

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JANUARY 22, 2014

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, David Muehl, Phillip Bultman in attendance.
2. Chair Silvin Kurt called the meeting to order at 7:00 p.m.
3. Approve minutes of the previous meetings: **MOTION** by Hampton/Bultman to approve the December 18, 2013 minutes as printed. **MOTION CARRIED 5-0.**
4. Public Concerns: None.
5. Debra Peterson, owner, parcel 0711-062-8680-1 at 3119 Gaston Road: requesting rezone of 1.209 acres from R-1A to R-3A for compliance for existing mother-in-law suite: **MOTION** by Anders/Bultman to table since Ms. Peterson was not present due to illness. **MOTION CARRIED 5-0.**
6. Arthur E. Voit, Jr., owner, parcel 0711-071-8200-0 at 2974 County Road BB: requesting rezone of 3.1 acres from RH-1 to A-2 with a conditional use permit for ~1.3 acres for a limited family business to allow retail sales of landscape materials (mulch, stone, dirt, etc.): Mr. Voit stated that material will be stored along Vilas Road and behind shed, and he will want to lengthen the culvert under the driveway to Vilas Road to 30 ft. Hampton would like to see trucks use the County BB entrance, and will talk to Dane County about lengthening the culvert on that driveway. There was no public opposition, all attendees were proponents.

MOTION by Hampton/Anders to recommend approval of the rezone of 3.1 acres from RH-1 to A-2 with a conditional use permit for ~1.3 acres for a limited family business to allow retail sales of landscape materials (mulch, stone, dirt, etc.), with CUP conditions as follows

- Limited to retail sales of landscape materials, mulch, stone, dirt etc.
- Limited to the 1.3 acres as drawn on the map/picture presented tonight.
- Hours of operation: 7:00 a.m. to 8:00 p.m., Monday – Saturday, 8:00 a.m. to 3:00 p.m. on Sunday.
- No outdoor lighting other than security lighting, with Night Sky limitations.
- Signage as specified by Dane County.
- Trucks delivering incoming product enter from County Road BB.
- Product stored behind shed in cement dividers area, except mulch can be along Vilas Road, see drawing.

All of the standards listed in section 10.255(2)(h) have been considered and found to be satisfied. **MOTION CARRIED 4-0-1** (Bultman abstained).

7. Brief discussions with no action were held on:
 - a) Should there be a full update to the Smart Growth Plan? Consensus was not until after the completes changes to Chapter 10 of the zoning codes, or until 2015, to be completed in 2016.
 - b) Future of the Town: preservation of tax base and growth using a CDA.
8. ADJOURNMENT: **MOTION** by Hampton/Anders to adjourn. **MOTION CARRIED 5-0.** The meeting was adjourned at 7:58 P.M.

Submitted by: Dave Muehl
Approved 2/26/2014

TOWN OF COTTAGE GROVE
PLAN COMMISSION
FEBRUARY 26, 2014

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, David Muehl, Phillip Bultman and Virgil Schroeder in attendance.
2. Chair Silvin Kurt called the meeting to order at 7:00 p.m.
3. Approve minutes of the previous meetings: **MOTION** by Hampton/Anders to approve the January 22, 2014 minutes with a correction to the vote in item 6. **MOTION CARRIED 5-0-1** (Schroeder abstained).
4. Public Concerns: None.
5. Debra Peterson, owner, parcel 0711-062-8680-1 at 3119 Gaston Road: requesting rezone of 1.209 acres from R-1A to R-3A for compliance for existing mother-in-law suite: The County has classified the property as a duplex due to the mother-in-law suite above the garage, which is not allowed under the current R-1A zoning. **MOTION** by Hampton/Anders to recommend approval of the rezone of 1.209 acres from R-1A to R-3A for compliance of the existing mother-in-law suite. **MOTION CARRIED 6-0.**
6. Presentation by Dane County Senior Planner Brian Standing regarding the process for state certification of the Dane County Farmland Preservation Plan and Farmland Preservation Zoning Ordinance, including a blanket rezone of all parcels in the Town currently zoned A-1[ex] (Exclusive Agriculture) that are not within a designated Farmland Preservation Area: Standing provided background on the smaller A1-EX parcels and those in areas planned for rural development, which cannot use the farmland preservation tax credits. There was discussion over the list of properties that Standing presented, with suggestions for potential mis-classifications. Standing will present his final recommendations at the March meeting, and in the meantime will notify the affected landowners. No action taken.
7. Discuss/Consider plans for updating the Town's Smart Growth Comprehensive Plan: The Implementation Element of the Comprehensive Plan recommends a review every five years with updates at least every 10 years. Hampton will have the Town Planner provide a recommendation and estimate for the 2015 budget.

There was a brief discussion on the proposed updates to the hydric soils/flood plain map, with the suggestion that Standing can comment on the suggested changes when he is here for the March meeting.

8. ADJOURNMENT: **MOTION** by Hampton/Anders to adjourn. **MOTION CARRIED 6-0.**
The meeting was adjourned at 8:05 P.M.

Submitted by: Dave Muehl

Approved 3-26-2014

TOWN OF COTTAGE GROVE
PLAN COMMISSION
MARCH 26, 2014

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, David Muehl, Phillip Bultman, Wilmer Larson and Virgil Schroeder in attendance.
2. Chair Silvin Kurt called the meeting to order at 7:00 p.m.
3. Approve minutes of the previous meetings: **MOTION** by Hampton/Anders to approve the February 26, 2014 minutes as printed. **MOTION CARRIED 7-0.**
4. Public Concerns: Hampton announced that the Town is need of members for the Ordinance and Parks Committees.
5. Discuss/Consider a blanket rezone by Dane County of all parcels in the Town currently zoned A-1[ex] (Exclusive Agriculture) that are not within a designated Farmland Preservation Area: Dane County Senior Planner Brian Standing gave background information for the proposed rezone of certain A-1Ex parcels, mainly due to farmland preservation ineligibility under State law. Questions were raised about whether landowners could choose to have their land remain under A-1Ex zoning. Standing said it depends on the Town's Land Use plan. The long-range planned use for some of the land that is outside of the urban service areas could be changed to agriculture, and then the zoning could be changed back to A-1Ex, which Standing said would be done at no charge from the County. **MOTION** by Anders/Schroeder to allow Standing to start the process for the blanket rezone, continuing to provide notice to the Town Plan Commission as events and circumstances present themselves before final approval. **MOTION CARRIED 7-0.**
6. Discuss the impact of proposed resource protection corridors on land use options: Standing provided background on the plan update, noting that there are two sets of changes: wetland maps from the DNR and FEMA Flood Plain Maps. The County is also considering 2 optional additions: 1) Hydric Soils Update and 2) 500 Year rain event flood plain (.2% chance of flooding).
7. Annual review of the Smart Growth Comprehensive Plan:
 - a) Discuss gaps/problems with current comprehensive plan recommendations: A brief discussion included: Zoning for the Hammond farm, transportation impacts of future State and County highway projects, and any update of Transport 2020.
 - b) Identify what types of community input opportunities should be considered as part of a plan update process: No discussion.
 - c) Discuss any other recommendations for areas of the plan to consider updating: No discussion.

MOTION by Hampton/Anders to table until the May meeting. **MOTION CARRIED 7-0.**
8. ADJOURNMENT: **MOTION** by Schroeder/Larson to adjourn. **MOTION CARRIED 7-0.**
The meeting was adjourned at 8:29 P.M.

Submitted by: Dave Muehl
Approved 4-23-2014

TOWN OF COTTAGE GROVE
PLAN COMMISSION
APRIL 23, 2014

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, David Muehl, Phillip Bultman, Wilmer Larson and Virgil Schroeder in attendance.
2. Chair Silvin Kurt called the meeting to order at 7:02 p.m.
3. Approve minutes of the previous meetings: **MOTION** by Anders/Schroeder to approve the March 26, 2014 minutes as printed. **MOTION CARRIED 7-0.**
4. Public Concerns: Kyle and Kathryn Klawitter inquired about splitting off a 2 acre residential parcel from their farm at the end of Hubred lane. A density study shows they have 2 RDUs available.
5. Discuss/Consider a blanket rezone by Dane County of all parcels in the Town currently zoned A-1[ex] (Exclusive Agriculture) that are not within a designated Farmland Preservation Area: Steve Bork, 4318 Vilas Road was present at the meeting. **MOTION** by Hampton/Schroeder to table the blanket rezone until the May 28, 2014 meeting when County Planner Brian Standing can be present. **MOTION CARRIED 7-0.**
6. Jargo Farms, LLC, Owner/Applicant: Requesting rezone and reconfiguration of parcel 0711-241-9550-0 at 1629 N. Jargo Road, currently zoned A-2 and LC-1 (1.07 acres), to create two ~9 acre home sites, including existing farm home and one new home site, both parcels to be zoned A-2 (8): The Clerk had provided notice of a phone call from Troy Eickhoff opposing the rezone. Andrew Arnett of Jargo Farms, LLC was present. Commission discussion was that there is only 1 RDU available on the property, and it is not in a TDR receiving area. Also, new residential lots are limited to 2 acres. They suggested rezoning 2 acres to RH-1, and tearing down the old house to build a new one. Otherwise, a change to the comprehensive plan would be needed to allow the requested rezone. Mr. Arnett was advised of how to go about requesting a change to the Comprehensive Plan. **MOTION** by Hampton/Anders to table for 90 days. **MOTION CARRIED 7-0.**
7. Election of Commission Chair and Secretary: **MOTION** by Kurt/Anders to nominate Kris Hampton as Chair. **MOTION CARRIED 6-0-1** (Hampton abstained). **MOTION** by Anders to nominate Phil Bultman as secretary. The motion was not seconded. **MOTION** by Schroeder/Larson to nominate Dave Muehl as secretary. **MOTION CARRIED 6-1** (Muehl opposed).
8. ADJOURNMENT: **MOTION** by Anders/Larson to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 8:30P.M.

Submitted by: Dave Muehl

Approved 5-28-2014

TOWN OF COTTAGE GROVE
PLAN COMMISSION
MAY 28, 2014

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, David Muehl, Wilmer Larson and Virgil Schroeder in attendance.
2. Chair Kris Hampton called the meeting to order at 7:01 p.m.
3. Approve minutes of the previous meetings: **MOTION** by Kurt/Anders to approve the April 23, 2014 minutes as printed. **MOTION CARRIED 6-0.**
4. Public Concerns: None
5. Discuss/Consider a blanket rezone by Dane County of all parcels in the Town currently zoned A-1[ex] (Exclusive Agriculture) that are not within a designated Farmland Preservation Area:
 - a. Bork Property: Hampton suggested an amendment to only rezone the small part of property in the residential medium density designation (north side of road). Alternative would be to delete both Bork parcels and request county to amend area as a farmland preservation area. Town will catch up to county when we update our map.
 - b. Hammond Property: Owners want property to go into farmland preservation. At our last meeting we advised owners we would review next year for removal from planned development. They could then rezone back to A-1[ex]

MOTION by Hampton/Anders to approve a blanket rezone of all parcels in the Town currently zoned A-1[ex] (Exclusive Agriculture) that are not within a designated Farmland Preservation Area requested zoning changes as presented, except Bork properties in Section 8 (list of parcels to rezone attached as appendix A.)

6. ADJOURNMENT: **MOTION** by Anders/Kurt to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 7:27 P.M.

Submitted by: Dave Muehl
Approved 6-25-2014

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JULY 23, 2014

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Kris Hampton, Silvin Kurt, David Muehl, Phillip Bultman and Wilmer Larson in attendance. Steve Anders arrived at 7:17 p.m.
2. Chair Kris Hampton called the meeting to order at 7:00 p.m.
3. Approve minutes of the previous meeting: **MOTION** by Kurt/Bultman to approve the June 25, 2014 minutes. **MOTION CARRIED 6-0**
4. Public Concerns: Duane Farwell inquired regarding the residential development of the Coyle land in the Village of Cottage Grove. Is the 50' buffer strip on the west portion intended for Lot 1 only or all lots to the south? (Back to 1996 Boundary Agreement) Kris Hampton will discuss with Connie Anderson and she will report back to the Town Board.
5. Ron Schultz Farm, LTD/Steve Querin-Schultz, applicant – 2293 W. Ridge Road
 - a. Parcel 0711-103-9750-0: Requesting spot rezone of less than 1 acre from A-1EX to R-3A to allow farm house to be used as a duplex.: It was noted that no separate parcel will be created and the building has been used as a duplex since 1951. **MOTION** by Kurt/Bultman to approve spot rezone of the area depicted on the preliminary survey map from A-1EX to R-3A. **MOTION CARRIED 5-0-1.** (Anders abstained)
 - b. Parcel 0711-152-8080-0: Requesting Conditional Use Permit on A1-EX for inside storage of recreational vehicles in existing farm buildings. No new buildings are expected, no new businesses other than storage. **MOTION** by Hampton/Kurt to allow for a Conditional Use Permit for inside storage of recreational vehicles in existing farm buildings, under section 10.123(3)(a)6. of the Dane County Code of Ordinances. All conditions under section 10.255(2)(b) have been considered as satisfied. **MOTION CARRIED 6-0.**
6. Amy Fluke, applicant – 3098 Hope Hollow Trail, parcel 0711-303-9760-0: Requesting rezone of 1.082 acres from A-2(1) to B-1 to allow for hosting of events in a commercially built barn. Ms. Fluke stated she plans to tear down the old barn and build a new shed with commercial application. The house will stay for now, and may be rented out temporarily. **MOTION** by Anders/Bultman to approve a rezone of 1.082 acres from A-2 to B-1, limited to permitted uses (j) Private Clubs or organizations and (k) Theaters and auditoriums under DCCO section 10.11(2). Driveway must be wide enough for emergency vehicles, and applicant must supply site plan including lighting, parking, etc. to the Plan Commission before a building permit is issued. **MOTION CARRIED 6-0.**
7. Discuss/Consider comments regarding the Village of Cottage Grove's proposed Comprehensive Plan amendment: The amendment was provided to Plan Commission members as a fyi item. Hampton also mentioned an email he received from the WDOT regarding a proposed interchange at Gaston Road and I-94, but advised that the Town Board is not interested in pursuing.
8. ADJOURNMENT: **MOTION** by Anders/Kurt to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 7:52 p.m.

Submitted by: Dave Muehl
Approved 9-24-2014

TOWN OF COTTAGE GROVE
PLAN COMMISSION
SEPTEMBER 24, 2014

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Kris Hampton, Steve Anders, Silvin Kurt, David Muehl, Phillip Bultman, Wilmer Larson and Virgil Schroeder in attendance.
2. Chair Kris Hampton called the meeting to order at 7:00 p.m.
3. Approve minutes of the previous meeting: **MOTION** by Kurt/Bultman to approve the July 23, 2014 minutes as presented. **MOTION CARRIED 7-0**
4. Public Concerns: None.
5. Discuss/Consider approval of the addition of two parcels at 4708 Kennedy Road, owned by Glenn and Virginia Sitts, to the blanket rezone by Dane County of all parcels in the Town currently zoned A-1[ex] (Exclusive Agriculture) that are not within a designated Farmland Preservation Area: Brian Standing of Dane County Planning and Development presented the background, stating that the County missed a couple of parcels in the blanket rezone (petition 10765). The landowners were not present but had indicated that they do not object to the rezone. Parcel is in the urban service area, like the Bork parcel is. **MOTION** by Anders/Bultman to approve the rezone of the 2 parcels at 4708 Kennedy Road from A-1EX to A-3, under County rezone petition 10765. **MOTION CARRIED 6-1-0.** (Kurt opposed).
6. Chris Miller, applicant, Patrick & Peggy Coffey, Owners – 4452 Ridge Road, Parcel 0711-122-8501-0 – Discuss/Consider rezone of 10.6 acres from A1-EX to A-2(8) to split original farm buildings from other ag land: The Coffey's want to make a farmette type of property for marketability. The comprehensive plan suggests parcels no larger than 10 acres for farmettes. **MOTION** by Larson to approve the rezone – died for lack of second. **MOTION** by Schroeder/Larson to approve the split of 10.6 acres to A-2(8), with a deed restriction required on the remaining land to not allow any further residential development. **MOTION CARRIED 4-1-2** (Bultman opposed, Kurt and Muehl abstained).
7. Amy Fluke, applicant – 3098 Hope Hollow Trail, parcel 0711-303-9760-0: Discuss/consider allowing for additional acreage and outdoor entertainment with rezone from A-2(1) to B-1 to allow for hosting of events in a commercially built barn that was approved at the July Plan Commission meeting: Ms. Fluke explained that the additional acreage would be used to increase parking. Her desired restrictions and those recommended by the County were discussed. She will review restrictions with Zoning Administrator Roger Lane. Plan Commission suggested Ms. Fluke talk with the Dane County Highway Department about Highway AB limitations. She was cautioned that the rural backdrop to the setting may not last forever. Hampton asked about provisions for the cost of an additional 2' of blacktop on Hope Hollow Trail if traffic from this establishment makes it necessary. **MOTION** by Anders/Larson to approve the rezone of +/- 1 acre from A-2(1) to B-1, with the following outdoor limitations:

Sunday through Thursday

- Casual event gathering/activities will be allowed on the premises outside between the hours of 9:00am to 9:00pm. Examples of outside activities could include:
 - Wedding ceremony behind the barn with the backdrop to the open field
 - Guests visiting and talking (e.g. family reunion on summer day)
 - Picnic or meals on picnic tables behind the barn with the backdrop to the open field (e.g. anniversary celebration on a spring day)

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- Outdoors amplified sound shall be limited to no more than 90 min. per event and only between the hours of 9:00am to 9:00pm (e.g. outside wedding ceremony for the bride walking down the aisle)
- Any formal music set-up would be inside the barn for the duration of the event (less the 90 min referenced above)

Friday through Saturday

- Casual event gathering/activities will be allowed on the premises outside between the hours of 9:00am to 11:00pm
 - Wedding ceremony behind the barn with the backdrop to the open field
 - Guests visiting and talking (e.g. family reunion on a summer day)
 - Picnic or meals on picnic tables behind the barn with the backdrop to the open field (e.g. anniversary celebration on a spring day)
- Outdoors amplified sound shall be limited to no more than 90 min per event and only between the hours of 9:00am to 9:00pm (e.g. outside wedding ceremony for the bride walking down the aisle)
- Any formal music set-up would be inside the barn for the duration of the event (less the 90 min above would be set-up inside in the barn)

MOTION CARRIED 7-0.

8. David Dinkel, applicant, Powers Living Trust (Gary and Barbara Powers), Owners – 2128 Southern Court: Discuss/Consider approval to divide 1.608 acre lot zoned R-2 into two residential lots (no zoning change is requested): Mr. Dinkel provided the background of the parcel, keying in on the “infill” aspect. Neighbor Leslie Peckham (4503 Baxter Road) expressed dissatisfaction with an additional house, referring to the deed restriction on the outlot and the likelihood that it would not perk. Neighbor Mike Klaus (2131 Native Place) thought building on the outlot was not possible. Hampton reviewed the infill provision of the comprehensive plan, which applies only to lots created prior to 1981 and was created by ordinance. Anders and Schroeder reviewed the history of the outlot, which includes an agreement signed by the Powers' to not put a habitable structure on the outlot and to maintain the drainage easement. **MOTION** by Kurt/Schroeder to deny the requested land division. **MOTION CARRIED 7-0.**

9. Discuss/Consider MD Roffers Consulting recommendations for 2015 update to the Town's Smart Growth Comprehensive Plan: **MOTION** by Anders/Schroeder to accept MD Roffers Consulting's suggestions regarding maps for the comprehensive plan update, and to accept the scope of services as proposed, although there was concern that the 18 months duration of the project may be too long. **MOTION CARRIED 7-0.**

6. ADJOURNMENT: **MOTION** by Anders/Bultman to adjourn. **MOTION CARRIED 7-0.**
The meeting was adjourned at 8:30 p.m.

Submitted by: Dave Muehl
Approved 10-22-2014

TOWN OF COTTAGE GROVE
PLAN COMMISSION
OCTOBER 22, 2014

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Kris Hampton, Silvin Kurt, David Muehl, Phillip Bultman, Wilmer Larson and Virgil Schroeder in attendance. Steve Anders arrived at 7:03 P.M.
2. Chair Kris Hampton called the meeting to order at 7:00 p.m.
3. Approve minutes of the previous meeting: **MOTION** by Schroeder/Kurt to approve the September 24, 2014 minutes, filling in the blank to show that Bultman opposed in item 6. **MOTION CARRIED 6-0**
4. Public Concerns: None.
5. James & Darla Jansen, 4564 Sandpiper Trail – Seeking approval to divide their 3.438 acre R-1 zoned parcel into two or three residential lots (no rezone is requested since the resulting lots would also be zoned R-1. Original lot created in 1976): The landowners prefer option 3, but the easement of 33' is not big enough. Under options 2 & 3, lot 2 might be undersized. Outlot shown with option 4 is intended to be sold to the neighbor. **MOTION** by Kurt/Bultman to approve option 4 with two lots, but no outlot created. **MOTION CARRIED 7-0.**
6. Mike Niebuhr/Safegard Storage, 3164 Luds Lane: Seeking amendment to CUP 2004 to allow for larger sign on the property: Mr. Niebuhr is looking to add a 60 sq. ft. (3' x 20') lighted, wall mounted sign on the gable end of the building. **MOTION** by Anders/Schroeder to amend the deed restriction, changing item “d” to allow for 2 signs, one on the building (3' x 20'), and the one that is currently erected on Luds Lane. Both signs are covered under County restrictions. **MOTION CARRIED 7-0.**
6. ADJOURNMENT: (Prior to adjournment, there was consensus to hold the November meeting on November 19th, and the December meeting on December 17th.) **MOTION** by Anders/Bultman to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 8:30 p.m.

Submitted by: Dave Muehl
Approved 11-19-2014

TOWN OF COTTAGE GROVE
PLAN COMMISSION
NOVEMBER 19, 2014

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Kris Hampton, Steve Anders, Silvin Kurt, David Muehl, Phillip Bultman, Wilmer Larson and Virgil Schroeder in attendance. Steve Anders arrived at 7:03 P.M.
2. Chair Kris Hampton called the meeting to order at 7:01 p.m.
3. Approve minutes of the previous meeting: **MOTION** by Kurt/Schroeder to approve the October 22, 2014 minutes as printed. **MOTION CARRIED 7-0.**
4. Public Concerns: None.
5. Brett & Laura Dollar, 3111 Siggelkow Road – seeking rezone of 1.864 acres from R-1A to A-2 with a conditional use permit for a limited family business to allow for indoor storage of snow removal and construction equipment: No Show.
6. Preliminary Discussion with Mark Roffers, Town Planner with MD Roffers Consulting, regarding a 2015 update to the Town's Smartgrowth Comprehensive Plan: Mr. Roffers, assisted by Collette Spranger, reviewed several handouts, including a project time line, Public Participation Resolution and related strategy.

Discussion on Vision Statement:

- Hampton: Would like to see commercial development occur just east of County AB as is already planned, while maintaining a rural/farm based presence elsewhere and being good neighbors to the City and Village.
 - Kurt: Preservation and sustenance of vital resources such as water and rural character, keeping subdivisions congregated by not allowing dispersed housing.
 - Muehl: Sustainability of resources and rural character, dark skies.
 - Anders: Commercial development allowed around the corner of County N and Hwy 12 & 18.
 - Schroeder: Preservation of Ag land with methodology to deed restrict farm land east of County N.
 - Bultman: More in favor of commercial development vs. residential development, especially in relation to school costs. No action taken.
7. ADJOURNMENT: **MOTION** by Anders/Kurt to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 9:06 p.m.

Submitted by: Dave Muehl
Approved: 12-17-2014

TOWN OF COTTAGE GROVE
PLAN COMMISSION
DECEMBER 17, 2014

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Kris Hampton, Steve Anders, Silvin Kurt, David Muehl, Phillip Bultman, Wilmer Larson and Virgil Schroeder in attendance.
2. Chair Kris Hampton called the meeting to order at 7:00 p.m.
3. Approve minutes of the previous meeting: **MOTION** by Kurt/Schroeder to approve the November 19, 2014 minutes as printed. **MOTION CARRIED 7-0.**
4. Public Concerns: John Leonhardt, 3479 Natvig Road, complained about garbage blowing around when the trucks empty their totes. He was advised to call the Town Clerk when there are issues with trash or recycling pickup.
5. Brett & Laura Dollar, 3111 Siggelkow Road – seeking rezone of 1.864 acres from R-1A to A-2 with a conditional use permit for a limited family business to allow for indoor storage of snow removal and construction equipment: Mr. Dollar wants to construct a building that would be 2.5 feet taller than allowed under the current zoning, to be able to work on equipment inside. **MOTION** by Anders/Larson to approve a rezone of 1.864 acres from R-1A to A-2. **MOTION CARRIED 7-0.** **MOTION** by Hampton/Kurt to approve a conditional use permit for a limited family business for snowplowing and contractor activities, as allowed under DCCO sections 10.126(3)(m) Limited Family Business and (r) seasonal storage of recreational vehicles. All equipment must be stored inside the new building which is planned to be 36' x 63' x 12' at truss bottom. All findings of fact under DCCO section 10.255(2)(b) were considered to be satisfied. **MOTION CARRIED 7-0.**
6. Dennis Richardson, Agent/Applicant, Huston Living Trust, owner – seeking 10-year extension of Conditional Use Permit for existing mineral extraction site at 3355 County Road N (a.k.a. the “Skaar Pit”): Mr. Richardson and Dwight Huston stated that they are looking to stay with the existing conditions for the renewal. The only public comment came from John Leonhardt, 3479 Natvig road, who recommended that the CUP be extended. **MOTION** by Hampton/Anders to approve a 10 year extension of CUP 2136, with condition #15 regarding no water leaving the site being deleted. All findings of fact under DCCO section 10.255(2)(b) were considered to be satisfied. **MOTION CARRIED 7-0.**
7. ADJOURNMENT: **MOTION** by Anders/Kurt to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 7:35 p.m.

Submitted by: Dave Muehl
Approved 02-25-2015