

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
FEBRUARY 25, 2015

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, and Wilmer Larson in attendance. Town Planner Mark Roffers and his assistant Collette Spranger were also 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 Bultman/Larson to approve the December 17, 2014 minutes as printed. **MOTION CARRIED 6-0.**
4. Public Concerns: None.
5. Steven M. Querin-Schultz, applicant, Joanne B. Schultz, landowner: combine parcel 0711-103-9730-0 (.16 acres zoned A1-EX) with parcel 0711-103-9720-0 (.81 acres zoned R-1): It was noted that this is essentially a waterway on western boundary of the R-1 property. **MOTION** by Kurt/Anders to recommend approval of combining parcel 0711-103-9730-0 (.16 acres zoned A1-EX) with parcel 0711-103-9720-0 (.81 acres zoned R-1). **MOTION CARRIED 6-0.**
6. Discussion with Mark Roffers, Town Planner with MD Roffers Consulting, regarding a 2015 update to the Town's Smartgrowth Comprehensive Plan:
  - a) Review draft vision statement: Ms. Spranger reviewed and led the discussion on additions and modifications.
  - b) Review background condition maps: Power Point presentation.
  - c) Review future land use policy and TDR matrices: On screen presentation with commission discussion.
  - d) Share ideas on adjustments to future land use map: reduced designations.
7. ADJOURNMENT: **MOTION** by Kurt/Anders to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 9:35 p.m.

Submitted by: Dave Muehl  
Approved 4-22-2015

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
APRIL 22, 2015

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, Phillip Bultman, Wilmer Larson and Virgil Schroeder in attendance. David Muehl arrived at 7:08 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 Bultman/Kurt to approve the February 25, 2015 minutes as printed. **MOTION CARRIED 5-0-1** (Schroeder abstained).
4. Public Concerns: Kurt questioned whether the flag lot on the west side of the Coffey property on Ridge Road can be re-sized/re-configured?
5. Wade Cattell, Rocky Rights LLC – Applicant, Duane Swalheim – Landowner. Parcels 0711-342-9730-0 and 0711-342-8500-9: Seeking conditional use permit for non-metallic mining on 35 acres:

(Muehl arrived during this discussion)

Both Wade Cattell and Duane Swalheim were in attendance. Cattell stated that the purpose of adding the acreage to the mining operation is to provide additional material for the existing concrete plant, not for sand and gravel sales. A berm would be installed to prevent runoff.

Public Comment:

- Andrea & Johnathon Enriquez, 3380 North Star Road, were concerned about 1) silica sand and air quality (Hampton said probably not an issue), 2) fencing to keep kids out, 3) dry sand and wind erosion, 4) Effects on values of surrounding properties. They questioned what the hours of operation would be.
- Otto Otteson, 2173 Nora Road, said his main concern is about drainage flow, but also does not like the noise it would make.
- Alex Tukiendorf, 2292 U.S. Hwy 12 & 18, questioned whether limits will be enforced. He does not feel that the complaints he has made about the current operation have been addressed. These include dust from the drive, noise issues, disrepair of the east berm and fence, and time of operation violations, which he has logged. He noted that he counted around 100 loads of gravel hauled in in 2014, since the old mine has been exhausted, and said a precedent for rejection exists from the Town of Humbolt. He feels that the general health and welfare requirements of the CUP application will not be met.
- James Merritt, 2390 North Star Road, said all of his concerns have already been expressed, and he feels the proposed expansion would reduce property values and quality of life.
- Kirk Eilenfeldt, 3710 Ridge Road, is the landowner to the north, and said that the fence is in, as required by the CUP for the concrete plant, and the east berm has been fixed. He said that “Everything Wade was supposed to do, he has done it.” He had a question about water retention and a berm to the North. Cattell said that the additional 35 acres will not be worked all at once. A berm will be installed running north to south on the active portion, and a drainage ditch will be dug on the north property line.

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Cattell response to the complaints:

- There have been instances of semis coming in late delivering cement, but late and early deliveries are no longer allowed.
- They are trying to keep dust down, and have a camera recording conditions.
- He is asking for a 10 year operation, starting in 2016.

Hampton asked whether a portion of the non-conforming area could be reclaimed as each portion of the new area is opened? Cattell expects the north part of the 35 acres will be good for up to 5 years, but the non-conforming area will not be reclaimed within the 5 years, so that trade-off will not work.

**MOTION** by Anders/Larson to deny the CUP since standards 1 and 2 of the six standards under DCCO 10.255(2)(b) are not satisfied. **MOTION CARRIED 7-0.**

6. Respond to questions from Ho Chunk Nation regarding their plans to develop their property in relation to the Town's Comprehensive Plan:

- a) What are the Town's plans for its property located along County AB north and south of Hwy 12/18? Commercial.
- b) Could any of Cottage Grove's existing or ongoing projects influence the development of Ho-Chunk's 47.75 acres? No.
- c) What sort of uses of the 47.75 acres would complement Cottage Grove's plans for development? Further development will not complement our plans.
- d) What are some issues that should be considered as the Ho-Chunk Nation undertakes the development of this area: Traffic, new roads, potential pressure from city of Madison to annex our lands.

7. Comprehensive Plan Update:

- a) Discuss/Consider Meetings and Major Milestones Schedule: No issues.
- b) Discuss/Consider Draft Vision Statement: No Issues.
- c) Discuss/Consider Draft of the Conditions and Issues Volume:

Page 4:

- clarify 10 miles vs. proximity of city limits (Madison).
- Village is surrounded by the Town on its eastern, western and southern borders.
- Six school districts.

Map 2: Use better colors.

Page 16:

- remove the 's's from the first sentence.
- Last paragraph: former quarry is in the Village.

Page 17:

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- Mention Hydrite contamination under groundwater.

Page 18:

- Typo last sentence up-

Map 3: No wetlands in Badger Farm, Wollin land. Ok to be prior converted.

Map 4: Blank out Village portion of map for ease of reading.

Page 26: CARPC 57.9 acres – where from?

Page 29:

- Under “collector”, should CTH B be CTH N?
- Is Progress Drive correct?

Page 31: Is chart correct? Especially CTH BB west of Vilas Road and West of CTH N?

Page 32:

- Rail traffic should specify Hydrite and Landmark shipping going up.
- Delete Frac Sand.
- Hwy NN should be N.

Page 36:

- Note shared wells..
- Trash collected goes to Jefferson County.

Page 37:

- Original fire station is not at Flynn Hall.
- ...resulted in Village...Trustees creating (not 'to create') a Village-only...

Page 40: Add WE Energies.

Page 41: Add “for” and “been”.

Page 45: Make map bigger – can't read.

Page 47: Make map bigger – can't read.

Page 51: Make map bigger – can't read.

8. ADJOURNMENT: **MOTION** by Kurt/Schroeder to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 9:47 p.m.

Submitted by: Dave Muehl  
Approved 5/27/2015

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
May 27, 2015

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, Dave Muehl, Wilmer Larson and Virgil Schroeder in attendance. Steve Anders arrived at 7:02 P.M. Town Planning Consultants Mark Roffers and Colette Spranger, and Town Supervisor Kristi Williams were also present.
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 April 22, 2015 minutes as printed. **MOTION CARRIED 5-0.**
4. Public Concerns: None.

(Anders arrived)

5. Viney Acres, LLC and Heisig, Greg and Anita – parcels 0711-352-9301-6 and 0711-352-9001-9 at 2074 US Hwy 12 & 18: Land swap between A1-EX and RH-1 for ease of farming: A preliminary map showed ~14,000 sq.ft., including a shed, going from A1-EX to RH-1, and ~21,000 sq. ft. going from RH-1 to A1-EX. Greg Heisig and Don and Marilyn Viney were present, and advised that they will revise the measurements to fit County zoning setback requirements. **MOTION** by Kurt/Schroeder to approve as presented, with final measurements to be determined on revised survey. **MOTION CARRIED 6-0.**
6. Kurt Dairy Farm, LLC – parcels 071-122-8775-0 and 0711-122-8795-0 on Ridge Road: Land swap between A-4 and RH-1 for ease of farming: The proposed change would make the RH-1 lot 2.601 acres, and eliminate a currently un-farmable strip of land to the west of the current RH-1 lot. **MOTION** by Schroeder/Larson to approve as presented, to make it more farmable. **MOTION CARRIED 5-0-1** (Kurt abstained).
7. Comprehensive Plan Update: Discuss/Consider Draft of the Visions and Directions Volume: Roffers wants at least 20 photos to include in the plan. Many items were discussed, conclusions made:
  - TDR plan multiplier to stay at 8.
  - Recreational uses are OK in the Agricultural district.
  - The maximum residential lot size of 2.0 acres does not have to be exact, OK to configure to avoid unusable land.
  - Rounding up of acreage for the purpose of determining RDUs is OK now. i.e. .51 rounds up to next whole number, .50 rounds down to existing whole number.
  - Commission members should think about how to prioritize chart on page 53 – program priorities between now and the next meeting.
8. ADJOURNMENT: **MOTION** by Schroeder/Anders to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 9:15 p.m.

Submitted by: Dave Muehl  
Approved 07/22/2015

TOWN OF COTTAGE GROVE

PLAN COMMISSION

July 22, 2015

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, Dave Muehl, Wilmer Larson, Virgil Schroeder and Phil Bultman 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 May 27, 2015 minutes as printed. **MOTION CARRIED 6-0-1** (Bultman abstained).
4. Public Concerns: None.
5. Kent J. Staudt, applicant/owner, 4672 Vilas Road, parcel 0711-061-9110-9: seeking rezone of 1.57 acres from R-2 to A-2(1) with CUP for seasonal storage of recreational equipment as per DCCO 10.126(3)(r): Mr. Staudt wants to rezone to A-2 due to tractors parked on property.

- Alecia Rauch, 4552 Vilas Road, expressed concern about visual sight lines with the campers parked where they are, and considers them an eyeore.
- Steve Anders said that the rezone would allow complete utilization of ag equipment storage outdoors.

**MOTION** by Anders/Schroeder to deny the rezone because it conflicts with the Town's master plan, and recommend against the CUP for seasonal storage of recreational equipment.

**MOTION CARRIED 5-2** (Muehl and Schroeder opposed). Mr. Staudt was advised that he can attend a Town Board meeting and ask for abeyance of enforcement of the lack of a CUP for 1.5 months, or until September 15, 2015.

6. Comprehensive Plan Update:
  - a) Discuss/Consider request from Wilmer Larson and Bruno Keller to include 103 acres West of Coffeytown Road (parcels 0711-173-9500-2, 0711-174-9250-4, 0711-173-8000-9 and 0711-173-9000-7) in the Medium Density Residential land use district: Mr. Larson stated he wants to sell a RDU to Mr. Keller, wondered if development would be feasible on Keller's property. The area has a high knoll, with low ground surrounding. Mr. Keller desired to build 10-20 houses on 35-40 acres, which would require a change of future land use to Medium Density Residential for the buildable area only, with the remainder restricted as a resource protection area.

- Randy Sincoular, 3829 Warren Street, is worried about additional development with all of the associated problems: Traffic, noise, crime, etc.
- Clayton Smith, 2727 S. Coffeytown Road, wants no change due to lack of populace.

**MOTION** by Schroeder/Bultman asking for determination of the specific area of developable property for the next meeting. **MOTION CARRIED 6-0-1** (Larson abstained).

- b) Discuss/Consider Draft of the Visions and Directions Volume:

- An email from Town Planning Consultant Mark Roffers stated that he received an unsolicited call from the City of Madison's planning department stating they have concerns over certain aspects of the Town's plan, would like to discuss a boundary agreement after the current plan update is finished. Roffers then called the Village of

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Cottage Grove's Planner, who stated that they also have concerns over portions of the Town's plan, and that current administration would be more amiable to discussing a boundary agreement.

- The following changes to the Visions and Directions Volume were discussed:
    1. There is a need for an affirmative statement that RDU's used by the current landowner in medium density areas may utilize the multiplier to develop up to 8 units. (there was a vote of 5-2 on this).
    2. On page 20, add language to allow for exceptions to min/max lot size for “unusual land configurations”.
    3. On page 25, holding tanks not *recommended* (vs. allowed).
    4. On page 44, remove negative language about Dane County landfill.
    5. Ratings in Figure 10 on Page 53:
      - Top Priority: Expand Activity in the Town's TDR Program, Focus Commercial Development at the Highway 12/18/N Interchange Area, Participate in WisDOT Planning Efforts for Highway 12/18, Pursue Agreements with the Village of Cottage Grove and City of Madison, Update this Comprehensive Plan 2024-25.
      - High Priority: Learn More about the Village's “Koskonong Parkway”, Phase Implementation of Community Facility Improvements, Work to Limit Annexation of Town Land, Consider amendments to this Plan annually in Spring.
      - Moderate Priority: Consider Nominating an Agricultural Enterprise Area, Establish Town Entryway Signs, Seek Amendment to County Farmland Preservation Plan, Support Bio-Based Business Development in the Town, Investigate Provision of Public Sewer and Water Service.
      - Page 53 and 55: Put back in annual period of February 15 to March 15 for landowners/residents to submit requests to changes to the plan.
7. ADJOURNMENT: **MOTION** by Schroeder/Anders to adjourn. **MOTION CARRIED 6-0.**  
The meeting was adjourned at 9:15 p.m.

Submitted by: Dave Muehl  
Approved 8-26-2015

TOWN OF COTTAGE GROVE  
TOWN BOARD AND PLAN COMMISSION  
August 26, 2015

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 of the Town Board was present with Kris Hampton, Mike Fonger, Steve Anders, Kristi Williams and Mike DuPlayee in attendance. A quorum of the Plan Commission was present with Kris Hampton, Steve Anders, Silvin Kurt, Dave Muehl, Wilmer Larson, Phillip Bultman and Virgil Schroeder in attendance.
2. Kris Hampton called both the Town Board and Plan Commission to order at 7:00 p.m.
3. Comprehensive Plan Update:
  - a) Discuss/Consider request from Wilmer Larson and Bruno Keller to include 103 acres West of Coffeytown Road (parcels 0711-173-9500-2, 0711-174-9250-4, 0711-173-8000-9 and 0711-173-9000-7) in the Medium Density Residential land use district: Mr. Keller had submitted a written authorization for Mr. Larson to represent him. A diagram showed the subject area as approximately 35 acres, none of which is in low ground or flood plain. Keller would use his own RDUs for most of the project. The maximum number of units was estimated at ~24, depending on acres and RDUs. No perk tests have been performed yet. Romayn Rote, 2964 Gaston Road, questioned the placement of new development that is not adjacent to any existing residential areas, stating his understanding is that the goal was to avoid that. The County does not have a limitation on new separate developments. John Sprecher, partial owner of adjoining property at 2972 Jahnke Road, is not opposed, would be OK with joining in the development (said tongue in cheek). Further discussion was deferred until later in the meeting after Mark Roffer's presentation. Back after Roffer's discussion: potential development fits exception points from Village Planner Erin Ruth, with wetlands surrounding area, likelihood of Village interest would be low. **MOTION** by Anders/Schroeder to recommend that parcel # 0711-173-9500-2 (the 40 acres of high ground immediately west of the Olson property) be designated as Planned Neighborhood in the new Comprehensive Plan. **MOTION CARRIED 5-1-1** (Bultman opposed, Larson abstained).
  - b) Discuss/Consider draft of the Conditions and Issues Volume: Planning Consultant Mark Roffers, along with his assistant Colette Spranger, presented information from the draft Comprehensive Plan. Roffers stated that the new format of the plan is meant to make the document easier to digest. The Conditions and Issues Volume provides background information and a framework for the Visions and Directions Volume, which is the nuts and bolts of the plan for the Town's future.
  - c) Discuss/Consider draft of the Visions and Directions Volume: The visions and priorities of future development and preservation were reviewed, with written input from Dane County Planning and Development, the City of Madison, and the Village of Cottage Grove (see handouts). The letters provided ideas for tweaks to the Town's plan and offers to entertain boundary agreements with the City and Village. Highlights are below:
    - o Pam Andros from Dane County noted that under the draft plan, landowners outside the Planned Neighborhood areas can create a subdivision if they have enough land and RDUs of their own. This item is silent in the current plan. She asked for clarification regarding separation of existing farm buildings and whether commercial uses require a RDU, especially if they include a residence, as for a caretaker, etc.
    - o Village of Cottage Grove Planner Erin Ruth commented on several aspects of the draft plan that could lead to beneficial discussion between the Village and Town. He suggested that residential development be allowed along with the commercial



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development planned along US Hwy 12 & 18, although discussion was that residences would probably not be compatible with the types of commercial uses the Town would be looking for there. Ruth expressed concern over the application area of TDRs within Village planning areas, and it was suggested that could be a topic for boundary agreement discussions. He said that the “Koshkonong Parkway” bypass is not on the Village's radar screen at this time as it would draw traffic away from Village businesses, so this can be downplayed in the Town's plan as well.

- o Madison Mayor Paul Soglin recommended removal of the planned commercial area along US Hwy 12 & 18, which is in conflict with the City's plans for that area. The letter indicated an interest in discussion this area with the Town, and discussion was that this could be seed for a boundary agreement as well.
- d) PUBLIC CONCERNS AND COMMENTS REGARDING COMPREHENSIVE PLAN UPDATE: None.
- e) Discuss/Consider next steps of update process: Another joint meeting between the Town Board and Plan Commission will be held in October, to consider the Plan Commission's recommendations and allow for Town Board approval.
4. ADJOURNMENT of the Town Board: **MOTION** by DuPlayee/Williams to adjourn. Motion carried 5-0. The Town Board adjourned at 8:40 P.M.
5. Approve minutes of the previous meeting: **MOTION** by Kurt/Anders to approve the July 22, 2015 Plan Commission minutes with the addition of Phillip Bultman to the list of those present. **MOTION CARRIED 7-0.**
6. Public Concerns: None.
7. John T. Mulligan, applicant, Don Peckham, owner – parcels 0711-071-8790-7 and 0711-07-9050-0 on County Road BB: seeing rezone to LC-1 with a conditional use permit for outdoor storage of construction materials for .224 acres currently zoned R-1A and 1.959 acres currently zoned C-1: The rezone is needed to allow for temporary storage of loads of earthen material and to allow for a building to store equipment indoors. Site plans were discussed to include:
- Sample pictures of the proposed building, showing overhead doors facing south and no windows.
  - Screening requirements: continuous evergreen plantings, ultimately reaching 6' wide by 5' high, or a 6-8' fence.
  - Outdoor lighting only at the back doors of the building, and downward facing.
  - There would be 3 full time employees.
  - No additional signage.
- MOTION** by Kurt/Larson to approve the rezone of the entire 2+ acres to LC-1 with a CUP for outside storage of materials and vehicles as specified above and below:
- 1) Design review and landscaping plans as indicated above.
  - 2) Hours from 6:00 a.m. to 8:00 p.m., winter excluded from enforcement of these hours due to the unpredictable nature of snow removal.

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- 3) Total vehicles and equipment on site not to exceed 24.
- 4) Total vehicles and equipment stored outside at any one time not to exceed 18.
- 5) outdoor material storage size not to exceed 18 yards of any individual item.

All six standards under DCCO 10.255(2)(b) were considered to be satisfied. **MOTION CARRIED 6-1** (Anders opposed).

8. ADJOURNMENT: **MOTION** by Anders/Kurt to adjourn. **MOTION CARRIED 7-0**. The meeting was adjourned at 9:13 p.m.

Submitted by: Dave Muehl

Approved by the Plan Commission on 09-23-2015

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2. Kris Hampton called both the Town Board and Plan Commission to order at 7:00 p.m.
3. Comprehensive Plan Update:
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  - b) Discuss/Consider draft of the Conditions and Issues Volume: Planning Consultant Mark Roffers, along with his assistant Colette Spranger, presented information from the draft Comprehensive Plan. Roffers stated that the new format of the plan is meant to make the document easier to digest. The Conditions and Issues Volume provides background information and a framework for the Visions and Directions Volume, which is the nuts and bolts of the plan for the Town's future.
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- Village of Cottage Grove Planner Erin Ruth commented on several aspects of the draft plan that could lead to beneficial discussion between the Village and Town. He suggested that residential development be allowed along with the commercial development planned along US Hwy 12 & 18, although discussion was that residences would probably not be compatible with the types of commercial uses the Town would be looking for there. Ruth expressed concern over the application area of TDRs within Village planning areas, and it was suggested that could be a topic for boundary agreement discussions. He said that the “Koshkonong Parkway” bypass is not on the Village's radar screen at this time as it would draw traffic away from Village businesses, so this can be downplayed in the Town's plan as well.
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- d) PUBLIC CONCERNS AND COMMENTS REGARDING COMPREHENSIVE PLAN UPDATE: None.
- e) Discuss/Consider next steps of update process: Another joint meeting between the Town Board and Plan Commission will be held in October, to consider the Plan Commission's recommendations and allow for Town Board approval.
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6. Public Concerns: None.
7. John T. Mulligan, applicant, Don Peckham, owner – parcels 0711-071-8790-7 and 0711-07-9050-0 on County Road BB: seeing rezone to LC-1 with a conditional use permit for outdoor storage of construction materials for .224 acres currently zoned R-1A and 1.959 acres currently zoned C-1: The rezone is needed to allow for temporary storage of loads of earthen material and to allow for a building to store equipment indoors. Site plans were discussed to include:
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- 1) Design review and landscaping plans as indicated above.
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8. ADJOURNMENT: **MOTION** by Anders/Kurt to adjourn. **MOTION CARRIED 7-0**. The meeting was adjourned at 9:13 p.m.

Submitted by: Dave Muehl

Approved by the Plan Commission on 09-23-2015

TOWN OF COTTAGE GROVE

PLAN COMMISSION

September 23, 2015

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 Wilmer Larson, Virgil Schroeder and Phil Bultman in attendance. See attached sign-up sheet for others 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 August 26, 2015 minutes as printed. **MOTION CARRIED 6-0**
4. Public Concerns: Mark Fredenberg is seeking to add .75 acres to his R-1 lot on E Gaston Rd. Will make application at October meeting.
5. David Rush/Madison Area Radio Control Society, applicant, Huston Holdings LLC, landowner-parcels 0711-153-9001-0 and 0711-153-8500-8, located north of 2342 Uphoff Road – seeking rezone of 1.03 acres from A-1 EX to RE-1 for radio control model planes, helis and multi-rotors: Presented power point giving history of club and proposed flying area. Open to club members only except for three public events per year.
  - Wendell Hoppman spoke in favor
  - Betty Devine spoke against

**MOTION** by Schroeder/Bultman to meet at flying field to actually hear how loud the airplanes are. On site visit will be October 6 at 6p.m. **MOTION CARRIED 6-0. MOTION** by Anders/Schroeder to hold application in abeyance until October Plan Commission meeting. **MOTION CARRIED 6-0**

6. ADJOURNMENT: **MOTION** by Schroeder/Kurt to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 8:15 p.m.

Submitted by: Steve Anders

TOWN OF COTTAGE GROVE  
TOWN BOARD AND PLAN COMMISSION  
October 28, 2015

1. Notice of the meeting was published in the Wisconsin State Journal on September 28, 2015 and posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum of the Town Board was present with Kris Hampton, Mike Fonger, Steve Anders, Kristi Williams and Mike DuPlayee in attendance. A quorum of the Plan Commission was present with Kris Hampton, Steve Anders, Silvin Kurt, Dave Muehl, Wilmer Larson, Phillip Bultman and Virgil Schroeder in attendance. Clerk Kim Banigan and Planning Consultant Mark Roffers were also in attendance. See sign in sheet in the Clerk's office for other attendees.
2. Kris Hampton called both the Town Board and Plan Commission to order at 7:00 P.M.
3. PUBLIC CONCERNS AND COMMENTS REGARDING COMPREHENSIVE PLAN UPDATE: Roffers was prepared to make a slide show presentation and/or answer questions, but there was no interest in the slide show nor were any questions posed. Roffers said that once the Plan Commission approves the plan update by resolution and the Town Board approves it by ordinance, the final step will be for the County to approve it.
4. Plan Commission: Discuss/Consider adoption of resolution recommending an update to the 2002 Comprehensive Plan of the Town of Cottage Grove, Dane County, Wisconsin: Hampton read the resolution. **MOTION** by Kurt/Anders to adopt the resolution as read. It will be Plan Commission Resolution 2015-01. **MOTION CARRIED 7-0.**
5. Town Board: Discuss/Consider adoption of ordinance recommending an update to the 2002 Comprehensive Plan of the Town of Cottage Grove, Dane County, Wisconsin: Hampton read the ordinance. **MOTION** by DuPlayee/Fonger to adopt the resolution as read. It will be Ordinance 2015-03. **MOTION CARRIED 5-0.**
6. ADJOURNMENT of the Town Board: **MOTION** by DuPlayee/Fonger to adjourn. **MOTION CARRIED 5-0.**
7. ADJOURNMENT of the Plan Commission: **MOTION** by Anders/Kurt to adjourn. **MOTION CARRIED 7-0.**

The meeting ended at 7:08 P.M.

Kim Banigan, Clerk

Approved by the Town Board on 11/02/2015

Approved by the Plan Commission on 3/23/2016

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
October 28, 2015

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, Dave Muehl, Wilmer Larson, Virgil Schroeder and Phil Bultman in attendance.
2. Chair Kris Hampton called the meeting to order at 7:09 P.M.
3. Approve minutes of the previous meetings:
  - a) **MOTION** by Schroeder/Bultman to approve the September 23, 2015 minutes as printed. **MOTION CARRIED 7-0.**
  - b) **MOTION** by Schroeder/Anders to approve the October 11 special meeting minutes as printed. **MOTION CARRIED 6-0-1.** (Kurt abstained)
4. Public Concerns: None.
5. David Rush/Madison Area Radio Control Society, applicant, Huston Holdings LLC, landowner-parcels 0711-153-9001-0 and 0711-153-8500-8 located north of 2342 Uphoff Road – seeking rezone of 1.03 acres from A-1 EX to E-1 for radio control model planes, helis and multi-rotors:
  - Shelly Hammond and Dan Lynaugh, 2305 Uphoff Road, provided photos of the Badger Prairie site. Each of them had also provided letters in opposition. Lynaugh stated he just does not like the noise, and feels there is no comparison between the Badger Prairie site and the proposed site. Hammond reiterated the gate issue she had described in her letter.
  - Dave Rush provided data on predominant winds.
  - Betty and Chuck Devine, 2342 Uphoff Road, noted that while the test day was windy, the noise was still annoying, and expressed concern for the effect on property values. Rush rebutted, stating that there were 4 planes on test day, and canister mufflers may help with the noise issues.
  - Wendell Hottmann, 4434 Windchime Way, said that an accessible site is needed.
  - Mark Fredenberg, 2445 Gaston Road, wondered if there would be any interference with the airport. Answer was no, due to 400 foot ceiling. Fredenberg also questioned which is worse, frequency of flying or noise level? Answer was both.

**MOTION** by Hampton/Larson to approve the rezone to RE-1 with the following conditions:

- Electric planes only.
- Hours limited to 9:00 A.M. to 1 hour prior to sunset.
- Access road improved to allow for ambulance to access site.

**MOTION CARRIED 4-3 (Anders, Muehl and Schroeder opposed).**

**MOTION** by Hampton/Kurt to allow 2 gas powered fly ins during the year, with neighbors given 30 days prior notice. **MOTION CARRIED 7-0.**

**MOTION** by Schroeder/Anders to allow muffled gas powered engines from 10 A.M. to 2 P.M. on the third Saturday of each month for a period of 9 months. The Plan Commission will revisit this limitation on the 9 month anniversary. **MOTION CARRIED 4-3 (Muehl, Hampton and Larson opposed.)**

6. Mark Fredenberg/Applicant, William Hoekstra/Owner, 2445 Gaston Road, parcel 0711-041-8011-5: seeking rezone of .75 acres from RH4 to R1 to build storage shed for firewood and two tractors: **MOTION** by Anders/Kurt to approve the rezone of .75 acres from RH-4 to R-1. **MOTION CARRIED 7-0.**



TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
October 28, 2015

7. William and Sheryl Rickerman/Applicants, 2760 Hwy 12 & 18, parcel 0711-321-8530-8, seeking rezone of 5.07 acres from RH2 to C2 to build single family residence with Snap-On Tool business and storage building, 30'x40':

- A note from Donald Tranchita, 2764 US Hwy 12 & 18, stated he could not attend the meeting but did not oppose the rezone.

**MOTION** by Anders/Bultman to approve the rezone of 5.07 acres from RH-2 to C-2 for Snap-On Tool business, with 3.07 acres for the commercial building and a CUP for a single residence for watchman or caretaker, with the following conditions:

- Parking or storing of motor vehicles related to the business, limited to 4.
- Warehousing and storage of incidentals related to permitted use.
- Commercial building to be 30' x 40'.

The six conditions under DCCO section 10.255(2)(b) for the conditional use were considered satisfied. **MOTION CARRIED 7-0.**

8. ADJOURNMENT: **MOTION** by Larson/Kurt to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 8:49 P.M.

Submitted by: Dave Muehl  
Approved 03-22-2016