED 5-0.**
- VIII. Gary Peterson – Discussion – Town Comprehensive Land Use Plan.

Discussion on the “Natural Step” process for developing on County Hwy. N and Hwy 12 & 18. Possible developers that would be interested in doing this.
- IX. Adjournment: **MOTION** by V.Schroeder/S. Kurt to adjourn. **MOTION CARRIED 5-0.** Meeting adjourned at 8:30 P.M.

Next meeting is on May 23, 2007.

Submitted by: Kris Hampton  
Approved 5/23/2007

TOWN OF COTTAGE GROVE

PLAN COMMISSION

May 23, 2007

- I. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way, and a quorum was present.
- II. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Kris Hampton. Other members present were: Sharon Fredenberg, Virgil Schroeder, David Muehl, Silvin Kurt and Phillip Bultman. Also present was Gary Peterson of Crispell-Snyder.  
**MOTION** by V. Schroeder/S. Kurt for K. Hampton to chair this meeting. **MOTION CARRIED 5-0-1** (K. Hampton abstained).
- III. Approval of minutes of previous meetings: **MOTION** by S. Kurt/V. Schroeder to approve the minutes of the April 25th, 2007 meeting as printed. **MOTION CARRIED 5-0-1** (D. Muehl abstained).
- IV. Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item.
  - A. Mark Hoel asked if there had been an communication from the Village regarding development of his land on County Road BB east of Koshkonong Creek – there has not been.
  - B. Tom Russell provided a density study for 40 + 98 acres near the Town Hall showing 3 splits available, of up to 2 acres each.
- V. Jim Clark – Dane County Environmental Health – New Septic Systems Codes: Some pre-treatment devices are being used, but at a higher cost. Systems at more than 3,000 gallons/day could have a negative impact on ground water.
- VI. Joseph Gruber, RLS, C/O Moore Surveying, LLC., (John Oosterwyk, Landowner) – Vilas Road at Railroad Crossing – Zone Change – A-1EX to CO for a. 1.521. Intended land use for a recreational trail. Letter received 5/18/2007 from the Village of Cottage Grove states that the Village has no objections to the application. The rezone is needed to connect DNR bike trails, and is consistent with the Town plan. **MOTION** by S. Fredenburg/S. Kurt to approve the rezone of 1.521 acres from A-1EX to CO. **MOTION CARRIED 6-0-0.**
- VII. Nickolas Berard – 2987 Jahnke Road – Zone Change - RH-1 to A-2(2) with CUP (m) for ½ acres. Intended use for workshop/photo/painting studio: Intends to put on second story, but is limited to 16 feet total height. **MOTION** by V. Schroeder/S. Fredenburg to approve the rezone from RH-1 to A-2(2) with CUP (m) for limited family business on ½ acre. **MOTION CARRIED 6-0-0.**
- VIII. Gary Peterson – Discussion of changes to the Town Comprehensive Land Use Plan & Additional discussion on Hwy 12 & 18 and CTH “N”
  - A. Meeting with Madison staff on sustainable development, still needs a “list” of uses allowed.
  - B. Phase II of Land Use Element – Should be complete review and include eco/municipality for build sustainability for area #6.
- IX. Appoint Chair and Secretary

TOWN OF COTTAGE GROVE

PLAN COMMISSION

May 23, 2007

- A. **MOTION** by V. Schroeder/D. Muehl to appoint Silvin Kurt as Chair. **MOTION CARRIED 4-1-1.** (S. Kurt opposed, D. Muehl abstained).
  - B. **MOTION** by V. Schroeder/S. Fredenburg to appoint Dave Meuhl as Secretary. **MOTION CARRIED 5-0-1.**
- X. Report from K. Hampton: Stubblefield application for an additional residence on 2.2 acres was not approved by the County due to “variance procedures: not being reviewable by the County”.
- XI. Adjournment: **MOTION** by S.Kurt/V. Schroeder to adjourn. **MOTION CARRIED 6-0.** Meeting adjourned at 8:38 P.M.

Next meeting is on June 27, 2007.

Submitted by: Dave Meuhl

TOWN OF COTTAGE GROVE  
JOINT MEETING OF THE TOWN BOARD AND PLAN COMMISSION  
JULY 2, 2007

- I. It was determined that a quorum was present, and the meeting had been properly posted at Town Hall, Corn Palace, American Way and Gaston Road at Brown Thrush.
- II. Call to Order:
  - A. Town Board Chair Kris Hampton called the Town Board meeting to order at 8:00 P.M. Other board members present were Steve Anders, Karen Kessenich and Mike Klinger.
  - B. Plan Commission Chair Silvin Kurt called the Plan Commission meeting to order. Other members present were Kris Hampton, Steve Anders, Dave Meuhl, and Virgil Schroeder.
- III. Gary Peterson – Crispell-Synder, Inc. – Presentation on Sustainable Development utilizing the Natural Step at the north east corner of Hwy 12 & 18 and County Road N:
  - A. Current situation and benefits of Sustainable Development: Peterson presented slides showing elements and examples of sustainable development he observed on a trip to Sweden in 2006. He explained sustainable development as being ecologically, economically and socially healthy over the long term, but cautioned that since it involves change, there will likely be resistance to overcome. He also presented a handout of Development Standards for CTH N and Highways 12-18 utilizing ‘The Natural Step System’ conditions and practices.

Klinger left at 8:45 P.M.

- B. (skip to agenda item 4.) Jim Hirsch of Paul Davis Restoration – Proposed development plans for the north east corner of Hwy 12 & 18 and County Road N: Hirsch described how he has become a believer of sustainable development over the past year or so, and would like to construct a “Green” building to kick off a “Green” development where forward thinking business could share resources. He indicated that he feels the Town has a terrific opportunity to create a new model of commercial development that would draw interest both locally and possibly nationally.

Anders asked about how to overcome resistance from the County and City of Madison, since both have authority over the area. Peterson and Hirsch both felt that eventually the County and City would get behind the idea because of growing interest by planners and builders in the area. Currently landowners of 40 acres are willing to undertake a condo project, which would eliminate the need to sub-divide, and circumvent the City’s authority. Peterson suggested that the Town may need to get involved financially by purchasing land and creating a TIF district. Anders expressed concern over Town ownership of a condo project, wondering how the Board would differentiate between development concepts that are feasible vs. those that are “over the top”. Hirsch stated that the market would have to determine this.

- C. Determine whether the Town Board will support Sustainable Development only at this location: Hampton first asked the Plan Commission members if they are in favor of sustainable development for the 40 acre parcel. Plan Commission members indicated that they had already demonstrated their support by approving the rezone for commercial development, including a “green” building. Schroeder stressed the importance of the Town

TOWN OF COTTAGE GROVE  
JOINT MEETING OF THE TOWN BOARD AND PLAN COMMISSION  
JULY 2, 2007

Board making a commitment to the concept. Peterson said that Hirsch needed to know that the board is behind this, and will allow only sustainable development in the area so his efforts toward shared resources will not be in vain.

Hampton asked will the Town Board support sustainable development in this area?  
**MOTION** by Hampton/Anders to support only sustainable development on the north east corner of Highway 12 & 18 and County Road N. **MOTION CARRIED 3-0.**

- D. Preparation of a plan for the entire 400+ acres of the area: Peterson stated that the next logical step is to lay out a plan for the entire area. There was general agreement to start with the initial 40 acres, and see how that will affect the remainder of the 400 acres.
- E. Discuss possibility of Town financial support and creation of a TIF. Anders questioned whether a TIF could work with a condo project.
- F. Develop a vision of what the Town will be like in 20 – 30 years: Peterson stated that in 2001 when the comprehensive plan was developed, future growth was projected based on what had happened in the past. He suggested that instead, projections should be based on a vision of what the Town should look like in the future. There was general agreement to proceed in this manner.

IV. Jim Hirsch – Paul Davis Restoration – See III. B. above.

V. Review of Town Growth Rate Proposal vs. Backcasting: See III. F. above.

VI. Adjournment:

A. **MOTION** by Kessenich/Anders to adjourn the Town Board Meeting. **MOTION CARRIED 3-0.**

B. **MOTION** by Meuhl/Schroeder to adjourn the Plan Commission Meeting. **MOTION CARRIED 4-0.**

The meetings were adjourned at 10:04 P.M.

Kim Banigan  
Clerk

Approved by the Town Board 7/16/2007

TOWN OF COTTAGE GROVE

PLAN COMMISSION

August 22, 2007

- I. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way, and a quorum was present.
- II. Regular Plan Commission Meeting was called to order at 7:00 P.M. by Silvin Kurt. Other members present were: Sharon Fredenberg, Virgil Schroeder, David Muehl, Kris Hampton, Steve Anders and Phillip Bultman. Also present was Gary Peterson of Crispell-Snyder.
- III. Approval of minutes of previous meetings: **MOTION** by V. Schroeder/S. Fredenberg to approve the minutes of the May 23rd, 2007 meeting as printed. **MOTION CARRIED 7-0.** **MOTION** by K. Hampton/ V. Schroeder to approve the minutes of the July 2, 2007 Jt. meeting of Town Board and Plan Commission. **MOTION CARRIED 5-0-2** (S. Fredenberg and P. Bultman abstained).
- IV. Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item.
  - A. None
  - B. Kris Hampton showed ATC plan for power line in town – no discussion..
- V. Gary Peterson – Data update to the Town Comprehensive Land Use Plan
  - A. Introduction Memo Page A-2 previous planning efforts – concerning update
    - 1.) Plan Preparation and Adoption – references added to the “process”
    - 2.) Issues and Opportunities – see memo for changes – Gary Peterson to discuss conservation subdivisions with Supervisor Hendrick concerning the divergence from his present proposal vs. the City of Madison on area west of County HWY N.
    - 3.) Housing – see memo for changes – may need some discussion on low income housing and other housing repair program/growth from Dane County (Rural Rehab Program) – many want to know school children/household .
    - 4.) Transportation – see memo for changes – Rustic Roads needs to add Nora Road – I-94 Rehab – 2010-2011 – make bridge bigger at Gaston Road.
    - 5.) Utilities & Community Facilities – see memo for changes – group gave some additional information also.
- VI. Items for next meeting – September 26, 2007
  - 1.) Data update to the Town Comprehensive Lane Use Plan
  - 2.) Report on development at CTH “N” and Hwy 12 & 18
  - 3.) Town sustainability.
- VII. Adjournment: **MOTION** by K. Hampton/S. Fredenberg to adjourn. **MOTION CARRIED 7-0.** Meeting adjourned at 8:35 P.M.

Submitted by: Dave Meuhl

Approved 9/26/2007

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
SEPTEMBER 26, 2007

- I. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way, and a quorum was present.
- II. Regular Plan Commission Meeting was called to order at 7:02 P.M. by Chair Silvin Kurt. Other members present were: Steve Anders, Phillip Bultman, Virgil Schroeder, Kris Hampton, and Sharon Fredenberg. Also present was Gary Peterson of Crispell-Snyder.
- III. Approval of minutes of previous meetings: **MOTION** by S. Fredenberg/V. Schroeder to approve the minutes of the August 22, 2007 meeting with the following two corrections:
  - 1) Item II. Silvin Kurt called the meeting to order
  - 2) Item III. P. Bultman and S. Fredenberg abstained**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. There was a question regarding Dane County's proposed ordinance amendment to require a CSM for any land division of 160 acres or less.
- V. Russell Development, LLC, 2291 Uphoff Road – Zone Change – A-1EX to R1-A for 4.95 acres to Split House and Farm Buildings off original parcel. A-1EX to RH-1 for 3 acres. Intended land use for future residential lots. Ellery Jensen and Tom Russell were in attendance. An email from the Village stating that this land falls within the Village's ETJ for land divisions was noted. It will be on the Village Plan Commission agenda on October 10<sup>th</sup>. To clarify the petition, the intention of the 3 acre rezone from A1-EX to RH-1 is to split the house and farm buildings off original parcel, intention of the 4.95 rezone from A1-EX to R-1A is for future residential lots. A resident from 2297 Uphoff Road asked what RH-1 zoning is, S. Anders read him the description from the Dane County Zoning Ordinance. **MOTION** by K. Hampton/S. Anders to approve a rezone of 3 acres including buildings at 2291 Uphoff Road from A1-EX to RH-1 using their one extra development right for ownership prior to 1982, requiring that the road right-of-way be dedicated to the Town. **MOTION CARRIED 6-0.** **MOTION** by S. Anders/S. Fredenberg to hold off the other portion of the rezone (A1-EX to R1-A for 4 acres) until the October Plan Commission Meeting. **MOTION CARRIED 6-0.**
- VI. Gary Peterson
  - A. Data update to the Town Comprehensive Land Use Plan:
    1. Ag and Natural Resources section – data added.
    2. Economic Development section – data updated.
  - B. Report on development at CTH "N" and Hwy 12 & 18
  - C. Town Sustainability
- VII. Adjournment: **MOTION** by S. Anders/S. Fredenberg to adjourn. **MOTION CARRIED 6-0.** Meeting adjourned at 9:00 P.M.

Submitted by: Kris Hampton  
Approved 10-24-2007

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
OCTOBER 24, 2007

- I. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way, and a quorum was present.
- II. Regular Plan Commission Meeting was called to order at 7:03 P.M. by Chair Silvin Kurt. Other members present were: Steve Anders, Phillip Bultman, Virgil Schroeder (arrived at 7:30 P.M.), Kris Hampton, and Sharon Fredenberg. Also present was Gary Peterson of Crispell-Snyder.
- III. Approval of minutes of previous meetings: **MOTION** by S. Fredenberg/Steve Anders to approve the minutes of the September 26, 2007 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. Edith Brogan wanted information on a horse rescue on 17 acres – Possible building new house. What do they have to do? Advised to check with Dane County Zoning.
- V. Russell Development, LLC, 2291 Uphoff Road – Zone Change – A-1EX to RH-1 for 3 acres. Intended land use for future residential lots. Ellery Jensen was in attendance said that there is 5.19 acres to be rezone to R1-A.. Jeff Smith Highway Superintendent appeared and said that the road needs upgrading if any more houses were to be built. **MOTION** by K. Hampton/S. Fredenberg to approve a rezone of 5.19 acres A1-EX to R1-A pending sale to T. Wesley Skaar with transfer of 1 RDU from parcel #018-0711-284-8500-0, Section 28 (39.9 acres). Laudon Road is only 17 ft. with – Cul-de-sac will have to be finished to 90 ft. and Skaar will need to widen Laudon Road to at least 20ft. . **MOTION FAILED 3-3. MOTION** by S. Anders/p. Bultman same as last motion less road and cul-du-sac language. **MOTION FAILED 2-3-1. MOTION** by S. Anders/V.Schroeder to table until the November 28, 2007 Plan Commission Meeting for more info and possible other alternatives. **MOTION CARRIED 6-0.**
- VI. Wisconsin United Rugby Club, Sports Complex Fund, (Mai Her Lee Vang, Owner) – 3234 County Hwy AB – Zone Change – A-1EX to RE-1 for 35.78 acres. Intended land use for Rugby and Soccer Fields. Would be 30 players on a field in 2 teams and 400 to 500 people at a Tournament. Tom Payne appeared and was concerned about bathrooms, traffic, parking, noise, litter and etc. Jeff Smith Highway Superintendent said that Brandt Road is only 14.8' ft. wide. Will need upgrading and maybe need turning lanes. Steve Conan – Development of Rugby and Soccer Fields over 10 year period. Filing for a Non-profit under 501C2. Building club house last – No liquor license needed. **MOTION** by K. Hampton/S. Kurt to table until the November 28, 2007 Plan Commission meeting. **MOTION CARRIED 6-0.**
- VII. Gary Peterson
  - A. Data update to the Town Comprehensive Land Use Plan:
  - B. Review the CTH "N" and Hwy 12 & 18 Agribusiness Park Proposal and further discussion concerning development at the CTH N interchange. Discussed project presented by Gary. **MOTION** by S. Anders/V. Schroeder to recommend the proposal for Agri Business Park Planning Services to the Town Board with an affirmative approval. **MOTION CARRIED 5-1.**
- VIII. Adjournment: **MOTION** by V. Schroeder/S. Fredenberg to adjourn. **MOTION CARRIED 6-0.** Meeting adjourned at 9:40 P.M.

Submitted by: Kris Hampton



TOWN OF COTTAGE GROVE  
JOINT MEETING OF THE TOWN BOARD AND PLAN COMMISSION  
NOVEMBER 28, 2007

- I. It was determined that a quorum was present for both the Town Board and the Plan Commission. The meeting had been properly posted at Town Hall, Corn Palace, American Way and Gaston Road at Brown Thrush.
- II. Call to Order:
  - A. Plan Commission Chair Silvin Kurt called the Plan Commission meeting to order at 7:23 P.M. Other members present were David Muehl, Phil Bultman, Virgil Schroeder, Kris Hampton, and Steve Anders.
  - B. Town Board Chair Kris Hampton called the Town Board meeting to order. Other board members present were Steve Anders, Karen Kessenich and Mike Klinger.
  - C. Others present were Highway Superintendent Jeff Smith, Town Clerk Kim Banigan, and those listed on the attached sign-in sheet (available in the Clerk's office).
- III. Approve minutes of the October 24, 2007 Meeting: **MOTION** by Schroeder/Kurt to approve the minutes as printed. **MOTION CARRIED 6-0.**
- IV. Public Concerns:
  - A. Jim Bradt asked what would happen to the TDR Program if the Town, Village and City reach a boundary agreement. Hampton said that the TDR Program would still exist in the Town. At question yet is whether the Village will participate by using Town TDR's in Village development. The City of Madison is not interested in participating in the TDR program.
  - B. Janie Riebe asked when details of the Town/Village/City agreement will be available to the public. Hampton said that once the language is developed, it will be forwarded to the Plan Commissions and Boards for approval.
- V. Wisconsin Rugby Club, Sports Complex Fund, (Mai Her Lee Vang, Owner) – 3234 County Hwy AB – Zone Change – A-1EX to RE-1 for 35.78 acres. Intended land use for Rugby and Soccer Fields. Reappearance from the October meeting. Steve Cohan, President of the Wisconsin Rugby Club and Steve Kirsh, Treasurer, presented diagrams showing three phases of the sports complex to be completed over an 8-10 year period. Phase 1, to be completed in the next 18 months, would include 2 playing fields and a parking area. Phase 2, to be completed in 3-5 years, would add more fields and an additional parking area. Phase 3, the “final” stage, would include a clubhouse, more parking, and lighting for a championship field and parking. Cohan stated that the County will require turning lanes be constructed at County AB and Brandt Road. Phase 2 and 3 diagrams also show possible access from Siggelkow Road.
  - A. Plan Commission Discussion:
    - Adequate buffering of private homes was discussed - Schroeder felt at least 3 rows of vegetation and a fence would be needed to protect private homes from stray balls and people.
    - Restroom facilities were discussed. Schroeder suggested that in addition to the clubhouse, another restroom facility be put closer to the north parking lot shown in phase 3.
    - There was not support for access from Siggelkow Road.

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- Steps would need to be taken to prevent parking on Siggelkow Road and the private drive to the east.
- Anders compared the site to Redden Soccer Park in Verona, which successfully utilizes just one way in and out, and uses porti-potties as needed to accommodate larger crowds.
- Additional approval would be needed for phase 3, including a conditional use permit for lighting and zoning for a clubhouse.

B. Audience Concerns:

1. The following spoke in favor of the complex:

- Buck Sweeney of Axley, Brynelson, LLP, representing the owner of the property to the south, indicated that his clients are in favor of the complex, and may be interested in a shared access from Siggelkow Road.
- Mike Niebuhr, 3124 Luds Lane, stated that as a relatively unshielded neighbor to the club's existing field at Crossroads Tavern, he has had no problems with the group, association or sport.

2. The following spoke in opposition of the complex:

- Rick Peterson, 3115 Siggelkow Road, said the site is not the right place for the complex. There would need to be major improvements to horrible intersections at both Siggelkow and County Hwy AB and at County AB and US Hwy 12 & 18. He described the curves on Siggelkow Road as unforgiving at night.
- Laura Dollar, 3111 Siggelkow Road, said that unlike Redden Soccer Park, this site would offer other choices for parking around the property, and even if they were marked as no parking, people would probably park there anyway unless they were policed. Who would pay for that? She also asked what benefits this proposal has for the Town?
- Gary Ritter, 3245 Freeway Ct.(T. of Blooming Grove) stated that he purchased his home for the serenity and quiet, and does not want an international sports facility in his back yard.
- Steve Manthe, 3237 County AB (T. of Blooming Grove), lives directly across from Brandt road where all of the traffic would enter and exit the complex. He criticized the Wisconsin Rugby Club for presenting a "moving target" in that their diagrams have changed at each presentation. Cohan stated that the changes were in response to input they received at meetings with the county and neighbors. Manthe is concerned about how road improvements, including turning and/or passing lanes, will affect his property and its value. He is further concerned over the potential for alcohol consumption at the complex and how that may contribute to accidents on County AB. He also stated that traffic coming out of the complex after dark will shine their headlights into the windows of his home. At this time, a petition opposing the zone change was presented to the Clerk, including signatures of 27 Town of Cottage Grove residents and 23 Town of Blooming Grove residents.

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NOVEMBER 28, 2007

- Rod Heller, 2906 Siggelkow Road, felt that the complex should be closer to municipal services (sewer and water), and that allowing it to go on this site would be inviting urban sprawl.
- Brett Dollar, 3111 Siggelkow Road, stated that while he prefers the site to remain undeveloped, he feels residential development would have less impact on the neighborhood than the proposed complex would.
- Doug Jones, 3005 Siggelkow Road, asked about the topography of the property, and the geological impact on the area. Cohan stated that the intention is not to flatten the site for fields, but to put the fields where they fit and landscape the existing grades between fields as much as possible.
- Todd Draper, 3125 Siggelkow Road, was also concerned over the difference in the plans each time he has seen them. He questioned how big this could become, and whether the town could keep up with policing and traffic control.
- Patti Hamm, 3131 Siggelkow Rd., asked who will pay for improvements to the entrance at Brandt Road (The Rugby Club will). She also asked if the club intends to rent out the clubhouse, and whether alcohol would be served. Cohan stated that this is yet to be decided, but the clubhouse would most likely be available for member's weddings and the like.
- Scott Hamm, 3131 Siggelkow Rd., asked if the diagrams were to scale (they are), and said that prohibiting parking on Siggelkow Road would inconvenience his family.
- Tom Payne, 3063 Siggelkow Rd., said that people looking for alternate ways to get there will increase traffic on Siggelkow Road and County MN. He also speculated that people would use Siggelkow Road to drop off passengers.
- James Ewing, 3369 Pierce Road, is optimistic about the complex but is worried that cars may turn around in his driveway, which comes quite close to his house.

C. Plan Commission Response:

- Anders asked why alcohol consumption at the clubhouse would be any different than the Yahara golf course clubhouse, and pointed out that without field lighting (until phase 3), cars would most likely be leaving before dark, so headlights shining into windows would not be an issue. He also said that traffic from the club's current field at Crossroads Tavern already passes through the intersection of County AB and Hwy 12 & 18. He stated that the possible alternative would be high-density office and commercial as shown in the City of Madison's plan for the area, which would generate even more traffic than the proposed Rugby Complex. He reminded everyone that approval tonight would only be for the rezone, and that there would be oversight of the development, stormwater management, etc., at the county level.
- Hampton stated that Pam Dunphy, Assistant Dane County Highway Commissioner, told him that from 2002 thru 2006 there were 11 accidents on County AB, 9 at the corner of Hwy 12 & 18, including 2 fatalities, and 2 at the corner of Siggelkow. Steve Manthe challenged these numbers, stating that Dunphy had told him there were 55 accidents in a five-year period. Hampton also stated that if the rezone is approved, only an owner or caretaker could reside in the house on the property.

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- Bultman was concerned about traffic and accidents, and suggested that those present petition the county to put a stop light at County AB and Hwy 12 & 18.

D. Plan Commission Recommendation: **MOTION** by Hampton/Anders to approve the rezone from A1-EX to RE-1 with the following conditions:

1. Maximum of nine fields
2. Brandt Road to be moved to the south far enough so as to come out between the existing houses
3. Road improvements to County AB to take place at the beginning of Phase 2
4. Screening of the homes at the corner of County AB and Siggelkow Road to consist of a minimum of three rows of vegetation and a fence
5. Applicants must come back for additional approval for lighting and zoning for the clubhouse for Phase 3.
6. A fence must be erected along Siggelkow Road and 100 feet of the private drive to the east for phase 3.

**MOTION FAILED 2-4.** (Kurt, Muehl, Bultman and Schroeder opposed)

VI. Consider/Approve item V. by Town Board: **MOTION** by Kessenich/Anders to deny the rezone from A1-EX to RE-1. Discussion: Kessenich asked how the site was chosen? Cohan stated that the site is close to the population it will serve, or an easy commute, was of the size they desired, and was affordable. Kessenich stated that the Town's current comprehensive plan designates the area for residential, not recreational. She did not believe the site is suitable for the complex, due to its topography and the lack of nearby services. In addition, the proposed complex does not bring increased tax base or jobs to the Town. These reasons, along with the fact that so many neighbors have turned out in opposition, leads her to the conclusion that this is not the appropriate site for the complex at this time. Anders stated that since the complex would not need sewer and water, there would be little incentive to annex to the City of Madison, which could keep the site in the Township longer. **MOTION FAILED 2-2.** (Hampton and Klinger opposed).

VII. Russell Development, LLC, 2291 Uphoff Road – Zone Change – A1-EX to R1-A for 3 acres. Intended land use for future residential lots. Reappearance from previous meetings. Plan Commission Recommendation: Eric Sandsness of Royal Oak Engineering, Inc., presented a Site Plan & Erosion Control Map for improvements to Laudon Road and its intersection with Uphoff Road (dated November 26, 2007, office map no. NNNNN-L), a Zoning Change Request Map (dated November 21, 2007, office map no. 15754), and a Preliminary CSM (dated November 26, 2007, office map no. 15767). Discussion included the paved width of the improved portion of Laudon Road, width of right of way dedication, and conditions of approval by the Village of Cottage Grove under their ETJ.

**MOTION** by Hampton/Schroeder to approve the rezone from A1-EX to R1-A for three lots of 1.5 acres each (as shown on preliminary CSM dated November 26, 2007 and identified as office map no. 15767), with the following conditions:

1. 66 feet of right of way between lot 1 and lot 2 dedicated to the town for future road.

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2. Applicant will improve 600 feet of Laudon Road from Uphoff Road East and South at the time of development, including a 21 foot paved surface and improvements to the intersection of Uphoff Road and Laudon Road.

**MOTION CARRIED 6-0.**

**MOTION** by Hampton/Schroeder stating that the Plan Commission is not in favor of the Village of Cottage Grove's requirement deed restricting the 105 acres plus the approximately 40 acres also owned by Russell Development, LLC for no further land division without annexation. **MOTION CARRIED 6-0.**

- VIII. Consider/Approve Item VII. By Town Board: **MOTION** by Anders/Klinger to accept the Plan Commission Recommendation to approve the rezone from A1-EX to R1-A for three 1.5 acre lots, with conditions as above. **MOTION CARRIED 4-0.**

**MOTION** by Anders/Klinger stating that the Town Board is not in favor of the Village of Cottage Grove's requirement deed restricting the 105 acres plus the approximately 40 acres also owned by Russell Development, LLC for no further land division without annexation.

**MOTION CARRIED 6-0.**

- IX. Adjournment of the Town Board: **MOTION** by Klinger/Kessenich to adjourn. **MOTION CARRIED 4-0.** The Town Board adjourned at 9:55 P.M.

- X. Gary Peterson – Crispell-Synder, Inc. –

A. Data update to the Town Comprehensive Land Use Plan: Peterson presented expanded policies for the elements of the land use plan, all supporting "The Natural Step". He also presented an addition to the Implementation Element entitled "Guides to Sustainable Development". Both of these are intended to start turning the planning document into one that supports sustainable development.

B. Data update on the CTH "N" and Hwy 12&18 Agribusiness Park Proposal and further discussion concerning development at the CTH "N" interchange: The project will move forward once the Town Board approves the Agreement for Professional Consulting Services for Agribusiness Park Planning Services, to be considered at their next meeting.

- XI. Set date for December Meeting: There will not be a meeting in December. The next meeting will be January 23, 2008.

- XII. Adjournment: **MOTION** by Schroeder/Hampton to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 10:57 P.M.

Kim Banigan  
Clerk

Approved by the Town Board 12/3/2007  
Approved by the Plan Commission 01/23/2007

TOWN OF COTTAGE GROVE  
JOINT MEETING OF THE TOWN BOARD AND PLAN COMMISSION  
DECEMBER 17, 2007

- I. It was determined that a quorum was present for both the Town Board and the Plan Commission. The meeting had been properly posted at Town Hall, Corn Palace, American Way and Gaston Road at Brown Thrush.
- II. Call to Order:
  - A. Plan Commission Chair Silvin Kurt called the Plan Commission meeting to order at 6:35 P.M. Other members present were David Muehl, Virgil Schroeder, and Kris Hampton.
  - B. Town Board Chair Kris Hampton called the Town Board meeting to order. Other board members present were Dave Morrow and Karen Kessenich.
  - C. Also present were Attorney Connie Anderson and Town Clerk Kim Banigan, as well as those listed on the attached sign-in sheet (available in the Clerk's office).
- III. Review/Approval ORDINANCE 2007-03: Minor Changes Requested by Dane County to ORDINANCE NO. 2007-01, AN ORDINANCE OF THE TOWN OF COTTAGE GROVE ADOPTING THE 2007 PHASE 1 AMENDMENT TO THE COMPREHENSIVE PLAN AS RECOMMENDED BY THE PLAN COMMISSION, INCORPORATING SAME INTO THE CURRENT COMPREHENSIVE PLAN, AND ADOPTING THE AMENDED COMPREHENSIVE PLAN AS "TOWN OF COTTAGE GROVE SMART GROWTH COMPREHENSIVE PLAN – 2028": Anderson presented an ordinance adoption sheet and explained the changes, which include:
  - A. TDR program procedures refer to specific sections of ordinances.
  - B. Sending and Receiving area section has an additional reference to land use districts and the land use plan.
  - C. The transfer ratio is more clearly explained, and makes it clear that all other land use requirements must also be met.
  - D. As a compromise with Dane County, the transfer ratio in the Town's ordinance may be changed with a supporting resolution from the Dane County Board rather than having to go through the entire land use adoption process.

Kessenich asked if a super majority was needed for approval of comprehensive plan changes in accordance with Resolution 2007-05. Anderson stated that the Phase 1 amendment was approved by a super majority of the town board. The changes currently proposed are minor, and not substantive to what was passed by the super majority. It was also noted that the entire Town Board was present at the December 10, 2007 joint meeting with the Dane County ZLR committee, and all were in support of the proposed changes.

Kessenich also noted that the transfer ratio sets a maximum number of development rights, but depending upon the receiving area, other land use requirements may not allow for all to be used.

Plan Commission Action: **MOTION** by Muehl/Schroeder to approve Ordinance No. 2007-03, Minor Changes Requested by Dane County to Ordinance No. 2007-01, as presented.  
**MOTION CARRIED 4-0.**

TOWN OF COTTAGE GROVE  
JOINT MEETING OF THE TOWN BOARD AND PLAN COMMISSION  
DECEMBER 17, 2007

Town Board Action: **MOTION** by Kessenich/Morrow to approve Ordinance No. 2007-03, Minor Changes Requested by Dane County to Ordinance No. 2007-01, as recommended by the Plan Commission. **MOTION CARRIED 3-0.**

- IV. Review/Recommend for public hearing Minor Changes to TDR Ordinance to Reflect Minor Changes to 2007 Phase 1 Amendment to the Comprehensive Plan, specifically regarding process for changes to transfer ratio (TCG Ord §15.15.1.3 and 15.15.3.2) and effect of variances/interpretations (TCG Ord § 15.15.7.2) (Proposed public hearing date: January 7, 2008): Changes are proposed to the “Authority” section to refer to the 2007 Phase 1 Amendment, to the “revision of transfer ratio” section confirming that a concurring County resolution is needed to change the ratio, and to the “variance and interpretation” section confirming that other entities retain their authority.

Plan Commission Action: **MOTION** by Schroeder/Muehl to recommend for public hearing the Minor Changes to the Transfer of Development Rights Ordinance (TCG ORD 15.15, Adopted as Ordinance No. 2007-02 on May 7, 2007). **MOTION CARRIED 4-0.**

Town Board Action: **MOTION** by Morrow/Kessenich to recommend the Minor Changes to the TDR Ordinance for public hearing on January 7, 2007. **MOTION CARRIED 3-0.**

- V. Adjournment:
- A. **MOTION** by Kessenich/Morrow to adjourn the Town Board. **MOTION CARRIED 3-0.**
  - B. **MOTION** by Muehl/Schroeder to adjourn the Plan Commission. **MOTION CARRIED 4-0.**

The joint meeting was adjourned at 7:02 P.M.

Kim Banigan, Clerk

Approved by the Town Board 1-07-2008

Approved by the Plan Commission 01-23-2008