

TOWN OF COTTAGE GROVE
PLAN COMMISSION
FEBRUARY 24, 2021

- 1) Notice of the meeting was posted at the Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Jerry Meylor, Dave Muehl, Troy Eickhoff, Mark Kudrna and Phil Bultman in attendance. Clerk Kim Banigan took minutes. Due to the COVID-19 emergency, public participation in person was limited and the meeting was accessible through gotomeeting.com. Town Planner Mark Roffers and his associate Nick Johnson and were present virtually.
- 2) Chair Kris Hampton called the meeting to order at 7:00 P.M.
- 3) Approve Minutes of Previous Meetings: **MOTION** by Muehl/Meylor to approve the December 23, 2020 minutes with one correction. **MOTION CARRIED 6-0.**
- 4) Public Concerns: Robert Williamson was present virtually seeking clarification about whether he needed to apply during the February 15 – March 15 window for a change of future land use for the Galarowicz property. Eight owners of residences on Gala Way wish to purchase land to extend their lots to the east. The Clerk was aware of an application to Dane County for this, but stated that no application has been made to the Town. She displayed the rezone map that was submitted to the County, and stated she had spoken with Pam Andros of Dane County Planning, who had indicated that a change of future land use (to Neighborhood Development) would not necessarily be needed for this since no new dwellings would be created. Roffers said he was inclined to agree with that, but wanted more time to think about it. Williamson stated that they also hope to create one or two residential lots on the remaining Galarowicz property using the 1:1 transfer that would be allowed by the 2020 Comprehensive Plan amendment that is still in progress at the County. Hampton advised Mr. Williamson to confirm with Andros whether or a Neighborhood Development area would be needed for the expansion of the 8 lots, and apply by March 15th if it is.
- 5) 2021 Comprehensive Plan Update: Discuss and consider schedule, priorities, and community survey: Roffers began by presenting his February 16th memo to the Plan Commission (Exhibit A) which established the goals for tonight's meeting and outlined the history of the Comprehensive Plan and reasons and timeline of the update (Exhibit B). He then asked for each Plan Commission member to describe their desires and priorities for the update:
 - Bultman said his goal is to protect the Town, to keep it a farming community while promoting business growth to lower taxes. He would like to see the Town, City of Madison and Village of Cottage Grove get along better, but acknowledged that the town has no control over the Village's apparent desire to continue to build residences.
 - Muehl said 1) he is excited to see what values will be indicated by the community survey, especially how they differ from city or village residents. His goal would be to protect those values. 1) He felt that solar farms may present a new issue for the Town to deal with, specifically how to protect ag land, and suggested an ag enterprise area may be something to look into. 3) He would like to explore the Koshonong creek as a resource, as well as what implication or impact it may have on other areas, especially due to climate change.
 - Meylor would like to keep the town as rural as possible, but suggested any development should be on the west edge of the Town and possibly adding a Neighborhood Development area along Gaston Road before it gets annexed. He would also like to protect wetlands from development, such as areas of the Village that constantly have sump pumps running. Muehl added that discussions about forming a sewer utility are in order.
 - Eickhoff stated that once the update is complete, he hopes landowners will be able to easily look at the result and know what they can and cannot do with their land as opposed to the confusion that the Plan Commission has dealt with so much recently. He is interested to see boundary agreements made and having the plan lay out what development can be done around them. He also thought planning for

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development of the commercial area on North Star Road should be a priority. Preservation of agriculture and rural culture were important to him as well, and thought that a sewer system could reduce annexation. Roffers responded by saying that having the plan address every possible situation is challenging, that is why a Plan Commission is necessary. He said that boundary agreements can reduce uncertainty, and it will be important for the Town to share information about these negotiations with the planners.

- Kudrna said that as the newest member of the Plan Commission, he is still trying to get his head around the current plan. He would like to preserve the feel of the town while still allowing landowners do what they want with their land, and would like to see the plan simplified as much as possible.
 - Hampton would like to have a map showing what lands have been deed restricted. He expects to be in a position to share boundary agreement discussions in a month or so. He wants to look at farmland preservation, and wonders if smaller acreage farms should be considered. He would like to nail down as much as possible regarding the planned commercial area on North Star Road, especially future access to County N.
 - Anders was not present, but the Clerk was directed to ask him the same questions.
 - The Clerk hopes property owners will be involved enough with the update process that they will understand what the plan means for them and future opportunities of their property. Roffers said the community survey will be an opportunity to engage property owners, and we may want to actively invite property owners to meetings starting in May. He also hopes to use the Town web site in an active way to link it to something on the MD Roffers page with interaction opportunities, along with email lists, etc. The Clerk said that two opportunities are coming up soon that could be used to promote the community survey: The Annual Report and Newsletter mailed in March, and the Spring Election. She suggested an article and posters with a “hook” to convince readers that the Comp Plan impacts them, and a QR code taking them directly to the survey.
- 6) The next topic discussed was the Community Survey, of which Roffers had prepared a draft (Exhibit C). He expects most will respond online using Survey Monkey, which shuffles the multiple-choice answers. A hard copy version will also be available. Discussion by question included: 1. Eickhoff wondered if an option could be added for those whose families have resided here for generations. 5. Hampton wondered if asking about concern over development pressure from Madison and the Village of Cottage Grove would lead to the expectation that the Town can do anything about it. Consensus was to leave the questions in. 6. Strike Managing School Impacts 7. Replace with a question about optimum lot sizes. 10. Add an option for those who do not live in the Town but do own property here. Any other suggestions should be provided to the Clerk by next Monday.
- 7) Consider/Adopt motion to move into closed session per Wis. Stats. 19.85(1)(e) for deliberation, negotiation or conducting specified public business whenever competitive or bargaining reasons require a closed session: boundary agreement discussion. **MOTION** by Muehl/Eickhoff to move into closed session for the reason stated above. **MOTION CARRIED 6-0 by roll call vote.** The closed session began at 8:39 P.M.
- 8) Consider/Adopt motion to reconvene to open session to take any action necessary from closed session. **MOTION** by Meylor/Muehl to reconvene to open session. **MOTION CARRIED 6-0 by roll call vote.** The closed session ended at 8:58 P.M. and there was no resulting action.
- 9) **ADJOURNMENT: MOTION** by Bultman/Muehl to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 8:59 P.M.

Submitted by: Kim Banigan, Clerk Approved 3-24-2021



To: Town of Cottage Grove Plan Commission
From: Mark Roffers, Town Planner
Date: February 16, 2021
Re: Comprehensive Plan Update Schedule, Priorities, and Community Survey

Meeting Goals: My goals for the February 24th Town Plan Commission meeting are to review the current Comprehensive Plan, discuss the schedule and process for the Plan update, discuss members’ hopes for the update, and review and advise changes to the draft community survey.

2015 Comprehensive Plan: In October 2015, the Town adopted the latest version of its Comprehensive Plan in two volumes—Conditions and Issues, and Vision and Directions. The Conditions and Issues volume contains background information about the Town while the Vision and Directions volume provides the vision and the policy guide for future growth, development, and preservation. The current Comprehensive Plan can be reviewed in the “Government” dropdown list on the Town’s webpage, or by clicking [here](#).

Following the Town’s annual Comprehensive Plan amendment cycle, the Town has entertained a lesser number of Plan amendments each year since 2015. Most approved amendments have been to the future land use designation of different parcels in the Town, at the request of the associated landowners. Other amendments have adjusted Town policies or data, but have not included any major shifts in policy direction.

Reasons for Comprehensive Plan Update: The Town is now undertaking a full review and update to both volumes of the 2015 Comprehensive Plan. The Plan update process will enable the Town and its residents to revisit and possibly revise the Town’s future vision for growth and preservation. Of particular focus will be areas and policies for farmland preservation and for residential and commercial development, particularly in light of recent development proposals, a draft plan for the northeast quadrant of Highways 12 and N, and evolving intergovernmental situations and relationships. A 2021 update will also allow the Plan to incorporate new Census, land use, and other base information, placing the Plan on a logical 10-year update cycle.

Comprehensive Plan Update – Timeline and Meeting Schedule: The first attachment to this memo is called the “Town of Cottage Grove Comprehensive Plan Update Meetings and Major Milestones”. It describes the approach and timeline to the Plan update, including dates of

anticipated meetings and timeframes in which certain volumes and portions of the Plan will be prepared. The entire Plan update is scheduled to finish by late 2021, or by early 2022 because the formal adoption process can extend out a bit. I'll plan to walk through, answer questions, and respond to suggestions on the schedule at the meeting.

Each year between February 15 and March 15, the Town accepts requests for Comprehensive Plan amendments. The Town intends to continue to allow such requests this year. However, unlike previous years, these requests will be folded into the larger update of the entire Comprehensive Plan, and considered with reference to what could be an altered future vision and land use plan. As a result, successful amendment requests will likely not be incorporated into the Plan until it is updated in full in late 2021 or early 2022.

Plan Commission Hopes, Desires, and Priorities: I would also like to spend some time at this first meeting to learn initial Plan Commission member hopes, desires, and priorities for the Plan update. Members might suggest consideration of some different broad direction for the Town's current Plan vision, initiatives, or future land use map, which I have attached to this memo. Members might also or instead suggest a particular goal, policy, or program on which this Plan update might focus or adjust. Finally, members might have particular desired data or analyses to help advise the direction of the Plan.

Community Survey Review: The final attachment to this memo is a draft of the community survey, which will be a significant early component of the Comprehensive Plan update process. The community survey is focused on understanding residents' vision for the future of the Town and community planning issues most relevant to the Plan update. The attached draft survey asks residents a series of questions related to the current conditions and future preservation and development of the Town. Demographic questions are also provided.

The survey is mainly intended to be completed digitally using a web-based survey tool called Survey Monkey. However, hard copies can also be available at the Town Hall. The attached version is how the survey would appear in hard-copy format.

I will plan to walk through the draft survey and obtain suggested changes. The Town Board may also wish to offer comments before the survey "goes live." We should also discuss how the Town wishes to publicize the survey. At one end of the spectrum, the Town could send postcards to all property owners directing them to the survey link or letting them know how they can get a hard copy. Lower cost efforts including posting the availability of the survey on its Town Facebook and Web pages, and working with the community newspaper on publicity.

Attachments: Plan Update Meetings and Major Milestones Schedule; Select pages from 2015 Town Comprehensive Plan as Amended; Draft Community Survey

EXHIBIT B



Town of Cottage Grove Comprehensive Plan Update Meetings and Major Milestones (1/12/21)

Outreach Efforts: *January-November*

- Provide introductory information and link on Web “News and Notices” to more detailed page
- Decide on whether to host detailed Plan and process info on Town’s or MDRoffers’ Web page
- Invitation to be on email group for monthly plan process updates
- Postcard notice to property owners, including on potential plan map and policy changes (before April/May meetings)?

Community Survey: *February-April 2021*

- Prepare draft survey in hard-copy format (February)
- After Plan Commission (and Board?) review, revise and adapt for Survey Monkey (early-March)
- Release survey and publicize survey availability through initial outreach (mid-March)
- Survey response deadline (mid-April)
- Code and report results (in advance of April Plan Commission meeting)

Plan Commission Meeting #1: *February 24, 2021*

- Share purpose and process for Town Plan Update, including relationship to 2021 amendments
- Discuss key topical areas, hopes, and desired analyses for Plan update
- Review and advise changes to draft community survey

Plan Commission Meeting #2: *April 28, 2021 (joint meeting with Town Board?)*

- Review community survey results
- Revisit Plan vision statement; advise potential changes in statement and overall Plan direction
- Share ideas on adjustments to future land use map, including initial review of 2021 land owner requests

Draft Plan Materials Preparation: *March-May, 2021*

- Contact adjoining communities and Dane County for information, issues, and concerns
- Prepare Draft #1 of Conditions and Issues volume, including associated maps, analysis of commercial and residential demand versus supply of available land, analysis of discrepancies between current future land use map and current zoning, and other analyses as required

Plan Commission Meeting #3: *May 26, 2021*

- Review Draft #1 of updated Conditions and Issues volume, including associated analyses
- Review revised vision statement and associated adjustments to Plan direction
- Review and advise adjustments to specific policies, initiatives, and future land use map from current Vision and Directions volume, including 2021 land owner requested amendments and Conceptual Rural Business Park Development Plan for the Highways 12/18/N Interchange—Northeast Quadrant

Draft Plan Materials Preparation: *June-July, 2021*

- Prepare Draft #1 of Vision and Directions volume, including updated future land use map
- Share draft with Dane County staff for initial review and comment; prepare draft #1a

Plan Commission Meeting #4: *August 25, 2021 (joint meeting with Town Board?)*

- Review Draft #1a of Vision and Directions volume update, including future land use map
- Make public presentation and enable public comment on draft Vision and Directions volume

Draft Plan Materials Preparation: *September, 2021*

- Prepare Public Hearing Draft of Conditions and Issues volume and Vision and Directions volume updates
- 30 days before hearing, post draft volumes on Web page, share with County and adjoining municipalities for comment, and publish public notice for hearing

Plan Commission Meeting #5: *October 27, 2021 (joint meeting with Town Board)*

- Conduct joint public hearing on Plan update
- Followed by Plan Commission recommendation and Board adoption, at same meeting or subsequent meetings

Final Plan Assembly, County Approval, and Distribution: *November 2021-January 2022*



2021 Comprehensive Plan Update Community Survey

Help shape the future of the Town of Cottage Grove! The Town of Cottage Grove is beginning an update to its Comprehensive Plan, which guides the preservation and development of our community. The Town's current Comprehensive Plan can be viewed by going to the Town's Comprehensive Plan website: <https://www.tn.cottagegrove.wi.gov/comprehensive-plan/>.

To help us gauge community priorities on matters like farmland preservation, natural resource protection, and future commercial and housing development, please take 10 to 15 minutes to complete and return this survey by **April 10, 2021**. Contact details, including how to return hard copy surveys, are at the end of this document.

1. From the choices below, please provide the top three reasons why you or your family chooses to live in the Town of Cottage Grove. Please write "1" in the box next to your top reason, "2" next to the second reason (if any), and "3" for the third reason (if any).

- Farmland
- Easy to get around
- Rural atmosphere
- Property taxes
- Home prices
- Close to work
- Close to shopping and services
- Close to Interstate and/or Highway 12
- Schools
- Safe
- Near friends and family
- Recreational resources, like parks and trails
- Close to Madison
- Close to health care

2. Do you believe the overall experience living in the Town has improved, stayed about the same, or declined over the past ten years or so (or since you've lived here, if less)?

- Improved
- Stayed about the same
- Declined
- No opinion

3. Can you briefly tell us why you answered the last question the way you did?

4. Over the past 10 years, there has been little change in the size of the Town's population. An average of 7 new homes per year have been built, plus some new commercial

development mostly near Highway 12. The Village of Cottage of Grove has grown more quickly.

Looking forward to the next 10 years, how much do you agree or disagree with each of the following statements about future growth and preservation in the Town?

Statement	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. The Town of Cottage Grove should encourage more residential development					
b. The Town of Cottage Grove should encourage more commercial development					
c. The Town of Cottage Grove should encourage farmland preservation					
d. The Town of Cottage Grove should encourage natural area and open space preservation					

5. Please indicate your level of concern with respect to the Town of Cottage Grove:

	Not Concerned	Slightly Concerned	Concerned	Very Concerned	No Opinion
Increased Town population					
Development of farmland					
Conflicts between farming and housing					
Loss of natural areas and open space					
Increased road traffic					
Increased development pressure from Madison					
Increased development pressure from the Village of Cottage Grove					
Increased costs of Town government services					
Accessibility of Town staff and officials					

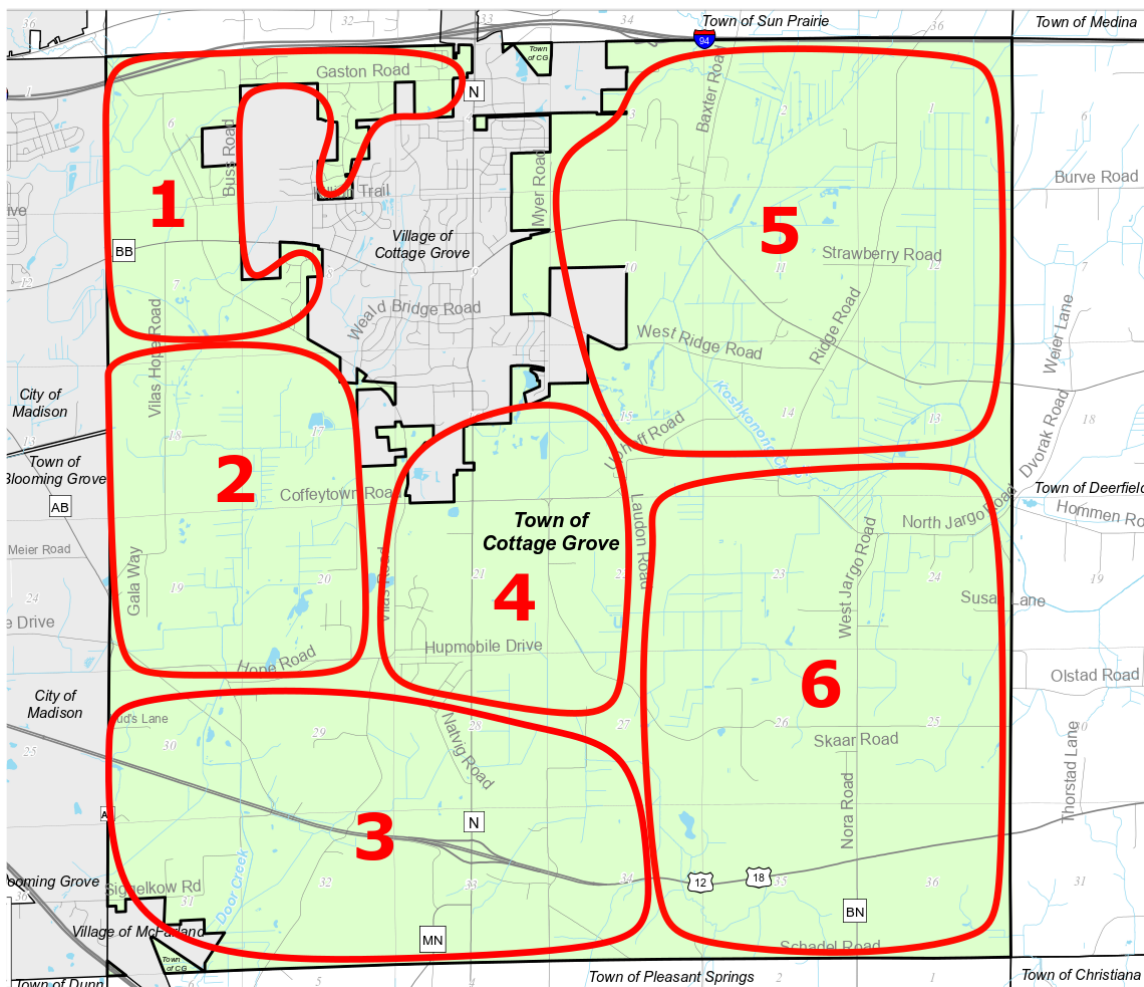
6. As the Town considers future residential and commercial development proposals, what should its highest priorities be in evaluating such proposals? Please check all that apply.

- Landowner rights
- Use of farmland to accommodate such development
- Impact of development on neighboring farmers and farmsteads
- Stormwater management
- Natural area preservation
- Impact on intergovernmental relationships
- Increasing property values
- Creating jobs
- Increasing housing options
- Managing traffic impacts
- Managing school impacts
- Achieving good building design and landscaping
- Reserving lands for parks and recreation
- Other (please list): _____

7. Please complete the following statement in the space provided: As I look forward over the next several years, I wish the Town of Cottage Grove would...

8. The map below generally divides the Town of Cottage Grove into six different geographic areas. Over the next 10 years, which of the listed land uses do you think the Town should accommodate in each mapped area. You may select more than one use for each area.

Area labeled on map	Residential subdivisions	Commercial development	Farmland with limited housing	Natural areas and open space	No Opinion
1					
2					
3					
4					
5					
6					



9. Over the next decade, the Town will likely continue to have development pressure from, and annexations to, adjacent municipalities. Which approach or approaches do you think the Town should take to deal with this pressure? Check all that apply.

- Allow current Town landowners who wish to be annexed and develop their lands in adjacent municipalities to do so without Town involvement
- Pursue boundary agreements with adjacent municipalities, which would likely allow annexation of some lands in the Town over the following 10 to 20 years, but not other lands.
- Allow more housing and commercial development in the Town near municipal boundaries in an attempt to impede municipal annexation and expansion.
- Encourage Town landowners near adjacent municipalities to transfer their rights to develop their land to other properties in the Town, thereby restricting such lands from development and resulting in more housing elsewhere in the Town.
- Start a program in which the Town would allocate local funds and seek grants to purchase development rights from Town landowners near adjacent municipalities, recognizing that higher Town costs will result.
- Provide utility services in the Town, such as sanitary sewer, to limit the appeal of annexation, recognizing that higher Town costs will result.
- Pursue incorporation of the Town of Cottage Grove into a village, recognizing that this may be a long and costly process given current state law requirements.

10. How long have you lived within the Town of Cottage Grove?

- Less than five years
- Between five and ten years
- Between ten and twenty years
- More than twenty years
- I do not live in the Town of Cottage Grove

11. If there are children living in your household, what are their ages? Check all that apply. Please include children who live with you part-time.

- No children under 18 years old
- One or more children ages 0 to 4 years old
- One or more children ages 5 to 10 years old
- One or more children ages 11 to 14 years old
- One or more children ages 15 to 18 years old

12. What is your age?

- 0-18 years old
- 19-29 years old
- 30-39 years old
- 40-49 years old
- 50-64 years old
- 65+ years old

13. In the space below, please provide any other brief comments related to the future growth and development in the Town of Cottage Grove that you would like considered as part of the Comprehensive Plan update process.

Printed copies of this survey can be mailed to or dropped off at the Town Hall:
4058 County Road N
Cottage Grove, WI 53527

Provide more input on the Town of Cottage Grove Comprehensive Plan Update by sharing your ideas and feedback on the Town's website at [WEB ADDRESS] or by emailing clerk@towncg.net.

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PLAN COMMISSION
MARCH 24, 2021

- 1) Notice of the meeting was posted at the Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Jerry Meylor, Dave Muehl, Troy Eickhoff, Mark Kudrna and Phil Bultman in attendance. Clerk Kim Banigan took minutes. Due to the COVID-19 emergency, public participation in person was limited and the meeting was accessible through gotomeeting.com.
- 2) Chair Kris Hampton called the meeting to order at 7:00 P.M.
- 3) Approve Minutes of Previous Meetings: **MOTION** by Muehl/Meylor to approve the February 24, 2021 minutes with one correction. **MOTION CARRIED 6-0-1** (Anders abstained).
- 4) Public Concerns: None.
- 5) Discuss/Consider application by Carley Barnes, applicant, Galarowicz Rev Living Tr, Helen J., Landowner to rezone +/- 3.5 acres of parcel #0711-193-8000-5 from FP-35 to SFR-08 to increase the size of 8 existing lots on Gala Way: Carly Barnes and Robert Williamson (representing Galarowicz Rv Living Tr.) were present virtually. Ms. Barnes explained that seven landowners on Gala Way are interested in purchasing additional property to the east of each of their lots to preserve the tree line. The rezone map included 8 lots, but Barnes and Williamson said that the owner of 3830 Gala Way has not confirmed interest. Williamson would like to proceed with the other 7 lots rather than holding things up at this point. There was discussion about the easement between 3830 and 3820 Gala Way, and whether it needs to be maintained to provide access to the ag land to the east, or could potentially be sold to one of the property owners on either side. Williamson said access has been from the land that touches Gala Way to the north, and that the easement really isn't very accessible due to trees and terrain. Williamson said there are no RDUs remaining on the lands owned by Galarowicz Trust, but they may be interested in selling a lot now that the comprehensive plan allows for 1:1 RDU transfers in the Ag Preservation district, and he understood that the lot would need to be to the north of the existing lots on the east side of Gala Way so as to have access to the Town road. **MOTION** by Anders/Meylor to approve the rezone request as revised tonight, to include approximately .37 acres to be added to each of seven lots, excluding 3830 Gala Way. The applicant is to provide a corrected rezone map by April 1st. **MOTION CARRIED 7-0.**
- 6) Discuss/Consider requests for changes to the future land use map:
 - a) Fred H. Witte & Sons, Inc. requests that the wooded piece east of the current Neighborhood Development Area south of Hope Road be re-designated from Agricultural Preservation to Neighborhood Development: The Witte's attorney contacted the Clerk this afternoon to say that they would not be appearing at the meeting because they need time to process some new information. A density study received from the County today showed 2 RDUs that are not eligible for the 1:8 TDR transfer ratio if used in the Neighborhood Development area that is part of the same farm. **MOTION** by Hampton/Muehl to refer the request for discussion as part of the 2021 comprehensive plan revisions. **MOTION CARRIED 7-0.**
- 7) ADJOURNMENT: **MOTION** by Anders/Eickhoff to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 7:33 P.M.

Submitted by: Kim Banigan, Clerk
Approved 04-28-2021

TOWN OF COTTAGE GROVE
PLAN COMMISSION
APRIL 28, 2021

- 1) Notice of the meeting was posted at the Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Jerry Meylor, Dave Muehl, Troy Eickhoff, Mark Kudrna and Phil Bultman in attendance. Clerk Kim Banigan took minutes, and Planning Consultant Mark Roffers was also present. Due to the COVID-19 emergency, public participation in person was limited and the meeting was accessible through gotomeeting.com, however during the first 10 minutes, the audio from the meeting room was not working so virtual attendees could not hear through the beginning of the discussion with Duane Swalheim below.
- 2) Chair Kris Hampton called the meeting to order at 7:00 P.M.
- 3) Approve Minutes of Previous Meetings: **MOTION** by Anders/Eickhoff to approve the March 24, 2021 minutes as printed. **MOTION CARRIED 7-0.**
- 4) Public Concerns:
 - a) Duane Swalheim shared a concept plan for 16 commercial lots on land he owns on North Star Road, and asked how he should go about getting started with development there. Roffers' associate Nick Johnson was present virtually and was able to display the draft conceptual plan for a rural business park on North Star Road. Roffers said what Mr. Swalheim is proposing generally fits into that plan, and there are two approaches that can be taken: 1) create a number of lots knowing that buyers may want just one or multiple or 2) create giant lots with the understanding that the area will need to be re-divided based on what buyers want. Mr. Swalheim was advised to conceptualize a stormwater plan for the property, and narrow down the uses in the commercial zoning districts to fit the types of businesses he hopes to attract before applying for a rezone. He was also advised that it might be good to have a potential buyer or two lined up before moving forward.
 - b) Miodrag Petrovic is looking at property at the corner of Vilas Hope Road and Gala Way with hopes of putting a home and a 100' x 100' outbuilding to store equipment related to his food concessions business there. He has been in contact with Dane County Planning and Development, who advised him that he should ask the Town whether the area could be planned for commercial development in the comprehensive plan (it is currently planned as agricultural preservation). He noted that adjacent property is already zoned commercial. Robert Williamson, representative for landowner Galarowicz Rev. Living Trust, was present virtually and wondered why commercial zoning was needed to store equipment when no customers would be coming to the site. Commission members explained that any storage of items used in a business is considered commercial use. Hampton said while the Plan Commission could consider the change as part of the update to the comprehensive plan they are currently working on, he felt it was unlikely to be approved, and even it is approved, the update will take most of the year to complete. He suggested contacting the owner of a farm house for sale on Field View Lane that has commercial property across the road that may also be for sale.
- 5) Discuss/Consider application by Birrenkott Surveying, Inc. – Bryan Stueck, applicant, VLKJH Skaar LLC – Vicki Kraus, landowner, to rezone 10 acres of acres of parcel #0711-284-9700-0 from AT-35 to HC for sale to Capital Holdings, LLC to expand existing commercial use, and to rezone 28.6 acres of parcel #0711-284-9160-0 from AT-35 to RM-16 for zoning compliance: Vicki and Otto Kraus were present in person, and Gordon Morauske and Brent Conwell from Capital Holdings, LLC were present virtually. Ms. Kraus said it makes sense that the 10 acres should be combined with Capital Holdings' commercial property, and she has no plans to sell the remainder proposed to be rezoned as RM-16. Roffers thought this would be consistent with the plan for the area, and recommended that right-of-way for future roads be obtained as development occurs. **MOTION** by Anders/Meylor to recommend approval of the rezone of 10 acres from AT-35 to HC

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with the same restrictions and allowable uses as the adjacent commercial property owned by Capital Holdings, LLC, and the rezone 28.6 acres AT-35 to RM-16 for zoning compliance. **MOTION CARRIED 7-0.**

6) Discuss/Consider application by Copart of Connecticut, Inc. for site approval of an ~6-acre expansion of the Copart facility to offset loss of land taken by WisDOT for their safety improvement project: Robert Harley, Dan Privette, and Chris White were present virtually to represent Copart. A revised set of plans had been provided showing an additional 6-acre area for vehicle storage on the eastern side of the property to compensate for some of the area lost to the WisDOT. Discussion included:

- Hampton asked about a non-catalogued archeological site shown on them maps, Harley said they are in consultation with the State Historical Society about it.
- Hampton said an electronic gate will be needed at the Luds Lane entrance, along with a Knox box, and the code and key must be provided to the fire department.
- The fence will continue around this section, but since the terrain drops down from the property line, no berm will be needed there.
- The Town will ask the WisDOT about putting a berm along the new ramp for CTH AB on the southwest portion of the property.
- There is a triangle of property outside of the fence on the west end of the property that could have plantings to dress it up when viewed from the new CTH AB.

MOTION by Anders/Bultman to recommend approval of the site plan as amended, with the addition of evergreen plantings in the triangle outside of the fence on the west side adjacent to the new CTH AB.

MOTION CARRIED 7-0.

7) Discuss/Consider application by Viney Acres, LLC – parcels #0711-274-8501-0 and 0711-274-8220-0 on Nora Road - rezone of 6.69 acres from FP-35 to RR-2 and 13.27 acres from FP-35 to FP-1 to create 3 residential lots and 2 agricultural lots: Don Viney and Chris Miller were present in person, and Surveyor Dan Birrenkott was present virtually. The proposed zoning map would create 5 lots, which would mean a plat vs. a CSM. Discussion included the possibility of a second CSM to combine what is shown as Lot 4 with the adjacent ag land, and combining the shared driveway with lot 3, so there would only be 4 lots and a CSM could be used. A shared driveway agreement will be needed, as will a turn-around of some sort for emergency services. Buildable areas should be identified on the map due to the steep slopes. Anders cautioned that the long driveways could lead to stormwater management requirements due to the amount of imperviable surface. **MOTION** by Anders/Meylor to table until the applicant comes back with a revised zoning map. **MOTION CARRIED 7-0.**

8) 2021 Comprehensive Plan Update: Roffers began by reviewing the timeline, and suggested that a meeting should be scheduled soon to invite property owners to learn about the plan and provide their input. The County can probably help to identify landowners by the number of acres owned, and a mailing of some sort should be sent to those most likely to be affected by the update. He will work with the Clerk to identify them. A second meeting could specifically target owners of property on North Star Road.

a) Review community survey results: Johnson displayed the survey results. There have been 212 responses, and the survey will remain open through Friday or perhaps Monday. The final results will be posted on the project page on the MD Roffers web site. Roffers said there was a lot of support for open

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space preservation, quite a bit for farmland preservation, some support for commercial development, and mixed feelings about more residential development, with a lot of concern over encroachment by the City of Madison. Overall respondents felt new lot sizes should stay the same, with a few comments suggesting they should be larger. Of the six areas identified by the survey, respondents generally thought areas 5 and 6 (east side of the Town) should remain as open space, area 4 (south of the Village) should be mixed development, area 3 (Hwy 12 & 18 corridor) should be commercial, and areas 1 and 2 (west side of the Town) should be residential and open.

- b) Review Draft #1 of updated Conditions and Issues volume, including associated analyses: Johnson highlighted some of the additions to this volume, including:
- Figure 5-2 shows where there are notable differences between existing land use and planning districts, and suggested these should be looked at with the update.
 - Map 5 will show deed restrictions in the Town, which Roffers said will be useful to know when assigning planning districts. Hampton suggested asking the County for some language to state how they will defend deed restrictions if the property is annexed. Roffers has heard they may not survive unless there is a third-party holder involved.
 - Figures 5-3 and 5-4 project acres needed for residential and commercial development in the next 25 years.
 - Potential impacts of the US Hwy 12 & 18 Freeway Conversion and CTH AB intersection projects are discussed on page 34.
 - Chapter 9 addresses intergovernmental cooperation and potential conflicts.
- c) Revisit Plan vision statement: Roffers suggested holding this discussion for another time.
- 9) ADJOURNMENT: Prior to adjournment, Hampton thanked Phil Bultman for his service on the Plan Commission, and there was a round of applause. **MOTION** by Anders/Eickhoff to adjourn. **MOTION CARRIED 7-0**. The meeting was adjourned at 9:35 P.M.

Submitted by: Kim Banigan, Clerk
Approved 05-26-2021

TOWN OF COTTAGE GROVE
PLAN COMMISSION
MAY 26, 2021

- 1) Notice of the meeting was posted at the Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Jerry Meylor, Troy Eickhoff, Mark Kudrna and Mike Klinger in attendance, along with Dane County Planning and Development Director Todd Violante. Clerk Kim Banigan took minutes. Due to the COVID-19 emergency, public participation in person was limited and the meeting was accessible through gotomeeting.com
- 2) Chair Kris Hampton called the meeting to order at 7:00 P.M.
- 3) Approve Minutes of Previous Meetings: **MOTION** by Anders/Meylor to approve the April 28, 2021 minutes as printed. **MOTION CARRIED 6-0.**
- 4) Public Concerns: None.
- 5) Discuss/Consider approval of concept plan and zoning for a plat to create 3 residential lots and 1 agricultural lot on Nora Road by Viney Acres, LLC from parcels #0711-274-8501-0 and 0711-274-8220-0. (tabled from April meeting): Don Viney was present in person, Marilyn Viney, Dan Birrenkott and Chris Casson from Birrenkott Surveying were present virtually. The proposed CSM for the three residential lots and one ag lot were displayed on the screen. Dan Birrenkott said that he had consulted with Dan Everson and Pam Andros at Dane County, and they do not have a problem with lots 1 and 2 not having road frontage, but instead having easements to use the driveway from Lot 3. The drawing showed a hammer head turnaround at the 90° bend of the shared driveway. There is also a historic strip house right there that Viney hopes the buyers will preserve, and he said there is plenty of room to have a driveway alongside it. An orphan triangle across Nora Road was also mentioned, Viney said he will quit claim deed it over the owner of the adjacent property. Both are zoned FP-35 so it should be a simple matter. Anders brought up the topic of impervious surface in relation to the very long driveway for lot 3, he didn't think it looked like there would be space for a retention or detention pond if the County required it. Birrenkott said they would look at stormwater requirements once conditional approval is granted. Birrenkott said that Everson and Andros do have problems with the number of lots being proposed, since they would exceed the 5 lots in 5 years limit. Along with the four lots in this CSM, another CSM was proposed to combine Lot 2 of CSM 15564 with adjoining unplatted lands. Birrenkott said that a plat would be needed to accomplish all of this at once. Advice from the Town Attorney noted that s. TCG 15.10(7)(f) requires all lots in a subdivision plat to have at least 50 feet of frontage on a Town road. As a compromise, Birrenkott offered doing just a 3-lot CSM for lots 1, 2, 3, which he said are the most important at this time. He said they could come back in 5 years for the rest, or do them sooner as a plat. Eickhoff asked if doing it in steps would create more expense for the Viney's, Birrenkott said it would be a wash since the 3-lot CSM would not cost as much as doing a plat. Hampton asked about the driveway easement agreement, Birrenkott said an example had been sent to the Clerk, it would be fleshed out once conditional approval is given. **MOTION** by Eickhoff/Meylor directing the applicant to come back on June 23rd with a proposed CSM for lots 1, 2 and 3, including a turnaround and driveway easement agreement, and proof of a quit claim deed for the triangle across Nora Road. **MOTION CARRIED 6-0.**
- 6) Discuss deed restrictions and farmland preservation: Hampton asked Violante how successful he feels the county has been in preserving farmland. Violante said as a whole, it has been successful, though it is difficult to say relative to what? Most Towns with farmland preservation programs have density requirements to keep development and fragmentation low, ranging from 1:35 to 1:90. He noted that despite a large population, Dane County has a strong ag economy relative to the rest of the state, which indicates they are doing something right. Hampton said it seems the Towns are doing a good job, but how about the cities and villages? Violante said the best way they can preserve farm land is by infilling and going up within existing boundaries. Intergovernmental agreements, cooperative planning and extra-territorial zoning

TOWN OF COTTAGE GROVE
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MAY 26, 2021

are tools used by area municipalities to this effect. However, while we often think of cities and villages taking land from towns, it is really precipitated by property owners petitioning to annex for urban services. Hampton asked how many farmers are actually getting farmland preservation credits. Violante did not know the answer off hand, and did not know if specifics are public record, but he will see what he can find to share. Hampton asked if he is seeing a demand for smaller acreages for produce farmers. Violante said there is certainly a great demand for local food production, but it may be more economical for producers to lease than own small tracts of ag land.

Hampton asked how effective deed restrictions are in preserving farm land on a long-term basis. Violante said when the Town and County are the only parties on deed restrictions, they disappear with annexation. He further explained that deed restrictions are based on Town and County ordinances, comprehensive plans and jurisdiction. Once annexed, the land is not subject to those any longer, but rather to the policies of the annexing municipality. He mentioned a provision he has heard of where neighboring property owners can enforce deed restrictions even after annexation. He did not know the details, but will try to find out. He also said bringing a third party into the deed restriction can make it survive an annexation, for example a non-profit with a mission to preserve farmland or habitats. He recommended contacting Jim Welch with Groundswell Conservancy to find out more. The Town of Dunn has used a Purchase of Development Rights program, as did the County with the Hwy 12 project going toward Sauk City. He suggested contacting the Town of Dunn to learn more about what they have done. He further offered the assistance from himself and his staff in locating other resources regarding deed restrictions and farmland preservation.

- 7) Election of Officers (Chair and Secretary): **MOTION** by Anders/Meylor to appoint Hampton as Chair. **MOTION CARRIED 6-0.** **MOTION** by Meylor/Anders to appoint Eickhoff as Secretary. **MOTION CARRIED 6-0.**
- 8) ADJOURNMENT: **MOTION** by Anders/Klinger to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 8:17 P.M.

Submitted by: Kim Banigan, Clerk
Approved 06-23-2021

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JUNE 16, 2021

- 1) Notice of the meeting was posted at the Town Hall and on the Town's internet site. Invitations were mailed to all owners of 35 acres or more. A quorum was present with Kris Hampton, Steve Anders, Dave Muehl, Jerry Meylor, Troy Eickhoff, and Mark Kudrna in attendance. Clerk Kim Banigan took minutes. Planning consultant Mark Roffers and his assistant Nick Johnson, as well as Dane County Senior Planner Pam Andros were also present. The meeting was also accessible virtually through gotomeeting.com.
- 2) Chair Kris Hampton called the meeting to order at 7:00 P.M.
- 3) Continued discussion of comprehensive plan, focused on future land-use map and policies including opportunity for landowner input: Roffers made a presentation (attached as Appendix A) about the current comprehensive plan and the update process. He read the current Vision Statement and asked for reactions to it, either confirming it or challenging it in total or in part. No one offered any thoughts.

Following the presentation, there was time for questions. Written comment forms were available, which Roffers asked be submitted by July 15th:

- Eugene Wagner asked how many Residential Density Units (RDUs, aka "splits") are left in the Town, and what happens when they are all used up. Roffers did not know how many are left, and said it could take an exhaustive amount of work to figure it out precisely, but that an estimate should and could be made as part of the update process. When all of the RDUs are used up, the Town's plan policies could change, including some sort of replenishing of splits.
- An online participant asked what happens when there are conflicts between the Town's plan and those of the County and the Village, which plan prevails? Roffers said that there should not be conflicts with the County since the County's plan is actually the same as the Town's plan (part of the adoption process for the Town's plan is adoption by the County). The situation gets a little stickier when considering plans of a village or city, which can be different from the Town's plans for the same areas. This can lead to the property owner going to the municipality that can provide the "best deal". Roffers said the best remedy is to have an intergovernmental agreement to provide a common understanding on how the land can be used. The Town is currently in boundary agreement negotiations with the City of Madison.
- John Sprecher asked about the extraterritorial jurisdiction lines on the future land use map. Roffers explained that any division of property within these boundaries must be approved by the municipality with extraterritorial jurisdiction, in addition to approval by the Town and the County.
- Hampton asked how many farmers in the Town participate in the farmland preservation program. Andros said that is confidential as it is distributed as tax credits. Those claiming the credit must have a conservation plan on file with the County, so the number of plans filed could be an indication of farmland preservation participation. At least 80% of the lands planned for Agricultural Preservation in the Town must be zoned Ag in order for farmers in the Town to be eligible for the credits. The Town is approaching the point of falling below this level, so County staff have begun calculating this and including it in their staff report for rezones. Dennis Richardson mentioned a commercial property on County N that is zoned commercial but is in the Ag Preservation planning area. This is one that would count against farmland preservation. When considering whether to change it to commercial on the future land use map, consideration should be made for whether additional commercial is desirable in the same area or if it should remain an isolated occurrence of commercial. Such areas could be seen as a launching pad for more commercial. This could also be true of isolated neighborhood development areas.
- Don Viney asked Andros if the Town has too much land planned to commercial development. She said

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that is up to the Town, but noted that what is important is to have a good plan for roads and infrastructure in future commercial areas, to foster in quality development. Roffers said that anticipated demand for commercial development is around 500 acres over the next 25 years, and we have 600 acres planned for commercial that has yet to be developed, so it is in the ball-park.

- Muehl asked if the solar development by Dane County is in the Ag Preservation area. Determination was that it is, and Hampton asked Andros what could be done so it would not count against farmland preservation. She suggested creating a land use district for public utilities/institutional uses. She said there are a number of these solar sites around the County, and DATCP is working out whether to consider them as agricultural use or not. Muehl also suggested including the future layout of County AB on the future land use map.
- Hampton asked to talk about deed restrictions, and how they don't protect farmland once it is annexed into a city or village. He wondered if the farm community would like the Town to look into bringing a third party (in addition to the Town and County) into deed restrictions so that they could survive annexations. Roffers said that the Town of Springfield, which he also works with, also has a transfer of development rights program, and they recently did just this thing. He noted that this makes more sense when the deed restrictions are in an area likely to be annexed vs. those in outlying areas. Muehl said there may be times when having land be permanently restricted for farmland may not be a good thing, depending on what develops around it. Roffers said the Town of Springfield deed restriction has an out for that situation. After a set time has passed, the landowner could ask for the deed restriction to be released in exchange for finding twice the amount of land still in the Town to be restricted.

4) ADJOURNMENT: **MOTION** by Muehl/Anders to adjourn. **MOTION CARRIED 6-0**. The meeting was adjourned at 8:29 P.M.

Submitted by: Kim Banigan, Clerk
Approved 07-28-2021

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JUNE 23, 2021

- 1) Notice of the meeting was posted at the Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Dave Muehl, Jerry Meylor, Troy Eickhoff, Mark Kudrna and Mike Klinger in attendance. Clerk Kim Banigan took minutes. The meeting was also accessible virtually through gotomeeting.com.
- 2) Chair Kris Hampton called the meeting to order at 7:00 P.M.
- 3) Approve minutes of previous meetings: **MOTION** by Meylor/Anders to approve the minutes of the May 26, 2021 meeting, replacing 50 feet with 66 feet in the sentence about advice from the Town Attorney in item 5. **MOTION CARRIED 7-0.** Later in the meeting, the Clerk asked to return to this as she believed 50 feet was correct. Hampton looked it up in the ordinance to confirm this was true. **MOTION** by Meylor/Anders to go back to what was originally printed in the minutes. **MOTION CARRIED 7-0.** There was discussion about why the Town ordinance would have a minimum of only 50 feet of road frontage when the County requires 66 feet. The clerk thought the 50 feet was to allow for cul-de-sac lots. She will clarify with the Town Engineer.
- 4) Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item: None.
- 5) Discuss/Consider approval rezone of 4.9 +/- acres from parcel #0711-2748-501-0 on Nora Road from FP-35 to RR-2 to create two residential lots (tabled from May meeting): Hampton reported that Mr. Viney called him earlier this evening and asked for the agenda item to be tabled. **MOTION** by Hampton/Anders to table. **MOTION CARRIED 7-0.**
- 6) Discuss changing minimum width and usage of Town Roads: Hampton asked commission members to think about whether the Town should require developers of new roads to make them wider to include bike/pedestrian paths. Current standards call for 24 feet of paved surface, bike trails are 4 feet, so bike trails on both sides would require 32 feet of paved surface. Muehl suggested that this would be appropriate for through roads, but not for dead ends. Anders said he would be in favor of this. It was noted that current standards already call for an 80-foot right-of-way for arterial/collector streets, which many through roads could be classified as. Current examples included Vilas, Vilas Hope, Gaston, Damascus, Sandpiper, Baxter, Ridge, especially north of County N, however all of these have 66-foot right-of-ways. For some of these it might make sense to widen them if they were ever ground and overlaid, for others there would not be space to widen them. It would add a lot of cost. Future phases of Kennedy Hills were discussed with mixed feelings of whether wider roads should be required within the subdivision. If the developer will be required to improve Kennedy Road, widening it should be a consideration. The clerk added that a wider surface may tempt drivers to go faster. Muehl said a good example of a arterial/collector street that was not designed well is Gammon Road in Madison.
- 7) ADJOURNMENT: **MOTION** by Muehl/Anders to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 7:26 P.M.

Submitted by: Kim Banigan, Clerk
Approved 07-28-2021

TOWN OF COTTAGE GROVE
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JULY 28, 2021

- 1) Notice of the meeting was posted at the Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Dave Muehl, Jerry Meylor, Troy Eickhoff, Mark Kudrna and Mike Klinger in attendance. Clerk Kim Banigan took minutes, and Planning Consultant Mark Roffers was also present. The meeting was also accessible virtually through gotomeeting.com.
- 2) Chair Kris Hampton called the meeting to order at 7:00 P.M.
- 3) Approve minutes of previous meetings: **MOTION** by Anders/Muehl to approve the minutes of the June 16, 2021 meeting as printed. **MOTION CARRIED 7-0.** **MOTION** by Anders/Meylor to approve the minutes of the June 23, 2021 meeting as printed. **MOTION CARRIED 7-0.**
- 4) Public Concerns: Public's opportunity to speak to the Plan Commission about any subject that is not a specific agenda item: None.
- 5) Duane Swalheim, applicant, Swalheim 2011 Rev. Tr., landowner, North Star Road – Parcel #0711-273-9000-6 – seeking concept plan approval for phased commercial development: Mr. Swalheim presented his proposed concept plan (Exhibit A) and a preliminary CSM to create three commercial lots along North Star Road as a first stage of development. A wetland delineation report prepared by Taylor Conservation, LLC showed hydric soils in much of the eastern half of the property. A diagram showed where tiles are currently installed, although Mr. Swalheim was not sure to what extent they are actually functioning. The concept plan included 11 potential small lots of 1.03 to 2.4 acres, two of which were in an area that does not perk, and two larger lots each having an area expected to perk and another area that is not. Swalheim said these lots could possibly accommodate a building on the portion that perks and storage on the area that does not. These lots are also likely to be where stormwater facilities would be placed. Eickhoff asked why such small lots. Swalheim said he currently has interested parties for some smaller lots, including a drywaller, home entertainment installer and auto parts business all looking for warehouse space, and a dog daycare business. Eickhoff asked about septic systems, Swalheim said each lot would have their own, unless they don't need one. The two lots in the north-east corner beyond the perk line could be utilized by businesses that don't require a septic system. Anders questioned whether the Town would want a business without septic systems in that area. Eickhoff said he would like to see larger lots. Swalheim said this is only preliminary, demand will determine the lot sizes. Hampton asked Roffers for his comments. Roffers noted that he had provided written comments that the Plan Commission already seen. He said the east-west segment of North Star Road to the north of this property might need to be improved. Swalheim said he already has a bid to do this. Roffers said marginal use of the east side of the property is consistent with the Town's conceptual development plan for the area, and a storage yard there makes some sense since it is less visible to the public. He recommended that the trees be preserved as a buffer. As for lot sizes, a user could want 2 lots, or even 1.5 lots, which would lead to another CSM later. He said that unlike a residential subdivision, it is common for lot sizes to change in a commercial development. Anders was not in favor of many small businesses in the area, would rather see larger, aesthetically pleasing buildings for substantial sized businesses. He offered the McAllen commercial properties on Femrite Drive as an example. Hampton asked if the Plan Commission was good with the general concept with the comments added tonight. Consensus was to accept the general concept plan, including the first three commercial lots along the already improved segment of North Star Road, a large retention area on the east side, preservation of the trees in the middle, and improvement of the east-west segment of North Star Road with dedication. Lots sizes beyond the first three do not need to be determined at this time. Stormwater facilities to be built with the first 3 commercial lots. Provisions for responsibilities for management of the facilities would have to be spelled out in a set of covenants. General Commercial permitted uses were discussed, with thoughts that daycare centers, governmental, institutional, religious, or nonprofit community uses, transient or tourist

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lodging would probably not be supported. Distance from the highway will probably limit potential for retail uses and other uses that are more typically found in Village business parks. Mr. Swalheim understood the next step is for him to hire an engineer to develop a plan that addresses the questions raised tonight.

- 6) Aaron Kaleas, applicant, Michael McEvelly, Landowner, parcel #0711-342-8730-0 on North Star Road – seeking concept plan approval for phased commercial development: Mr. Kaleas was present virtually. His client wishes to develop nearly 12 acres into nineteen 2,250 sq. ft. units to house contractors such as drywallers, plumbers, electricians (Exhibit B). There would be limited exterior storage with covenants to limit what could be stored. He proposed starting with a 4.5-acre first phase including four 2,250 sq. ft. units. A shared septic and drain field area and four stormwater retention areas were also identified on the site plan. Hampton asked if the small units are more marketable than larger, subdivided buildings would be. Kaleas said research says yes, small contractors will rent these as starter units. Hampton asked if he has any information about how similar operations that are up and running are performing. Kaleas said he does not, it is purely speculative at this point, but given the expansion in these types of fields in recent years, his client feels this is a proposal that will see success. Hampton asked if the area would be gated, Kaleas said that is not the intent. Phase one shows a shared delivery/loading area and trash enclosure. Each unit would have an overhead and service door on the front and 4 parking spots along the side, intended for employees only, no retail activity. Hampton said no outside storage would be allowed. Anders described a similar operation on Reiner Road as a “pig sty” and asked who would enforce standards for this development. Kaleas said it would be a managed development, the condo owners would enforce the covenants. Anders asked if his client has experience in property management. Kaleas said he has thousands of units in the Dane County area with experience over 40 years. Anders requested references. Eickhoff echoed the request for references, and mentioned a development off of Walsh Road in Madison that is also not well kept. Eickhoff asked about ownership of the units. Kaleas said initially his client would maintain ownership and rent the units out to contractors, however the future goal would be to convert to a unit ownership program. Eickhoff questioned the use of a single septic system for the whole development. Kaleas said estimates are that each unit will use 40-50 gallons of water per day. Heavily water intensive businesses would not be allowed. The septic is sized to accommodate 3.5 times that estimate. Phase one would have a 2,000-gallon solids tank, which would be adjusted with phase 2. Initial plans are to also have just one shared well. Hampton asked Roffers for his comments. Roffers asked if larger, multi-client buildings with common parking had been considered. Kaleas said they had, but research showed this option to be more preferable. He did offer that if a potential client wanted a larger building, it could be an option, while still sticking with the architectural style of the smaller buildings. Roffers also thought references to show where such operations by the same owner are working well would be helpful, and he was nervous about closing access to areas to the east of this property with this development plan in the event that Road A in the Town’s conceptual development plan for the area could not be located through the property to the south. Commission members were all for larger buildings, both aesthetically and to provide more flexibility. When Kaleas indicated that nothing would be built until a signed rental contract was in place, Hampton asked if a requirement that build-out be completed in a set timeframe would be a problem. Kaleas did not see a problem, but said he would need to speak with his client. He asked if there was tacit support of the proposal that he could report to his client, who does not yet own the property. Consensus was that the commission had made its concerns known, and when he is ready to move forward, Kaleas should come back with a plan to address these concerns, preferably including larger buildings with variation in style, and references.
- 7) Brian Korfmacher, applicant and landowner, 2896 Femrite Drive – seeking to combine parcel #0711-293-8590-0 (2.0 acres zoned RR-2) and parcel #0711-293-8540-0 (6.2 acres zoned RR-4 and deed restricted against residential development) into a single 8.2-acre parcel zoned RR-8: Mr. Korfmacher was present and said that he would like to combine the two parcels he already owns to allow him to construct an outbuilding

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for storage. Setback requirements on the 2-acre lot his home is on does not allow for this. The 6.2-acre lot is already deed restricted against further residential development, and is not suitable for agricultural uses. It has been in trees and prairie grass for many years. He said the current configuration of the two lots, which has a 66' strip of the 6.2-acre lot running along the north side of the 2-acre lot, was what was required back in 2006 when he rezoned for his residence. Roffers noted that the Town's comprehensive plan does allow the Town Board to approve residential lots to exceed 2.0 acres due to certain conditions including unusual land configurations. **MOTION** by Anders/Klinger to recommend approval of the rezone of 2.0 acres from RR-2 and 6.2 acres from RR-4 to create a single 8.2-acre parcel zoned RR-8. The recommendation exceeds the 2.0 acre maximum for residential parcels due to the odd size of the parcels. **MOTION CARRIED 7-0.**

- 8) Don Viney, applicant, Viney Acres, LLC, landowner, parcel #0711-2748-8501-0 on Nora Road – seeking rezone of 4.9 +/- acres from FP-35 to RR-2 to create two residential lots (tabled from May meeting): Don and Marilyn Viney were present in person, and Dan Birrenkott was present virtually. Mr. Birrenkott presented a new preliminary 3-lot CSM which would add a driveway access to Lot 2 of CSM #155564 behind 2171 Nora Road, and create two residential lots to the east. Both lots exceed 2 acres, which Mr. Viney said was due to configuring them around challenging slopes. Lot 2 would include a 66' driveway access to Nora Road, Lot 1 would need a variance and access easement using the driveway of Lot 2. Mr. Viney said they are in the process of giving the residual triangle on the other side of Nora Road to the adjacent landowner. A joint driveway agreement will be needed, that includes who will be responsible for maintenance and snow removal. **MOTION** by Muehl/Anders to recommend approval of the rezone of 4.9 +/- acres from FP-35 to RR-2 to create two residential lots and the configuration of the three lots as shown. **MOTION CARRIED 7-0.**
- 9) Presentation and discussion with Planning Consultant Mark Roffers regarding options for regulating solar facilities: Roffers said that the Town of Springfield, which he also works with, was concerned about not having anything to say about massive solar proposals in their town ship. They chose to add a policy to their comprehensive plan that addressed three main objectives:
- To fit in with the scheme of RDUs (a.k.a. “splits”). Each 5 acres of solar fields uses one RDU, with the point being to dissuade large scale solar fields. Hampton asked whether the RDU will be restored if/when the solar field is removed. Roffers was not sure, but guessed that it would be.
 - To develop a set of policies to use when evaluating small scale solar facilities (under 100 MW) that fall under local regulation (a checklist). Also, to address what will happen if a solar field is removed, much like a reclamation plan for a quarry.
 - In the case of larger solar facilities that are regulated by the PSC, to have policies in place that the PSC may take into account in their decision-making process.

Hampton asked why we would want to use a split for a solar facility, which could be less offensive than some farming operations. Anders said selling a split and having revenue from a solar facility could be seen as double dipping. Roffers noted that currently no RDU is needed for non-residential uses, for example a cell tower. Eickhoff suggested that the RDU remain but no house could be built as long as the solar facility was there, nor could the RDU be sold. Roffers said another Town he works with felt that one RDU per 5 acres was punitive, they thought 35 acres may be more appropriate. Hampton was in favor of adding a comment in the comprehensive plan about how solar fields impact surrounding areas. Muehl was especially concerned about the negative impact on existing farm operations due to the high land rents paid. Consensus was to move forward with implementing a policy. Roffers asked if it is an urgent matter that should be pushed through as its own amendment to the current plan, or if it can wait to be part of the comprehensive

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plan update in progress. It was not known whether it is too late for a policy to have any influence on the solar facility planned for County-owned property in the Town. Consensus was to include it in the bigger update of the plan.

10) Discussion with Planning Consultant Mark Roffers regarding increasing width requirements for future roads to allow for walking and/or bike paths: Hampton said that currently new roads have 24 feet of paved surface, and asked Roffers if we should add 4' to one or both sides for walking and/or bicycles, recognizing it would add 1/3 to the cost of construction. Roffers said if the intent is mainly for walking, one side would be sufficient, but two-way bike traffic is not ideal. He said the key is to figure out what type of roads warrant this treatment. Muehl suggested bike lanes would be appropriate on roads that would connect a main road to a bike trail (such as Ridge Road between County BB and the Glacial Drumlin Trail). Roffers said it makes sense to think about destinations such as trails, parks, businesses, etc. He felt the subdivision ordinance could specify criteria for where paths should be considered. He thought the language in our current subdivision ordinance was just taken from a model and should be customized to better fit the Town. He said one thing we don't want to do is have developers create a neighborhood of cul-de-sacs to avoid having to put in paths. He suggested identifying key roads where connections between Town and Village Roads would make sense. Hampton said that battle has already been lost, he thought it would be great for emergency services but other board members, and members of the public, do not want connections. Meylor said that the paths in the Village seem to be working well for both walking and two-way bicycle paths. Roffers said with ditches in the Town, you could end up with 80' right-of ways to do that. He cautioned that creating a wider pavement may encourage people to drive faster, and said you could go with 11-foot driving lanes with 4 feet on each side, which would only add 6 feet of width vs. 8 feet. Hampton asked how to deal with push-back from developers not wanting the additional cost to build paths. Roffers said they would have to put in curb and cutter and sidewalk if they were developing in a city or village. They could market walk-ability, and if their development included other paths, they could get credit to offset the requirement for paths on roads. Hampton suggested looking at existing subdivisions to determine where paths might have been useful and use that to develop criteria for paths on future roads.

11) ADJOURNMENT: **MOTION** by Muehl/Eickhoff to adjourn. **MOTION CARRIED 7-0**. The meeting was adjourned at 9:08 P.M.

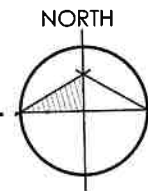
Submitted by: Kim Banigan, Clerk
Approved 08-25-2021

EXHIBIT B

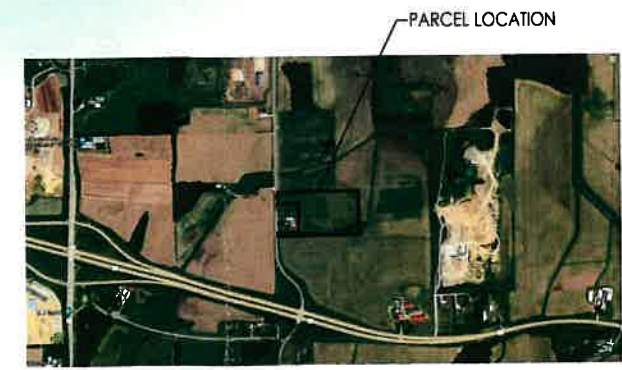


LOT 2 - PHASE 1 LOT COVERAGE	
TOTAL LOT SIZE:	92,663 SQ. FT.
BUILDING FOOTPRINT TOTAL:	9,000 SQ. FT. 9.71%
IMPERVIOUS PAVING TOTAL:	35,056 SQ. FT. 37.83%
PERVIOUS AREA TOTAL:	48,607 SQ. FT. 52.46%
LOT 2 - PHASE 2 LOT COVERAGE	
TOTAL LOT SIZE:	418,819 SQ. FT.
BUILDING FOOTPRINT TOTAL:	42,750 SQ. FT. 10.21%
IMPERVIOUS PAVING TOTAL:	148,429 SQ. FT. 35.44%
PERVIOUS AREA TOTAL:	227,640 SQ. FT. 54.35%
LOT 2 - TOTAL LOT COVERAGE	
TOTAL LOT SIZE:	511,146 SQ. FT.
BUILDING FOOTPRINT TOTAL:	51,750 SQ. FT. 10.12%
IMPERVIOUS PAVING TOTAL:	183,485 SQ. FT. 35.90%
PERVIOUS AREA TOTAL:	271,022 SQ. FT. 54.04%

(A1) PROPOSED SITE PLAN - PHASE 1 & 2
 SCALE: 1" = 100' - 0" 6.14.21



- NOTES:
1. ALL SITE INFORMATION AND DIMENSIONS FROM DOCUMENT PREPARED BY LICENSED LAND SURVEYOR DATED MARCH 27th 2020.
 2. WELL AND SEPTIC LOCATION TO BE DETERMINED AFTER SOIL TESTING.



SITE LOCATION MAP



TOWN OF COTTAGE GROVE
PLAN COMMISSION
AUGUST 25, 2021

- 1) Notice of the meeting was posted at the Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Jerry Meylor, Troy Eickhoff, Mark Kudrna and Mike Klinger attending in person and Steve Anders attending virtually. Clerk Kim Banigan took minutes, and Planning Consultant Mark Roffers was also present. The meeting was accessible virtually through gotomeeting.com.
- 2) Chair Kris Hampton called the meeting to order at 7:00 P.M.
- 3) Approve minutes of previous meetings: **MOTION** by Meylor/Klinger to approve the minutes of the July 28, 2021 meeting as printed. **MOTION CARRIED 6-0.**
- 4) Public Concerns: None.
- 5) Duane Swalheim, applicant, Swalheim 2011 Rev. Tr., landowner, North Star Road – Parcel #0711-273-9000-6 – seeking concept plan approval for phased commercial development (continuation from July 28th appearance): Mr. Swalheim distributed paper copies of an updated version of his proposed concept plan, along with a preliminary certified survey map to create the first 4 lots (Exhibit A). Three lots would be up for sale; the fourth lot would be retained by Swalheim for later development based on demand. The plan showed two areas for stormwater retention, one on Lot 4 and another south of the proposed development area on land also owned by Swalheim. All would need to be built at the same time as the first three lots are developed. Roffers said that a deed restriction should be recorded along with the 4-lot CSM to define the areas and access rights for the stormwater facilities. He said that Lot 4 may or may not develop as shown in the concept plan, but the deed restriction can be revised as needed to accommodate whatever development occurs later. Roffers said that the CSM should also include a note to define the 75' wetland buffer on the east side of the property, including what can or cannot be done on it. There was discussion about improving the east-west segment of North Star Road that runs along the north edge of the property, which is currently only 49.5' wide. Roffers said it is customary for half of any additional right-of-way needed to widen the road to come from the owners on both sides of the road, measured from the centerline. Eickhoff asked about clearing of trees, Roffers suggested that any that can be left would provide screening from North Star Road. **MOTION** by Hampton/Meylor to recommend approval of the concept plan with land division for four lots to start with, with easements spelled out in a deed restriction and dedication for half of a 66' of right-of-way all along North Star Road. **MOTION CARRIED 6-0.**
- 6) Helen J Galarowicz Rev Living Tr., applicant and landowner, parcels #0711-193-9500-8, 0711-193-8320-0, 0711-193-8000-5 and 0711-192-9550-9 on Gala Way – seeking rezone of 37.93 acres from FP-35 to FP-1 to separate existing residential lot from agricultural land and divide ag land into two separate parcels: Robert Williamson was present virtually. He had provided a rezone map and a certified survey map (Exhibit B), and explained that Don and Karen Ehlenfeldt, owners of Lot 1 of the CSM, wish to purchase Lot 2, and they have a buyer for Lot 3. He acknowledged that there are no development rights remaining on any of the proposed lots, but mentioned that the buyer of Lot 3 may want to transfer a purchased one there eventually. **MOTION** by Anders/Klinger to recommend approval of the rezone of 37.93 acres from FP-35 to FP-1 to be divided into two parcels shown on the proposed CSM, noting that there are no development rights on the newly created parcels. **MOTION CARRIED 6-0.**
- 7) Donald Viney, applicant, Viney Acres, LLC, landowner, parcels #0711-363-9245-0 and 0711-363-9215-0 at 1834 Schadel Road – seeking rezone of 15 +/- acres from RR-4 and RM-8 to RR1 (1.837 acres), RR2 (2.056 acres) and FP-1 (10.459 acres) to create one new residential lot, separate the existing home and buildings, and better configure the remainder for farming: Don and Marilyn Viney were both present. They had provided a preliminary certified survey map (Exhibit C) showing the new requested lots. It was noted that there are actually two RDUs remaining on this property, which was formerly owned by the Hauge family

TOWN OF COTTAGE GROVE
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(see minutes from 2-22-2017). They would like it go to on record that they will still have one available after this land division. **MOTION** by Eickhoff/Meylor to recommend approval of rezoning 1.837 acres from RR-4 and RM-8 to RR-1, 2.056 acres from RM-8 to RR-2, and 10.459 acres from RR-4 and RM-8 to FP1, noting that there is still one unused RDU with the property. **MOTION CARRIED 6-0.**

- 8) Continued discussion on the update to the Comprehensive Plan, focusing on potential adjustments to the Land Use chapter, Future Land Use map, and economic development programs: Roffers had prepared a memo to guide the tonight's discussion (Exhibit D). He began by reviewing the schedule for the Comprehensive Plan update. Next, landowner requests for changes to the future land use were reviewed:
- a) The Witte's submitted a request to designate 5.9 acres of wooded area east of their Neighborhood Development area between Hope Road and Wittewood Lane for Neighborhood development. Robert, David, and Andrew Witte, and Atty. Matt Fleming were present. They explained that they would like to have this area included in the Neighborhood Development area to facilitate conveyance of the property for development. Roffers thought only the portion closest to Hope Road could be buildable due to steep slopes, and it was also noted that there is a pipeline going through it. There were suggestions that it could be held jointly by a homeowner's association, or incorporated into larger lots at that end of the development. Roffers' recommendation was to approve the request. **MOTION** by Meylor/Kudrna to add the 5.9 acres to the Neighborhood Development area. **MOTION CARRIED 6-0.**
 - b) Ed Sprecher requested that ~116.8 acres he owns in Section 18 be re-designated from Ag-Preservation to Neighborhood Development. Mr. Sprecher had notified the Clerk that he would not be at the meeting, but he had been provided with Roffer's memo. Roffers said that lands on three sides of the 116 acres are planned as Ag-Preservation and zoned mostly FP-35. Door Creek Golf Course is to the North. About 2/3 of the area is within the Resource Protection Corridor where development is generally prohibited. Access from Vilas Hope Road is ¼ mile to the West. Roffers recommended against approval, but suggested that the Sprecher property (Oak Crest Farm) most likely has RDUs available, which could allow a few homes without any changes to the Future Land Use Map, and the TDR policy would also allow more RDUs to be transferred in on a 1:1 basis. **MOTION** by Hampton/Eickhoff to NOT change the designation of the 116.8 acres to Neighborhood Development. **MOTION CARRIED 6-0.**
 - c) Dale and Dwight Huston submitted a request to re-designate two areas from Ag-Preservation to Commercial Development, which are discussed separately below. Dale and Dwight were both present, along with Dennis Richardson.
 - i) 177 acres in the CTH N/Nora Road area: Roffers said the Huston's already own 60 adjacent acres that are planned for commercial but currently used for agriculture. Lands to the west are already designated and used for commercial, lands to the east are planned and used for agriculture. Roffers recommended only the 40 acres at the corner of CTH N and Nora Road be re-designated for commercial development at this time. Richardson questioned how often the comprehensive plan is updated, and asked where else in the Town would large commercial developers be able to go? Hampton said that North Star Road is the current focus, Dale Huston said that is a different application because it does not have direct access to a county highway. Anders questioned whether designating more land for commercial development would be a threat to farmland preservation. **MOTION** by Eichkoff/Meylor to follow Roffer's recommendation to re-designate the 40 acres at the corner of CTH N and Nora Road for future commercial development. **MOTION CARRIED 5-1** (Anders opposed).
 - ii) 300 acres south of the US Hwy. 12/18/N interchange. The Hustons own only a small fraction of the

TOWN OF COTTAGE GROVE
PLAN COMMISSION
AUGUST 25, 2021

300 acres. Roffers said while this is an interesting suggestion that warrants further investigation, he does not believe this request should be honored before consulting with the other land owners, along with the Town Pleasant Springs, Dane County and maybe even the WDOT. Topography and existing homes could also cause conflict. Hampton suggested re-designating the 40 acres that contain property already under commercial use by the Hustons and Connery Construction, along with 32 adjacent acres owned by Dane County (right at the southern boundary of the Town). Dale Huston asked to include the land to the east of that as well, but Hampton said access would not be good since that end of North Star Road has not been improved. **MOTION** by Kudrna/Klinger to re-designate the 40 acres on the east side of CTH N at the southern boundary of the Town for Commercial Development. **MOTION CARRIED 6-0.**

The Land Use Chapter of the Conditions and Issues Volume were reviewed next. This volume provides the background information that policies are based on. Roffers noted that a new section discusses compliance with farmland preservation planning and zoning rules. Figure 5-2 shows areas of difference between existing land use, existing zoning and/or planned future land use. He suggested re-designating several collections of homes in the Ag-Preservation District as Neighborhood Development, and re-designating the Door Creek Golf Course from Ag-Preservation to Open Space and Recreation Area. This would help in maintaining the requirement that 80% of lands planned for Ag Preservation must be zoned for farmland preservation. Another new feature is Map 5, which shows deed restricted parcels. Supply and projected demand for both residential and commercial land are discussed beginning on page 29. The December 2, 2020 Future Land Use map shows adequate areas planned for both, however much of those is close to the Village of Cottage Grove or City of Madison where development in the Town is unlikely. An estimate of remaining RDUs shows that approximately 260 are remaining, which is 44% of the original total.

The Land Use Chapter of the Visions and Directions volume was discussed next. This volume contains the policies that guide land use decisions by the Plan Commission and Town Board. Results and quotes from responses to the community survey are included to support and justify policies. Roffers highlighted the following areas:

- A new section on page 22 designates two Intergovernmental Study Areas: 1) in the area that is included in discussions with the City of Madison about an Intergovernmental Agreement and 2) in the area south of USH 12/18 extending ½ mile east and west of CTH N. He suggested pausing planning efforts in these areas while intergovernmental studies and negotiations are in process.
- He questioned whether the language in item 2. a. on page 29 accurately captures the Town's intentions for accounting for farm residences built prior to May 15, 1982. Discussion was that the first sentence is confusing, he will re-write it.

Hampton asked for a more in-depth discussion about the challenges of balancing community interest in preservation of farmland and open space with landowner rights. He also questioned whether the 8:1 multiplier is still appropriate based on current market conditions. On page 28, he suggested striking *commercial uses* from the bullet point about maximum lot sizes for new lots intended for new residences. Roffers will address all of these with future updates.

Roffers then reviewed the proposed Future Land Use Map, on which he had included his recommended new commercial areas and changes to help in maintaining Farmland Preservation requirements discussed earlier. New features include suggested future roads and two Rural Neighborhood Expansion areas, meant to identify areas where future residential development would be most desirable and least likely to be objected to under ETJ based on his discussions with Village representatives.

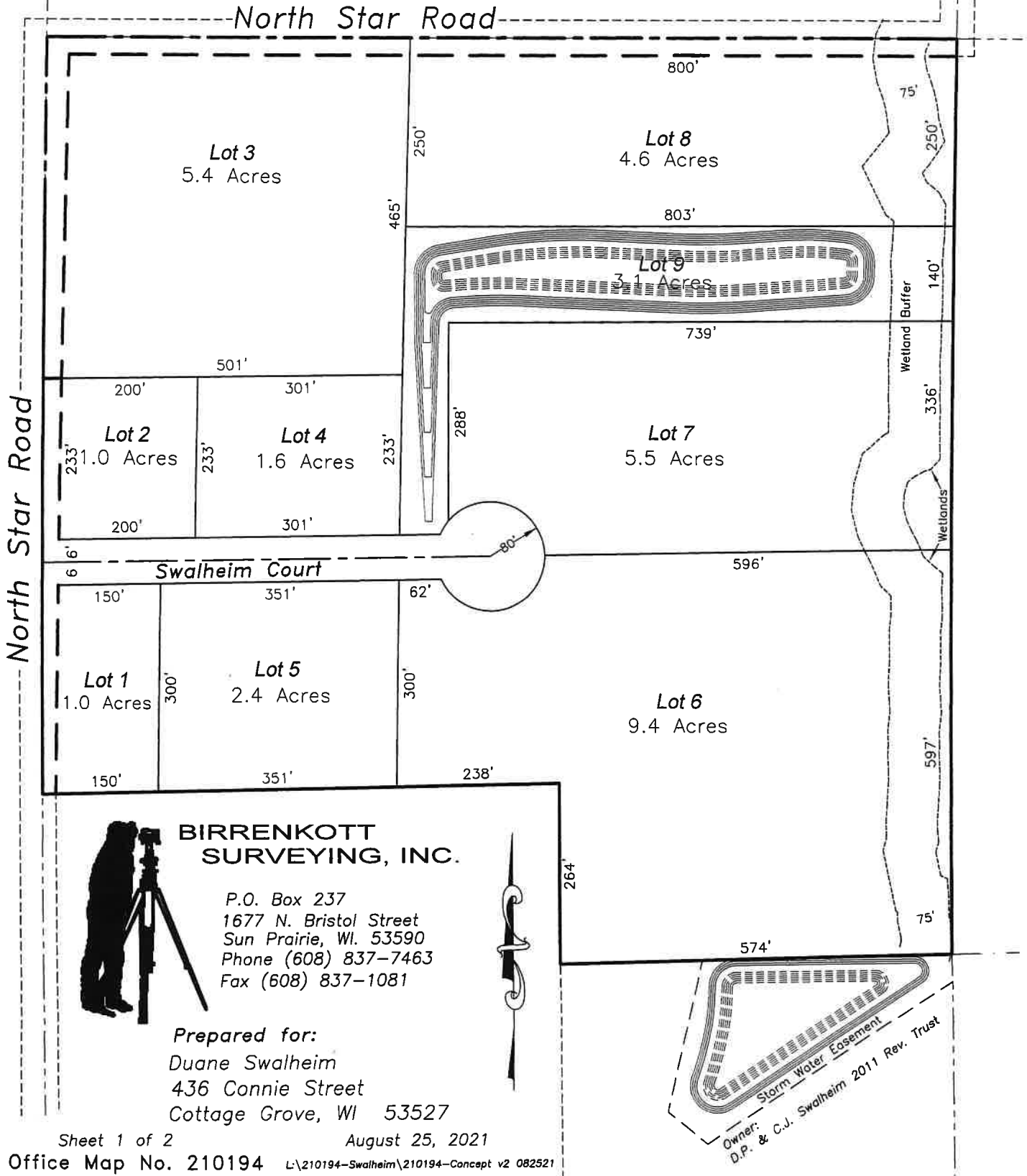
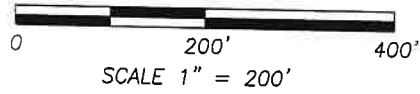
TOWN OF COTTAGE GROVE
PLAN COMMISSION
AUGUST 25, 2021

Roffers touched briefly on Figure 11. on page 50, Comprehensive Plan Priority Programs, and asked commission members to think about how these may have changed since the last update, for discussion at the October meeting. He opted not to delve into a discussion on Economic Development Programs due to the late hour, saving this for the October meeting as well.

- 9) Continued discussion on width requirements for future roads to allow for walking and/or bike paths: Hampton said a decision is needed about whether wider collector streets should be required for new developments, and whether the additional cost should all be borne by the developer, or there should be some accommodations made. Roffers suggested that criteria could be developed to identify which new roads should be wider with paths, and suggested connections to other areas or proximity to attractions as examples. He said the MPO staff may be able to help in developing the criteria. Hampton will contact them.
- 10) ADJOURNMENT: **MOTION** by Meylor/Klinger to adjourn. **MOTION CARRIED 6-0**. The meeting was adjourned at 9:44 P.M.

Submitted by: Kim Banigan, Clerk
Approved 09-22-2021

CONCEPT PLAN

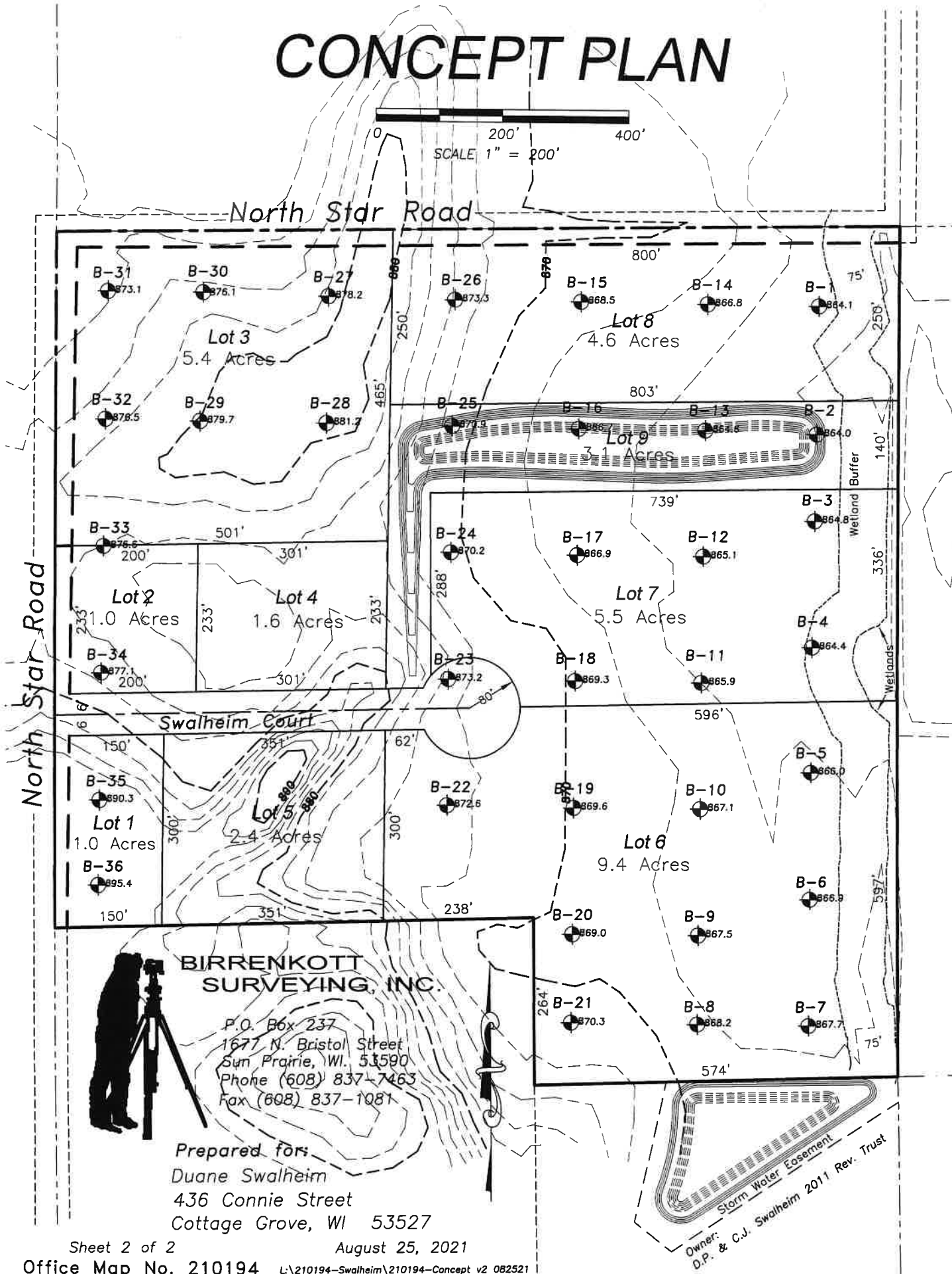
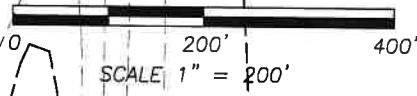


**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Prepared for:
Duane Swalheim
436 Connie Street
Cottage Grove, WI 53527

CONCEPT PLAN

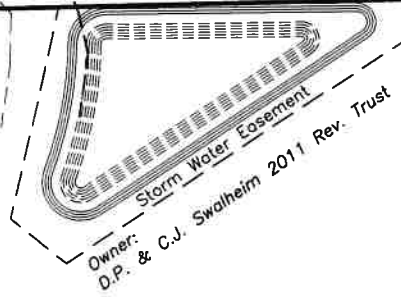


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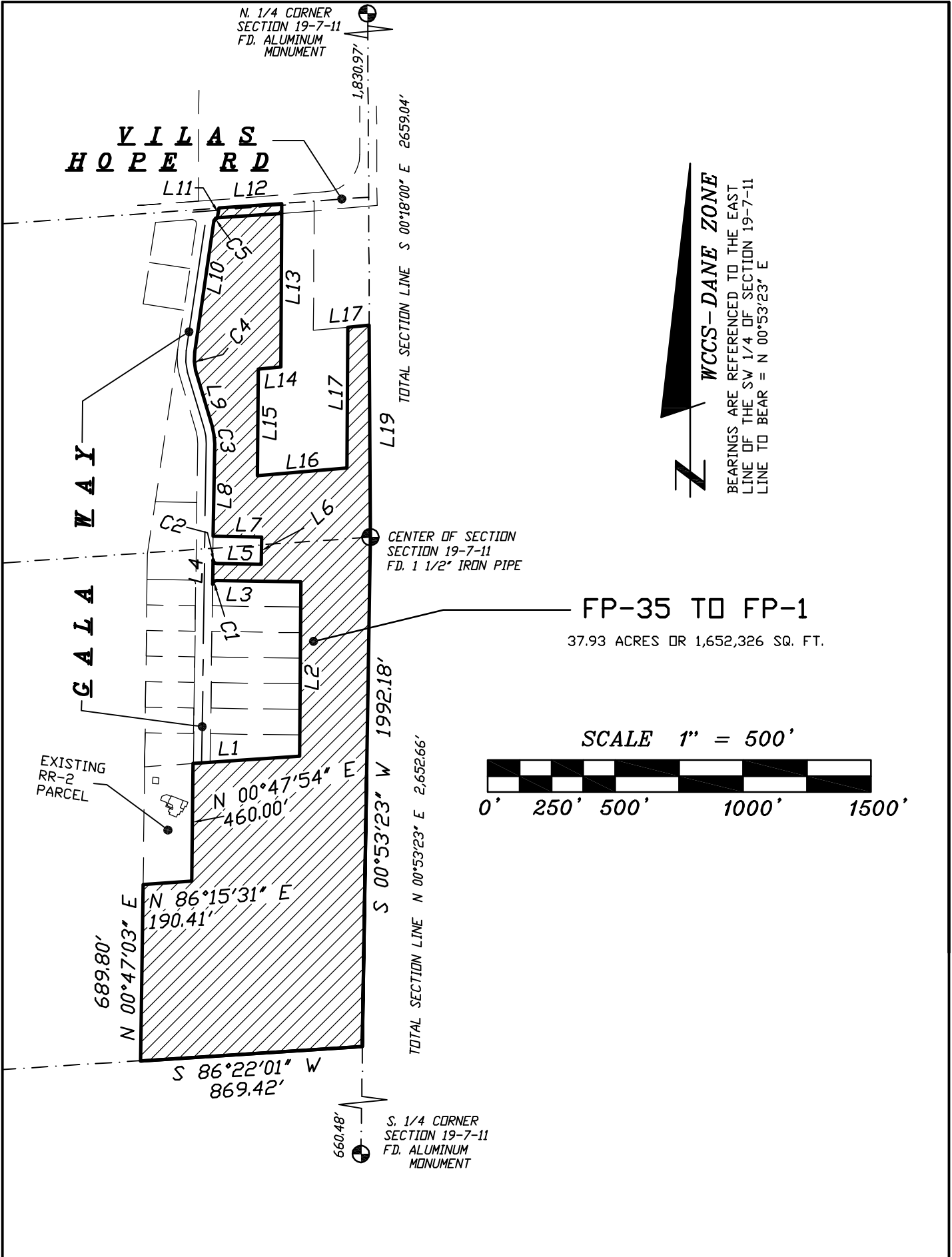


REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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C5	15.00'	(N 48°48'44" E) N 46°56'24" E 18.67'	20.15'	(76°58'32") 76°58'24"	S 85°25'37" W N 08°27'12" E

LINE TABLE:

L#	BEARING	DIST.
L1	(N 88°06'12" E) N 86°08'36" E	417.72'
L2	N 00°20'50" E	683.10'
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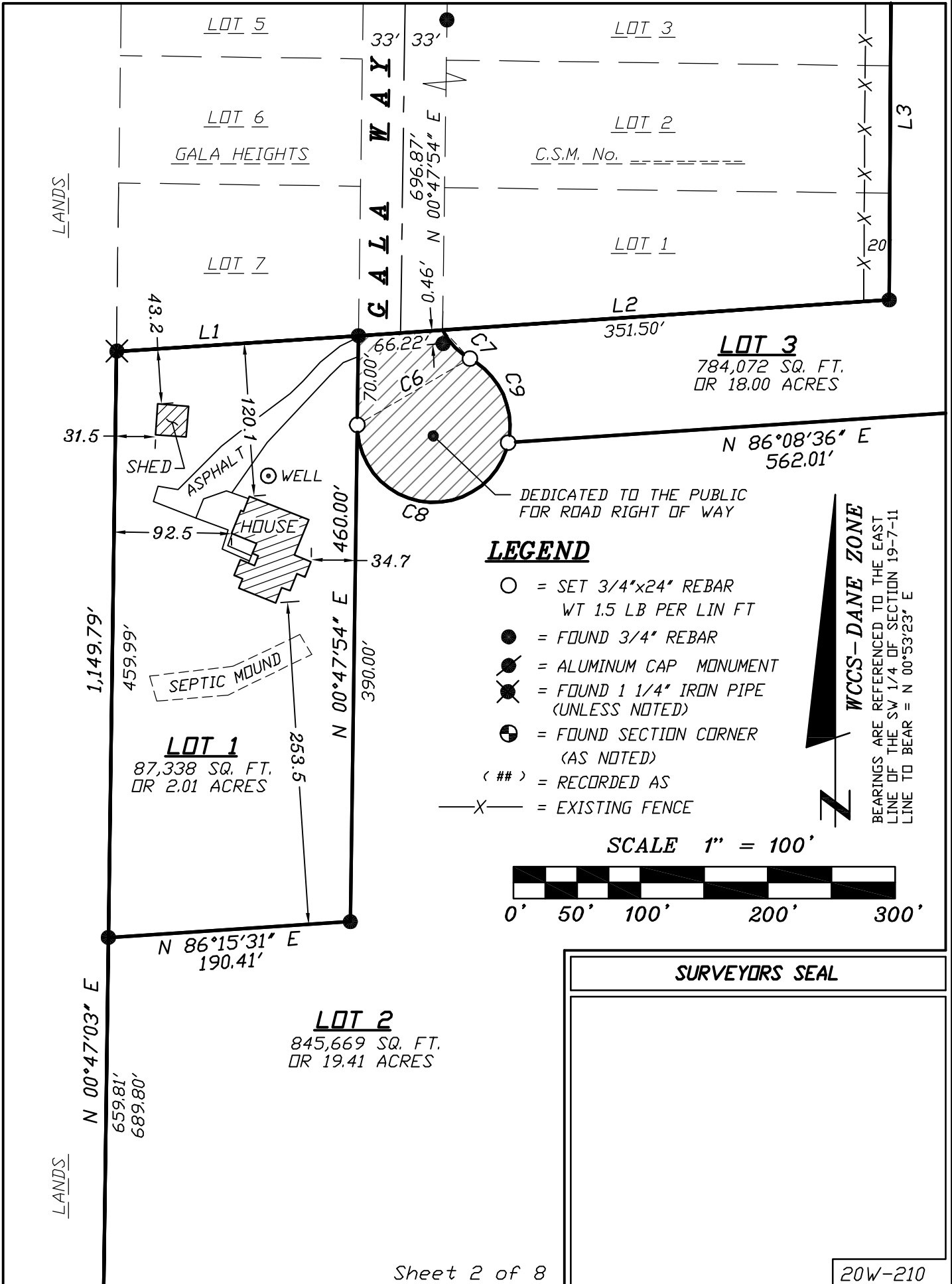


CERTIFIED SURVEY MAP

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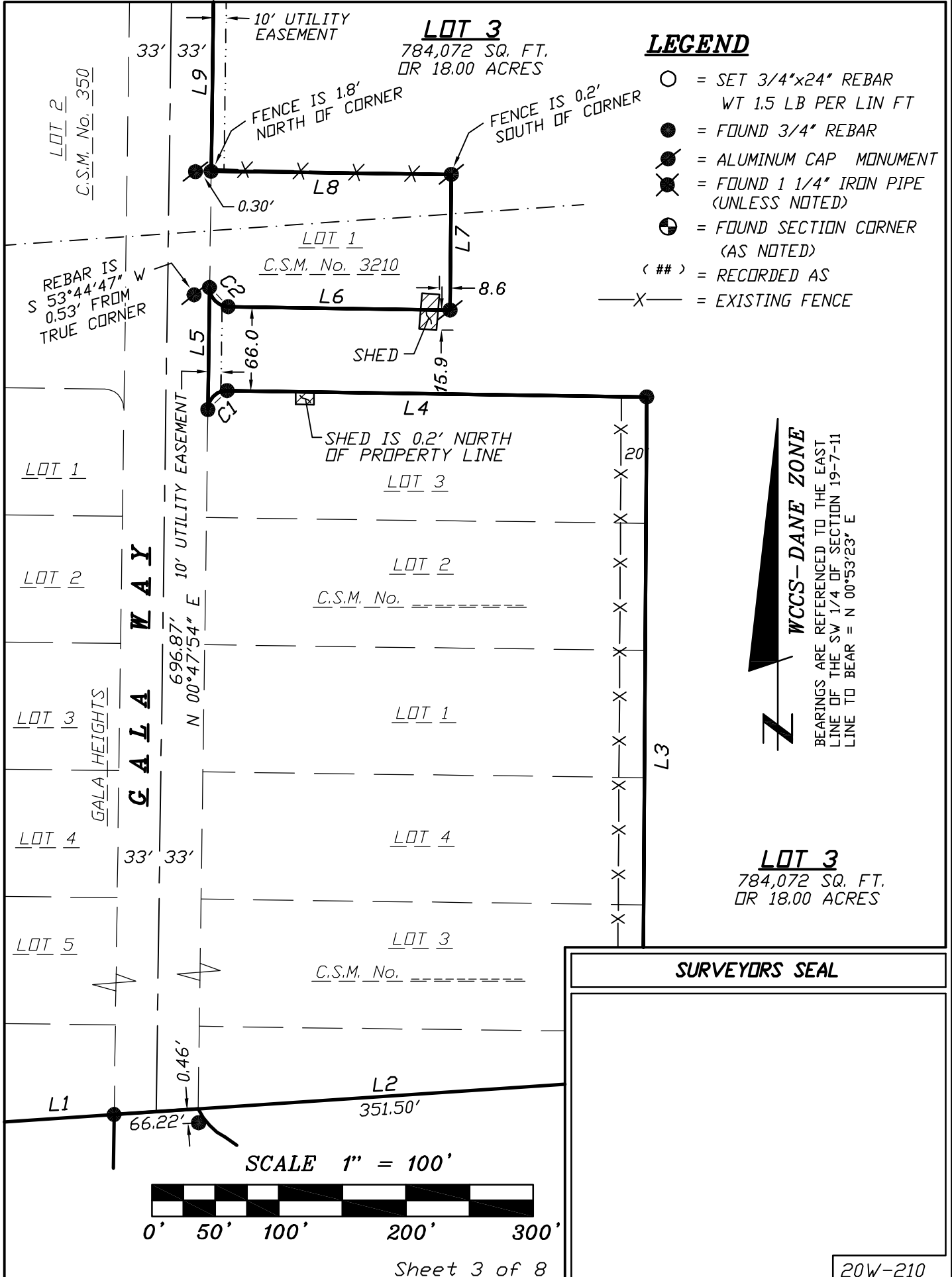


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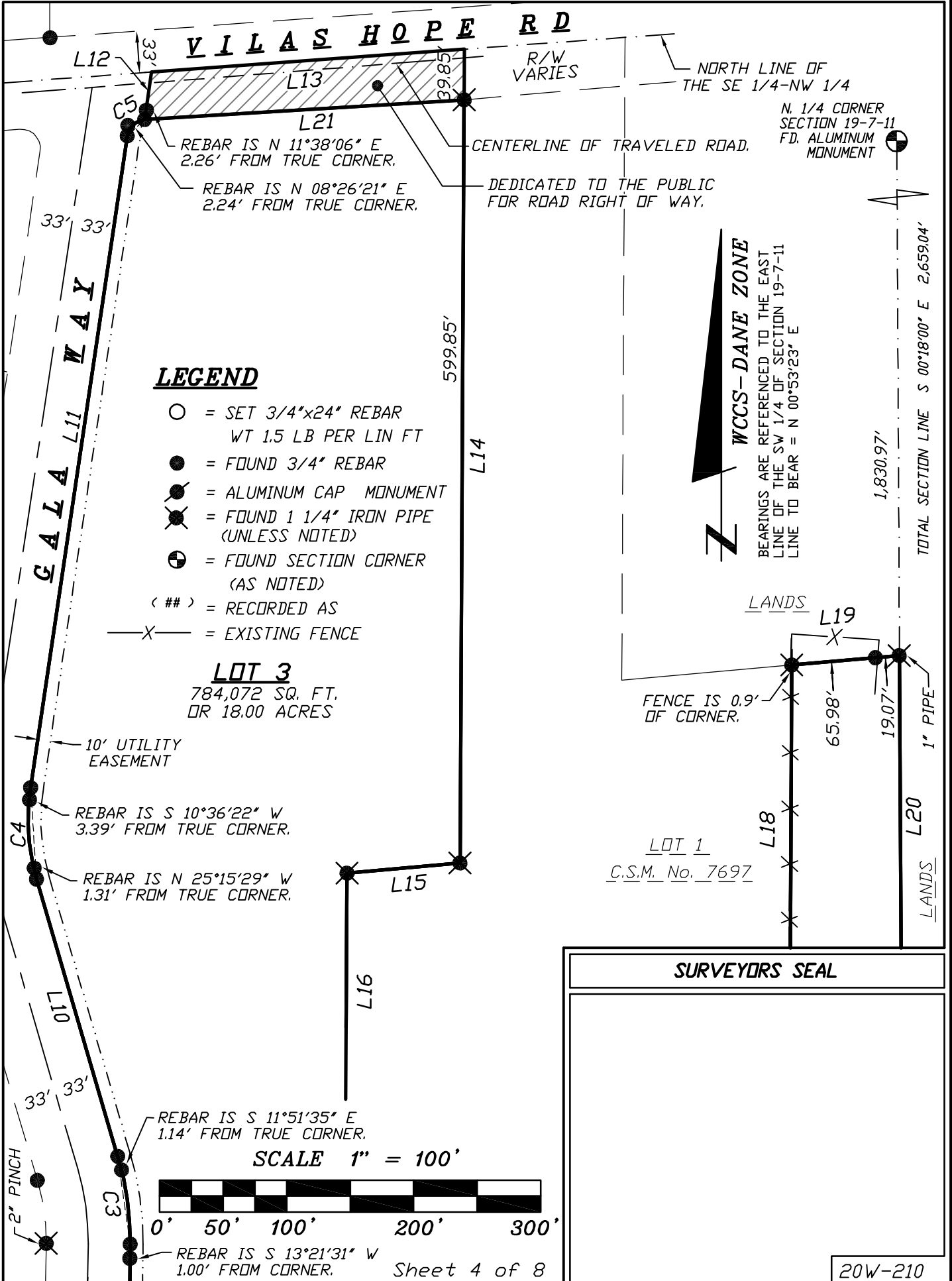


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C6	60.00'	N 59°33'09" E 102.59'	253.94'	242°29'30"	
C7	50.00'	N 43°37'15" W 31.02'	31.54'	36°08'43"	N 61°41'37" W N 25°32'54" W
C8	60.00'	S 83°16'08" E 119.36'	176.07'	168°08'04"	
C9	60.00'	N 24°30'53" W 72.52'	77.87'	74°21'27"	

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L20	S 00°18'00" E	828.07'
L21	N 86°27'18" E	251.81'

NOTES CONTINUED:

- 3.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 4.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 5.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 6.) ALL TIES FOR THE SOUTH, CENTER AND NORTH 1/4'S HAVE BEEN VERIFIED TO BE IN GOOD CONDITION WITH THE CURRENT TIE SHEET ON FILE AT THE COUNTY SURVEYORS OFFICE.

SURVEYORS SEAL



BIRRENKOTT SURVEYING, INC.

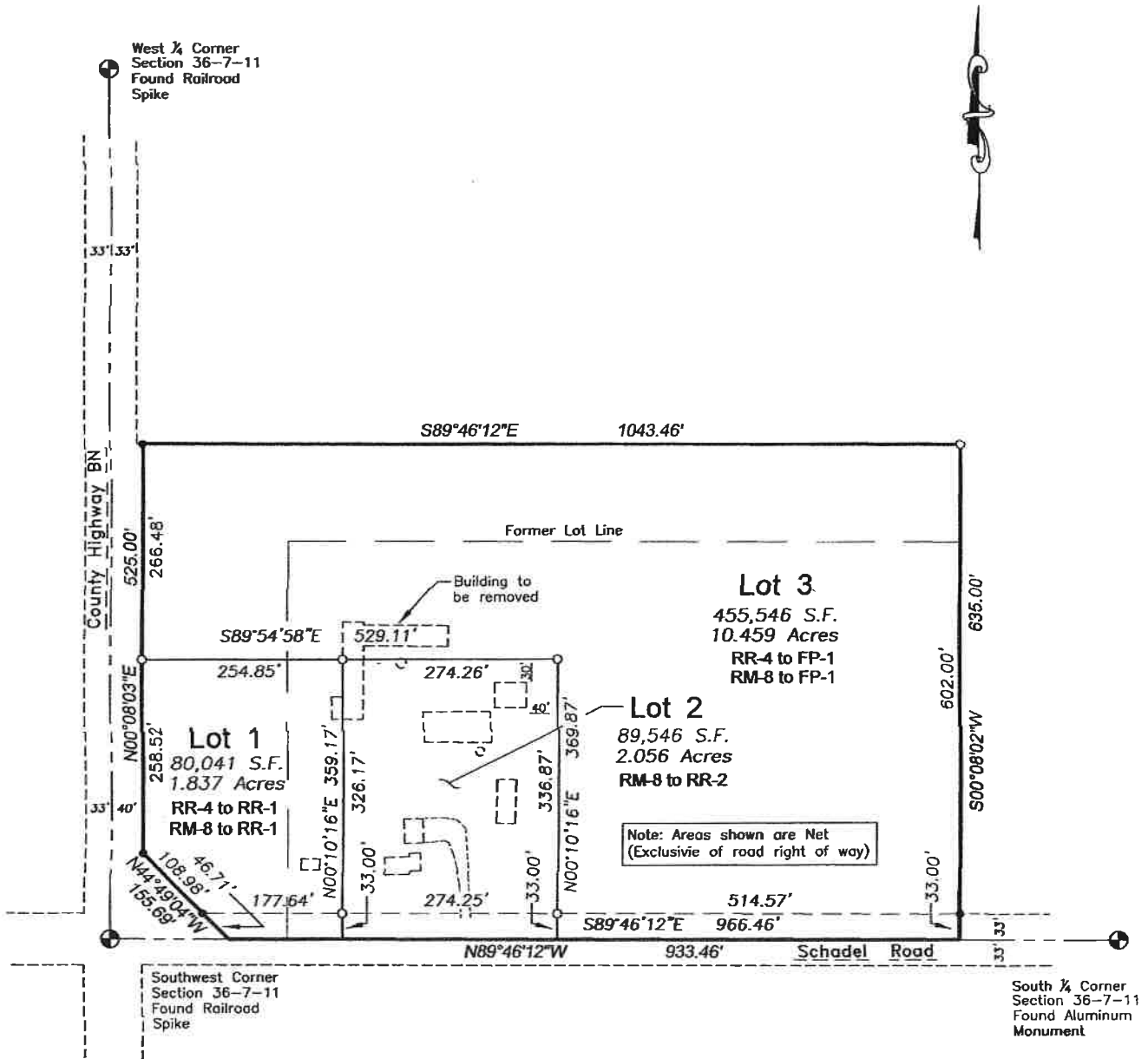
P.O. Box 237
1677 N. Bristol Street
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Phone (608) 837-7463
Fax (608) 837-1081

Preliminary CERTIFIED SURVEY MAP



Scale: 1" = 200'

August 6, 2021





To: Town of Cottage Grove Plan Commission
From: Mark Roffers and Nick Johnson, Town Planners
Date: August 18, 2021
Re: August 25, 2021 Plan Commission Memo and Attachments

Meeting Goals: Our goals for the August 25th Town Plan Commission meeting are to:

- Review the updated timeline and meeting schedule.
- Discuss requested land owner amendments to the Future Land Use map.
- Review the draft update to the Land Use chapter of the Vision & Directions volume including its Future Land Use map, plus a section of the Economic Development chapter related to the Highway 12/18/N interchange area.
- Provide direction on priorities for the remaining chapters of that volume.

Updated Timeline and Meeting Schedule: The first attachment to this memo is the “Town of Cottage Grove Comprehensive Plan Update Meetings and Major Milestones” document. We amended it to address a consultant staff leave in September and add a Commission meeting in October to review the first draft of the entire Vision & Directions volume.

Requested Amendments to the Comprehensive Plan: We have received three requests for potential amendments to the Comprehensive Plan’s Future Land Use map, as follows:

Witte Request, South of Hope Road, East End of Wittewood Lane

In January 2021, the Witte’s attorney submitted a request to redesignate 5.9 acres of wooded area at the east end of Wittewood Lane from “Agricultural Preservation Area” to “Neighborhood Development Area”. The Wittes would like to add the 5.9 acres of wooded area to their proposed residential plat, conveying the wooded area with the platted lands rather than leaving it as a remnant parcel. The Witte family suggests that upon future approval of the pending plat, there would be agreed upon building envelopes in lots to enable preservation of the wooded area.

The first map to the right – a crop of the existing Future Land Use map from the Town Plan – encloses the 5.9-acre area in red. Lands to the west are already planned as a “Neighborhood Development Area” and lands to the north, east, and south are planned as an “Agricultural Preservation Area” with areas of “Resource Protection Corridor”.



The 5.9-acre area is currently zoned RR-8 Rural Residential Zoning District, which generally allows single family homes with agricultural uses. The map to the right shows current zoning in the area, with the wooded area in question again outlined in red.



We recommend the Plan Commission approve this redesignation of the 5.9-acre parcel from “Agricultural Preservation Area” to “Neighborhood Development Area”. We included this change on the draft version of the updated Future Land Use map in the packet.

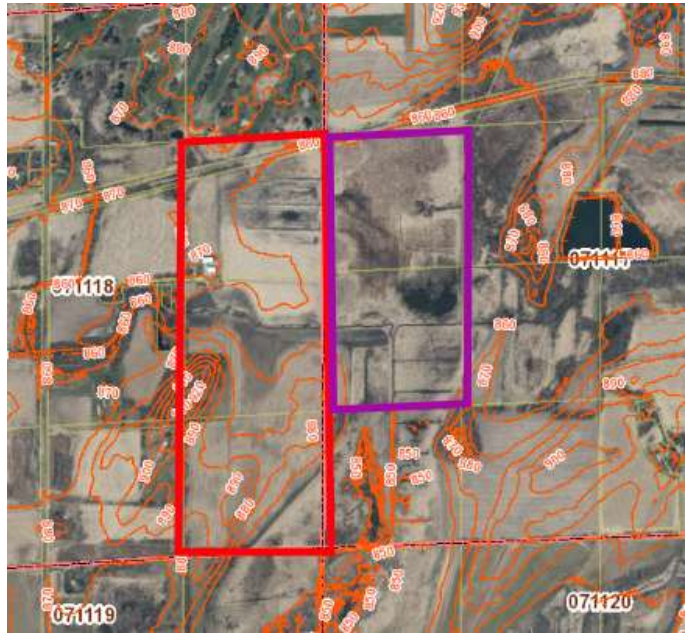
Sprecher Request, Oak Crest Farm LLC, 2972 Jahnke Road)

After the June 16, 2021 Plan Commission/large land owner meeting, John Sprecher completed one of the Future Land Use Map Comment Forms. We understand his request is to redesignate the ~116.8 acres of the Oak Crest Farm in Section 18 from “Agricultural Preservation Area” to “Neighborhood Development Area”. This area is outlined in red in the map to the right, which is a crop of the current version of the Future Land Use map. Oak Crest Farm also owns 80.1 acres in Section 17, outlined in purple



on the map. No change is requested in Section 17. The dashed lines on the map represent the current extraterritorial jurisdictions of Madison and the Village of Cottage Grove.

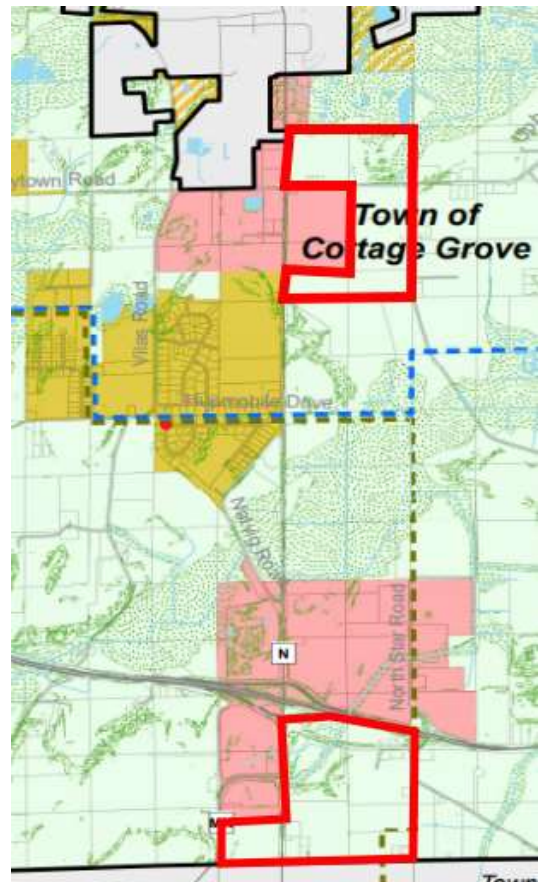
The entire ~116.8 acres of the Oak Crest Farm in Section 18 is currently zoned FP-35 General Farmland Preservation. Lands to the north, east, south, and west of the ~116.8 acres in Section 18 are currently planned as “Agricultural Preservation Area” and mostly also zoned FP-35. The Door Creek Golf Course is located directly north, but there are few adjacent homes and no nearby subdivisions. Access to the Oak Crest Farm lands is from Vilas Hope Road, which is ¼ mile to the west. About two-thirds of the ~116.8 acres in Section are within the “Resource Protection Corridor”, where development is generally prohibited. These lands contain wetlands and the Door Creek.



We are not recommending that the Town Plan Commission support this request given the above conditions. It appears that Oak Crest Farm may have at least some of its RDUs remaining to allow a few lots to be split without a Plan amendment.

Huston Requests, located east of Highway N near Nora Road and south of the Highway 12/18/N Interchange

After the June 16, 2021 Plan Commission meeting, Dale and Dwight Huston filled out a comment form requesting that ~177 acres in the Highway N/Nora Road area and ~300 acres south of the Highway 12/18/N Interchange both be redesignated from “Agricultural Preservation Area” to “Commercial Development Area”. The Hustons own all the land in the northern area, but only a small fraction of the land south of Highway 12/18. The Hustons state



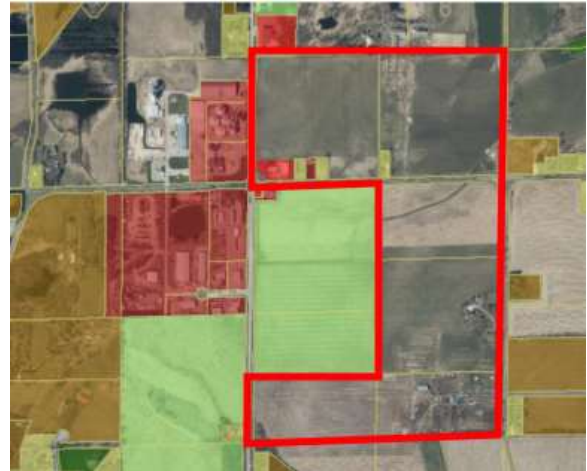
that the purpose of the requested amendments is to enable future commercial development which matches land uses of the surrounding land, concentrate commercial development to highway corridors, and expand future tax base for the Town.

The two areas are outlined in red on the maps on to the right. The map on the previous page is a crop of the current Future Land Use map in the Town Plan. The maps to the right shows current zoning, again with the Huston requests outlined in red and currently commercially zoned lands shaded in red.

For the northern area, lands to the west are already designated as “Commercial Development Area”, with lands to the east planned as “Agricultural Preservation Area”. The majority of northern area is current zoned FP-35 General Farmland Preservation. Some parcels along the north side of Nora Road are zoned GC General Commercial, HC Heavy Commercial, and SFR-08 Single-Family Residential. Topography of the northern area is generally flat near the intersection with Highway N, but becomes more varied to the southeast.

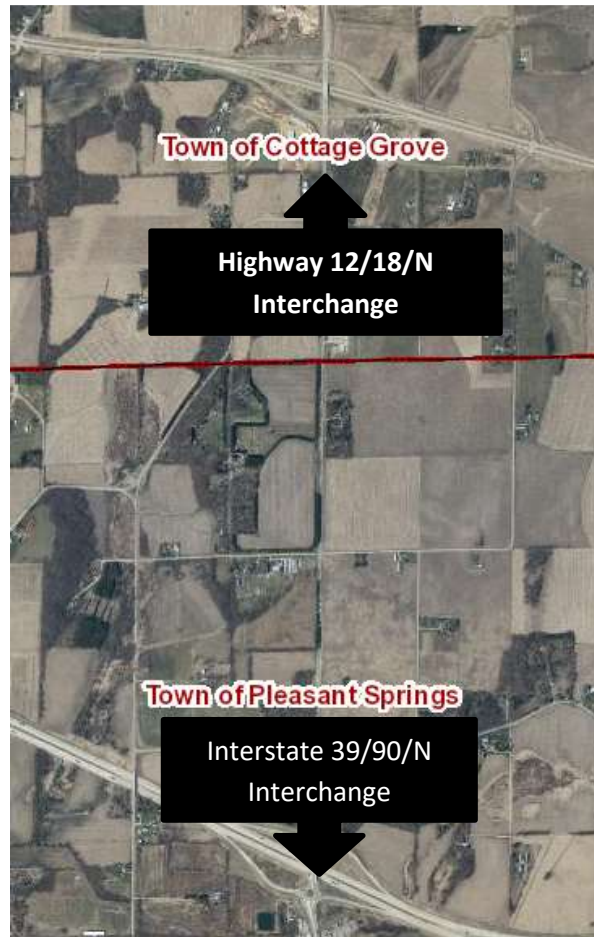
For the southern area, lands to its north and west are already designated as “Commercial Development Area”, including the North Star Road Business Park. Lands to the east are in “Agricultural Preservation Area”. Lands to the south are in the Town of Pleasant Springs. The lands proposed for redesignation in the southern area are in a variety of zoning districts—mostly farmland preservation and rural residential, but with about 11 acres zoned HC Heavy Commercial near the south edge. Topography is generally more varied in the southern area, particularly close to the 12/18/N interchange.

We recommend the Town Plan Commission support redesignation of the ~40 acres northeast of the Highway N and Nora Road intersection from “Agricultural Preservation Area” to “Commercial Development Area”. This area is near existing commercial development to the west and north, and is already partly zoned commercial. We advise that the rest of the



northern request area remain as “Agricultural Preservation Area”. The same owners already own about 60 additional acres already planned in the “Commercial Development Area” in this immediate location, along Highway N, but this 60 acres is currently being farmed. It would seem to make sense to enable what would become nearly 100 acres of total Huston ownership in the Highway N/Nora Road area to develop before designating more.

We do not advise Town Plan Commission support of the redesignation of the southern area from “Agricultural Preservation Area” to “Commercial Development Area” at this time for several reasons. First, the Town already has nearly 500 acres of vacant land planned for commercial use in the Highway 12/18/N interchange area at this time, and a current focus in developing the North Star Road area north of Highway 12/18. Second, the request area is predominantly not owned by the Hustons, so a change would involve many other owners. There are also about 10-15 homes already in this area, suggesting the potential for commercial/residential conflict. Next, the topography of the land is varied, particularly close to Highway 12/18, which may not be conducive to rural commercial development. Finally, we advise significant intergovernmental cooperation before any major Plan change in this southern area, including Dane County, WisDOT, and the Town of Pleasant Springs.



We do suggest that this southern area warrants further study; see the draft Land Use chapter of the Vision and Directions volume under the heading “Intergovernmental Study Areas.” This could occur sometime after the Town Board adopts the Plan update, in our suggestion.

Draft Land Use Chapter Review: We’ve attached both the second draft of the updated Land Use chapter of the Conditions and Issues volume mainly for reference, and a first draft of the updated Land Use chapter of the Vision and Directions volume as a primary focus. The latter chapter includes a proposed update to the Town’s Future Land Use map, plus we have attached a stand-alone version of that map marked up to highlight proposed areas of change.

In general, there are not major changes proposed to the Future Land Use map or associated Plan chapter, because we have not seen a major shift in the Town’s vision during this process.

The map changes do reflect feedback from landowners at the June 16th meeting; a better reflection of existing land uses and zoning than the current version of this map; discussions with planners from the city and villages we had this summer; areas of deed restrictions, environmental constraints, anticipated infrastructure improvements; and projections in land use demand and supply. There are a few new features, including two proposed “Rural Neighborhood Expansion” areas and conceptual future road connections.

The draft Land Use chapter text and figures in the Vision and Directions volume also includes some changes from the current Plan. Most obviously, this includes citing supporting results from the community survey. Another more significant addition is a suggestion for two “Intergovernmental Study Areas.” These are areas with nearby community impact which we believe require unique attention and policies. The main component of the Land Use chapter—the figures that describe RDUs, TDR, and the future land use categories shown on the Future Land Use map—have very few changes. We have spent considerable effort over the past several years honing these already. We will highlight the few changes at the meeting.

Draft Economic Development Chapter Section: We have also attached a draft program and map currently lodged in the Economic Development chapter. The program is called “Focus Commercial Development at the Highway 12/18/N Interchange Area”, and includes the draft Conceptual Rural Business Park Development Plan for the North Star Road area. The map is currently unchanged from the version put forward last summer. We can adjust it to reflect already-approved and pending developments, and any other desired changes, before adoption of the updated Comprehensive Plan

Next Steps/Other Chapter Programs and Priorities: The Vision and Directions volume has other chapters. Based on the 2015 Plan and input received so far, we certainly have ideas on what to include in those other chapters. However, we would like to seek any final suggestions from the Commission before finalizing that draft volume for the October meeting. The final attachment, labeled Figure 11: Comprehensive Plan Priority Programs, is from the 2015 Plan, and may provide a useful reference for that final discussion of the evening.

Attachments:

1. Updated Timeline and Meeting Schedule
2. Second Draft of Land Use Chapter in the Condition and Issues volume
3. Draft update to Future Land Use Map with main changes marked
4. First Draft of Land Use Chapter in the Vision and Directions volume
5. Draft Business Park Economic Development Program from Vision & Directions volume
6. Figure 11: Comprehensive Plan Priority Programs, from the 2015 Plan

TOWN OF COTTAGE GROVE
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- 1) Notice of the meeting was posted at the Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Dave Muehl, Jerry Meylor, Troy Eickhoff, Mark Kudrna and Mike Klinger attending in person. Clerk Kim Banigan took minutes. The meeting was accessible virtually through gotomeeting.com.
- 2) Chair Kris Hampton called the meeting to order at 7:00 P.M.
- 3) Approve minutes of previous meetings: **MOTION** by Anders/Meylor to approve the minutes of the August 25, 2021 meeting as printed. **MOTION CARRIED 6-0-1** (Muehl abstained).
- 4) Public Concerns: Chris Dyer said he and his wife Heather, who was present virtually, are considering purchasing the property at 4075 Vilas Road as their residence, but they would also like to pursue a CUP for a limited family business to accommodate their association management business. He said all but the two of them work remotely. There would be no need for additional structures or equipment, no additional vehicle traffic, and no changes to prevent future agricultural use. They would be hosting meetings on site twice monthly. They would like to install sanitary fixtures, which seems as though it might be possible under the CUP but would need to be removed if the CUP expires. Long term wishes for the property included sale of produce grown on the property and Ag entertainment. There were no distinct objections to the limited family business idea, and they were directed to go ahead and apply if they so choose.
- 5) Dane County Solar, LLC, applicant, Dane County, Landowner: Applying for a Conditional Use Permit for a 20-MW solar facility on 178 acres (parcels 0711-302-9501-0, 0711-301-9040-3, 0711-302-8000-2, 0711-302-8500-7, 0711-193-9720-2, 0711-193-9350-0 along County AB and Hope and Femrite Roads): Bill French and Catie Malcheski were present representing Dane County Solar, LLC, along with Dave Merritt, Director of Policy and Program Development for Dane County Dept. of Administration, and Steve Greidanus and Pablo Jerez from Alliant Energy. Dane County Director of Planning and Development Todd Violante was present virtually. Merritt began by stating that in November 2020 the Dane County Executive and Alliant announced a project to develop 140 acres on County owned land to build a solar project that will enable the County to meet its goal of 100% renewable energy for County-owned facilities. Alliant has chosen Sunvest Solar (d.b.a. Dane County Solar, LLC) for the project, which will include 55,000 panels and generate 30,000 MW of energy each year, which he said could supply 4,500 homes and replace 14,000 tons of coal each year. Sunvest will own the project to the first 5 years, then sell it to Alliant. The County will continue to own and lease out the land, and will receive the renewable energy credits. The Town would be eligible for shared revenue once Alliant takes ownership. Bill French spoke next, and explained that the solar facility will actually cover 109 acres inside a 7-foot security fence. He described it as having a minimal impact, with little to no glare from the panels, which will be quiet during the day and silent at the night. No buildings or lighting will be added, there will be three access drives (2 on Femrite and one on Luds Lane), each with parking for 2-3 cars. There will be periodic routine maintenance and general maintenance twice per year, but all other monitoring is done remotely. Panels will move with the sun from east to west through the day. At maximum tilt, they will be 8 feet tall and 3 feet off the ground. They will be mounted on galvanized steel I-beams that can easily be pulled out of the ground at the end of the project. Central inverters will be located at each entrance, wires will most likely be hung vs. buried for easier maintenance and removal. The area below the panels will be seeded with a native flowering mix that will be mowed twice each year and spot treated with herbicides as needed.

Gary Gausmann represented the interests of Hope Lutheran Church, and was frustrated that the church already has to deal with the landfill to the west and is now being faced with this to the east. He suggested that a berm would shield the view, however French said they would prefer to use a landscape buffer that would be 6-7 feet high. Gausmann was also concerned about noise from the motors, and whether the panels

release any pollutants. French said the panels are composed of all inert components.

Mike Niebuhr, 3124 Luds Lane, asked how this project fits with the plans to relocate County Highway AB. French was not aware of the plans, Merritt was but did not have any definitive answers.

Brian Pook, 3599 South Hope Road, was online and asked about batteries. French said none are proposed at this time, power is fed directly into the grid, to the substation near McFarland. Pook asked if there is a decibel rating for the motors that move the panels every 10 minutes to track the sun. He said panels are on a string, they don't all have their own motors. He did not know how many panels are on each string, or what the decibel rating is, but will find out.

Lori Pook, 3599 South Hope Road, was also online and expressed her objection to this request for a conditional use permit, stating that it will ruin the look and feel of the neighborhood. She said they moved here specifically to live in an agricultural neighborhood.

Hampton asked about stormwater control, French said they will work through the requirements with the County, but they are not anticipating any since there will be no impervious surfaces added.

Anders asked how the vertical expansion of the landfill will affect the efficiency of the panels. French did not have an answer but will find out.

Eickhoff asked how heavy snow affects the efficiency of the panels. French said snow tends to slough off pretty easily, ice can be a bigger issue. Weather conditions are taken into account when efficiency ratings are calculated. Eickhoff also asked if deep snow hampers the tilting of the panels. Greidanus said the panels they plan to use will stop tilting if they hit snow, so it may affect efficiency but will not damage panels or motors. Being 3 feet of the ground, this is not usually a problem.

Jeff Wilson, 2889 Wittewood Lane, asked if any assessment of effects on property values has been made? French said assessments of other projects found they did not affect property values, other than for a brief period during construction. Wilson also asked the timeline for construction, French said they hope to start in the Spring of 2022, would take about 5 months, and would be done in a single phase. All staging will take on the property itself. No roads will be closed.

MOTION by Hampton/Anders to table until October 27th to allow the Clerk to publish the required notices.
MOTION CARRIED 7-0.

- 6) Continued discussion on the update to the Comprehensive Plan, focusing on an opportunity for Plan Commission members to provide comments on the draft Land Use chapter of the Visions and Directions volume and the draft Future Land Use map provided for the August meeting: Hampton reiterated his question from last month about how the Town should go about balancing community interest in land use with preservation of landowner rights. There was a long discussion focused mostly on lot sizes, with thoughts that larger lots could provide the feeling of still being in the country.

The Utilities and Community Facilities Timetable on Figure 10 of the Visions and Directions volume were reviewed. All studies should be possible by 2030 rather than 2020.

Comprehensive Plan Priority Programs on Figure 11 were also reviewed. The Commission wanted to add a priority for maintaining the Koshkonong Creek. They thought that Agricultural Enterprise Areas needed to be initiated by landowners, and indicated they would support any such requests. They wondered if one could be used to block large solar installations. They questioned why the Town would prioritize seeking an amendment to the County Farmland Preservation Plan, and what exactly bio-based businesses entail. The

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priority to learn about the Village's "Koshkonong Creek Parkway" should be eliminated as this does not exist. The Village of McFarland should be included under intergovernmental cooperation. Amendments to the Comp Plan should be considered every other year vs. annually, with the next full update in 2030.

- 7) Continued discussion on width requirements for future roads to allow for walking and/or bike paths, focusing on advice from the Greater Madison MPO: Discussion was that only arterial roads would make sense to be wider. Hampton suggested adding 3' paved lanes on each side of the usual 24' of paved surface, with 2-3' gravel shoulders. This would leave 15' of right-of-way on each side for ditches. The Clerk was directed to ask the Town Engineer if this would be enough for stormwater, to be reported at the next meeting.
- 8) ADJOURNMENT: **MOTION** by Muehl/Meylor to adjourn. **MOTION CARRIED 7-0**. The meeting was adjourned at 9:15 P.M.

Submitted by: Kim Banigan, Clerk
Approved 10-24-2021

PUBLIC HEARING FOR CONDITIONAL USE PERMIT

- 1) Notice of the public hearing was published in the Wisconsin State Journal on October 13 and 20, 2022, and posted at the Town Hall, and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Dave Muehl, Jerry Meylor, Troy Eickhoff, and Mike Klinger attending in person. Clerk Kim Banigan took minutes. Planning Consultant Mark Roffers was also present. The public hearing was accessible virtually through gotomeeting.com. Nick Johnson of MD Roffers consulting was online, along with several citizens.
- 2) Chair Kris Hampton called the public hearing to order at 7:00 P.M.
- 3) Bill French, Catie Malcheski and Kirk Kindred from SunVest were present. Also in attendance were Dave Merritt, Director of Policy and Program Development for Dane County Dept. of Administration, and Steve Greidanus, Ben Tanko and Trent Barron from Alliant. French shared a PowerPoint presentation (Exhibit A) that described SunVest Solar (d.b.a. Dane County Solar, LLC) and the project. Highlights included:
 - The project will have minimal impacts: there is minimal glare from the panels and they have no emissions, the operation is quiet in the day and silent at night, after construction is complete there will be minimal traffic on the site, there will be no buildings or lighting. The site will be seeded with a native mix to control erosion and weeds.
 - The project includes 109 acres inside the 7 foot tall chain link fence.
 - There will be 3 access points: two on Femrite Drive and one on Luds Lane. Construction staging will occur at these entrance points, with the largest one being on Luds Lane.
 - Panels have single-axis tracking, they move with the sun. At full tilt they are 7'11" tall, they are 4' tall at noon (flat). Rows of panels will run north to south, with 16-20 feet between rows.
 - Posts will be pneumatically driven in 8-12 feet deep. No concrete will be used, to make removal easy.
 - There will be three central inverters, one at each entrance.

Next Mr. French presented a document addressing questions from the September 27th meeting (Exhibit B):

Questions from the Commission:

- Eickhoff asked for clarification about ownership of the site, and bonding. French said that Dane County will lease the property to SunVest Solar, who will sell the energy to Alliant Energy. Dane County will receive the energy credits. After 7 years, ownership of the property will be transferred to Alliant Energy. Bonding will be with the County.
- Meylor asked if the db levels provided in Exhibit B are per unit or overall. They are per unit. Motors are central to the panel rows, not near the edges.
- Hampton asked if the plantings help dissipate any heat? French said there is very little heat build-up.
- Klinger asked about impact on Femrite Drive during construction. They will be required to obtain all necessary permits to work in the right-of-way, along with driveway permits.

Questions from the public:

- Gary Gausmann, representing Hope Lutheran Church, presented a list of concerns and requested

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conditions (Exhibit B). In a nutshell, the church does not want construction to take place during church services or events, and wants a visual barrier so they still see a natural setting to the east. He asked if any soil borings have been done; French said they will do these soon, they have been waiting for the crops to be removed. They do not expect to hit any bedrock, but if they do, they will drill through it. Gausmann also expressed concerns over creating a heat island and how this might affect cooling costs for the Clerk. He provided two reports on the topic.

- Andy Moore, 3620 County Road AB, is concerned that seeds from the native plantings will migrate into his adjacent hay field. French said the site will be mowed twice per year, Muehl suggested more frequent mowing adjacent to hay fields, before the native plants go to seed. Moore asked if union contractors will be used; French said yes, as much as possible, and the project will pay prevailing wages. Moore also asked if there will be any tax benefits to surrounding property owners. The answer was no, but French noted that an agreement is in the works under which SunVest will make an annual payment to the Town in lieu of taxes, and when Alliant takes over in 7 years, the Town and County will be eligible for shared revenue.
 - Greg Burmeister, representing Hope Lutheran Church, would like a berm involved in a barrier between the site and the church, and would not want the responsibility of any shrubs planted on church property. He said there are currently occasional problems with flooding from the site into the cemetery, and asked about drainage swales. French said there are no plans for any earth moving. Burmeister also asked if there are any provisions for repairs if nearby foundations are cracked due to pile driving or if sound-proofing of the church is needed. Gausmann said he had visited the solar site near the Dane County Airport and couldn't hear anything.
 - Brian Pook, 3599 South Hope Road, was online and asked for clarification about the purpose of the power. He felt earlier comments that the amount of electricity produced could power 2,000 homes was misleading. French confirmed that the power would go into the grid and Dane County would get the credits to offset energy use by county facilities. Pook asked about the db level of the inverters; French said they are 63 db at 3 meters. Pook expressed concern about a heat island micro climate being created, especially considering the adjacent Copart site with several acres of blacktop. He wondered if the change in heat can be measured, and wondered if there is an alternate site if this one is denied. French said that would be a question for the County.
 - Dean Zuba, 2968 Hope Road, was online and asked if the fence will be along the road or the panels, and wondered if it could be wood like the one in Fitchburg. French said it will be 25' from the panels, at varying distances from the road but 7 feet at the closed point. He said it will be galvanized panels, Hampton asked if they would be open to green, French winced at the price.
 - Steven Bork, 4318 Vilas Road, said he represents many farms in asking when will the taking of farmland end and where will people grow food?
- 4) **MOTION** by Anders/Meylor to close the public hearing. **MOTION CARRIED 6-0.** The public hearing ended at 8:16 P.M.

PLAN COMMISSION MEETING

- 1) Notice of the meeting posted at the Town Hall, and on the Town's internet site. Attendance was the same as listed above for the public hearing, and the meeting was accessible virtually through gotomeeting.com.
- 2) Hampton called the meeting to order at 8:16 P.M.

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- 3) Approve minutes of previous meetings: **MOTION** by Anders/Meylor to approve the minutes of the September 22, 2021 meeting as printed. **MOTION CARRIED 6-0.**
- 4) Public Concerns: None.
- 5) Dane County Solar, LLC, applicant, Dane County, Landowner: Applying for a Conditional Use Permit for a 20-MW solar facility on 178 acres (parcels 0711-302-9501-0, 0711-301-9040-3, 0711-302-8000-2, 0711-302-8500-7, 0711-193-9720-2, 0711-193-9350-0 along County AB and Hope and Femrite Roads). (Tabled from October meeting.): The commission proceeded to evaluate the application for satisfaction of standards under sections 10.101(7) (d) 1 and 10.222 (3) (a), Dane County Code of Ordinances. French had provided a handout addressing the standards (Exhibit D). **MOTION by Klinger/Meylor** finding that all of the standards are satisfied as long as the following conditions are met:
- Pile driving operations are limited to between 7:00 a.m. and 7:00 p.m., Monday-Friday.
 - Seven- to eight-foot-tall arborvitaes or cedars shall be planted outside the fence on the border with Hope Lutheran Church (on Dane County Property, so the solar facility will be responsible for their maintenance.)
 - Areas adjacent to crop land that is not row-crops will be mowed 3-4 times per year to keep seeds from native plantings on the site from dispersing onto the crop land.

MOTION CARRIED 6-0.

- 6) Aaron Kaleas, applicant, Michael McEvelly, Landowner, parcel #0711-342-8730-0 on North Star Road – seeking concept plan approval for phased commercial development (tabled from July Meeting.): Mr. Kaleas was back with a new concept plan (Exhibit E). There was general agreement that the concept was better than the original proposal in that it did offer larger buildings facing US Hwy 12 & 18 in the second phase. Roffers suggested that the larger buildings be built first. Commission members who had visited the reference sites he provided had concerns over the appearance of the sites, which are no longer managed by Kaleas’ client. Eickhoff in particular was concerned over how the Town can be assured that the property will be properly managed into the future. Roffers agreed that concerns are less about layout and more about long term management, which he said can be controlled through zoning restrictions, design provisions and condo documents. If the roads are dedicated to the Town, the buildings could be sold to individual landowners rather than being condos, however there were questions about whether they would be able to utilize a common septic field. Further discussion revealed that the owner of the residential property surrounded by the proposed site is involved, and thoughts were that commercial development of both lots would be the best approach. **MOTION** by Anders/Muehl to disapprove the currently proposed concept, and suggest that the applicant acquire the residential property and come back with a plan to include both parcels. **MOTION CARRIED 6-0.**
- 7) Continued discussion on the update to the Comprehensive Plan, focusing on review of the draft update to the remainder of Vision & Directions volume (Land Use chapter already reviewed), and to discuss how and when to move forward with the Plan hearing and adoption process: Roffers said that the timeline has not changed, however there was the question of whether to delay adoption of the revised plan while an IGA with Madison is being negotiated. Hampton said the Town Board will decide whether to move forward with that at their meeting on November 1st. The Commission reviewed the Visions and Directions Volume page by page. In addition to minor corrections, discussion included:
- Whether to keep language about an Ag Enterprise area in the plan. Muehl felt it should be kept if it

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could offer any protection against large solar facilities.


- Whether to keep the priority for advancement of safe bicycling and walking in the Town. Consensus was to keep it in response to the community survey response.
 - Hampton would like to include the dates that the planners consulted with other municipalities, for tracking purposes.
 - Hampton asked if the Town should be looking for ways to encourage landowners close to the Village to develop in the Town rather than annexing to the Village, possibly with higher RDU ratios, or by waiving TDR requirements in those areas. Roffers felt the County would object to higher ratios, but might be amenable to waiving TDR requirements for areas that are likely to develop anyway. He will draft some language to this effect for future review by the commission.
- 8) Continued discussion on width requirements for future roads to allow for walking and/or bike paths, focusing on advice the Town Engineer: Town Engineer Nick Bubolz had stated in an email that a 70' right-of-way might be advisable where an extra 3' of pavement is added for walking/biking paths. **MOTION** by Anders/Muehl to recommend looking into revising the subdivision ordinance to require a 70' right-of-way for new collector streets. **MOTION CARRIED 6-0.**
- 9) ADJOURNMENT: **MOTION** by Anders/Eickhoff to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 10:03 P.M.

Submitted by: Kim Banigan, Clerk
Approved 11-24-2021



SUNVEST

SOLAR LLC



Dane County Solar, LLC
20 MW AC Solar Facility
Town of Cottage Grove, Dane County, WI

Bill French
Regional Director of Project Development
bfrench@sunvest.com
(847) 414-0134

Project Information

- Landowner: Dane County
- Applicant: Dane County Solar, LLC
 - c/o SunVest Solar, LLC
- Location: North and East of 3087 Lud's Lane
- Property ID Numbers: 018-0711-193-9350-0, 018-0711-193-9720-2, 018-0711-302-8000-2, 018-0711-302-8500-7
- Parcel Size: ~ 178 acres
- Project Size: ~ 109 Acres (inside the fence)
- Current Zoning: RM-8, HC, AT-35 and FP-35
- Current Land Use: Agricultural
- Requesting a Conditional Use Permit

About SunVest Solar

Company Overview

- Founded in 2009 and headquartered in Pewaukee, WI
- Complete solar development platform specializing in the marketing, sale, and financing of solar projects
- Recognized solar leader and ranked in the top 10 Solar Developers Nationwide by Solar Power World magazine in 2021
- A+ rating from Better Business Bureau
- Proven track record of successfully developing commercial, community, residential, and non-profit solar projects

850+ projects installed across 12 states

Complete team with 30+ solar professionals

Provider of development & EPC contractor services

Leading experience in Midwestern region

#1 Solar Developer in Wisconsin for 2016-2021

Notable Partners



Wisconsin's #1 Solar Developer for 6 Years In-a-Row

Developed Wisconsin's Largest Rooftop Array

Over 12 Years of Solar Experience

Over 1,000 Solar Systems Installed

Part of a Family of Companies Including 5 Sister Companies

Nationwide | Coast-to-Coast

Commercial | Non-Profit | Community | Utilities



Minimal Impacts

- Minimal to no glare. Panels are designed to absorb sunlight, not reflect it.
- Solar Gardens are quiet during the day and silent at night.
- Minimal moving parts.
- Panels are only 7' to 8' tall.
- Little traffic is generated. The site will be visited periodically for routine inspection.
- Solar Gardens are clean, safe and emit no emissions.
- Solar panels require very little maintenance. Panels are inspected twice a year for maintenance and cleaning.
- No buildings on site.
- No lighting internal or external to the property.

Minimal Impacts

- After construction, ground is seeded and maintained to control erosion and weeds. Vegetation will be maintained bi-annually or on an “as needed” basis.
- 20 MW of solar power can provide power for ~3000 homes.
- Panels are warrantied for a 20 to 25-years. With approx. 80% of their useful capacity still available.
- Operations and Maintenance done remotely via wireless connection.

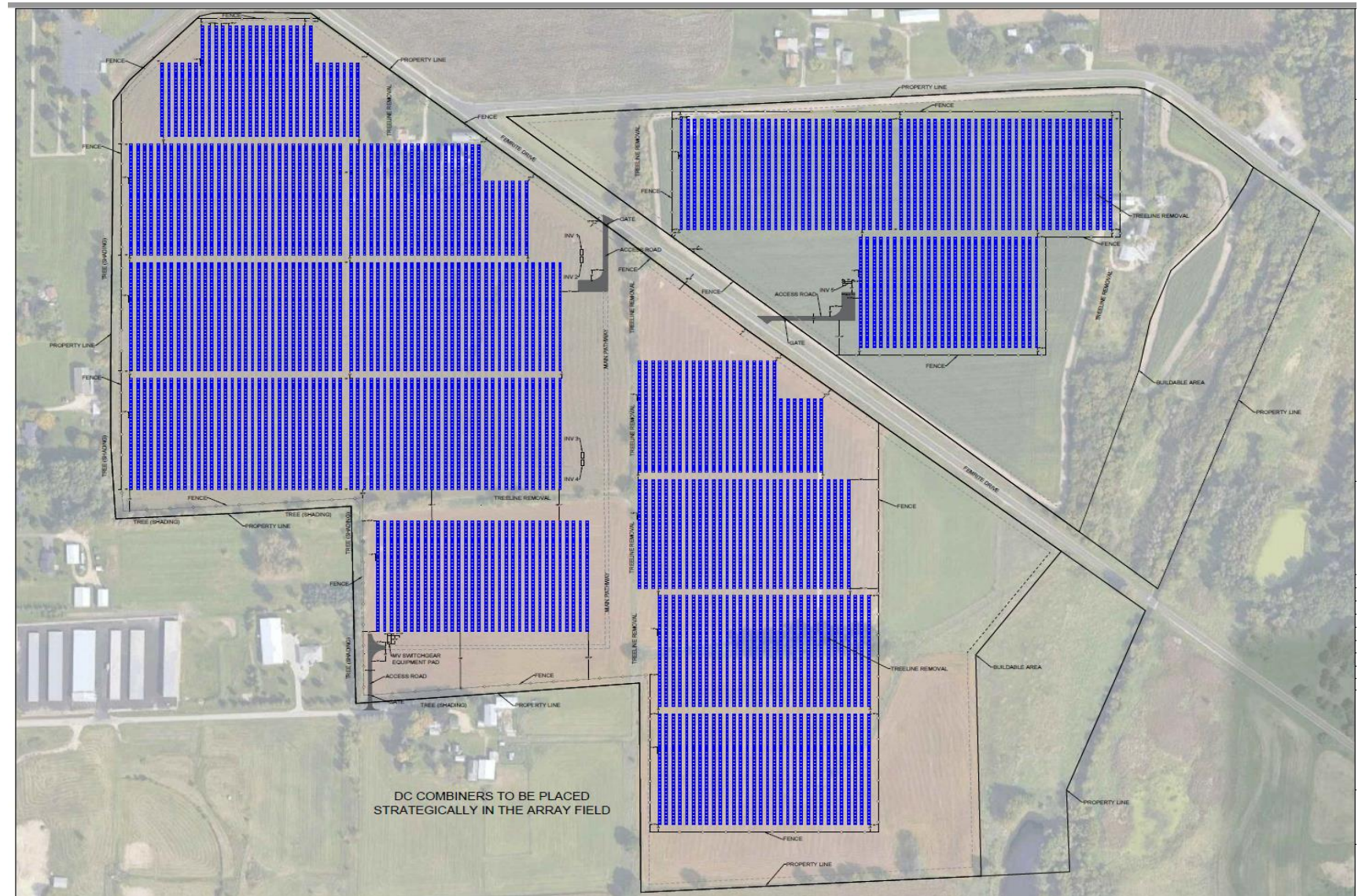


Project Details

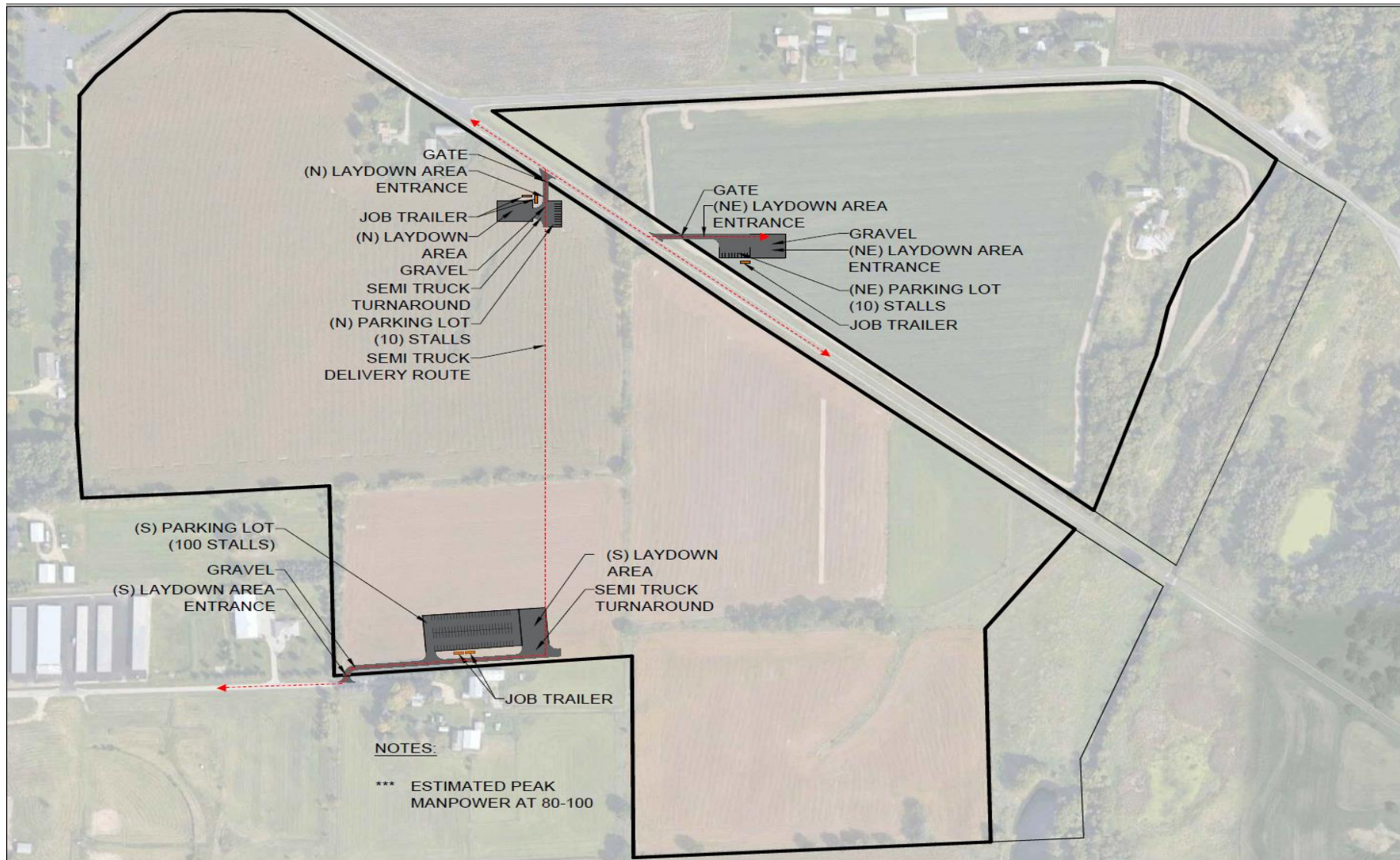


Dane County Solar, LLC ~ Site Plan

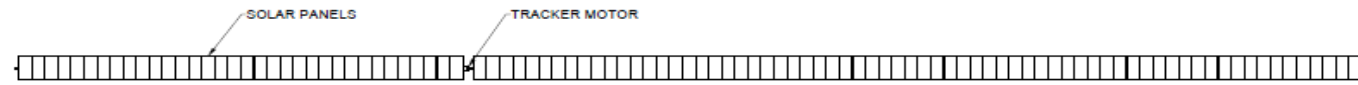
- Located on approximately 109 acres (inside the fence)
- Access drives from Femrite Drive and Lud's Lane into project to reach equipment pad just inside fence.
- Parking for 2 vehicles inside the fence at each access location.
- Panels will be single axis trackers that move with the sun.
- Proposing a 7' fence for security purposes around perimeter of project



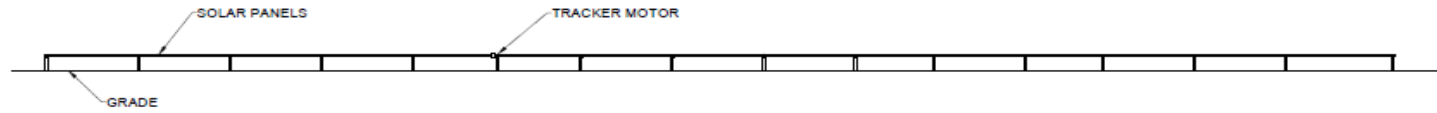
Dane County Solar, LLC ~ Staging Area Plan



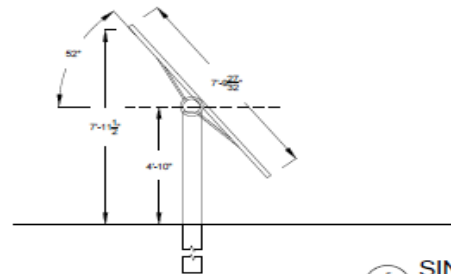
Dane County Solar, LLC ~ Single Axis Tracker



3 SINGLE AXIS TRACKER TOP DOWN VIEW
PV-1.00 NOT TO SCALE

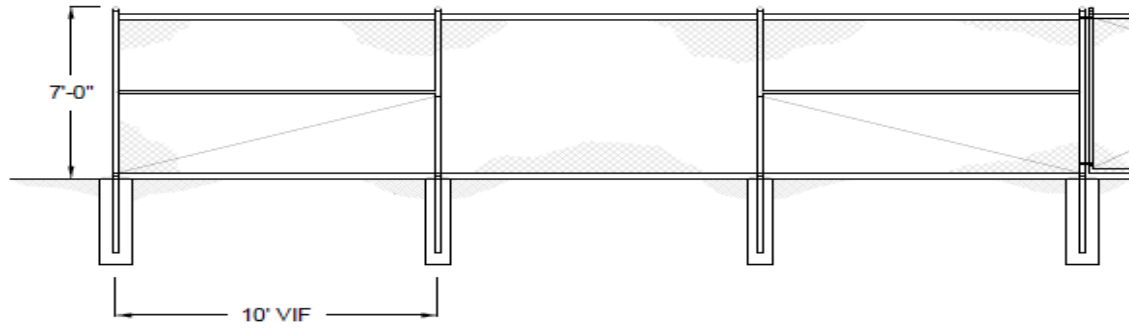


4 SINGLE AXIS TRACKER EAST- WEST ELEVATION
PV-1.00 NOT TO SCALE

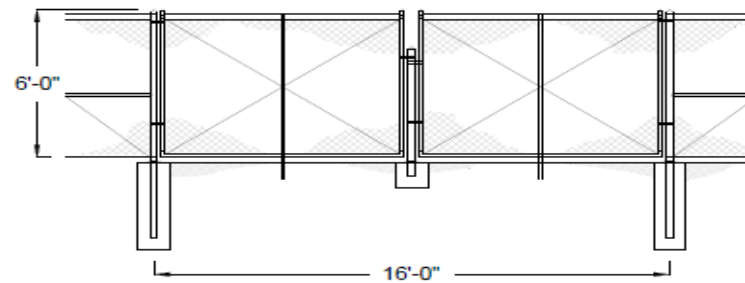


5 SINGLE AXIS TRACKER NORTH-SOUTH ELEVATION
PV-1.00 NOT TO SCALE

Dane County Solar, LLC ~ Single Axis Tracker



1 FENCE DETAIL TYP. NOT TO SCALE



2 ACCESS GATE DETAIL TYP. NOT TO SCALE

Dane County Solar, LLC ~ Installation

- The racking system, which holds the panels in place, are supported by steel “I-beam” pilings driven into the ground. Using steel I-beams minimizes the amount of ground disturbance and generally does not require the use of concrete.
- I-beams driven approximately 8-15 feet into the ground.
- Manual-intensive labor for racking system attached to I-beams.
- Rows for tracker solar installations run north/south.
- Solar panels will face east/west
- Spacing between rows is 16-20 feet depending on the site and surrounding characteristics.



Dane County Solar, LLC ~ Installation



Dane County Solar, LLC ~ Pollinator Seed Mix

LOW PROFILE PRAIRIE SEED MIX

<u>Botanical Name</u>	<u>Common Name</u>	<u>PLS Ounces/Acre</u>
Permanent Grasses:		
<i>Bouteloua curtipendula</i>	Side Oats Grama	192.00
<i>Schizachyrium scoparium</i>	Little Bluestem	95.00
<i>Sporobolus heterolepis</i>	Prairie Dropseed	16.00
Total		303.00
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	120.00
Total		480.00
Forbs:		
<i>Allium cernuum</i>	Nodding Wild Onion	3.00
<i>Amorpha canescens</i>	Lead Plant	1.00
<i>Aquilegia canadensis</i>	Wild Columbine	2.00
<i>Asclepias tuberosa</i>	Butterfly Milkweed	8.00
<i>Astragalus canadensis</i>	Canadian Milk Vetch	1.00
<i>Baptisia lactea</i>	White Wild Indigo	4.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	16.00
<i>Coreopsis palmata</i>	Prairie Coreopsis	4.00
<i>Dalea candidum</i>	White Prairie Clover	6.00
<i>Dalea purpurea</i>	Purple Prairie Clover	6.00
<i>Echinacea pallida</i>	Pale Purple Coneflower	16.00
<i>Kuhnia eupatoides</i>	False Bone-Set	3.00
<i>Lespedeza capitata</i>	Round-Head Bush Clover	4.00
<i>Liatris aspera</i>	Rough Blazing Star	4.00
<i>Potentilla arguta</i>	Prairie Cinquefoil	0.50
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.50
<i>Rudbeckia hirta</i>	Black-Eyed Susan	10.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	2.00
<i>Solidago juncea</i>	Early Goldenrod	0.50
<i>Solidago rigida</i>	Stiff Goldenrod	1.00
<i>Tradescantia ohiensis</i>	Common Spiderwort	5.00
<i>Verbena stricta</i>	Hoary Vervain	3.00
<i>Zizia aurea</i>	Golden Alexanders	5.00
Total		49.75

INSTALL LOW PROFILE PRAIRIE SEED MIX UNDER SOLAR ARRAYS AND WITHIN THE PROPERTY BOUNDARY



Questions/Comments/Discussion

Bill French – bfrench@sunvest.com
(847) 414-0134

10-27-2021 Plan Commission Exhibit B

Questions from Town of Cottage Grove Meeting 9.22.21

Will we provide a buffer to the church at the northwest corner of the site. If so, what will it look like.

After inspecting the site and taking careful consideration of the existing conditions we feel it is unnecessary to provide additional landscape buffering to the church property. The nearest church building will be 280 feet from the array and the church driveway will be 90 feet from the array. In addition, the church owns and uses a portion of their land adjacent to the subject property for growing vegetables that acts as a natural buffer to the project.



What are the plans for re-routing County Road AB? Will it cut through the project and when will it be built?

After consulting with the County and DOT it has been determined that there are no active plans for the realignment of County Road AB at this time. There is no funding and no plans for the realignment for at least 30 years.

Do we anticipate adding battery storage to the project?

Battery storage is not contemplated at this time.

Will the additional height (60 feet) to the landfill affect the project performance?

The Landfill is 2000 feet west of the site and will not affect the performance of the array. This has been taken into consideration along with the existing tree line to the west of the solar facility.

What is the dBA of the motors on the tracking system and will it be audible and annoying?

At (3) meters the ambient noise level is 43 db and the motor running level was 53 db. For comparison 43 decibels is about the equivalent of quiet library sounds, 50 decibels would be your typical residential fridge. The motors only run to move the Array periodically as the sun makes its arc, and in between movements is not running. The motor operates for about 17.91 minutes of a 24 hour day. The array will not reset all at once but will be a staggered.

Where will the tracker motors be located on the string?

One motor per array and it is located centrally. +/- 24 motors and 4-5 controllers.

How man panels/modules per string?

There will be 30 per string.

Will the project affect property values of adjacent properties?

Solar Facility installations have been shown through numerous Property Impact Value Studies throughout the United States to not diminish values of surrounding properties. Specifically, the Solar Energy Industries Association (SEIA) and Cohn Reznick LLP (a highly recognized Property Valuation Company) have produced reports showing that there is no negative affect of solar development to adjacent properties and values.

Where are the locations of the inverters and the transformers?

The project is proposing to use central inverters and will locate the inverter, switchgear and transformers near each site access drive and parking area.

What is the proposed route for the underground cable going to the McFarland substation.

The underground gent-tie route will extend west along Lud's Lane then south along County Road AB, to Sigglekow Road west, to the McFarland substation.

What is the construction timeline for the project?

It is anticipated that the project will begin construction in the Spring of 2022 with a completion date in the late Summer or early Fall of 2022. Generally speaking, it should take approximately 4 months to complete the project.

What will be the DC collector system use?

We are proposing to use a hanging DC collector system for the solar facility. This will help *minimize and soil disturbance and routine maintenance during the life of the project.*

10-27-2021 Plan Commission Exhibit C

Town of Cottage Grove
Cottage Grove, Wi. 53527

Wednesday, October 27, 2021

Public Hearing for conditional use permit for Dane County Solar, LLC.

- 1) Construction phase
 - a) Prohibit the use of Pile Drivers and other loud equipment during (at the MG&E site on Meir Road there is 3 Pile Drivers on site, that have operated on Sunday)
 - i) Church services
 - (1) Sunday mornings 7:30 am to 12:00 pm
 - (2) During lent
 - (a) Wednesdays 11:00 am to 1:00 pm and 5:30 pm to 8:30 pm
 - (b) Maundy Thursday 6:30 pm to 8:30 pm
 - (c) Good Friday 11:00 am to 1:00 pm and 6:30 pm to 8:30 pm
 - (d) Easter Sunday 7:30 am to 12:00 pm
 - (3) Any funeral service time to be announced if needed (Hope Church will need a contact person for scheduling)
 - (4) Any Wedding services, details same as item 3
 - ii) Church meetings and activity's
 - (1) The second Tuesdays of the month Church Council meetings 5:00 pm to 10:00 pm
 - (2) The second Wednesday of the month Woman's Circle meetings 8:00 am to 10:30 am and 1:00 pm to 2:30 pm
 - (3) Every Wednesday Choir practice and Bell's practice 5:30 pm to 8:30 pm
 - (4) Every Wednesday September 1 to June 1 for Confirmation Class 5:30 pm to 7:30 pm
 - (5) Any other unscheduled events that the Congregation should have (Hope Church will notify the contact person)
 - (a) During the summer months Hope Church has had midweek outside campfire services
 - (b) The Youth Ministry on occasion has had midweek events at Hope Church
 - (6) When the Church rents out part of the facility for a one-day event or partial day (Hope Church will notify the contact person}
- 2) Concerns about the creation of a heat island
 - a) A number of reports have found there can be a 3 degree to 4-degree F increase in heat from the boarder of the solar farm dissipating to 0.5 degree at 300 meters (984 feet), measured 2.5 meters above the ground
 - i) Airconditioning load is determined reducing the outdoor temperature (90 degrees F) to the desired indoor temperature (74 degrees F, Hope Church's desired temperature). The load is 16 degrees.
Hope Church is 92 yards away from the approximant lot line. With a 3.5 degrees F heat rise at lot line it calculates to 2.8 degrees at the near point of Hope Church, that would be a new

load of 18.8 degrees F or an increase of 17.5%. That would indicate the air conditioners at hope Church are under sized by 17.5% the Church has around 24 tons of cooling currently, the projected new total load would be 28,2 tons from these calculations. Raising the heat load would raise the energy consumption also but not on a straight-line graft. but by a parabola graft.

- b) Hope Church is requesting a visual bearer (earthen berm, trees or both) to provide a pleasing line of sight from Hope Church's building and parking lot.
- c) How will the increase in ambient temperature effect the evaporation rate at surrounding properties?
- d) Will the pile driving of support beams make contact with bed rock? If so, will there be any impact on the foundations of surrounding structures?
- e) Has there been an environment impact study on how raising the ambient temperature will affect the turtles, salamanders' frogs and other wildlife, at the creeks to north and east boundaries?

Prepared by Gary T. Gausmann
Hope Lutheran Church Council President
5620 Riveredge Road
Waunakee, Wi 53507

10-27-2021 Plan Commission Exhibit D

SUPPLEMENTAL INFORMATION STANDARDS FOR A CONDITIONAL USE PERMIT

- 1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, comfort, or general welfare.**

The development of this project is in the best interest of Dane County and will contribute to powering its facilities with 100% renewable energy. Once the Project is completed, the County's portfolio of projects will be expected to provide sufficient RECs to offset all of the County facilities' power usage, thereby, reducing greenhouse gas emissions in the County.

The County, WPL/Alliant and SunVest are collaborating on the development of the Project, with the Project providing RECs to the County and providing clean energy to WPL's Wisconsin customers. The Project will also be one of the first Distributed Energy Resources (DER) projects completed as part of Alliant's Clean Energy Blueprint for Wisconsin, which targets, among other goals, the addition of 1,000 MW's of solar by the end of 2023.

In addition, the solar facility will generate shared revenue utility payments to the Town and County upon full transfer of the facilities to WPL in operating year 7 of the facilities. SunVest Solar d/b/a Dane County Solar will also contribute annual payments to the Town during this period to help offset any expenses the Town may incur.

Environmental studies have been completed and have determined there are little to no impacts to wetlands, waterways, soils, threatened and endangered species, Wisconsin Department of Natural Resources (WDNR) Endangered Species Review, Phase 1 Archaeological Investigation, Historical Investigation, Phase 1 Environmental Site Assessment and preliminary stormwater review. The solar facility has been designed to minimize and or avoid any impacts to native or culturally significant environments.

- 2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance, or operation of the conditional use.**

The surrounding land uses to the project area are made up of a variety classifications. They include, RR-2, RR-4, RR-8, SFR-08, TFR-08, FP-35, NR-C, HC, and GCs. The development of the solar facility will not diminish or impair the establishment, maintenance, or operation of other property in the neighborhood.

Solar Facility installations have been shown through numerous Property Impact Value Studies throughout the United States to not diminish values of surrounding properties. Specifically, the Solar Energy Industries Association (SEIA) and Cohn Reznick LLP (a highly recognized Property Valuation Company) have produced reports showing that there is no negative affect of solar development to adjacent properties and values.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

As stated in section 2 above, the surrounding properties are a mix of zoning classifications and land uses. Ranging from Single-Family and Two Family Residential, to Heavy Commercial to Farmland Preservation to Open Space Preservation. The solar facility development will not impede the orderly development and improvement of the surrounding property uses. The solar facility is an interim land use with the property reverting back to its pre-solar development use at the end of the project's useful life. At the end of the projects useful life the facilities will be removed, the site restored and made available for agricultural or other uses as deemed appropriate by the Town, County or City of Madison.

4. Adequate utilities, access roads, drainage, and other necessary site improvements have been or are being made to accommodate the conditional use.

Due to the unique nature of solar developments, they do not require additional utilities, public road improvements, drainage and other necessary site improvements. The extension of water mains, sanitary sewer, or other improvements will not be required to operate the facility.

All stormwater requirements will be handled onsite and meet the requirements of Dane County. Once the facility is completed, the entire site will be planted in diverse native grasses and with pollinator friendly plant species around the perimeter of the site. These plantings will help control storm run-off and have been shown to have a lower run-off coefficient than an agricultural field.

Access to the site facilities will be via three entrances utilizing existing roads. Two access drives will be located on Femrite Drive with the third entrance located on Lud's Lane.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

As stated in item 4 above, access to the facilities will be via 3 access drives. Once the project is completed, there will be very little additional traffic generated by the facilities. Generally, the site will receive routine maintenance twice a year and light vehicle inspections one or twice a month. There will be no on-site employees at the facility on a regular basis and all operations will be monitored off-site via a wireless connection.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The proposed use meets the applicable regulations of the various zoning designations within the project area. Solar facilities are a permitted Conditional Use in all of the existing districts. This includes minimum lot size requirements, setbacks, building height, and other building restrictions.

7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.

The proposed use will conform to applicable County, Town and City of Madison comprehensive land use, neighborhood, neighborhood development, and special use are plans. Although located in the Town of Cottage Grove, the entire project area is located within City of Madison Extraterritorial Jurisdiction Boundary (June 2020). The Future Land Use Plan for the area indicates the project area for future commercial development and agricultural preservation.

8. If located in the Farmland Preservation Zoning (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1).

Section 10.220(1)(a) provides that in addition to the requirements and standards for conditional use permits in Section 10.101(7)(d), the zoning committee must find that the following standards are met before approving any conditional use permit in any Farmland Preservation Zoning District.

A. The use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district.

The use of the Site for solar generation is consistent with uses allowed by the Farmland Preservation Statute, Wis. Stat. §91.46(1)(f). The term "Utility Use" has been further defined by the Department of Agriculture, Trade and Consumer Protection with respect to farmland preservation and "includes facilities for the generation of electricity from sunlight..." See Wis. Admin. Code Department of Agriculture, Trade and Consumer Protection §ATCP 49.01(19). In addition to the promogulated rules by the Department of Agriculture, Trade and Consumer Protection described above that allow solar generation as a conditional use, the Project is consistent with the purpose of the FP-35 Farmland Preservation Zoning District for the following reasons:

- The Project will consider different low-growth seed mixes, including those that may be pollinator friendly for final site stabilization when the Project is complete. The final seed mix chosen will be consistent with best practices for similar solar projects.
- The Project will continue to support agricultural use through the introduction of the pollinator mix and remaining lands will continue to be available for other agricultural uses.
- The Project will not negatively affect and more likely will positively affect neighboring agricultural uses as a result of established pollinator-friendly plantings necessary for healthy crop production.
- The Project will be consistent with the future land use plan in maintaining the urban growth plans for the area and preserving these agricultural lands.

B. The use and its location in the Farmland Preservation Zoning District are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.

The proposed use and its location in the FP-35 District is reasonable and appropriate, considering alternative locations, as WPL requires a large undeveloped level area within its service territory and the proposed location is one of a limited number of sites in WPL's electric service territory that offers such characteristics. Solar, or Utility Use, is an approved Conditional Use in the FP-35. The Site's proximity to existing electrical distribution make it a cost-effective location for siting solar generation.

C. The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.

Solar projects generally do not spawn additional growth around them and will not contribute to the conversion of land around them. Instead, the Facility will enable preservation of the area and its continued and future use for agriculture.

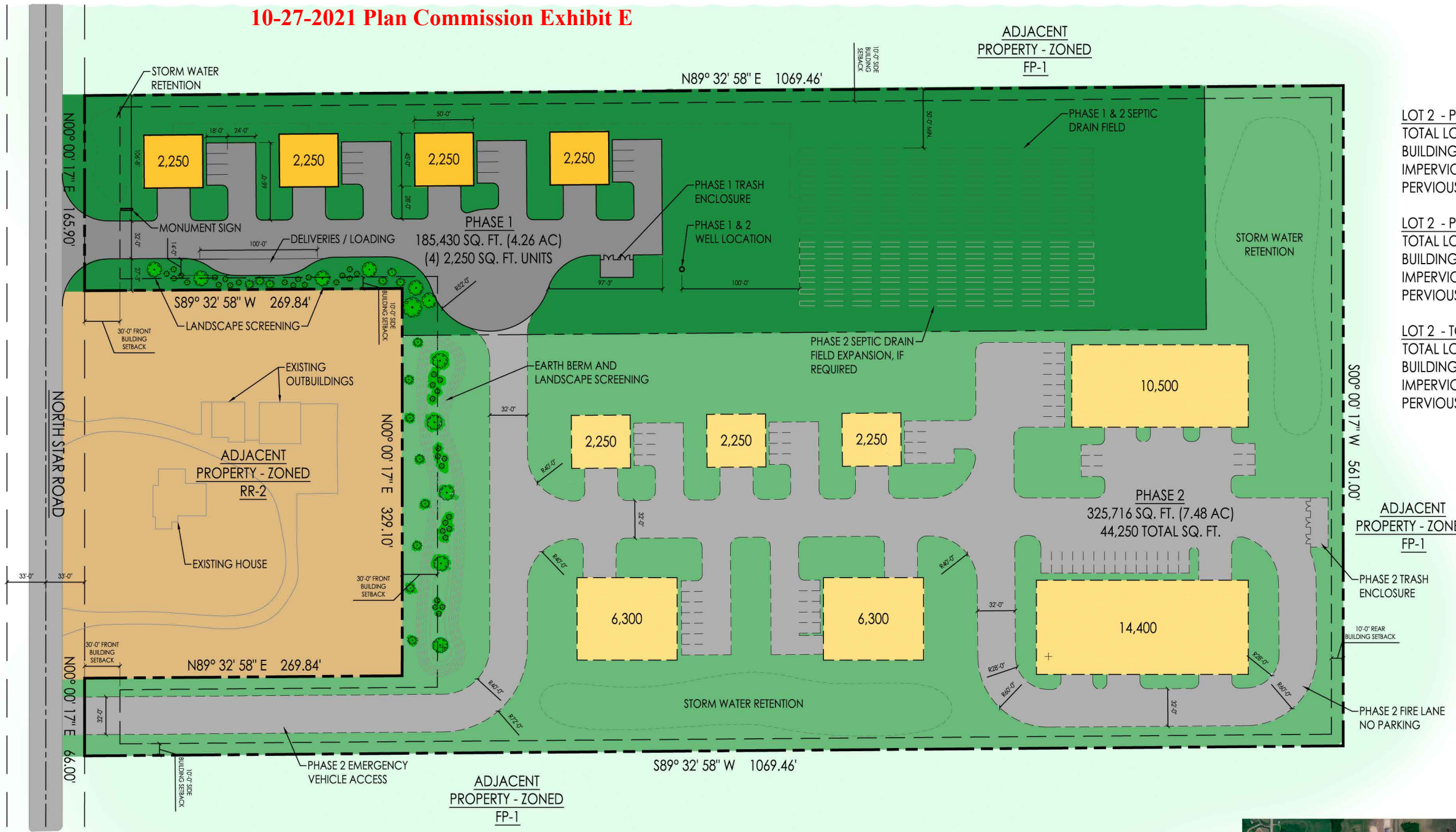
D. The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

The Facility will not limit or impact adjacent uses, including agricultural uses. Facilities of this size and nature tend to be sited on agricultural sites and/or adjacent to a variety of zoning districts. Solar lends itself to a compatible use in a variety of scenarios with no effect on adjoining uses.

E. Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.

The Facility is designed to minimize any disturbance to the agricultural land. The Facility uses a driven post solution which, when decommissioned, is easily removed from the site. In addition, all topsoil will remain on-site; minimal grading is required. At the end of the Facility's useful life, all components are removed, and the land returned to substantially the same condition as it was previously.

10-27-2021 Plan Commission Exhibit E



LOT 2 - PHASE 1 LOT COVERAGE

TOTAL LOT SIZE:	185,430 SQ. FT.
BUILDING FOOTPRINT TOTAL:	9,000 SQ. FT. 4.85%
IMPERVIOUS PAVING TOTAL:	35,056 SQ. FT. 18.91%
PERVIOUS AREA TOTAL:	141,374 SQ. FT. 76.24%

LOT 2 - PHASE 2 LOT COVERAGE

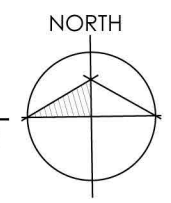
TOTAL LOT SIZE:	325,716 SQ. FT.
BUILDING FOOTPRINT TOTAL:	44,250 SQ. FT. 13.59%
IMPERVIOUS PAVING TOTAL:	100,258 SQ. FT. 30.78%
PERVIOUS AREA TOTAL:	181,208 SQ. FT. 55.63%

LOT 2 - TOTAL LOT COVERAGE

TOTAL LOT SIZE:	511,146 SQ. FT.
BUILDING FOOTPRINT TOTAL:	53,250 SQ. FT. 10.42%
IMPERVIOUS PAVING TOTAL:	135,314 SQ. FT. 26.47%
PERVIOUS AREA TOTAL:	322,582 SQ. FT. 63.11%

A1 PROPOSED SITE PLAN - PHASE 1 & 2
 SCALE: 1" = 100' - 0" 9.14.21

- NOTES:**
1. ALL SITE INFORMATION AND DIMENSIONS FROM DOCUMENT PREPARED BY LICENSED LAND SURVEYOR DATED MARCH 27th 2020.
 2. FINAL WELL AND SEPTIC LOCATION AND SIZING TO BE DETERMINED AFTER SOIL TESTING.
 3. ALL SITE LIGHTING TO BE DARK SKY COMPLIANT BUILDING MOUNTED WITH FULL CUT OFFS.



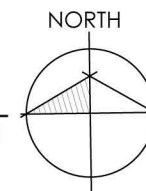
SITE LOCATION MAP

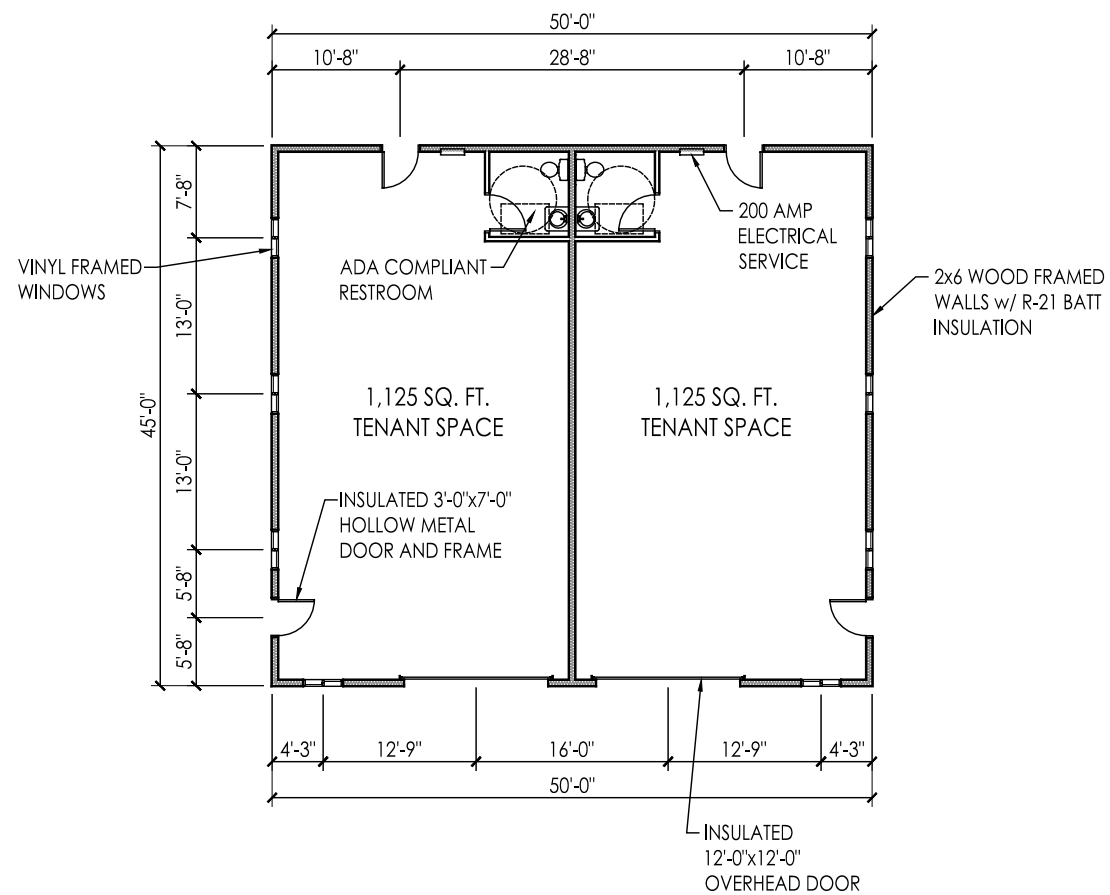
LOT 2 - PHASE 1 LOT COVERAGE	
TOTAL LOT SIZE:	185,430 SQ. FT.
BUILDING FOOTPRINT TOTAL:	9,000 SQ. FT. 4.85%
IMPERVIOUS PAVING TOTAL:	35,056 SQ. FT. 18.91%
PERVIOUS AREA TOTAL:	141,374 SQ. FT. 76.24%



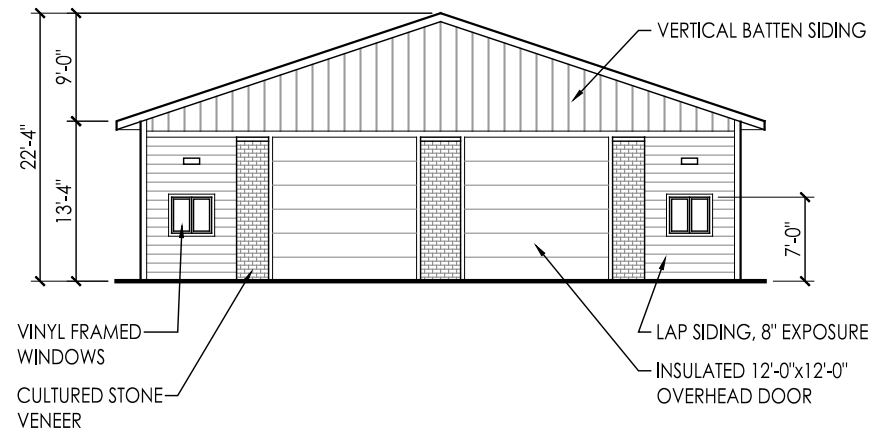
A2 PROPOSED SITE PLAN - PHASE 1
 SCALE: 1" = 50' - 0" 9.14.21

- NOTES:
 1. ALL SITE LIGHTING TO BE BUILDING MOUNTED WITH FULL CUT-OFF.

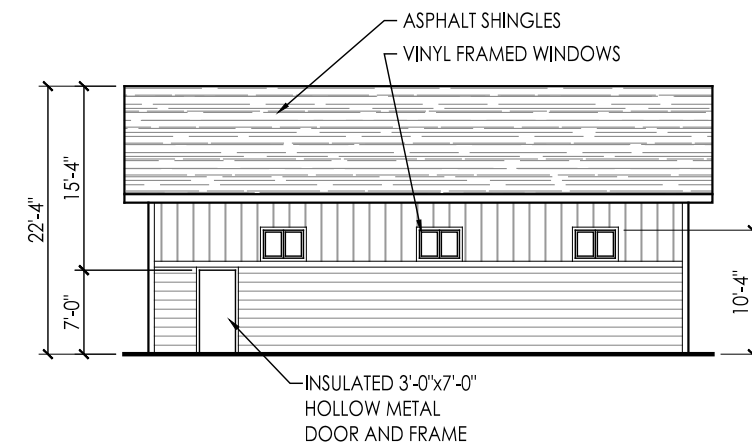




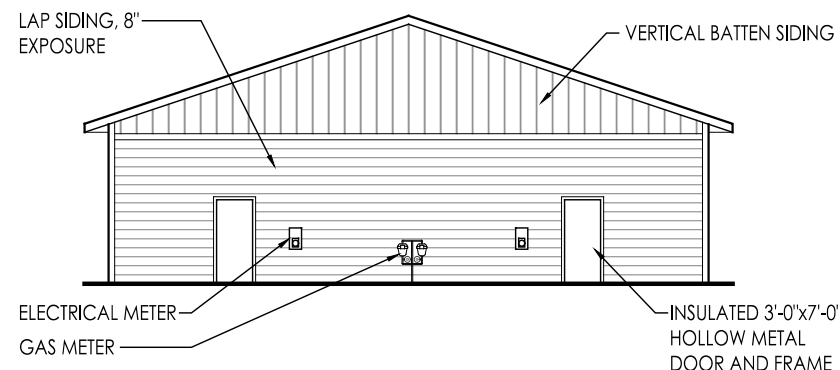
TYPICAL UNIT LAYOUT



TYPICAL FRONT ELEVATION



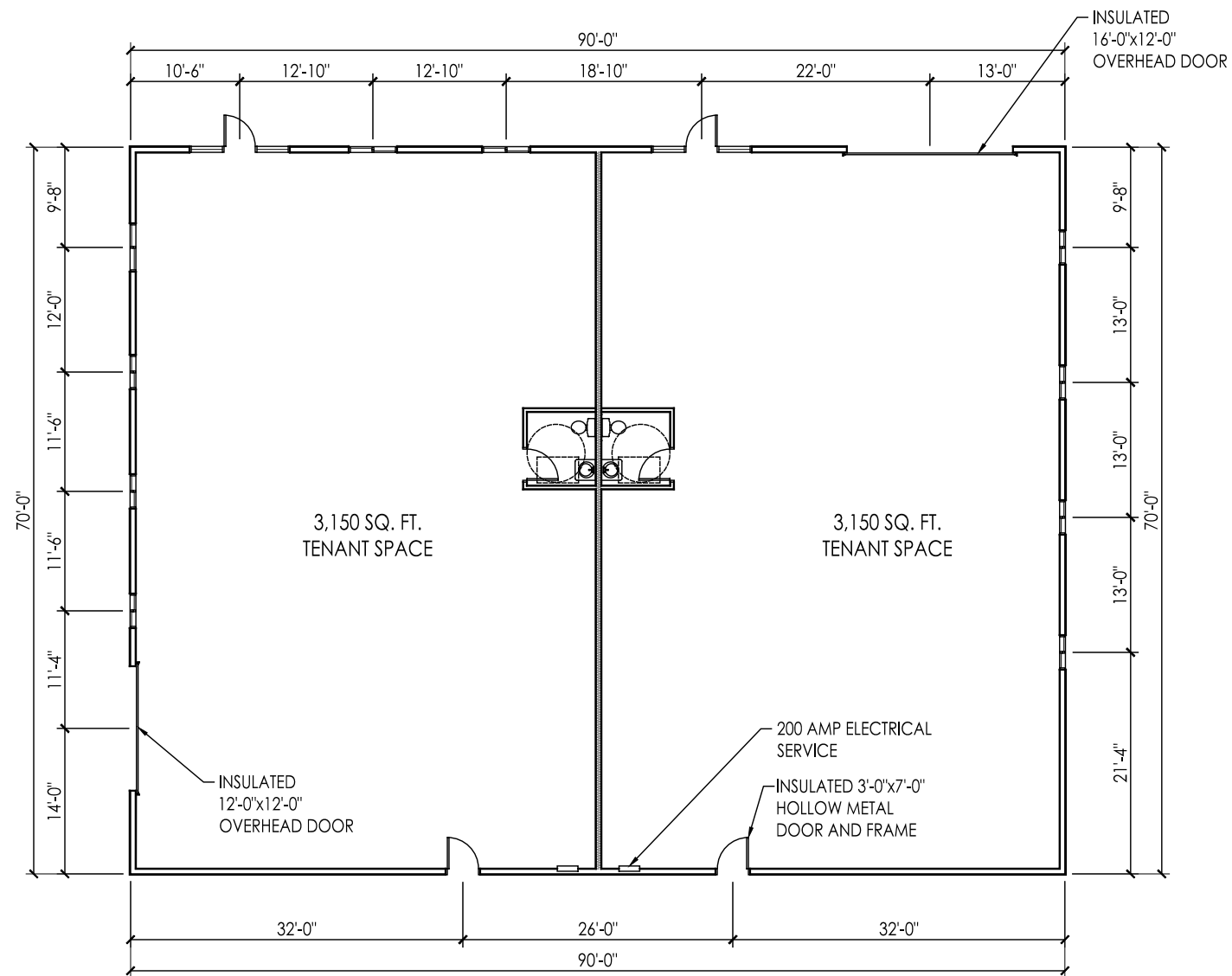
TYPICAL SIDE ELEVATION



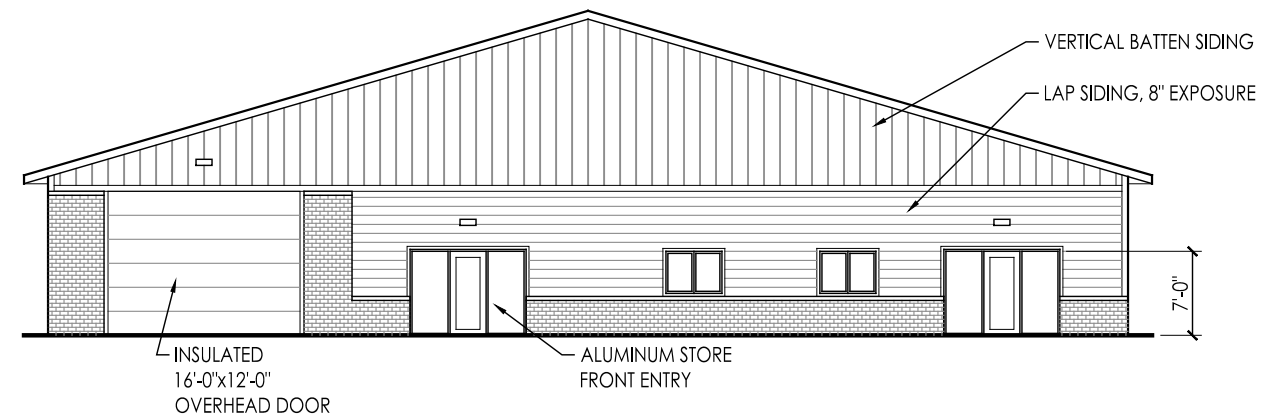
TYPICAL REAR ELEVATION

A3 PRELIMINARY 2,250 SQ. FT. BUILDING LAYOUT AND ELEVATIONS

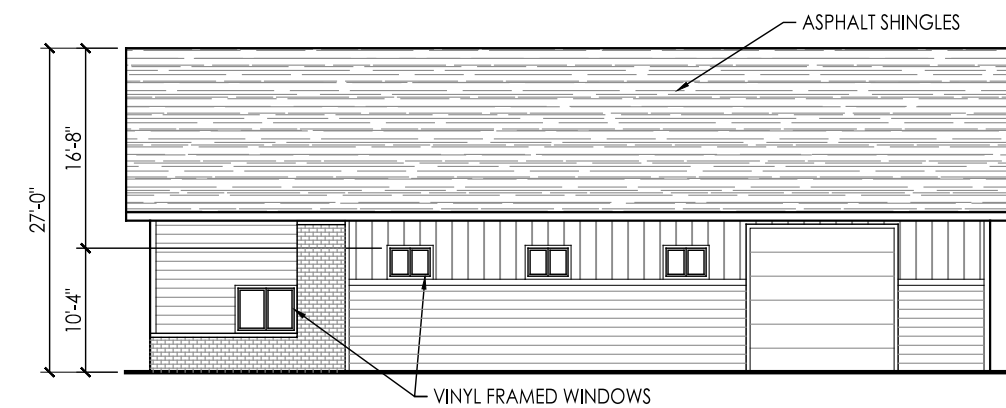
9.14.21



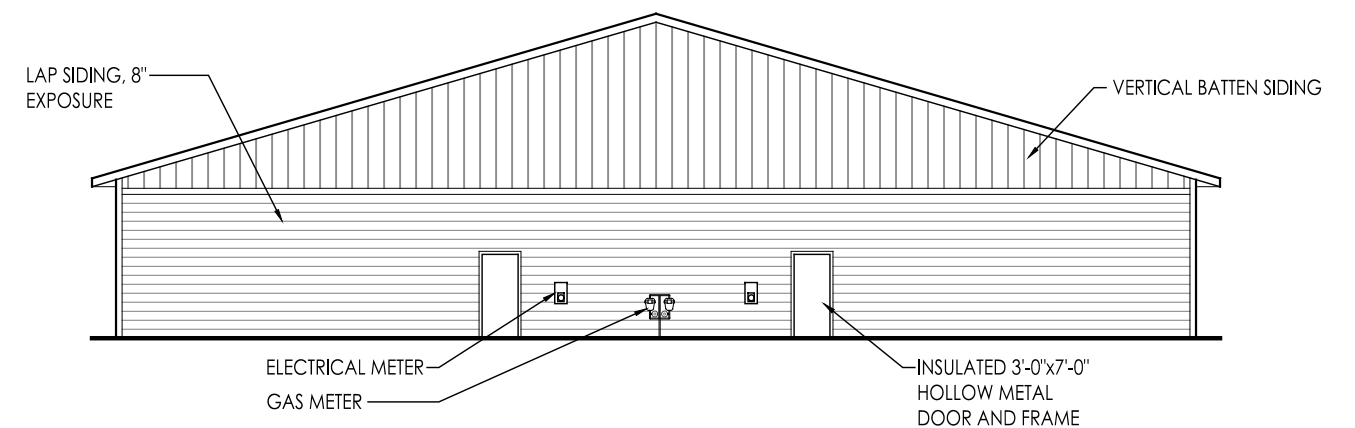
TYPICAL UNIT LAYOUT



TYPICAL FRONT ELEVATION



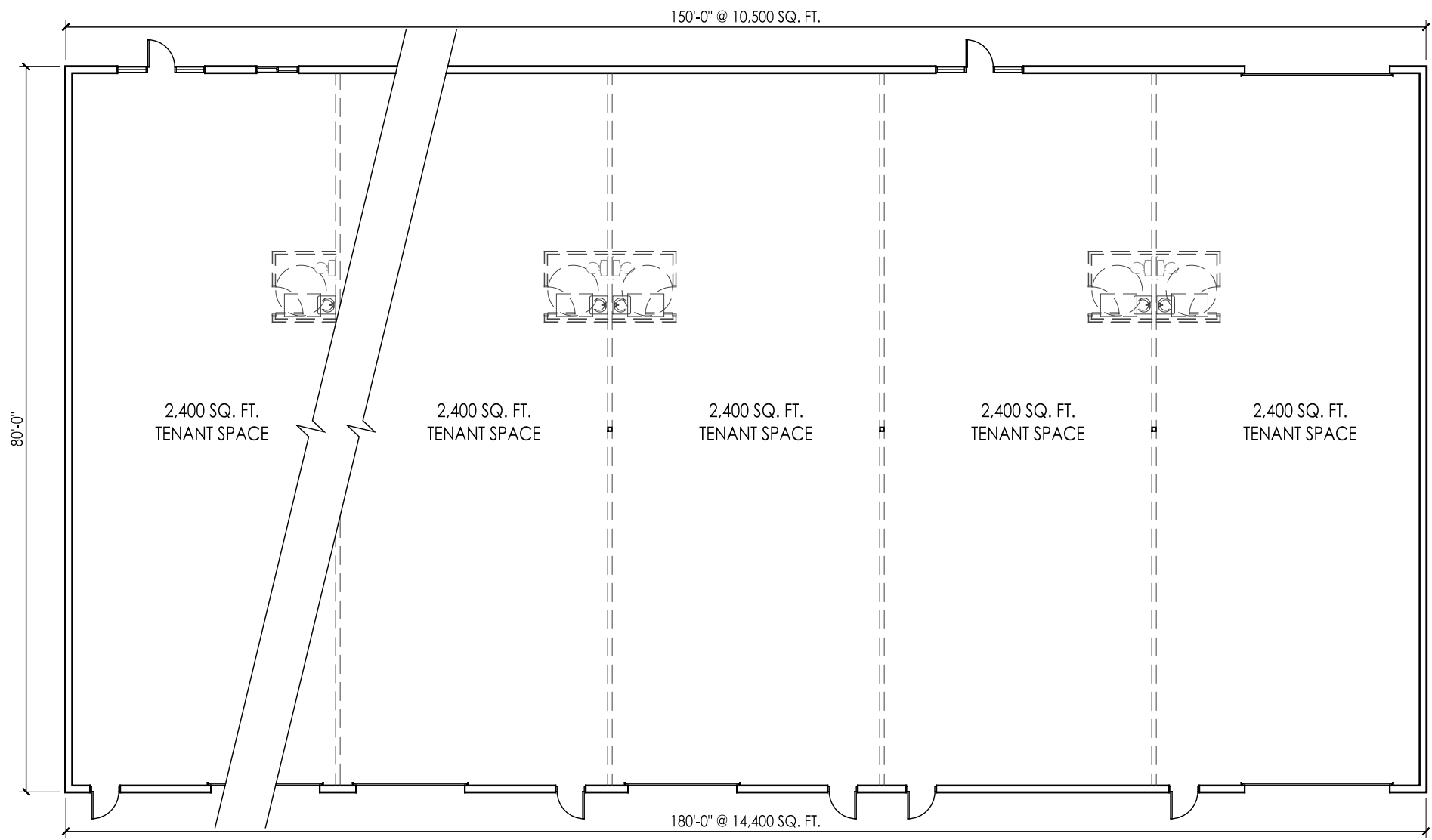
TYPICAL SIDE ELEVATION



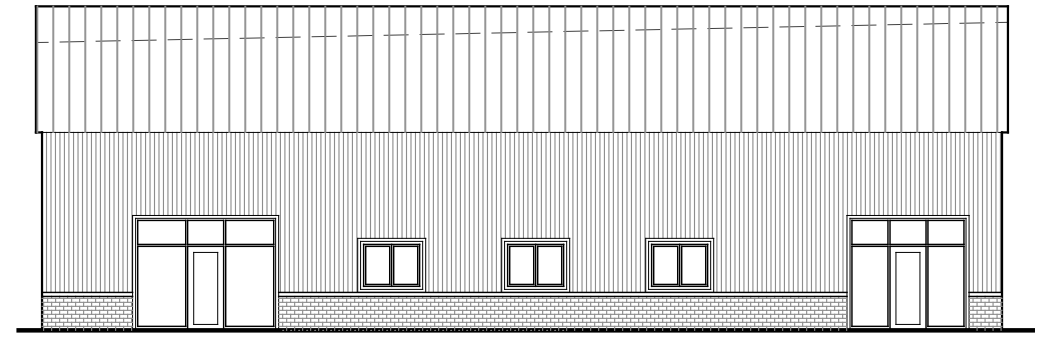
TYPICAL REAR ELEVATION

A4 PRELIMINARY 6,300 SQ. FT. BUILDING LAYOUT AND ELEVATIONS

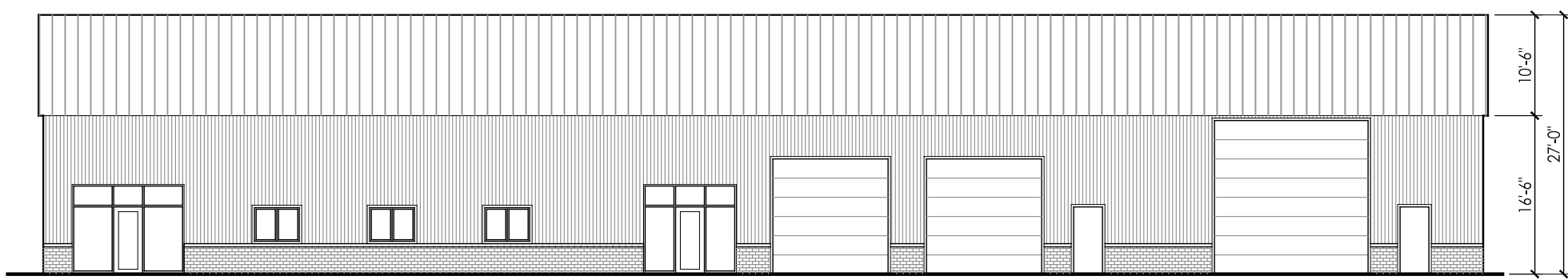
9.14.21



PRELIMINARY UNIT LAYOUT



PRELIMINARY SIDE ELEVATION

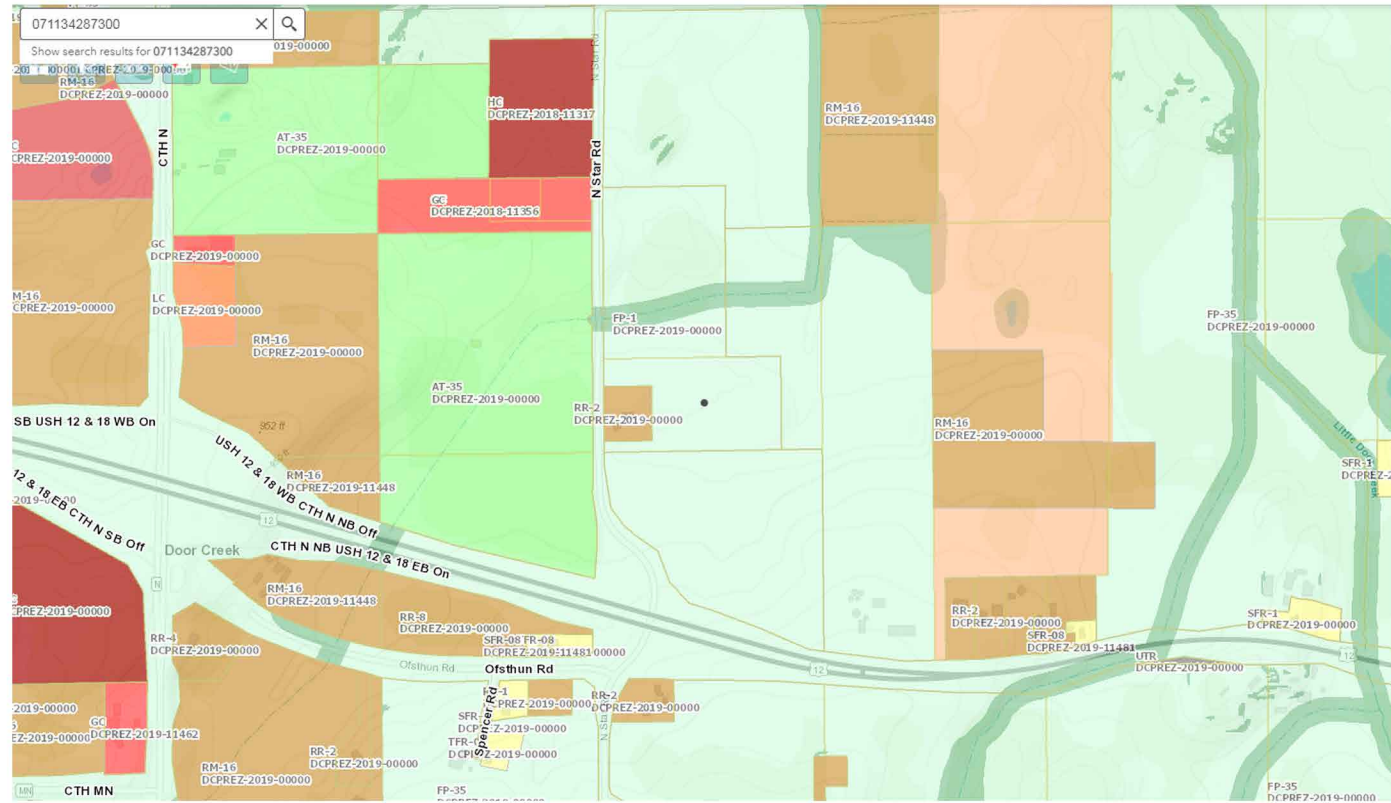


PRELIMINARY FRONT ELEVATION

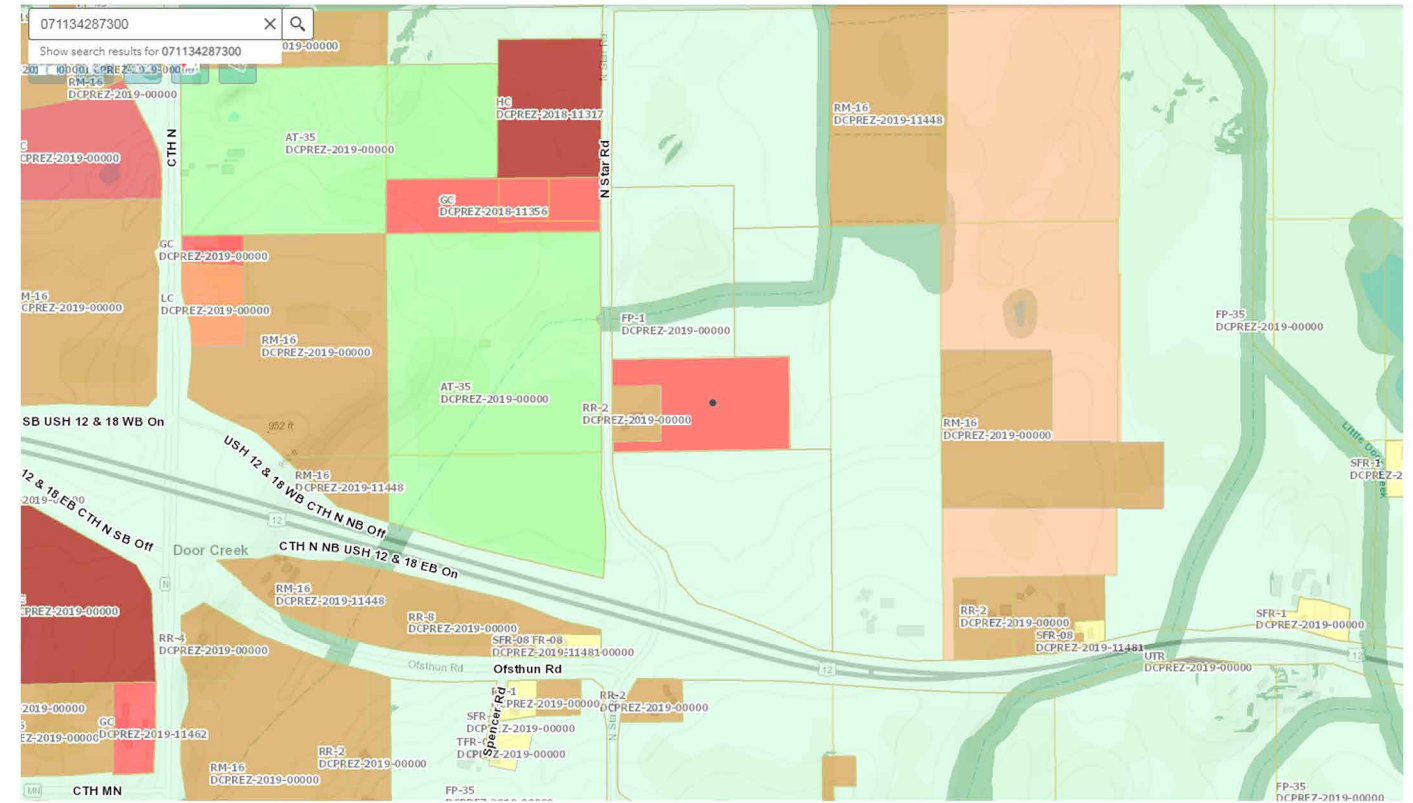
A5 PRELIMINARY 10,500 & 14,400 SQ. FT. BUILDING LAYOUT AND ELEVATIONS

9.14.21





EXISTING ZONING MAP



PROPOSED ZONING MAP

ZONING MAP KEY	
FARMLAND PRESERVATION	
AGRICULTURAL TRANSITION	
GENERAL COMMERCIAL	
HEAVY COMMERCIAL	
RURAL RESIDENTIAL and RURAL MIXED USE	
ACTIVE MINERAL EXTRACTION SITE	
RESOURCE PROTECTION CORRIDORS	

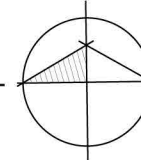
A6

EXISTING AND PROPOSED ZONING MAP

SCALE: N.T.S.

9.14.21

NORTH



TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
NOVEMBER 24, 2021

- 1) Notice of meeting was posted at the Town Hall, and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Dave Muehl, Jerry Meylor, Troy Eickhoff, Mark Kudrna and Mike Klinger all in attendance. Clerk Kim Banigan took minutes
- 2) Hampton called the meeting to order at 7:00 P.M.
- 3) Approve minutes of previous meetings: **MOTION** by Anders/Meylor to approve the minutes of the October 27, 2021 Public Hearing and Plan Commission meeting as printed. **MOTION CARRIED 6-0-1** (Kudrna abstained).
- 4) Public Concerns: None.
- 5) Paul Vitucci, applicant, Oremus 3447 LLC, landowner – seeking site approval for an indoor storage facility on Parcel 0711-284-7511-0 (6 acres west of 3447 North Star Road): Mr. Vitucci explained that he is the owner of Redline Watersports in McFarland, which is a full-service dealership offering boat sales, service and storage. He has purchased North Star Investments Condominium Unit #3, with an option on Unit #2, and hopes to build a phased passive storage facility to store winterized boats on trailers. Only employees of the boat dealership would be on the property. He had provided a detailed site plan prepared by Quam Engineering (Exhibit A). Fire Chief Nick Archibald had provided a written list of concerns (Exhibit B) but got called away to an emergency before he could comment. Travis Leeser of Cleary Buildings was also present, and addressed the first item on the Fire Chief's list regarding access to the north ends of the buildings which are more than 150 feet from fire department access roads as required by NFPA 1 2012 18.2.63.2.2. Leeser said the 198-foot length of the buildings is to maximize storage capacity of the lot. They plan to build buildings 5, 6, and 7 initially, then 8, 9 and 10, which are on Unit #2, in a later phase. Building 10 may be used for boat maintenance eventually since it would have the easiest access to utilities. Each building is under 12,000 square feet to avoid fire suppression requirements (Chief Archibald's fifth concern). There is 20 feet between the buildings that will be flat and grass covered. He said they could make wider, shorter buildings, but that would leave too much unusable space on the south end of the property and less boat storage capacity. He did not think there would be much that could cause a fire, other than electrical in the buildings, however Mr. Vitucci did affirm that the boats would be stored with fuel. Leeser said they could possibly extend gravel a short distance between the buildings, although, that might not fit with the stormwater management plans. Aaron Falkosky of Quam Engineering was online, and thought 48 feet of gravel between every other building might be doable. Anders said he is not willing to deviate from the recommendations of the Fire Chief. Kudrna said he saw no reason to take fire trucks between buildings, that the fire trucks carry plenty of hose. Falkosky then addressed Chief Archibald's second and third concerns regarding driveway width and turn-around. He thought it should be possible to increase the minimum width to 20 feet, with a hammerhead at the west end. In response to Chief Archibald's fourth question, Leeser said the surface could be designed for a minimum load of 58,000, probably using crushed asphalt. Falkosky went on to describe phase 1, which would include buildings 5, 6 and 7 and the two ponds for stormwater. They have already received DNR approval for the stormwater facilities, and are addressing minor comments from the County. Leeser showed renderings of the buildings. Each would have one door on the south end, and fire doors as required. There would be no large doors on the north ends. The color scheme would be brown/tan to blend into the environment. Building peaks would be at 24-25 feet with roofs at a 4/12 pitch, eaves at 16-17 feet. The only parking will be the legally required handicapped spot in front of each building. Lighting will be on the front of each building, downward facing and just enough to see when moving boats in and out of the buildings. There would be no signage and no outdoor storage. Hampton asked about landscaping, Leeser said there is not much room for any, that all trees on the site would be removed to make room for the ponds, and asked what exactly the Town is looking

TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
NOVEMBER 24, 2021

for? Hampton said they must provide a screen between neighboring properties. Anders suggested eliminating one building to make room for landscaping buffers. **MOTION** by Hampton/Anders to table until the next meeting for plans for a hammerhead turn-around, landscape plans and building materials and colors. **MOTION CARRIED 7-0.**

- 6) Thomas M and Julia A Willan, applicants and landowners – application for rezone of parcel 0711-072-9971-5 (2.1 acres at 4407 Vilas Hope Road) from RR-2 to FP-B: Thomas and Julia Willan were both in attendance. Mr. Willan stated that they are looking to rezone back to agricultural. Once FP-B zoning is granted, they will choose from the permitted uses, they were not looking for any of the conditional uses at this time. When they purchased the property, it was zoned AG-1, albeit sub-standard due to the small lot size. They subsequently rezoned to A-2, which was converted to RR-2 by the County's 2018 comprehensive revision of their zoning ordinance, even though they had expressed their preference to remain in an agricultural zoning district. They want to get back to what they originally bought the land for, which they did not explicitly identify, only stated they cannot do it under residential zoning. Their property is in the Ag Preservation area of the Town, but is not eligible for the other farm preservation zoning districts: FP-1 does not allow a residence, and they don't have the 35 acres required for FP-35. Hampton suggested the Town may want to disallow some of the permitted uses, and asked which of the permitted uses they are looking for. Mr. Willan said that the Town cannot legally eliminate any of the permitted uses. Mrs. Willan said they firmly believe in farmland preservation, and at their age, they are not looking at doing anything substantial. She said she did not need to name a specific use, but what they would want to do would fall within the permitted uses. Hampton suggested tabling the matter to find out from the Town Attorney whether the Town can restrict permitted uses or not. Mrs. Willan then asked which ones he would like to restrict. Hampton gave large animal boarding as an example. The Willans said they would not want to do that, and believed other regulations would prevent or limit it anyway. Discussion regarding other permitted uses included thoughts that a cell tower probably could not go there due to fall zone from other towers, and a statement from Mr. Willan that his barn is not big enough for seasonal storage of vehicles. He said they will write a business plan once they get the agricultural zoning, and if it requires a CUP, they will then apply for one. Hampton asked about farm-related exhibitions, Mr. Willan said he might want to have an exhibit/open house of ag buildings, but Mrs. Willan said it would be less than 11 days per year, and Mr. Willan said they knew they would have to contact the County if more than 200 people would attend. Eickhoff was concerned that while the Willans may not be interested in some of the permitted uses that cause concern to the Plan Commission, there was no telling what the next owner might want to do. He said he felt it could be up for negotiation if the Town could limit which permitted uses to allow. Mr. Willan said he doesn't plan to do anything to interfere with anything in the area. He gave an example of when a family wedding was held there and they hired parking valets for offsite parking. **MOTION** by Muehl/Kudrna to recommend approval of rezoning the 2.1-acre parcel from RR-2 to FP-B. **MOTION CARRIED 7-0.**
- 7) Dane County Solar, LLC, applicant, Dane County, Landowner: Revised site plan for a solar facility Conditional Use Permit on parcels 0711-302-9501-0, 0711-301-9040-3, 0711-302-8000-2, 0711-302-8500-7, 0711-193-9720-2, 0711-193-9350-0 along County AB and Hope and Femrite Roads: Bill French from SunVest Solar (dba Dane County Solar, LLC) was present virtually requesting approval for a slightly different footprint for the solar facility approved last month. He gave two reasons for the request: 1) Dane County would like to relocate panels further away from the farmstead at the east end of Luds Ln. to allow for other uses, and 2) the 550-watt panels (made in China) in the original plan are not available, instead they have found 445-watt panel assembled in the USA. This would require additional land to meet the Renewable Energy Requirements of the County, and reduce the output of the system from 22 MW ac to 17.32 MW ac, which is the minimum size to meet county requirements. The footprint would grow from

TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
NOVEMBER 24, 2021

108.7 to 113 acres, and shift slightly to the east, further away from Hope Lutheran Church (Exhibit C). The County would also prefer an 8' knot fence rather than a 7' chain link fence as originally presented.

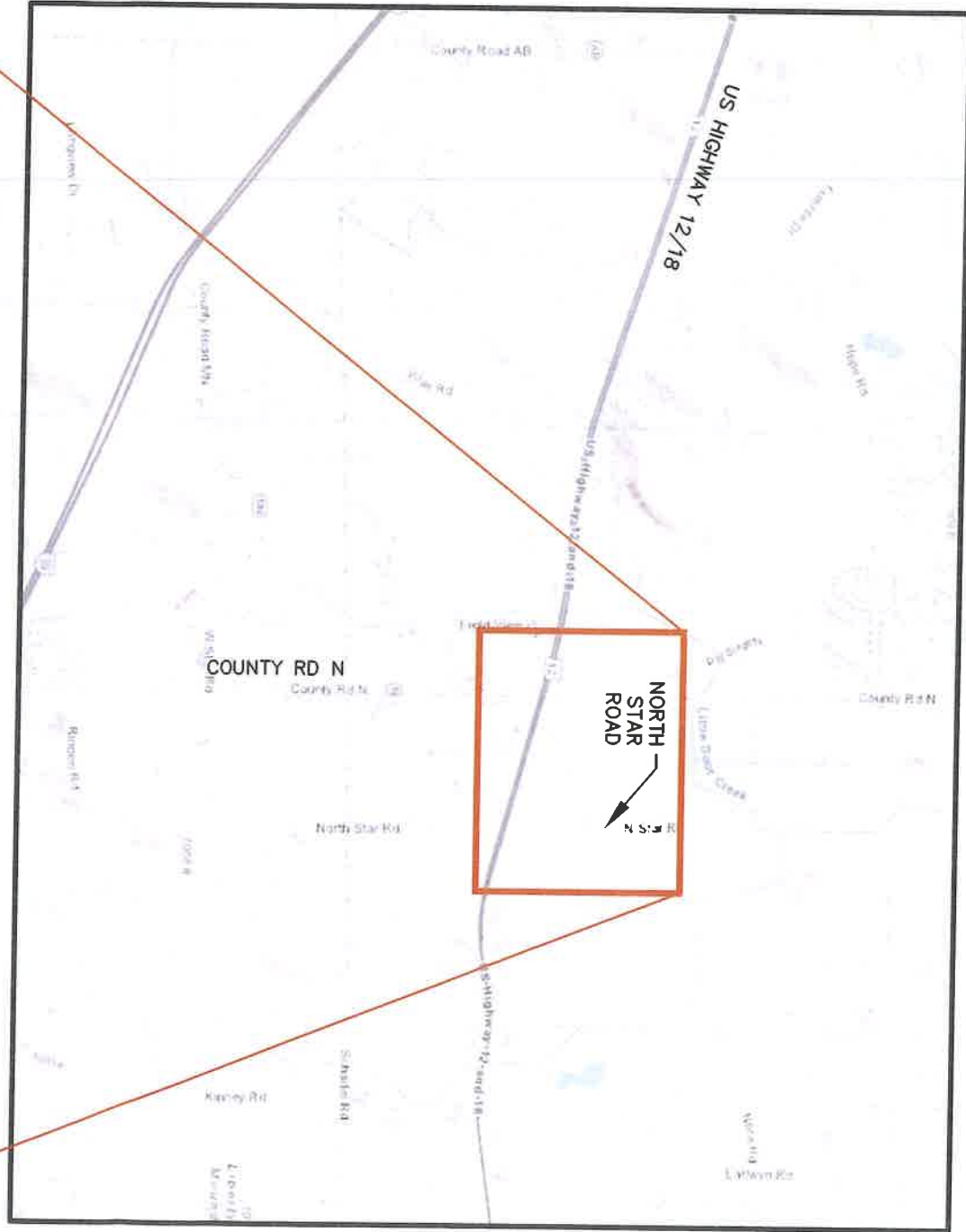
Hampton asked why the Town should allow the lower wattage panels, which require more land and produce less electricity, especially given the likelihood that the County will increase its energy consumption over the 30-year lifetime of the project. French said Dane County Solar, LLC is contractually bound to produce power by the 4th quarter of 2022. Anders wondered what the rationale is for the knot fence, French said appears less obtrusive and allows small animals to pass through. **MOTION** by Anders/Klinger to table until December 22nd for information from or presence of someone from the County to say if any flexibility will be offered in the contractual deadline for power production to allow for the higher wattage panels to be obtained. **MOTION CARRIED 7-0.**

- 8) **ADJOURNMENT: MOTION** by Klinger/Meylor to adjourn. **MOTION CARRIED 7-0.** The meeting was adjourned at 9:10 P.M.

Submitted by: Kim Banigan, Clerk
Approved 12-22-2021

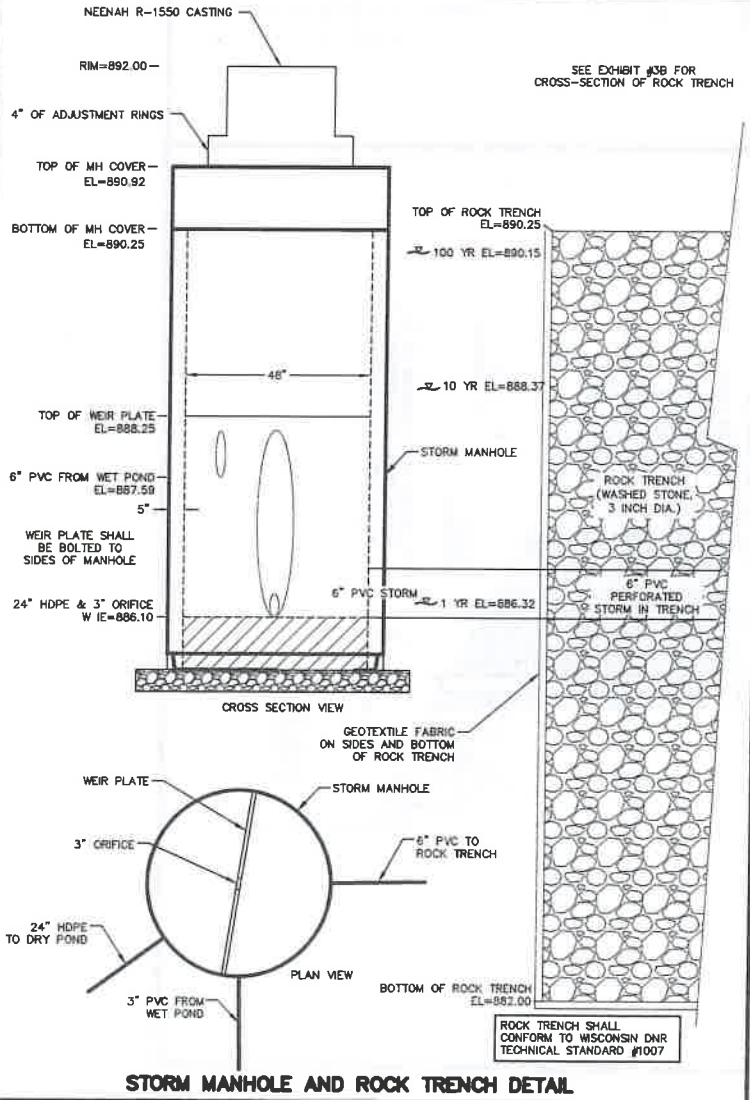
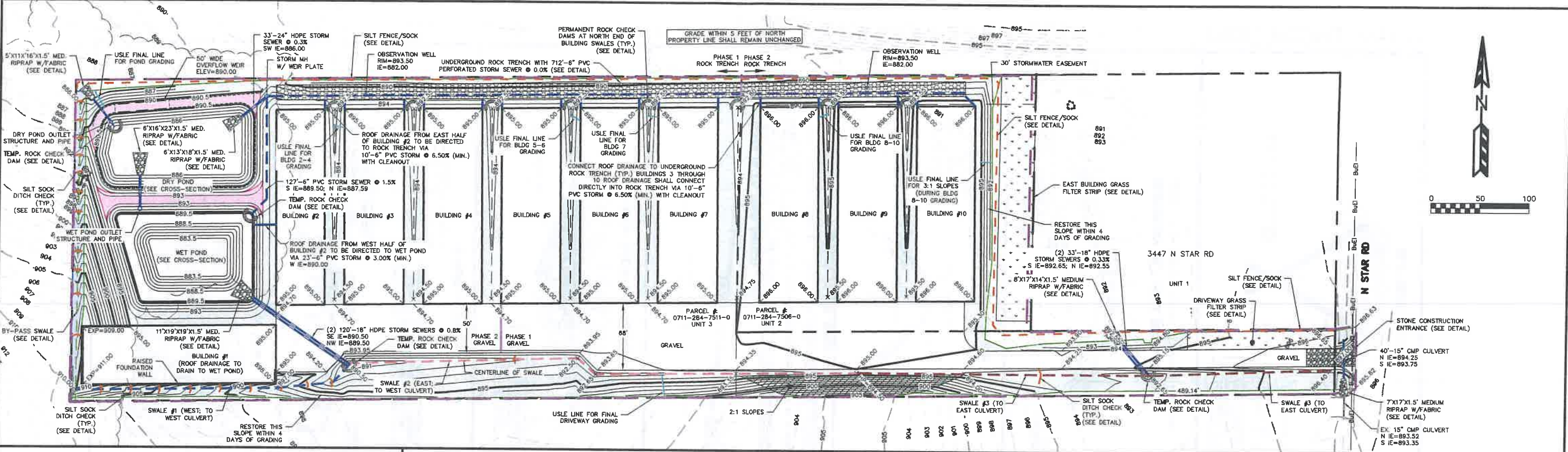
EXHIBIT A

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750



LOCATION MAP
EXHIBIT #1





EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC STREETS SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 UNLESS NOTED.
 ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
 PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 NOVEMBER 15 - 30, 2021
 NOVEMBER 15 - DECEMBER 15, 2021
 NOVEMBER 22 - DECEMBER 7, 2021
 DECEMBER 7, 2021 - MAY 15, 2022
 MAY 15 - SEPTEMBER 15, 2022
 MAY 19, 2022
 MAY 15 - JUNE 1, 2023
 JUNE 1 - SEPTEMBER 15, 2023
 JUNE 7, 2023
 MAY 15 - JUNE 2, 2024
 JUNE 2 - SEPTEMBER 1, 2024
 JUNE 4, 2024
 MAY 15 - JUNE 1, 2025
 JUNE 1 - AUGUST 15, 2025
 JUNE 2, 2025

INSTALL EROSION CONTROL DEVICES ADJACENT TO DRIVEWAY. GRADE FIRST 900 FEET OF DRIVEWAY UP TO BUILDING #5 AND ADJACENT SWALE, INSTALL DRIVEWAY CULVERTS, AND RESTORE PREVIOUS DISTURBED AREAS.
 INSTALL EROSION CONTROL DEVICES ADJACENT TO PONDS & PHASE 1 ROCK TRENCH, GRADE POND AREAS AND WEST BYPASS SWALE, INSTALL POND OUTLET STRUCTURES AND PIPES, PHASE 1 ROCK TRENCH, AND RESTORE PREVIOUS DISTURBED AREAS.
 GRADE BUILDING PADS FOR BUILDINGS #5-7 AND ADJACENT SWALES.
 CONSTRUCT BUILDING 7 AND RESTORE DISTURBED AREAS.
 CONSTRUCT BUILDINGS #5 AND #6 AND RESTORE DISTURBED AREAS.
 APPLY TEMPORARY MULCH, WOODCHIPS, OR TARP TO DISTURBED AREAS ADJACENT TO BUILDINGS #5 AND #6.
 GRADE BUILDING #2-4 PADS, ADJACENT GRAVEL AREAS, AND SWALES.
 CONSTRUCT BUILDINGS #2-4, RAISE ROCK TRENCH TO PROPOSED GRADE NORTH OF BUILDINGS, INSTALL THE TWO 18" HDPE CULVERTS TO WET POND, AND RESTORE DISTURBED AREAS.
 APPLY TEMPORARY MULCH, WOODCHIPS, OR TARP TO DISTURBED AREAS ADJACENT TO BUILDINGS #2-4.
 INSTALL EROSION CONTROL DEVICES ADJACENT TO BUILDINGS #8-10 AND GRADE BUILDING PADS FOR BUILDINGS #8-10.
 CONSTRUCT BUILDINGS #8-10, INSTALL PHASE 2 ROCK TRENCH, AND RESTORE DISTURBED AREAS.
 APPLY TEMPORARY MULCH, WOODCHIPS, OR TARP TO DISTURBED AREAS ADJACENT TO BUILDINGS #8-10.
 GRADE BUILDING PAD FOR BUILDING #1 AND ADJACENT SOUTH SWALE.
 CONSTRUCT BUILDING #1 AND RESTORE DISTURBED AREAS.
 APPLY TEMPORARY MULCH, WOODCHIPS, OR TARP TO DISTURBED AREAS ADJACENT TO BUILDING #1.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0176 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

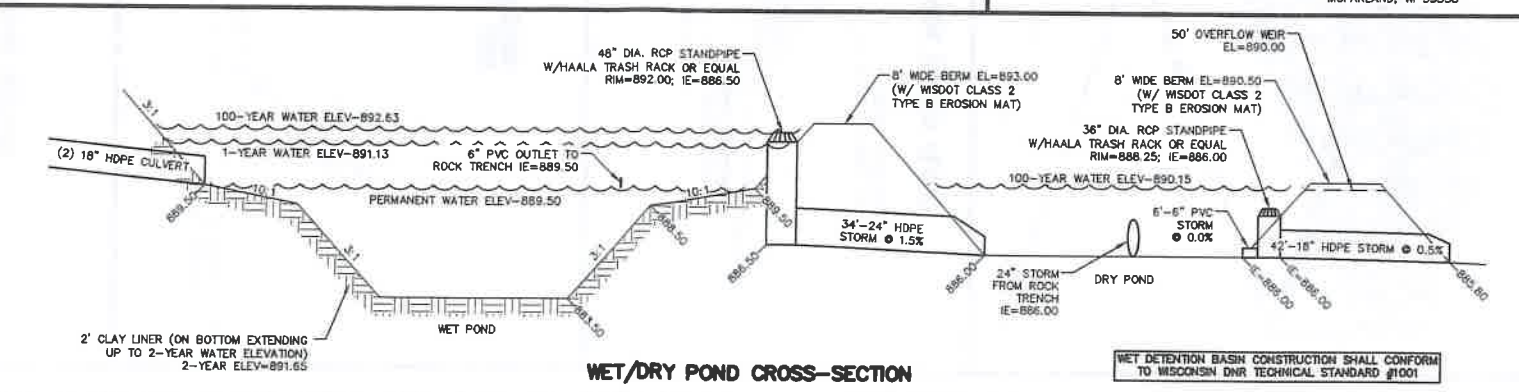
RESTORATION NOTES:
 RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL PER DADE COUNTY PRESCRIPTIVE COMPLIANCE. SLOPES GREATER THAN 33% SHALL BE RESTORED WITHIN 30 DAYS OF DISTURBANCE.
 ALL PREVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PREVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS EXCEPT DRY POND BOTTOM AND WET POND SIDESLOPES. DRY POND BOTTOM AND WET POND SIDESLOPES SHALL BE RESTORED WITH WET PRAIRIE SEED MIX SUPPLIED BY AGROCOL OR EQUIVALENT. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8% FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.
 SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 1 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 1. SEED SHALL NOT BE PLACED ON TOP OF SNOW.
OWNER:
 NORTH STAR ROAD INVESTMENTS LLC
 714 WEALD BRIDGE ROAD
 COTTAGE GROVE, WI 53527
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: AARON FALKOWSKY
 4604 SIGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

LEGEND:

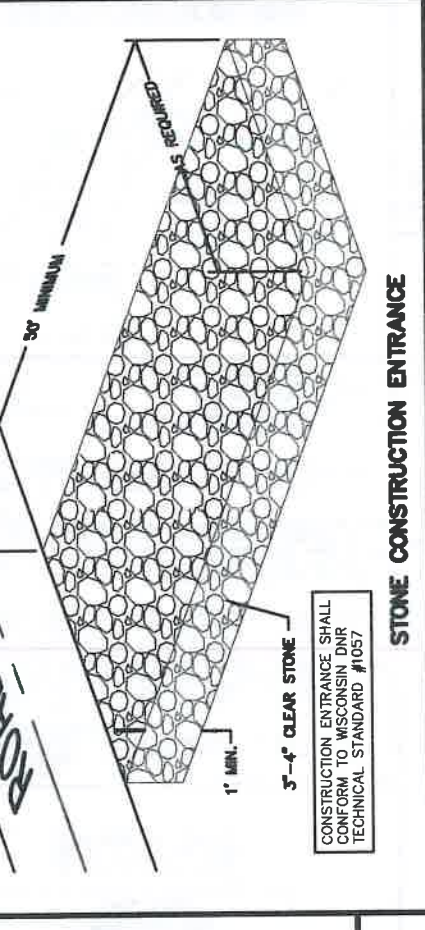
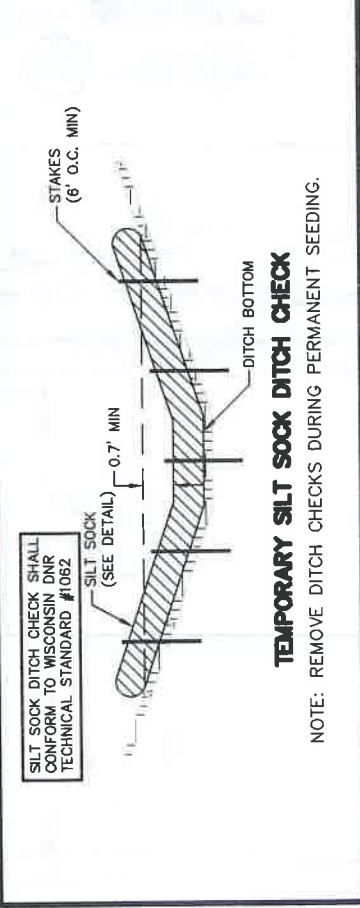
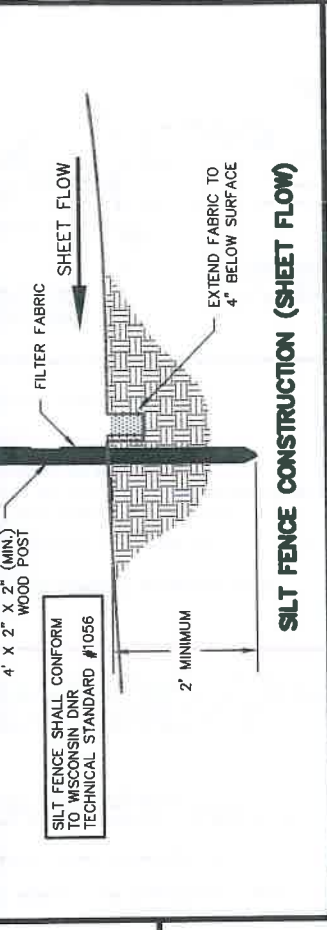
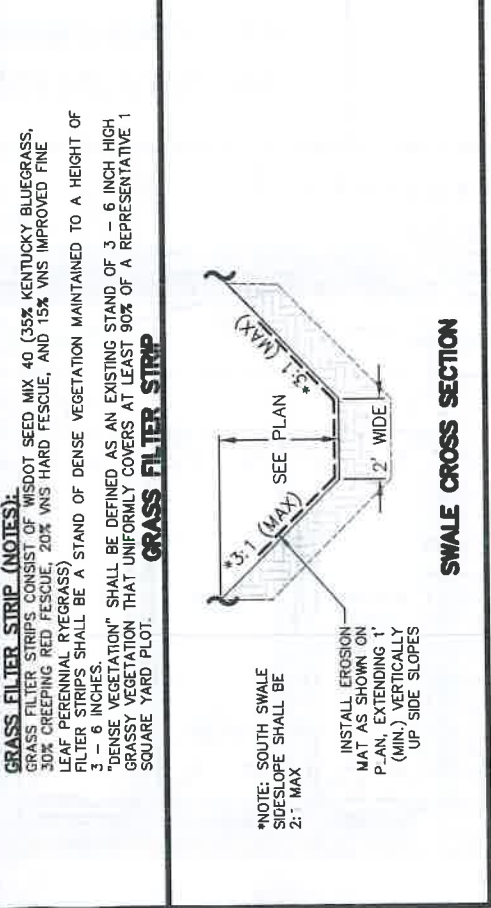
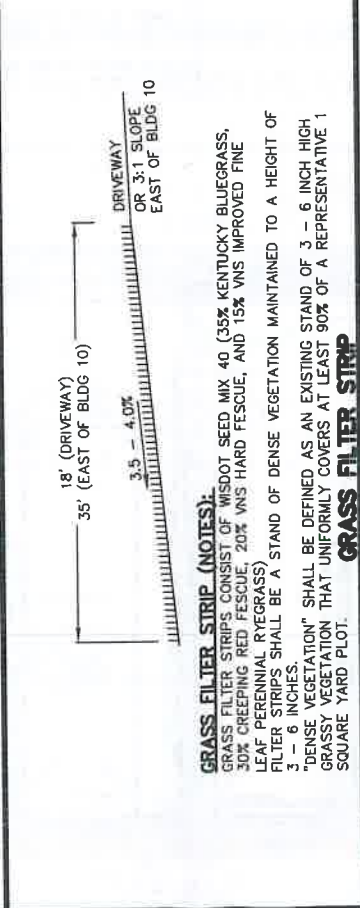
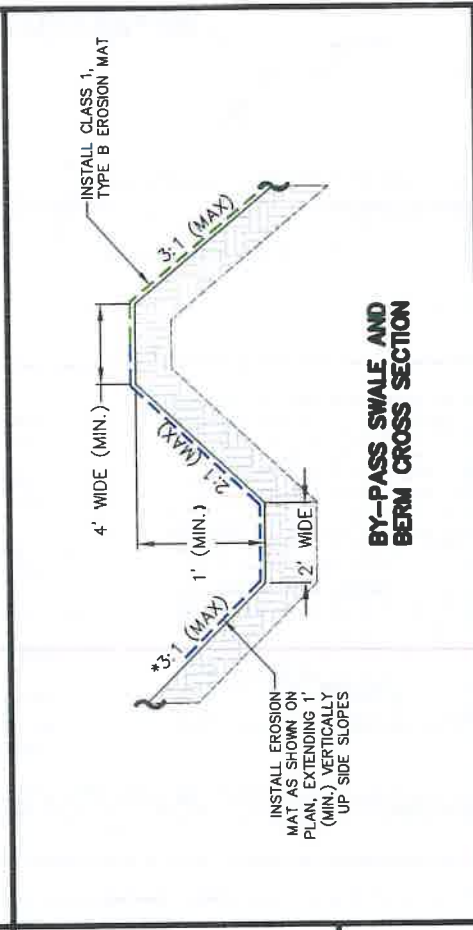
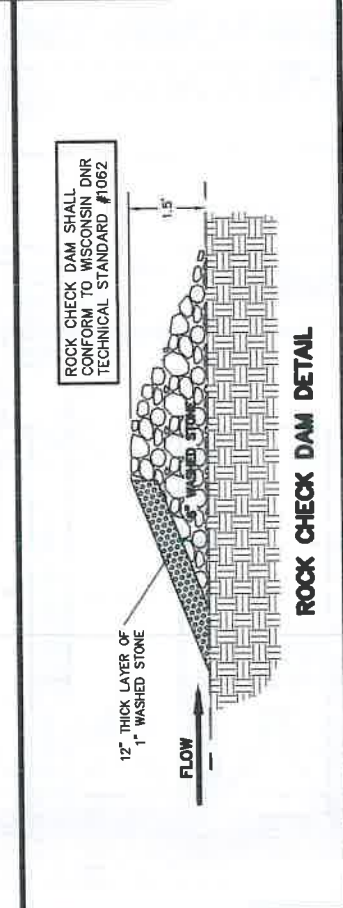
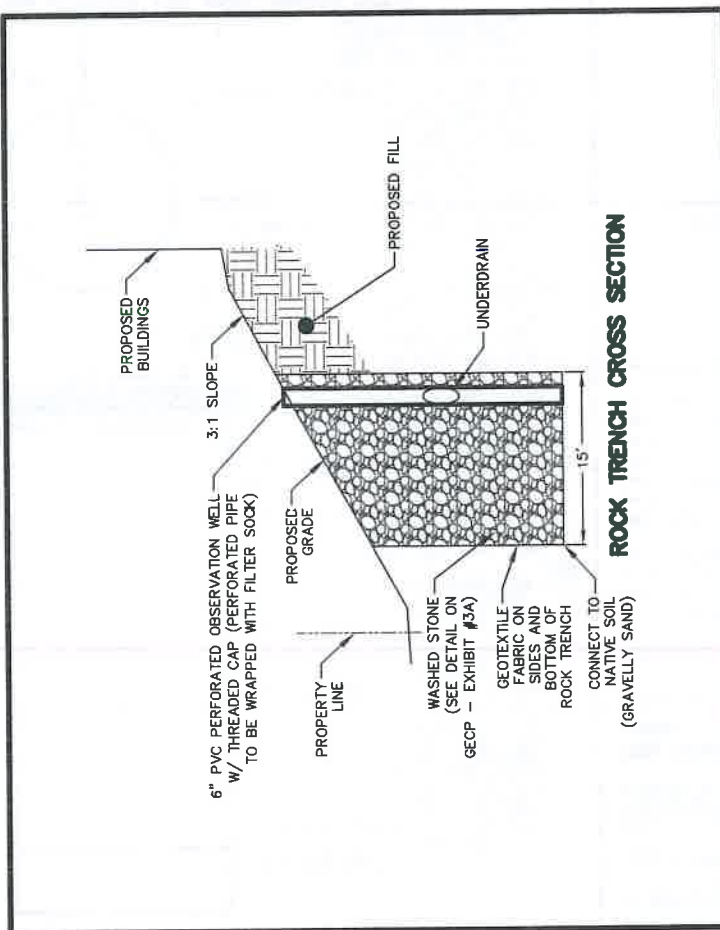
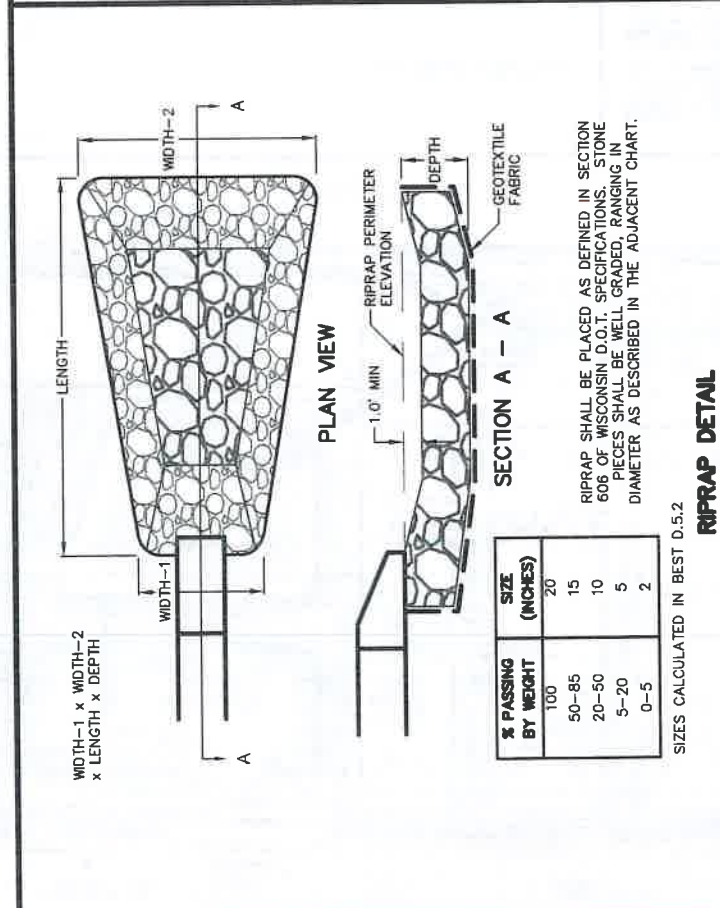
- 899 - EXISTING MINOR CONTOUR
- 900 - EXISTING MAJOR CONTOUR
- 899 - PROPOSED MINOR CONTOUR
- 900 - PROPOSED MAJOR CONTOUR
- 895.15 - PROPOSED SPOT ELEVATION
- --- PROPOSED STORM SEWER
- - - - SILT FENCE OR SOCK
- - - - DISTURBED LIMITS (340,000 SF)
- 2:1 SLOPES
- INSTALL WISDOT CLASS 1 TYPE B EROSION MATTING.
- INSTALL WISDOT CLASS 2 TYPE B EROSION MATTING.
- INSTALL WISDOT CLASS 1 TYPE B EROSION MAT OVER CLASS 3 TYPE C EROSION MAT.

DETENTION AREA PEAK ELEVATIONS

STORM	WET	DRY	ROCK TRENCH
1-YR	891.85	886.11	884.03
2-YR	892.06	886.5	884.51
10-YR	892.42	888.46	886.43
100-YR	892.65	890.16	889.96

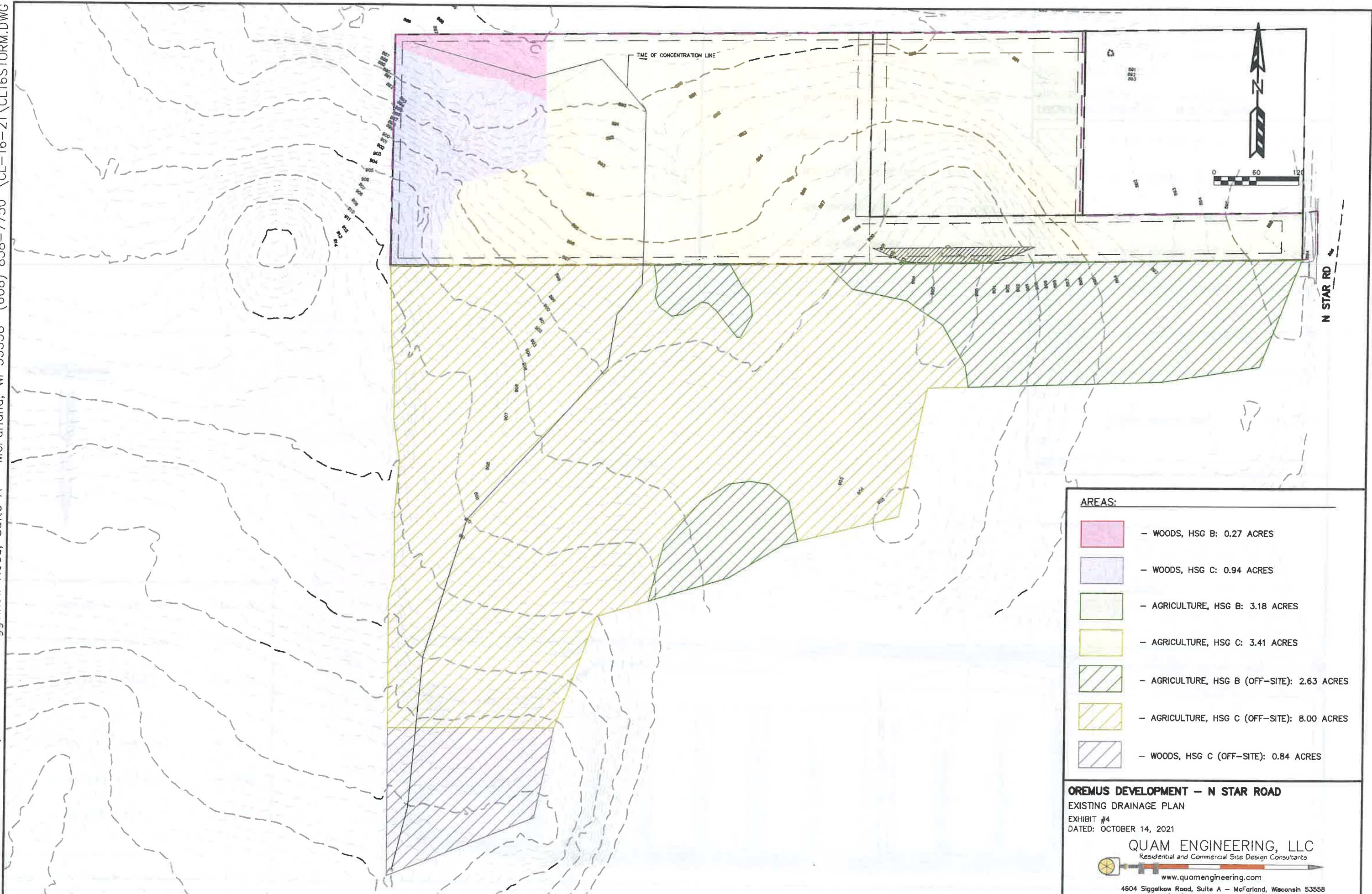


OREMUS DEVELOPMENT - N STAR ROAD
 GRADING AND EROSION CONTROL PLAN
 EXHIBIT #3A
 DATED: OCTOBER 14, 2021
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



OREMUS DEVELOPMENT - N STAR ROAD
GRADING AND EROSION CONTROL DETAILS
EXHIBIT #3B
DATED: OCTOBER 14, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



AREAS:	
	- WOODS, HSG B: 0.27 ACRES
	- WOODS, HSG C: 0.94 ACRES
	- AGRICULTURE, HSG B: 3.18 ACRES
	- AGRICULTURE, HSG C: 3.41 ACRES
	- AGRICULTURE, HSG B (OFF-SITE): 2.63 ACRES
	- AGRICULTURE, HSG C (OFF-SITE): 8.00 ACRES
	- WOODS, HSG C (OFF-SITE): 0.84 ACRES

OREMUS DEVELOPMENT - N STAR ROAD
EXISTING DRAINAGE PLAN
EXHIBIT #4
DATED: OCTOBER 14, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

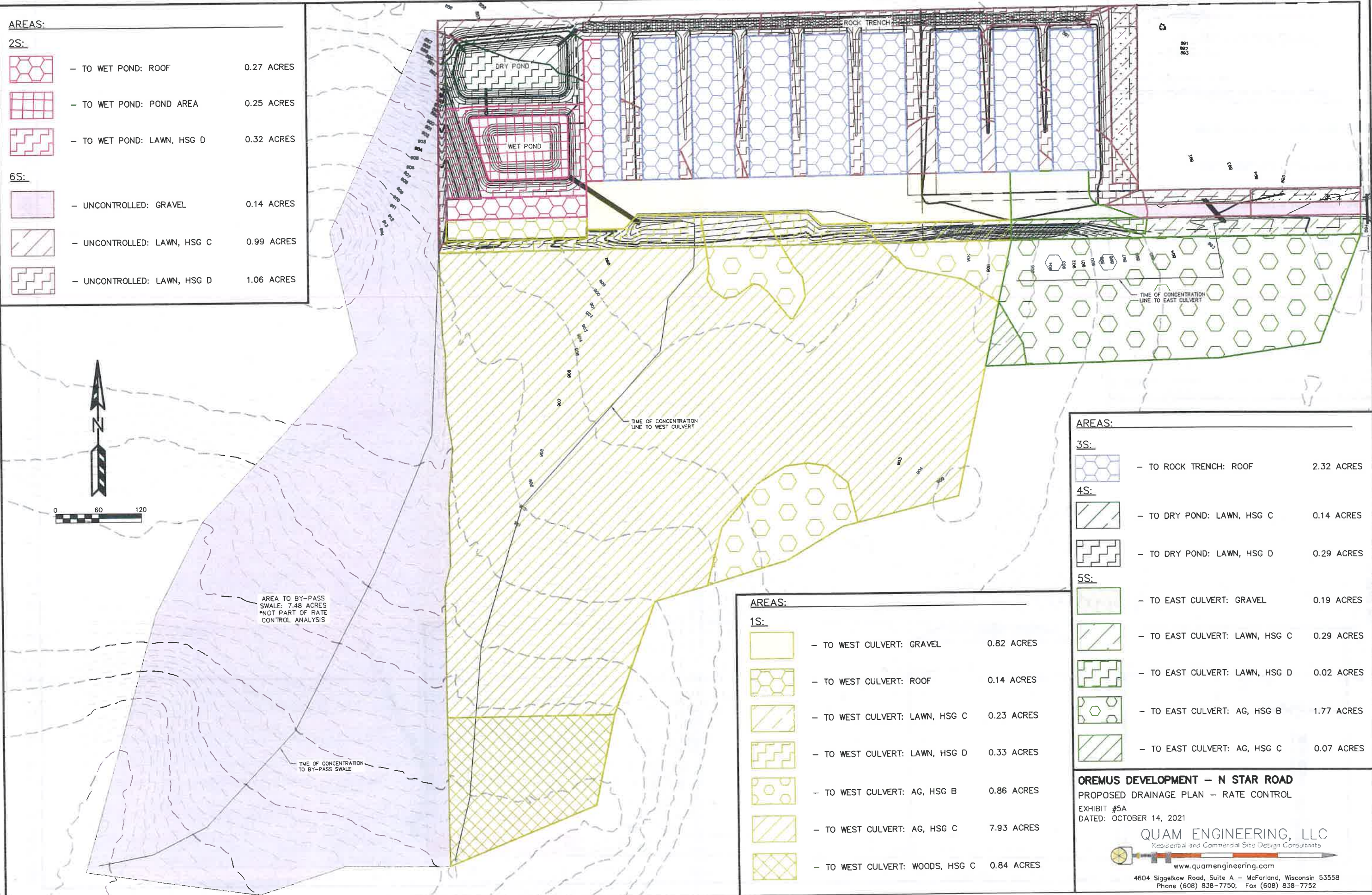
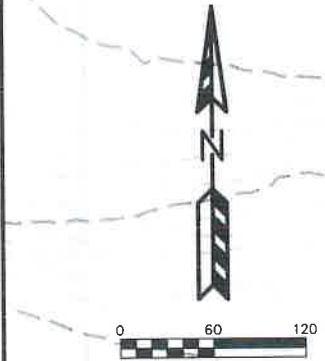
AREAS:

2S:

	- TO WET POND: ROOF	0.27 ACRES
	- TO WET POND: POND AREA	0.25 ACRES
	- TO WET POND: LAWN, HSG D	0.32 ACRES

6S:

	- UNCONTROLLED: GRAVEL	0.14 ACRES
	- UNCONTROLLED: LAWN, HSG C	0.99 ACRES
	- UNCONTROLLED: LAWN, HSG D	1.06 ACRES



AREAS:

1S:

	- TO WEST CULVERT: GRAVEL	0.82 ACRES
	- TO WEST CULVERT: ROOF	0.14 ACRES
	- TO WEST CULVERT: LAWN, HSG C	0.23 ACRES
	- TO WEST CULVERT: LAWN, HSG D	0.33 ACRES
	- TO WEST CULVERT: AG, HSG B	0.86 ACRES
	- TO WEST CULVERT: AG, HSG C	7.93 ACRES
	- TO WEST CULVERT: WOODS, HSG C	0.84 ACRES

AREAS:

3S:

	- TO ROCK TRENCH: ROOF	2.32 ACRES
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4S:

	- TO DRY POND: LAWN, HSG C	0.14 ACRES
	- TO DRY POND: LAWN, HSG D	0.29 ACRES

5S:

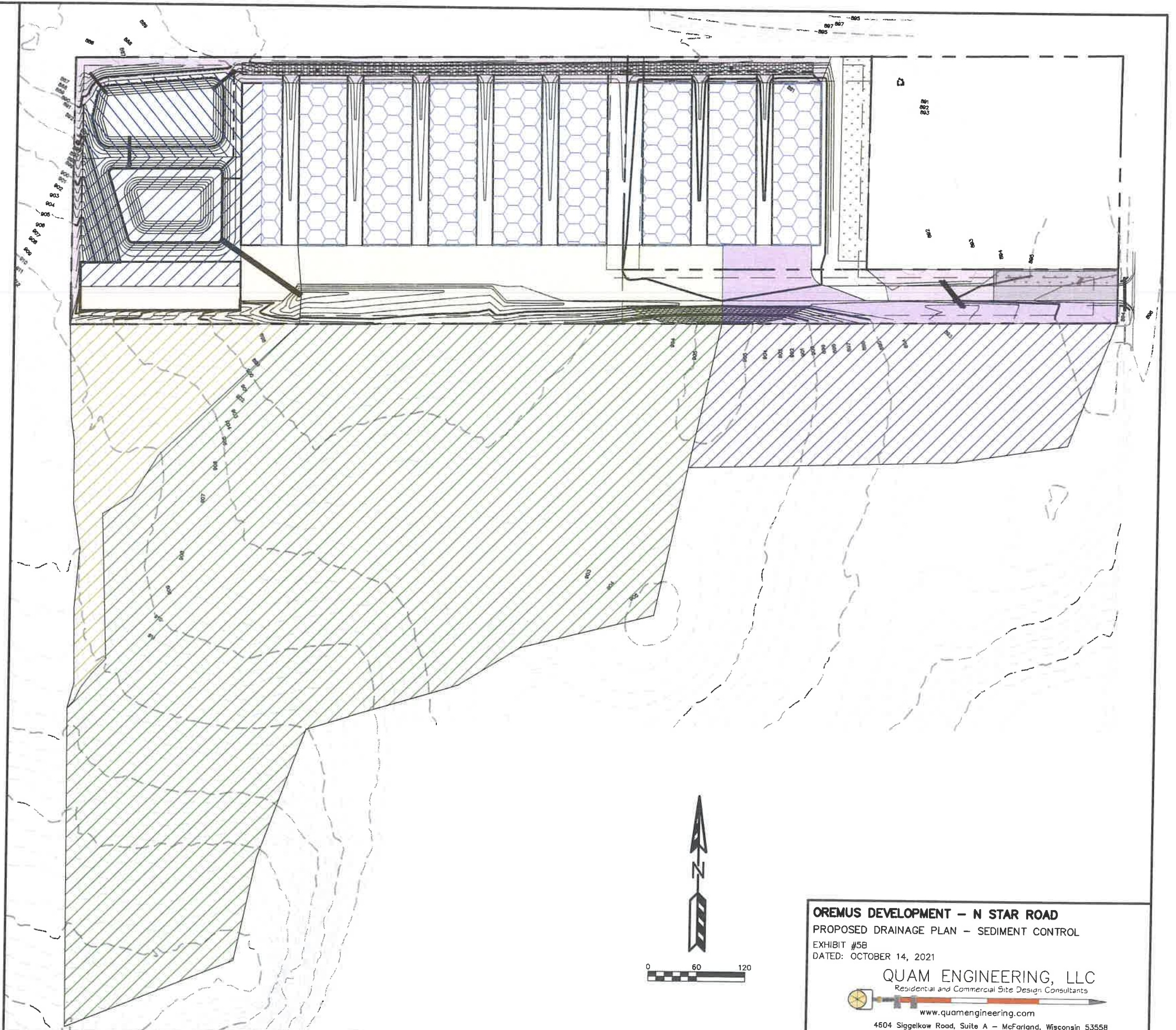
	- TO EAST CULVERT: GRAVEL	0.19 ACRES
	- TO EAST CULVERT: LAWN, HSG C	0.29 ACRES
	- TO EAST CULVERT: LAWN, HSG D	0.02 ACRES
	- TO EAST CULVERT: AG, HSG B	1.77 ACRES
	- TO EAST CULVERT: AG, HSG C	0.07 ACRES

OREMUS DEVELOPMENT - N STAR ROAD
 PROPOSED DRAINAGE PLAN - RATE CONTROL
 EXHIBIT #5A
 DATED: OCTOBER 14, 2021

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

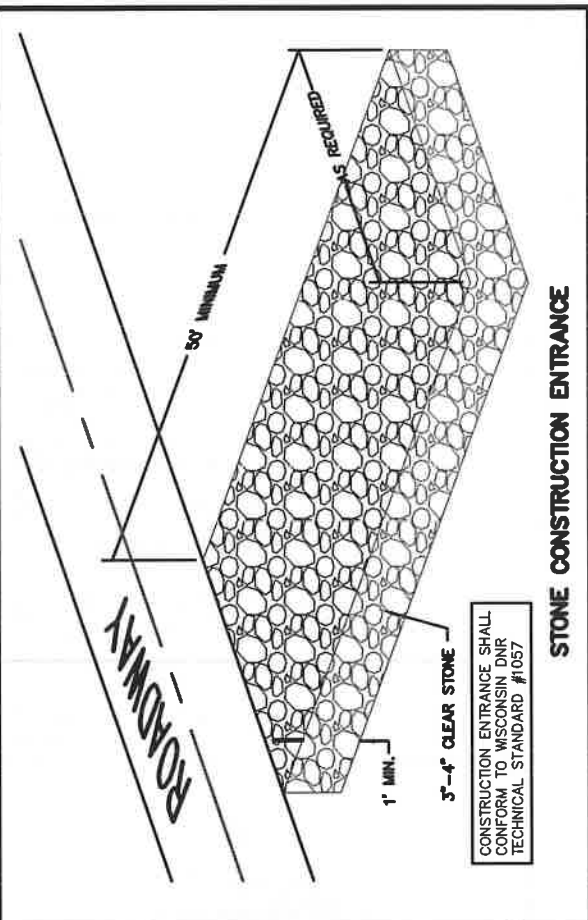
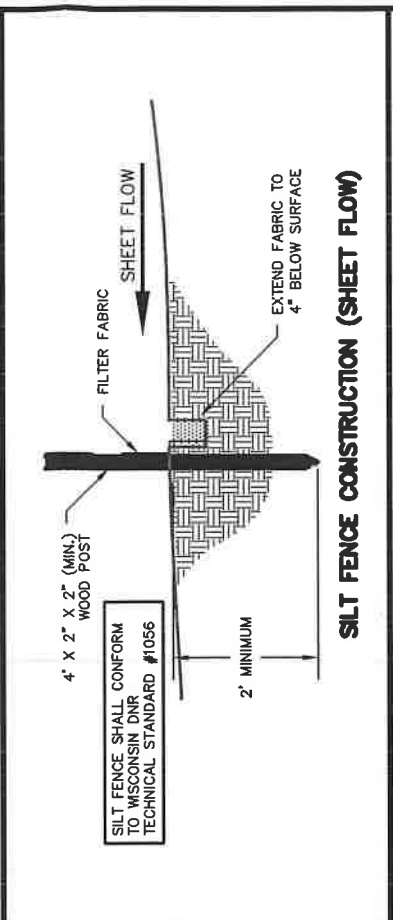
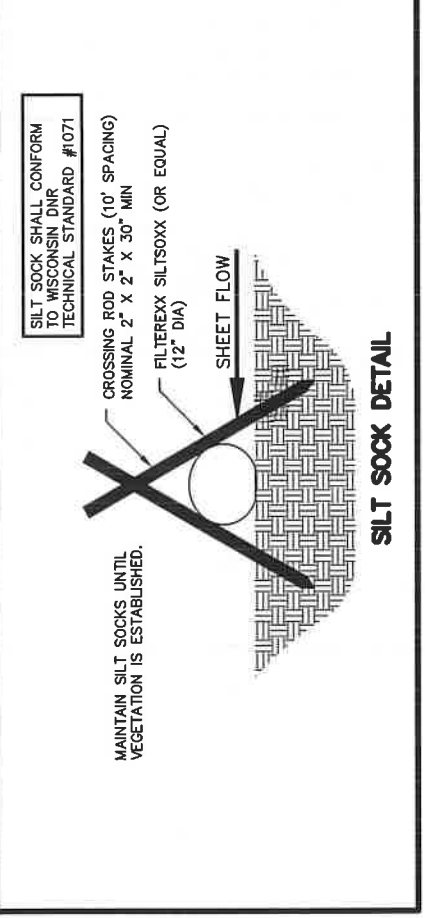
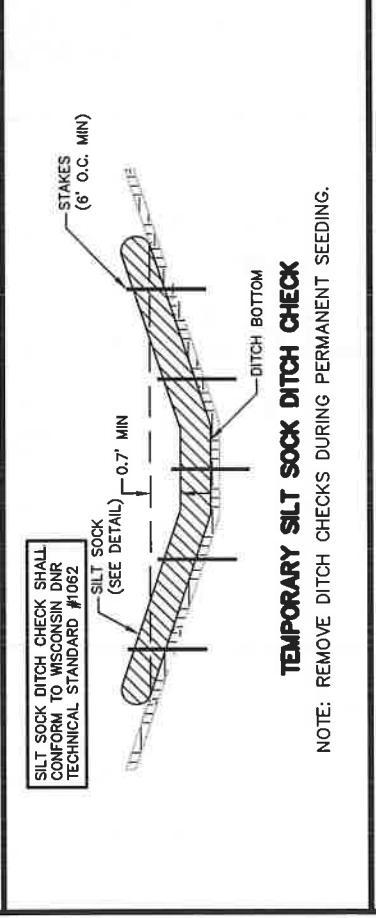
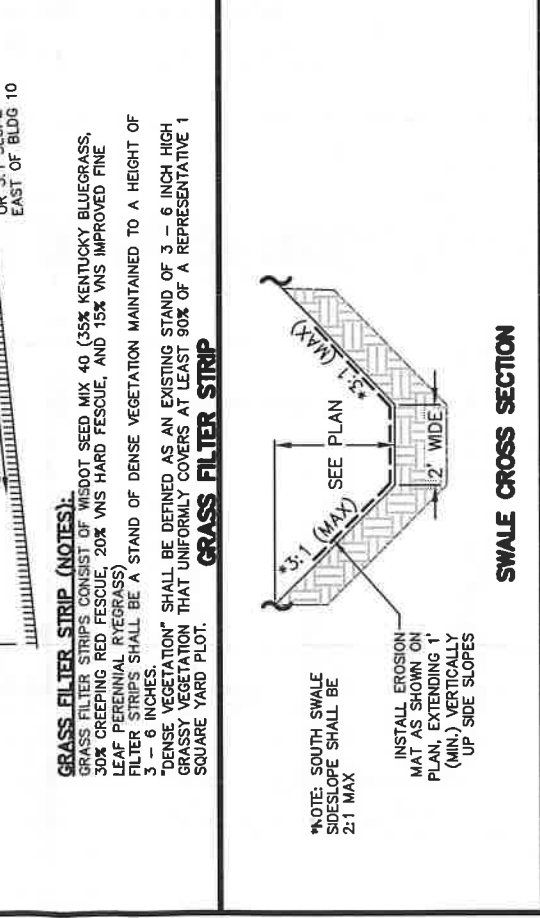
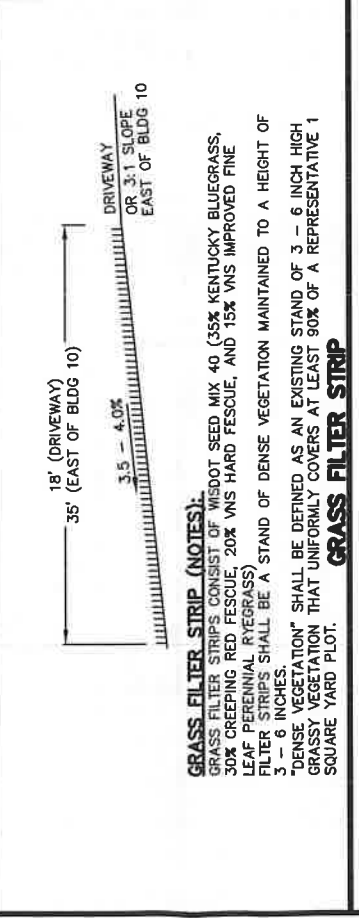
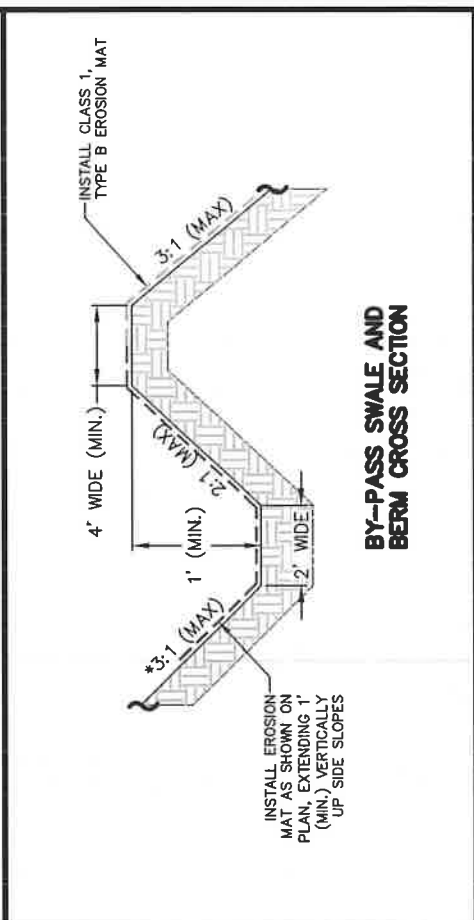
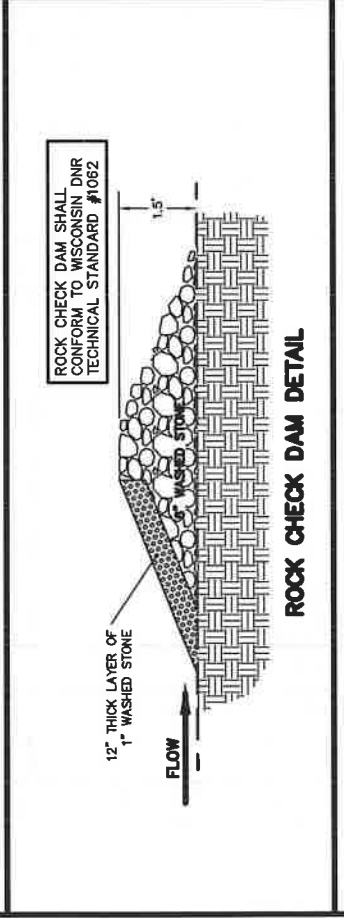
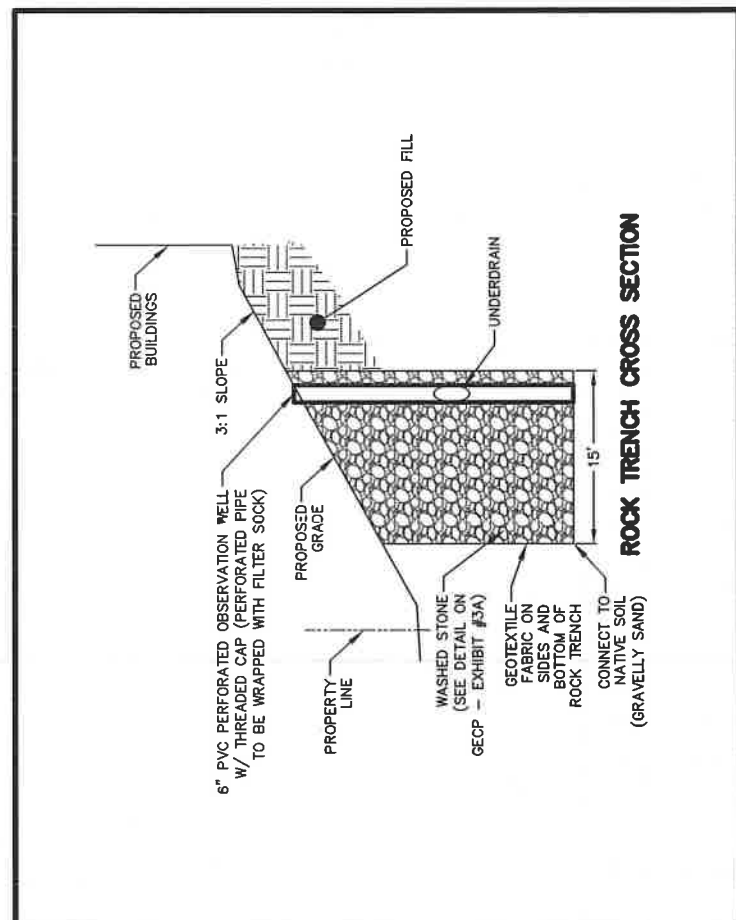
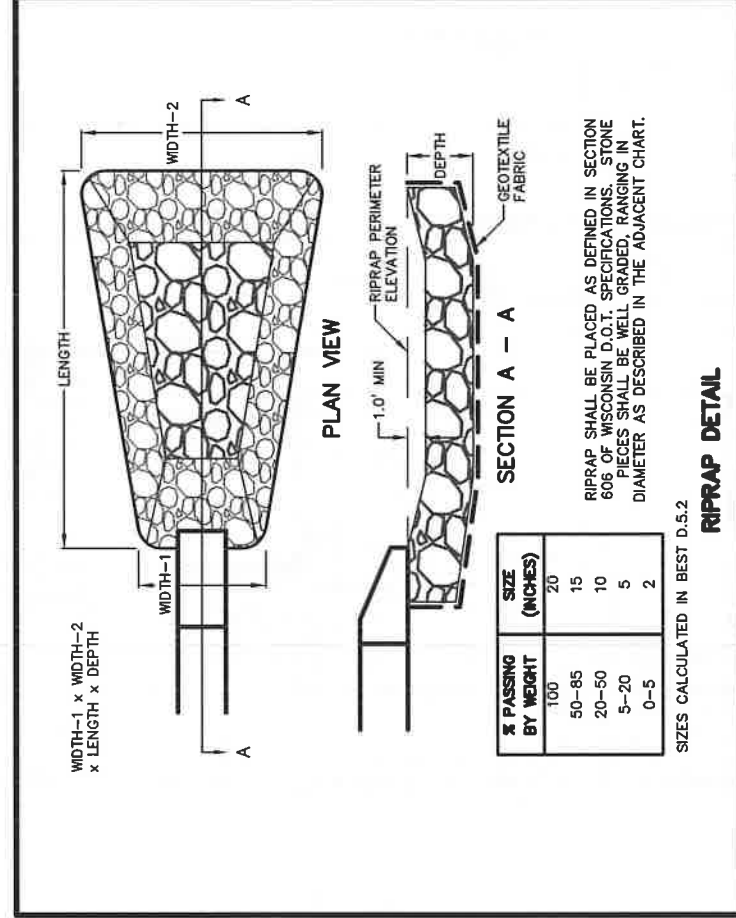
AREAS:

	- TO ROCK TRENCH: ROOF	2.32 ACRES
	- TO SWALE #1 (OFF-SITE)	1.12 ACRES
	- TO SWALE #1	0.43 ACRES
	- TO SWALE #2 (OFF-SITE)	8.51 ACRES
	- TO SWALE #2	1.09 ACRES
	- TO SWALE #3 (OFF-SITE)	1.84 ACRES
	- TO SWALE #3	0.50 ACRES
	- TO DRIVEWAY FILTER STRIP	0.15 ACRES
	- TO NORTHEAST FILTER STRIP	0.44 ACRES
	- TO WET POND	0.84 ACRES
	- TO DRY POND	0.43 ACRES
	- TO BLDG SWALES	0.75 ACRES
	- UNCONTROLLED	0.85 ACRES



OREMUS DEVELOPMENT - N STAR ROAD
 PROPOSED DRAINAGE PLAN - SEDIMENT CONTROL
 EXHIBIT #5B
 DATED: OCTOBER 14, 2021

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



OREMUS DEVELOPMENT - N STAR ROAD
 GRADING AND EROSION CONTROL DETAILS
 EXHIBIT #3B
 DATED: OCTOBER 14, 2021

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggeikow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

GENERAL NOTES AND SPECIFICATIONS

- The materials and labor shown on these plans that are provided by Cleary Building Corp, are limited to those materials and labor as defined by the Cleary Building Corp. contract. Additional materials or accessories that are not being provided by Cleary Building Corp. may be shown on plans for context or building code compliance.
 - This building is designed in accordance with the following codes and specifications:
 Wisconsin Commercial Building Code (WCBC)
 National Design Specifications for Wood Construction
- Risk Category: II
 Use Group(s) Classification: S-1
 Building Use: Unheated/Unoccupied Boat Storage
 Type of Construction: Type VB
 Building Area: 11,880 Sq. Ft.

- Building Design Loads:**
- Snow Design Data:**
 Ground Snow Load (P_g): 30 PSF
 Design Balanced Roof Snow Load: 23.6 PSF
 Flat Roof Snow Load (P_f): 25.2 PSF
 Snow Exposure Factor (C_e): 1
 Snow Load Importance Factor (I_s): 1.0
 Thermal Factor (C_t): 1.2
 Sloped Roof Snow Load (P_s): 23.63
 Unbalanced Snow Load: 0 PSF Windward
 Per SPS 362.1608 (1) 26 PSF Leeward
- Wind Design Data:**
 Design Wind Speed: 115 MPH
 Wind Exposure: C
 Wind Load Importance Factor (I_w): 1
- Earthquake Design Data:**
 Seismic Design Category: B
 Spectral Response Coefficients (S_{DS}): 0.094g
 (S_{D1}): 0.075g
- Site Class:** D
 Seismic Importance Factor (I_e): 1.0
 Mapped Spectral Response Accelerations (S_M): 8.9%g
 (S₁): 4.7%g
 Response Modification Factor (R): 6

- All lumber, unless noted otherwise, shall be S4S #2 SPF or better. All lumber embedded in the ground shall be treated with Chromated Copper Arsenate to a retention level of 60 lbs. per cubic foot.
- Grading should be such that the surface water is drained away from the foundation. Minimum grade would be six inches of vertical drop per ten feet of horizontal away from the foundation (5%).
- Fill used for concrete floor slab sub grade, if present, shall be reasonably graded granular material. Fill used in columns holes shall be the excavated soil unless noted otherwise. All fill shall be free from debris, stones over 4" and frozen material.
- Electrical work is not a part of this drawing and shall be installed as per applicable codes.
- Heating, ventilating, and air conditioning work is not a part of this drawing and shall be installed as per applicable codes.
- Plumbing work is not a part of this drawing and shall be installed as per applicable codes.
- All nails are to be threaded hardened steel unless otherwise noted.
- This design is based on a building site with sand, silty sand, clayey sand, silty gravel, clayey gravel soil. As per the WCBC building code and Referenced Standard ASAE 486.1 an assumed soil bearing design value of 1500 psf with increases for depth and width has been used in this design. If information is discovered before or during construction contrary to this, the building designer should be contacted.

TABLE OF CONTENTS

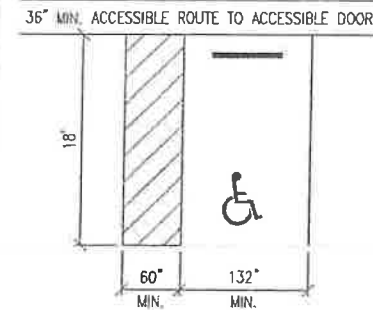
- 100. SITE PLAN
- 110. ELEVATIONS
- 120. FLOOR PLAN
- 121. EMERGENCY EGRESS PLAN
- 130. TYPICAL SECTION "A"
- 131. TYPICAL SECTION "B"
- 135. NORTH WALL SHEAR TRUSS DETAILS
- 136. SOUTH WALL SHEAR TRUSS DETAILS
- 140. DIAPHRAGM ACTION and MISC. DETAILS
- 150. TRUSS DIAGRAMS

NOTE:
 PLEASE BE ADVISED THAT ARTIFICIAL LIGHTING IS NOT PART OF THIS DESIGN. IF ARTIFICIAL LIGHTING IS TO BE USED IN THIS BUILDING, STATE LAW REQUIRES IT TO BE DESIGNED BY A REGISTERED PROFESSIONAL TO COMPLY WITH IBC, SPS 363.0405 AND 363.0407. THE PLANS AND SPECIFICATIONS SHALL BE KEPT ON SITE FOR REVIEW BY THE BUILDING INSPECTOR.

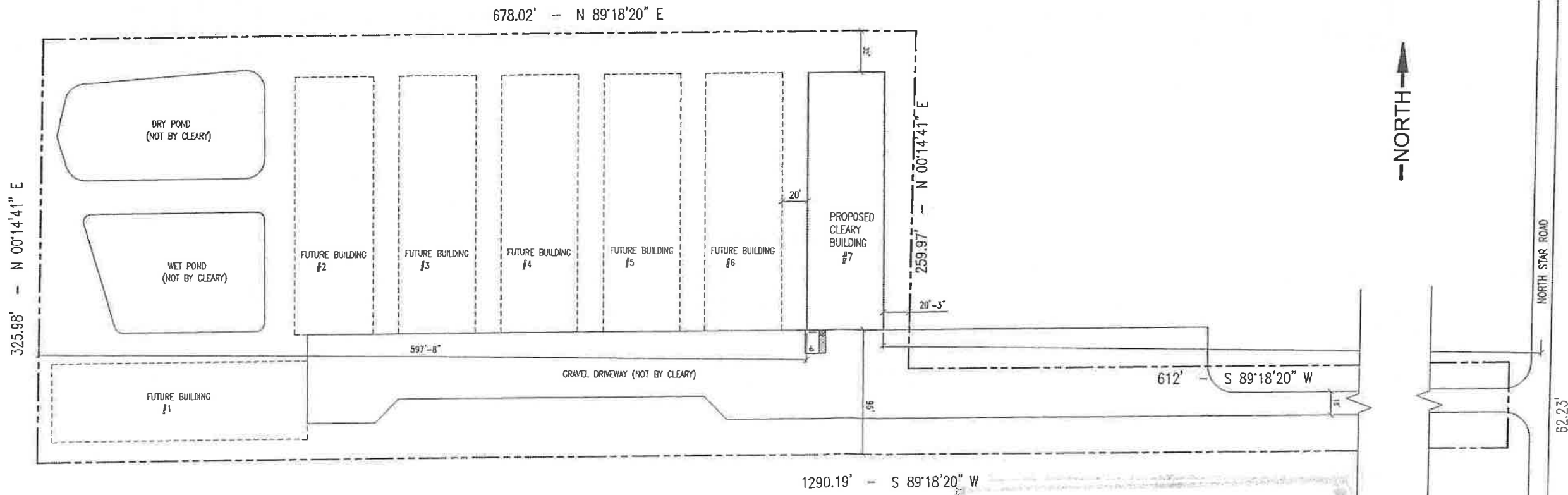
NOTE:
 NO FORM OF PUBLIC TRANSPORTATION STOPS ADJACENT TO PROPERTY

NOTE:
 A SEPARATE ROOM OR SPACE SHALL BE PROVIDED ON THE SITE FOR THE STORAGE OF RECYCLABLE MATERIALS

NOTE:
 MINIMUM OF ONE 132" WIDE VAN ACCESSIBLE PARKING STALL AND ONE 60" WIDE PARKING ACCESS AISLE. IF MORE THAN 25 TOTAL PARKING SPACES, A MINIMUM OF ONE 96" VAN AND ONE 96" CAR ACCESSIBLE PARKING STALL SHARING ONE 96" ACCESS AISLE IS REQUIRED. HANDICAP PARKING SIGNS SHALL BE PLACED ON ADEQUATE SUPPORTS NOT LESS THAN 5' FROM PARKING SURFACE OR CURB AND SHALL INDICATE WHICH SPACE(S) ARE DESIGNATED. SIGN DESCRIPTION SHALL COMPLY WITH TRANSPORTATION RULE 200.07.



ACCESSIBLE PARKING STALL



APPROVED FOR CONSTRUCTION
 DATE 10/6/2021 BY [Signature]



190 PAOLI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NEDDO

DATE DRAWN: 09/07/21

PLAN REVISIONS:

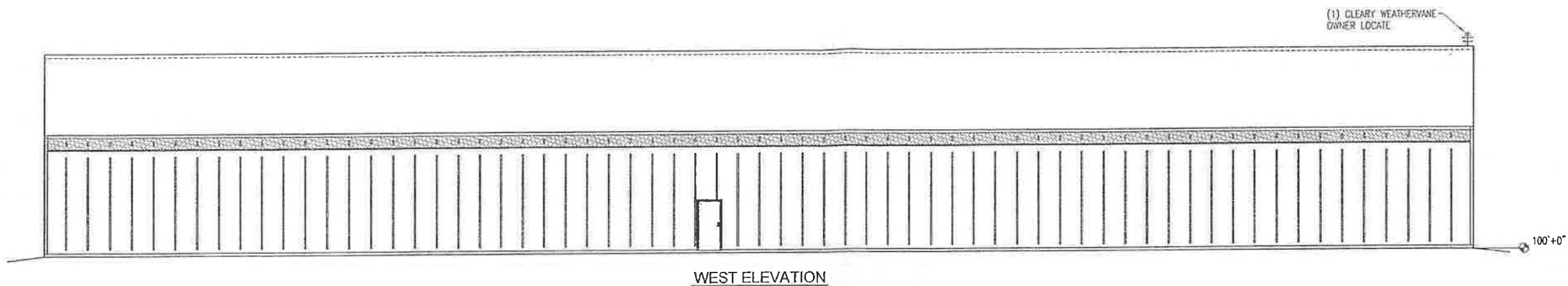
NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: ORIMUS 3447 LLC / VITUCCI, PAUL
 PROJECT SITE ADDRESS: 3447 NORTH STAR ROAD
 COTTAGE GROVE, WI - DANE COUNTY
 BUILDING SIZE: 60'x198'x17'8"
 SHEET NAME: SITE PLAN

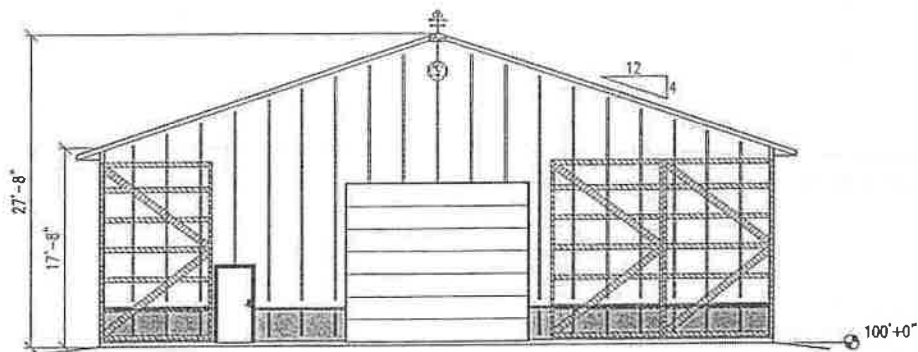
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SHEET NUMBER: 100

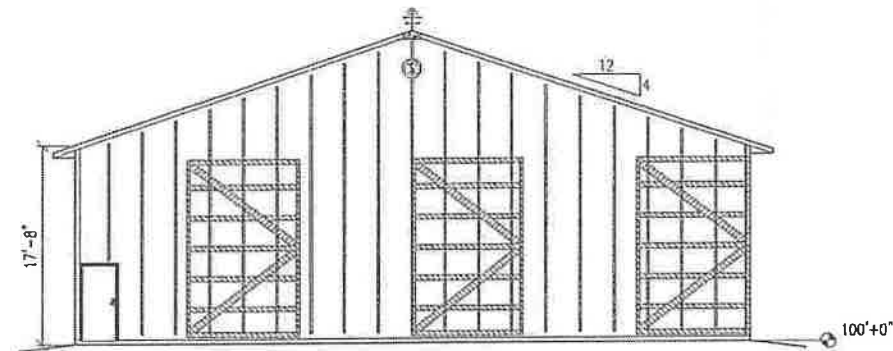
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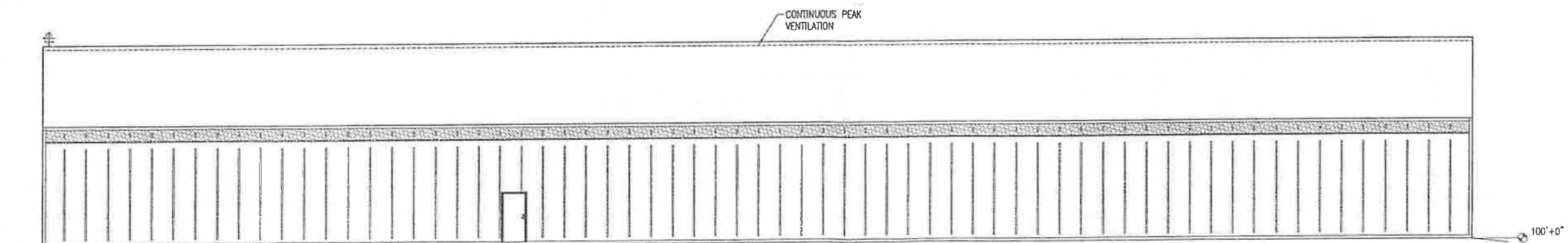
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

CLEARY
 BUILDING CORP.

190 PAOLI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

DRAWN BY: *NEDDO*

DATE DRAWN: 09/07/21

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: **ORIMUS 3447 LLC / VITUCCI, PAUL**

PROJECT SITE ADDRESS:

3447 NORTH STAR ROAD

COTTAGE GROVE, WI - DANE COUNTY

BUILDING SIZE:

60'X198'X17'8"

SHEET NAME:

ELEVATIONS

PROJECT NUMBER:
2021103368

SHEET NUMBER:
110

SHEET SCALE: NONE

APPROVED FOR CONSTRUCTION
 DATE 10/6/2021

COLUMNS	COLUMN SIZE	HOLE DEPTH	HOLE DIAMETER	FOOTING SIZE	NUMBER OF COLUMNS REQUIRED
(A) SIDEWALL	3-PLY 2x6x22'-0"	4'-6"	24"	AGCO FP-24 FOOTING PAD (SEE NOTE/DETAIL)	20
(B) CORNER	3-PLY 2x6x23'-2"	5'-8"	18"	4'x14" PRECAST CONCRETE FOOTING	2
(C) ENDWALL	3-PLY 2x6x26'-6"	5'-8"	18"	4'x14" PRECAST CONCRETE FOOTING	2
(D) ENDWALL	3-PLY 2x6x29'-10"	5'-8"	18"	4'x14" PRECAST CONCRETE FOOTING	1
(E) ENDWALL	3-PLY 2x6x28'-8"	4'-6"	18"	4'x14" PRECAST CONCRETE FOOTING	1
(F) ENDWALL	3-PLY 2x6x29'-4"	4'-6"	18"	4'x14" PRECAST CONCRETE FOOTING	2
(G) SIDEWALL	3-PLY 2x6x24'-0"	6'-10"	30"	AGCO FP-24 FOOTING PAD WITH SACKCRETE (SEE NOTE/DETAIL)	22
(H) CORNER	3-PLY 2x6x24'-0"	7'-1"	18"	9'x18" CONCRETE (SEE NOTE/DETAIL)	2
(I) ENDWALL	3-PLY 2x6x28'-6"	7'-1"	18"	9'x18" CONCRETE (SEE NOTE/DETAIL)	2
(J) ENDWALL	3-PLY 2x6x30'-8"	7'-1"	18"	9'x18" CONCRETE (SEE NOTE/DETAIL)	2
(K) ENDWALL	3-PLY 2x6x34'-0"	7'-1"	18"	9'x18" CONCRETE (SEE NOTE/DETAIL)	1

- NOTES:**
- FIELD VERIFY ALL DOOR AND WINDOW ROUGH OPENING SIZES PRIOR TO INSTALLING FRAME-OUTS
 - ATTACH ALL ROOF, SIDE, END AND GABLE STEEL WITH PAINTED SCREWS
 - ENDWALL COLUMNS ARE 3-PLY TO THE BUILDING EAVE HEIGHT AND 1-PLY FROM THERE TO THE ROOF PLANE
 - 2x4 STANDARD DIAGONAL CORNER BRACING AT ALL CORNERS (UNLESS OTHERWISE NOTED)
 - 2x4 JACKBRACING AT ENDWALL COLUMNS (NOT NEEDED AT FULL LENGTH COLUMNS)
 - = LOCATION ON FLOOR PLAN FOR JACKBRACING (SEE DIAPHRAGM ACTION and MISC. DETAILS SHEET)
 - 2x4 PURLIN BLOCKING AT ENDWALL TRUSSES
 - (> <) = BAYS WITH 2x4 ROOFLINE X-BRACING (SEE DIAPHRAGM ACTION and MISC. DETAILS SHEET)

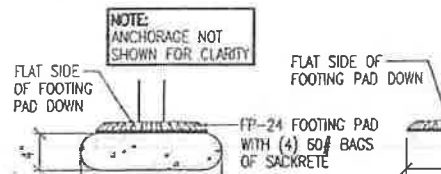
BUILDING COLORS		BUILDING ACCESSORIES
ROOF:	CHARCOAL GRAY	(1) CLEAR WEATHERVANE (OWNER LOCATE)
SIDES/CABLES:	ASH GRAY	TRIM ALL VERTICAL J-TRIM WITH GEMINI TRIM
WAINSCOT:	CHARCOAL GRAY	
SLIDE DOOR(S):	----	
TRIM (TYP.):	CHARCOAL GRAY	
F&J TRIM:	ASH GRAY	

CLEARY BUILDING CORP.
 190 PAOLI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NEDDO
 DATE DRAWN: 09/07/21

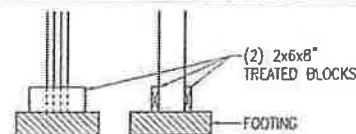
PLAN REVISIONS:

NUMBER	DATE	BY
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3		
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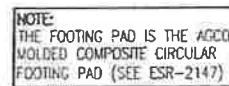


FOOTING PAD DETAIL

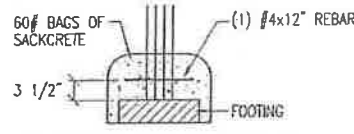
UNLESS OTHERWISE NOTED ANCHOR ALL COLUMNS WITH (2) 2x6x8" TREATED BLOCKS ATTACHED TO COLUMN WITH (3) 20d NAILS PER EACH BLOCK FOR UPLIFT. NOTE: COLUMN SETS ON TOP OF FOOTING - CHECK COLUMN CHART FOR EXACT FOOTING SIZE REQUIRED



COLUMN ANCHOR DETAIL



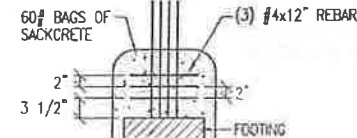
△ = ANCHOR COLUMNS WITH (8) 60# BAGS OF SACKCRETE AND (1) #4x12" REBAR FOR UPLIFT
 ○ = ANCHOR COLUMNS WITH (6) 60# BAGS OF SACKCRETE AND (1) #4x12" REBAR FOR UPLIFT. NOTE: COLUMN SETS ON TOP OF FOOTING - CHECK COLUMN CHART FOR EXACT FOOTING SIZE REQUIREMENTS



COLUMN ANCHOR DETAIL

NOTE: 453 TOTAL BAGS OF SACKCRETE REQUIRED FOR FOOTINGS AND COLUMN ANCHORAGE

◇ = ANCHOR COLUMNS WITH (5) 60# BAGS OF SACKCRETE AND (3) #4x12" REBAR FOR UPLIFT. NOTE: COLUMN SETS ON TOP OF FOOTING - CHECK COLUMN CHART FOR EXACT FOOTING SIZE REQUIREMENTS

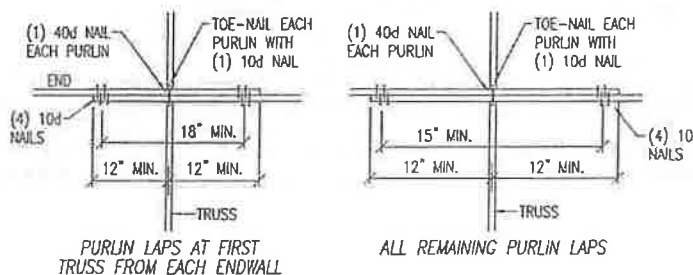


COLUMN ANCHOR DETAIL

NOTE: 9'x18" CONCRETE = (2) 60# BAGS OF SACKCRETE PLACED UNDER 4'x14" PRECAST FOOTING AS SHOWN

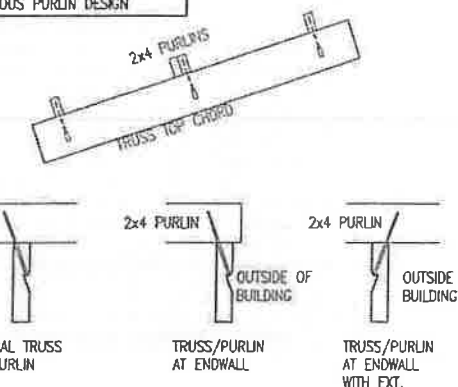
CONT. PURLIN DESIGN

CONSTRUCTION FOREMAN NOTE: BE SURE TO MAINTAIN THE OVERALL LAP DISTANCE AND THE SPACING FROM PURLIN END TO CENTER OF TRUSS AS SHOWN

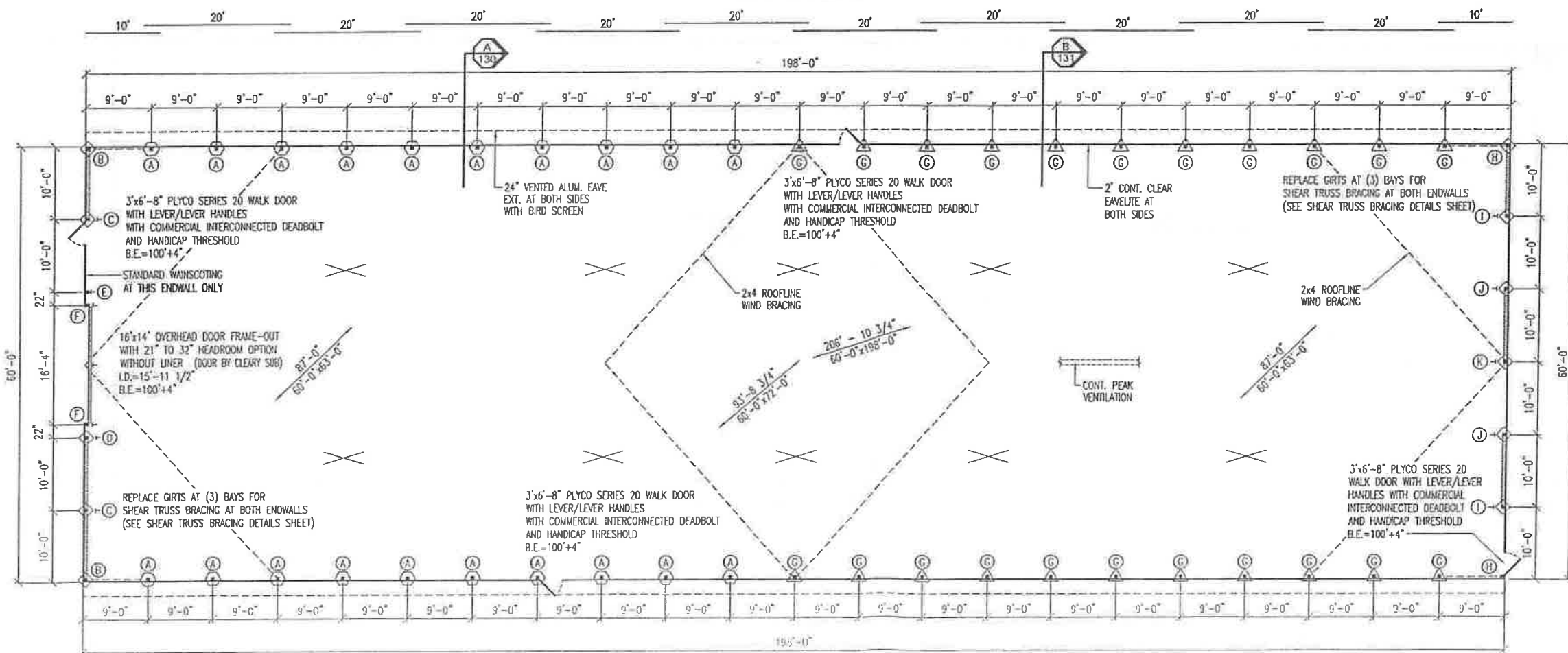


PURLIN LAYOUT

NOTE: USE 6" HEX HEAD, 1/4" SCREW TO CONNECT PURLIN TO TRUSS. ALL PURLIN LAP NAILING TO REMAIN THE SAME PER STANDARD OR CONTINUOUS PURLIN DESIGN



ALTERNATE PURLIN ATTACHMENT DETAIL



PROJECT NAME: ORIMUS 3447 LLC / VITUCCI, PAUL
 PROJECT SITE ADDRESS: 3447 NORTH STAR ROAD
 COTTAGE GROVE, WI - DANE COUNTY
 BUILDING SIZE: 60'x198'x178'
 SHEET NAME: FLOOR PLAN

PROJECT NUMBER: 2021103368
 SHEET NUMBER: 120
 SHEET SCALE: NONE

APPROVED FOR CONSTRUCTION
 DATE 10/6/2021 BY [Signature]

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 Printed By: Matthew B. Lawinger Date Printed: 9/17/2021 11:16 AM

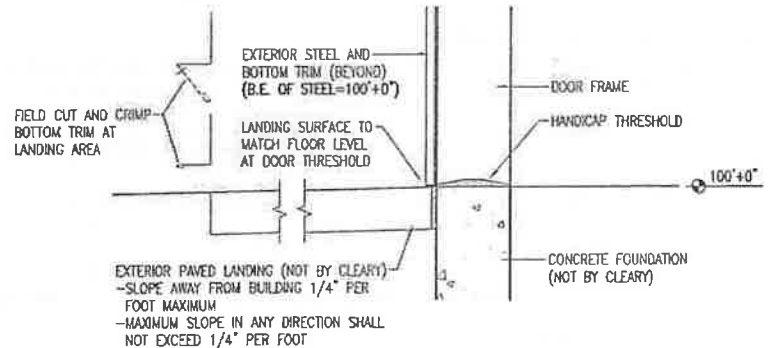
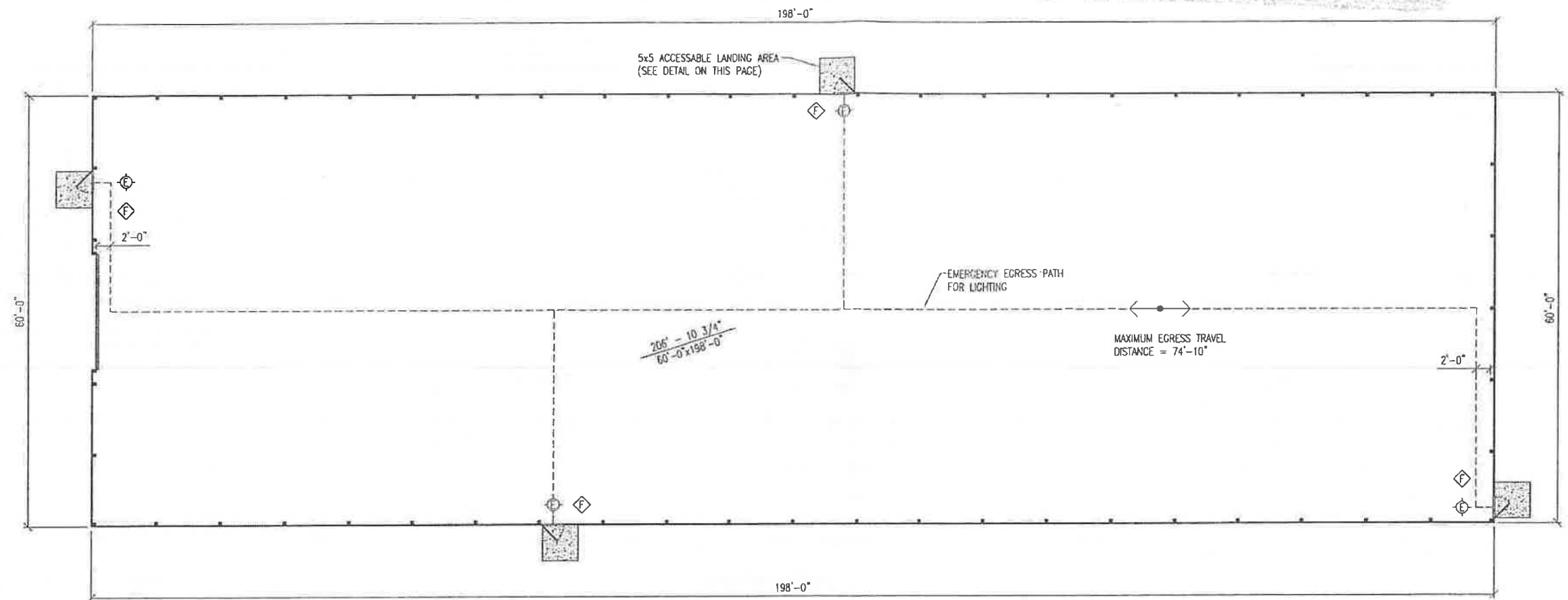
APPROVED FOR CONSTRUCTION
 DATE 10/6/21

← NORTH →

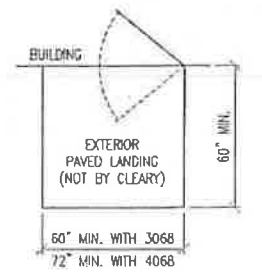
CLEARY
 BUILDING CORP.
 190 PAOLI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NEDDO
 DATE DRAWN: 09/07/21

PLAN REVISIONS:		
NUMBER	DATE	BY
1		
2		
3		
4		



HANDICAP THRESHOLD AT EXTERIOR LANDINGS
 SEE PLAN FOR LOCATIONS



MINIMUM LANDING DIMENSIONS AT ALL ACCESSIBLE DOORS
 POSITIONED FOR FORWARD APPROACH

EXIT LIGHT NOTE: SEE FLOOR PLAN FOR EXIT SIGN LOCATIONS
 ⬡ DESIGNATES REQUIRED EXIT LIGHT AS PER IBC 1011.5.1 EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6" (152 mm) HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 0.75" (19.1 mm) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2" (51 mm) WIDE EXCEPT THE LETTER "I", AND THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN 0.375" (9.5 mm). SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE EXIT SIGN ILLUMINATION MEANS IS OR IS NOT ENERGIZED. IF AN ARROW IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE ARROW DIRECTION CANNOT BE READILY CHANGED. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH ICC ELECTRICAL CODE.

EXCEPTION:
 APPROVED EXIT SIGNS THAT PROVIDED CONTINUOUS ILLUMINATION INDEPENDENT OF EXTERNAL POWER SOURCES FOR A DURATION OF NOT LESS THAN 90 MINUTES, IN CASE OF PRIMARY POWER LOSS, ARE NOT REQUIRED TO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDELES (54 lux). INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE.

EXCEPTION:
 APPROVED SELF-LUMINOUS EXIT SIGNS THAT PROVIDE EVENLY ILLUMINATED LETTERS SHALL HAVE A MINIMUM LUMINANCE OF 0.06 FOOT-LAMBERTS (0.21 cd/m).

NOTES:

- THIS EMERGENCY EGRESS PLAN PAGE SHALL BE KEPT ON SITE AND AVAILABLE FOR INSPECTION.
- EMERGENCY EGRESS PATHS SHALL BE KEPT CLEAR OF OBSTRUCTIONS AND SHALL NOT BE LESS THAN 36 INCHES IN WIDTH.
- THIS PLAN IS MEANT TO DEPICT ONE POSSIBLE LAYOUT FOR EGRESS TRAVEL AND IS NOT MEANT TO PROHIBIT OTHER ARRANGEMENTS. THE DESIGN OF THE EMERGENCY EGRESS LIGHTING SYSTEM IS DEPENDENT ON ROOM, EQUIPMENT AND FURNISHING LAYOUT. IF ELEMENTS ARE LOCATED DIFFERENTLY THAN SHOWN, THE BUILDING DESIGNER SHOULD BE CONTACTED TO ENSURE ADEQUATE EMERGENCY LIGHTING.
- THE PATH OF EGRESS TRAVEL TO EXITS SHALL BE MARKED BY DIRECTIONAL EXIT SIGNS WHERE THE EXIT OR PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO AN OCCUPANT.

FIRE EXTINGUISHER NOTE: SEE FLOOR PLAN FOR FIRE EXTINGUISHER LOCATIONS
 ⬡ = MINIMUM 2-A RATED FIRE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL. EXTINGUISHERS SHALL BE LOCATED SUCH THAT THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER DOES NOT EXCEED 75 FEET. THE NUMBER OF FIRE EXTINGUISHERS INSTALLED SHALL BE SUCH THAT THE MAXIMUM FLOOR AREA PER EXTINGUISHER DOES NOT EXCEED 3000 SQUARE FEET. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN ROOMS OR AREAS IN WHICH VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE LOCATIONS OF EXTINGUISHERS. PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR. HAND-HELD PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3.5 FEET ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF THE INSTALLED HAND-HELD EXTINGUISHERS SHALL NOT BE LESS THAN 4 INCHES. FIRE EXTINGUISHERS SHALL BE MAINTAINED IN ACCORDANCE WITH NFPA 10.

MEANS OF EGRESS ILLUMINATION:
 THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MINIMUM LEVEL OF ILLUMINATION MEASURED AT THE FLOOR SHALL NOT BE LESS THAN 1 foot-candle (11 lux).
 IN CASE OF POWER LOSS, AN EMERGENCY SYSTEM SHALL AUTOMATICALLY ILLUMINATE EXIT SIGNS, EMERGENCY EGRESS PATHS, EXIT ACCESS CORRIDORS, PASSAGEWAYS, AND AISLES IN ROOM AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. IN ADDITION, THE ABOVE REQUIREMENTS APPLY TO EXIT STAIRWAYS AND THE PORTION OF THE EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO EXIT DOORS. THE EMERGENCY POWER SUPPLY SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. INSTALLATION SHALL BE IN ACCORDANCE WITH THE ICC ELECTRICAL CODE.

NOTE:
 PLEASE BE ADVISED THAT ARTIFICIAL LIGHTING IS NOT PART OF THIS DESIGN. IF ARTIFICIAL LIGHTING IS TO BE USED IN THIS BUILDING, STATE LAW REQUIRES IT TO BE DESIGNED BY A REGISTERED PROFESSIONAL TO COMPLY WITH IBC, SPS 353.0405 AND 363.0407. THE PLANS AND SPECIFICATIONS SHALL BE KEPT ON SITE FOR REVIEW BY THE BUILDING INSPECTOR.

PROJECT NAME:
ORIMUS 3447 LLC / VITUCCI, PAUL

PROJECT SITE ADDRESS:
 3447 NORTH STAR ROAD
 COTTAGE GROVE, WI - DANE COUNTY

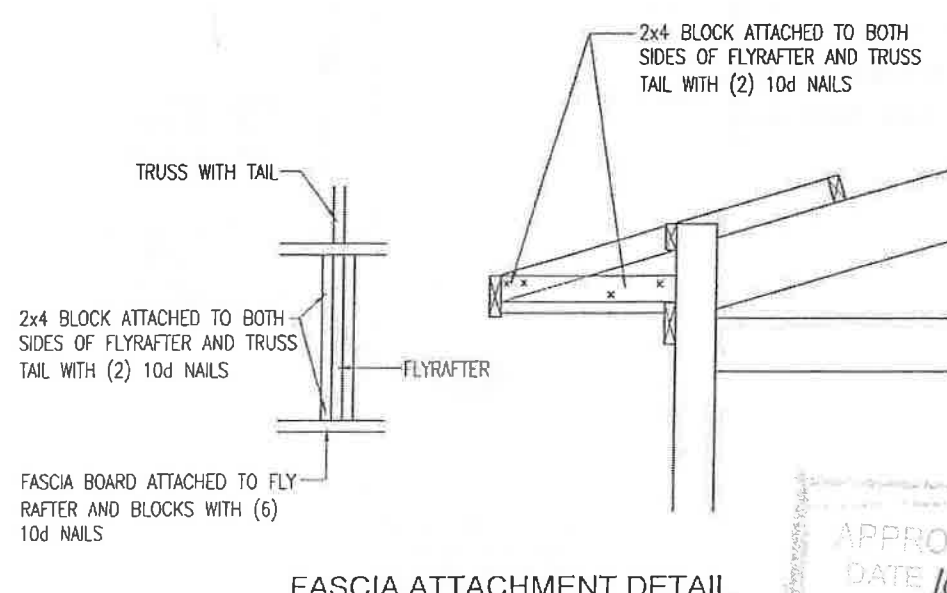
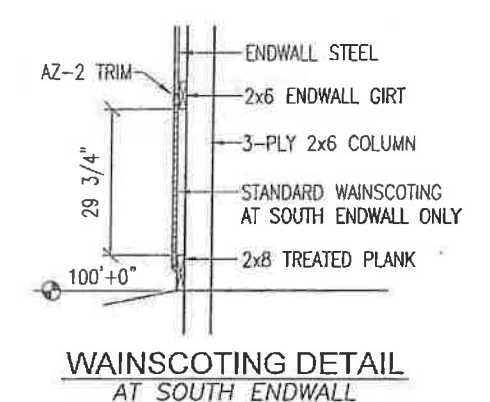
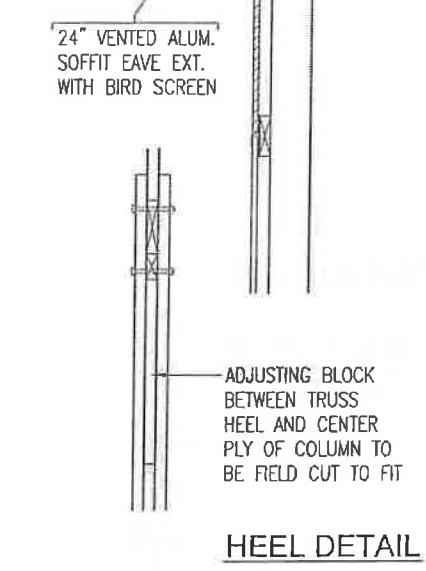
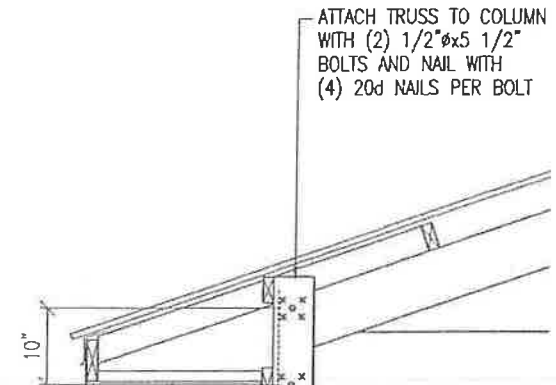
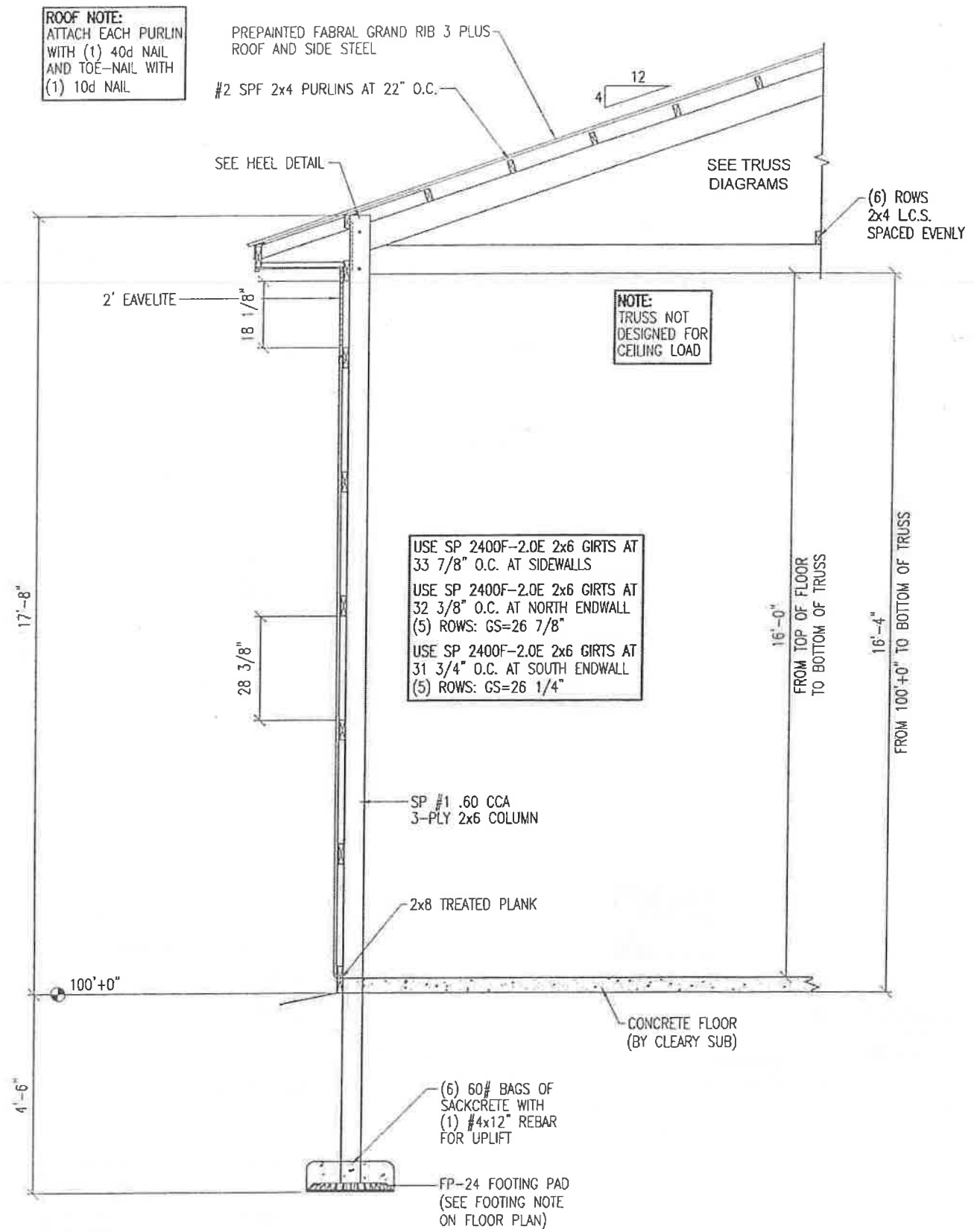
BUILDING SIZE:
 60'x198'x17'8"

SHEET NAME:
 EMERGENCY EGRESS PLAN

PROJECT NUMBER:
2021103368

SHEET NUMBER:
121

SHEET SCALE: NONE



CLEARY BUILDING CORP.
 190 PAOLI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NEDDO
 DATE DRAWN: 09/07/21

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: **ORIMUS 3447 LLC / VITUCCI, PAUL**

PROJECT SITE ADDRESS:
 3447 NORTH STAR ROAD
 COTTAGE GROVE, WI - DANE COUNTY

BUILDING SIZE:
 60'x198'x17'8"

SHEET NAME:
 TYPICAL SECTION "A"

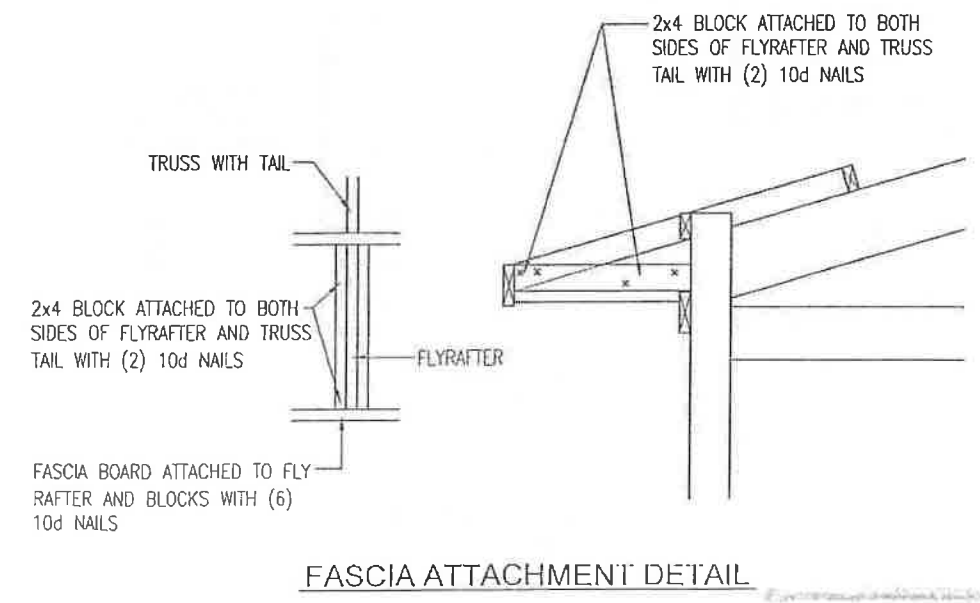
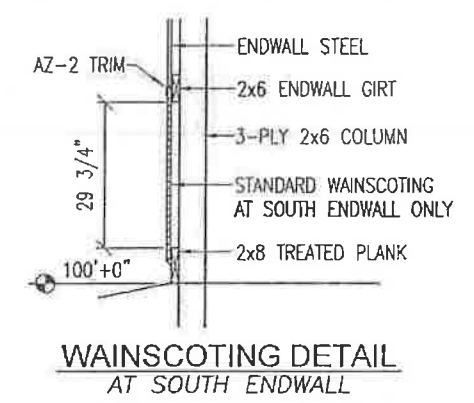
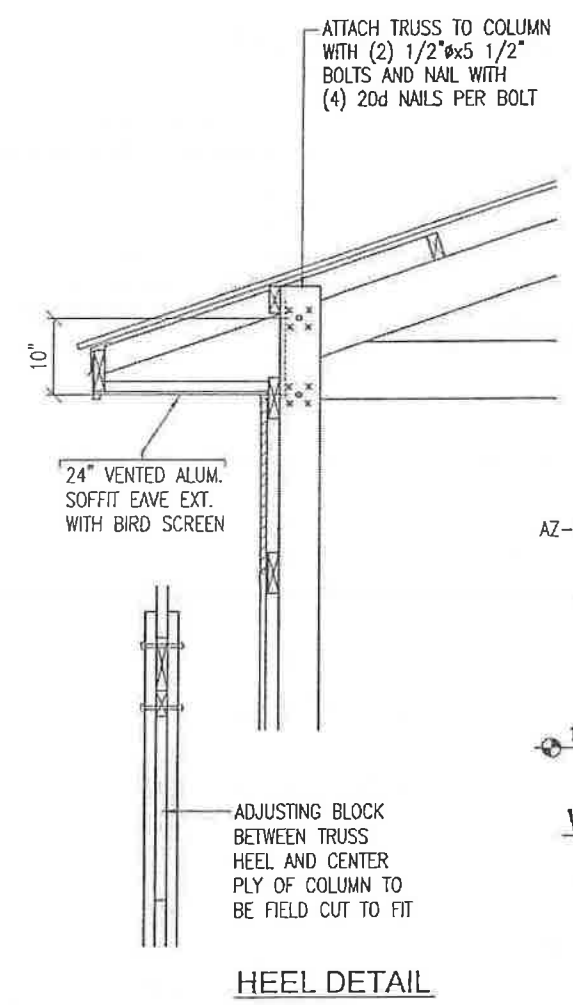
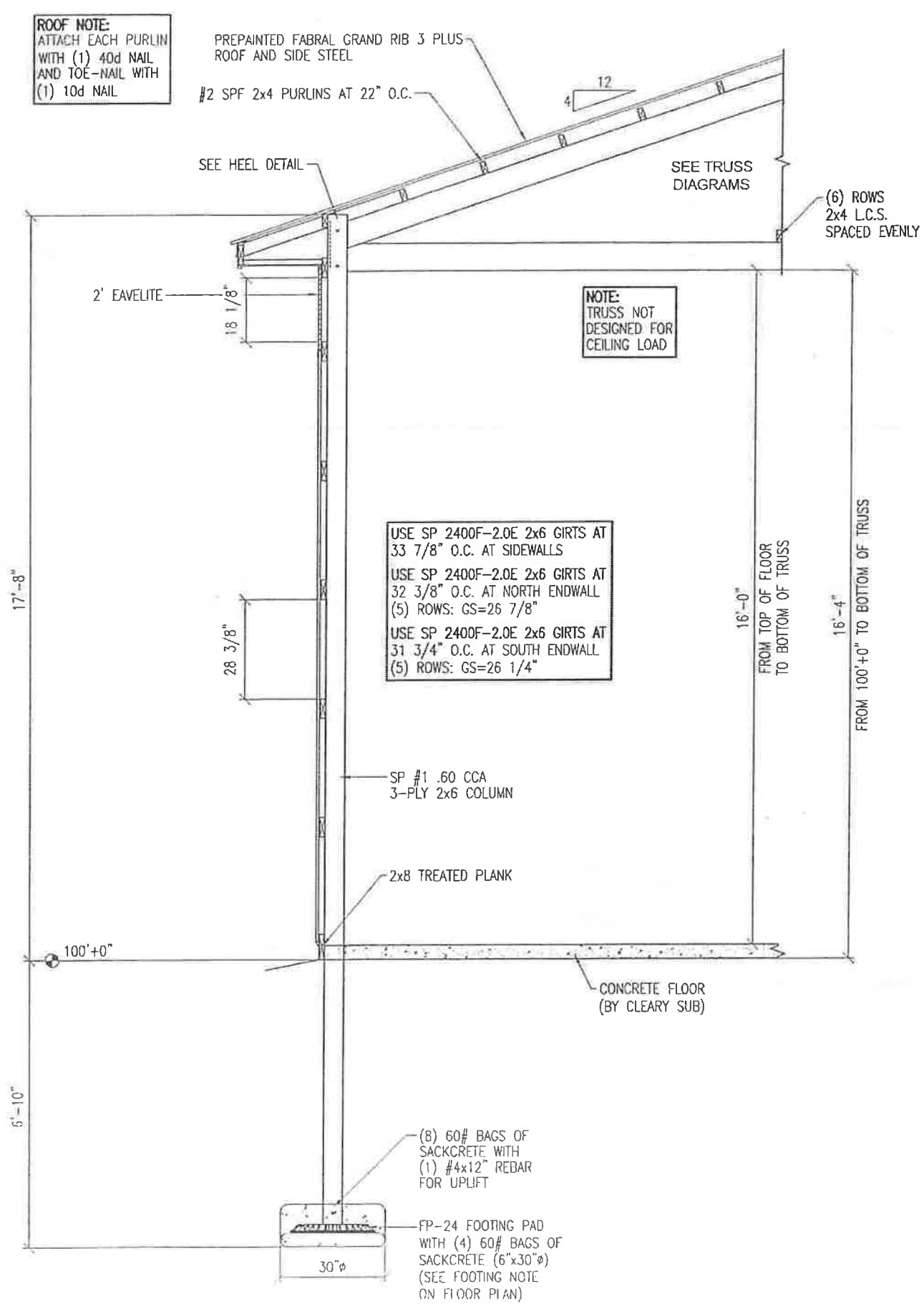
PROJECT NUMBER:
2021103368

SHEET NUMBER:
130

SHEET SCALE: NONE

APPROVED FOR CONSTRUCTION
 DATE 10/6/21 BY [Signature]

File Name and Patn: I:\Commercia\Personal\Morgan_Neddo\2021103368\2021103368-131-TYPB.dwg
 Printed By: Morgan Neddo Date Printed: 9/24/2021 9:31 AM



CLEARY BUILDING CORP.
 190 PAOLI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NEDDO
 DATE DRAWN: 09/07/21

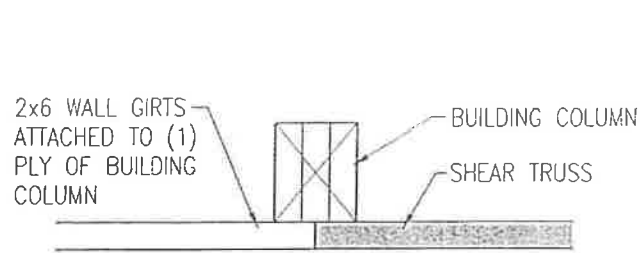
PLAN REVISIONS:

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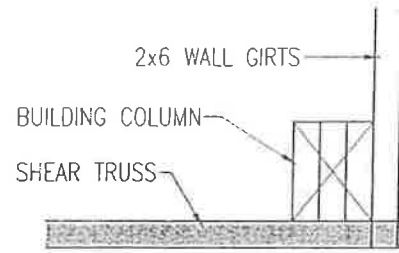
PROJECT NAME: **ORIMUS 3447 LLC / VITUCCI, PAUL**
 PROJECT SITE ADDRESS: **3447 NORTH STAR ROAD COTTAGE GROVE, WI - DANE COUNTY**
 BUILDING SIZE: **60'x198'x17'8"**
 SHEET NAME: **TYPICAL SECTION "B"**

PROJECT NUMBER: **2021103368**
 SHEET NUMBER: **131**
 SHEET SCALE: NONE

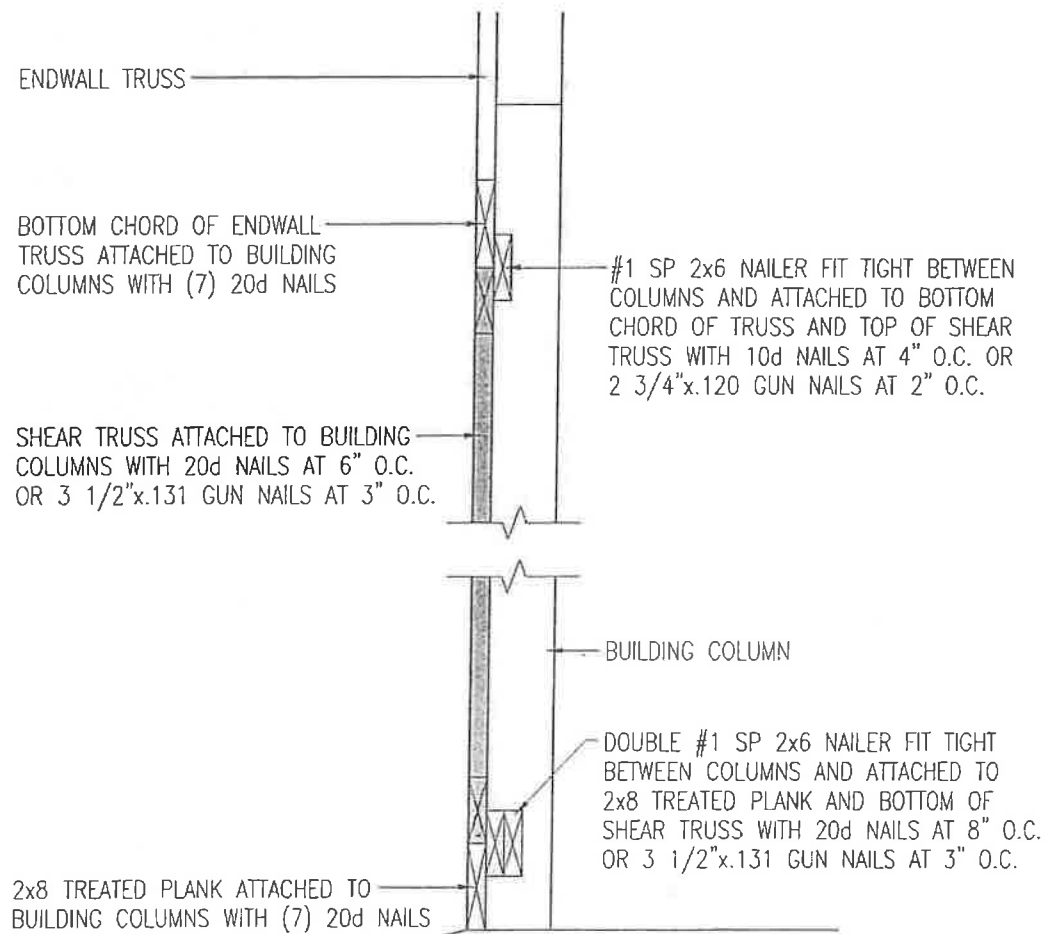
APPROVED FOR CONSTRUCTION
 DATE 10/6/21



**SHEAR TRUSS DETAIL
AT BUILDING COLUMN**

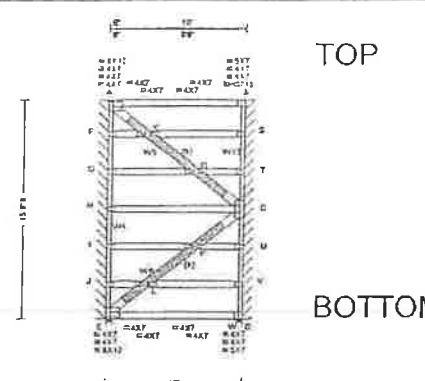


**SHEAR TRUSS DETAIL
AT CORNER COLUMN**



ENDWALL SHEAR TRUSS SECTION

SECN: 50621 FLAT Ply: 1 Job Number: 2021103368
 FROM: ZEW Qty: 1 Truss Label: SA10-0x15-B-SHEAR3700
 Curt R 7054 J Ref: 1X9070340006 T72
 Dwg No: 252.21 1243 33737
 I DJR 09/09/2021



Loading Criteria (psf)	Wind Criteria	Snow Criteria (psf in P59)	Defl(CSI) Criteria	A Maximum Reactions (lbs)
TCCL: 1.00 TCDL: 1.00 BCCL: 0.00 BCDL: 1.00 Des Ld: 3.00 NCBCL: 0.00 Saffc: 2.00 Load Duration: 1.60 Spacing: 12.0" See special loads noted below		Pg: NA Cl: NA CAT: NA Pt: NA Ce: NA Lr: NA Cs: NA Snow Duration: NA Building Code: IBC 2015 TPI Std: 2014 Rep Fac: No FT/RT/PT: 20(20)/10(10)/4(0) Plate Type(s): WAVE HS	PP Deflection in loc Ldef L/W VERT(LL): 0.004 A 999 240 VERT(CL): 0.004 A 999 180 HORIZ(LL): -0.112 B - - HORIZ(CL): 0.112 B - - Creep Factor: 2.0 MAX TC CSI: 0.074 MAX BC CSI: 0.968 MAX Web CSI: 1.000 VIEW Ver: 21.01.01.0429.14	Gravity Non-Gravity Loc R+ /R- /Rh /Rw /U /RL E - A /- / 710 /291 /1835 W - A /- / 1400 /381 /1834 Wind reactions based on MWFRS E Brg Width = 5.5 Min Req = 1.5 W Brg Width = 5.5 Min Req = 1.5 Bearings E & W are a rigid surface. Members not listed have forces less than 375# Maximum Top Chord Forces Per Ply (lbs) Chords Tens. Comp. A - B 3663 - 3666

Lumber		Maximum Bot Chord Forces Per Ply (lbs)	
Top chord: 2x6 SP 2400F-2.0E; Bot chord: 2x8 SP 2400F-2.0E; Webs: 2x6 SP 2400F-2.0E; W1, W13 2x4 SP #2, W5, W8 2x8 SP 2400F-2.0E;		Chords Tens. Comp. E - D 1850 - 1850	
Bracing		Maximum Web Forces Per Ply (lbs)	
(b) #3 or better steel reinforcement. Same size & 80% length of web member. Attach with 10d Box or Gun (0.128"x3", min) nails @ 6" oc.		Webs Tens. Comp. Webs Tens. Comp.	
Loading		A - F 2771 - 2780 L - P 4646 - 4646 A - K 4584 - 4585 O - C 4610 - 4611 E - J 3122 - 3131 P - C 4659 - 4659 E - L 4626 - 4627 C - U 2600 - 2609 F - G 1989 - 1996 S - T 1880 - 1888 G - H 929 - 938 S - B 820 - 829 H - I 1182 - 1191 T - C 2940 - 2949 I - J 2242 - 2251 U - V 1540 - 1549 K - O 4593 - 4593 V - D 480 - 489	



WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING
IMPORTANT FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
 Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSA (Building Components Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSA. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSA sections B1, B1, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 1064x for standard plate positions. Refer to job's General Notes page for additional information.
 Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANS/TP1 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page using this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANS/TP1 1 Sec. 2.
 For more information see these web sites: Alpine: alpinew.com, TPI: tpi.net, SBCA: sbcinstitute.com, BCSA: bcsa.org, AISC: aisc.org



FOREMAN NOTE:
 TO ENSURE PROPER INSTALLATION OF SHEAR TRUSS,
 PLEASE NOTE TOP AND BOTTOM NOTED ON DIAGRAM AND
 VERIFY ENDWALL GIRT SPACING PRIOR TO INSTALLATION
 ESPECIALLY THE BOTTOM GIRT
 ONE ENDWALL HAS WAINSCOTING, ONE DOES NOT



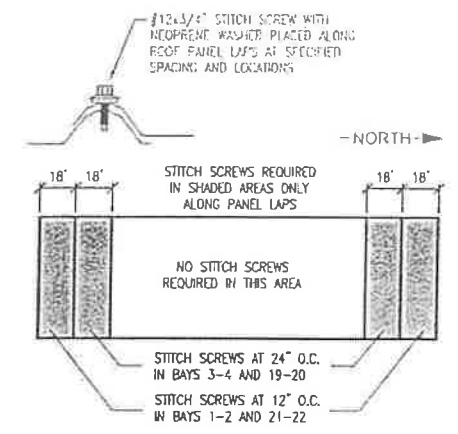
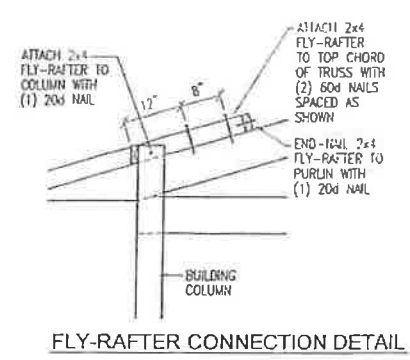
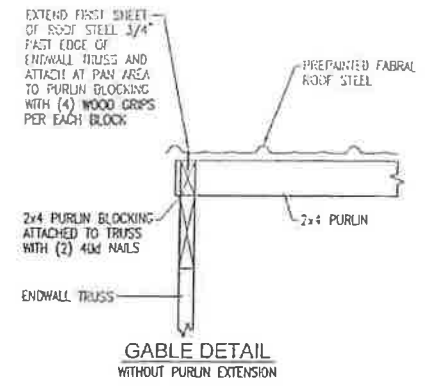
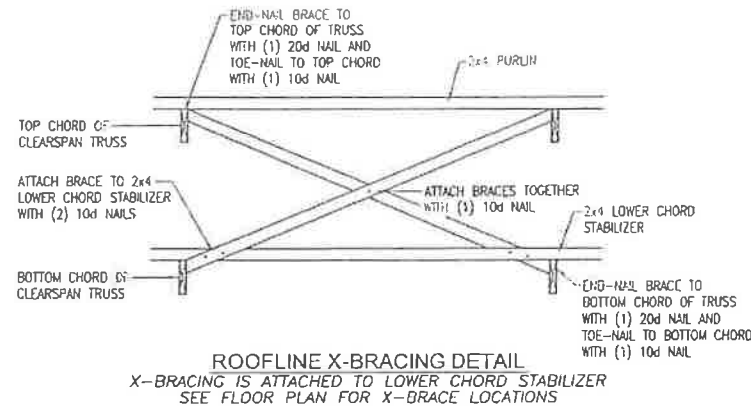
DRAWN BY: NEDDO
 DATE DRAWN: 09/07/21
 PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME:
ORIMUS 3447 LLC / VITUCCI, PAUL
 PROJECT SITE ADDRESS:
 3447 NORTH STAR ROAD
 COTTAGE GROVE, WI - DANE COUNTY
 BUILDING SIZE:
 60'x196'x17'8"
 SHEET NAME:
NORTH WALL SHEAR TRUSS BRACING DETAILS

PROJECT NUMBER:
2021103368
 SHEET NUMBER:
135
 SHEET SCALE: NONE

APPROVED FOR CONSTRUCTION
 DATE: 10/6/2021 BY: [Signature]

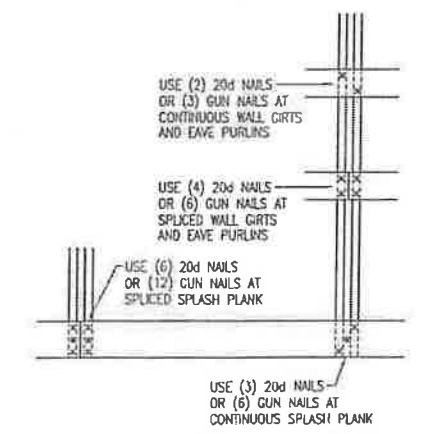
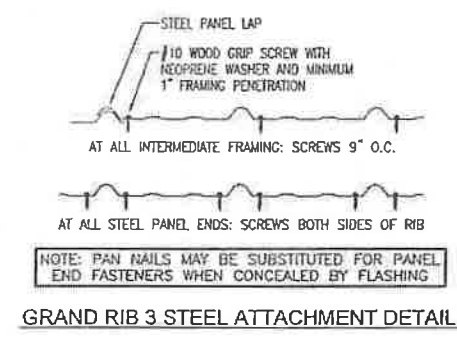
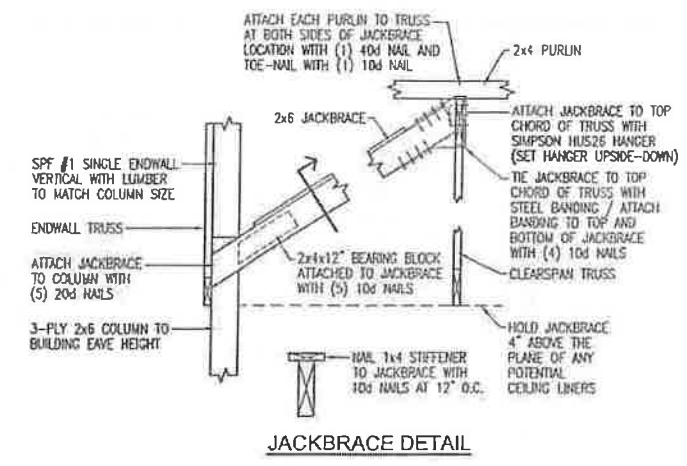
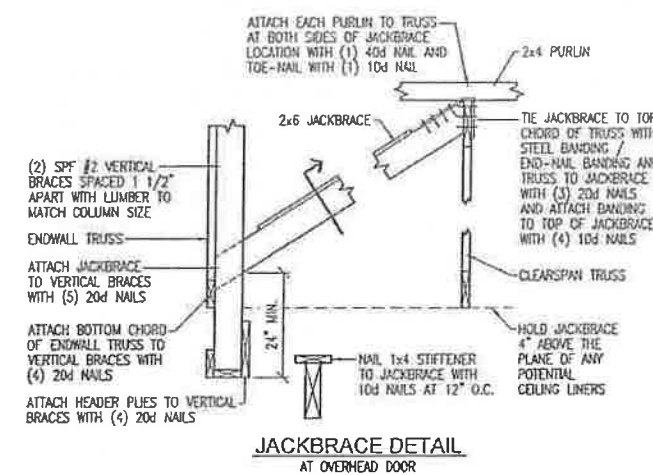


CONSTRUCTION FOREMAN NOTE:
 STITCH SCREW TO NEXT STEEL LAP BEYOND REQUIRED DISTANCE FROM ENDWALL OF BUILDING

NOTE: WHEN INSTALLING JACKBRACE UNITS OVER AN OVERHEAD DOOR FRAME-OUT, HOLD JACKBRACE UNIT UP 24\"/>

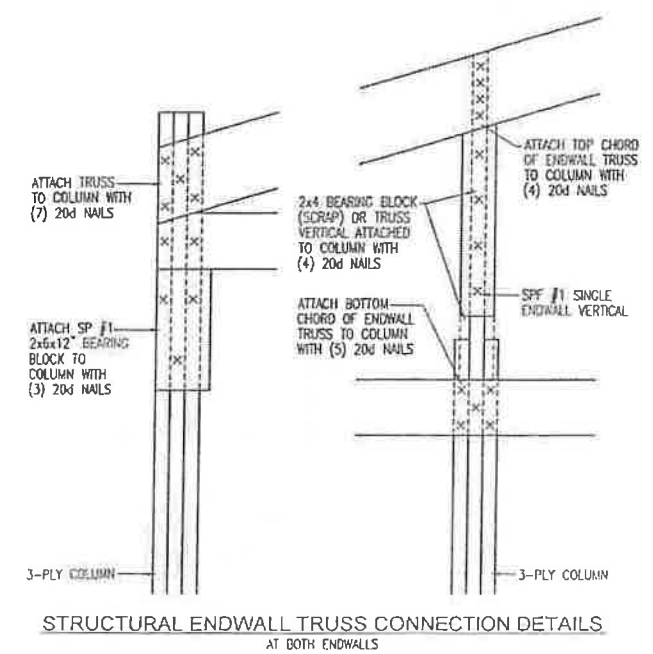
NOTE: CENTER ONE JACKBRACE UNIT FOR OVERHEAD DOORS WIDER THAN 12\"/>

NOTE: CENTER ONE JACKBRACE UNIT FOR OVERHEAD DOORS MORE THAN 20\"/>



NOTE: 20d NAILS TO BE RING SHANK HOT DIPPED GALVANIZED GUN NAIL ALTERNATE = 0.131x3 1/2 RS-TLN

NOTE: SPLASH PLANK AT BRACING LOCATIONS REQUIRE ADDITIONAL FASTENERS (SEE BRACING DETAIL SHEET)



CLEARY BUILDING CORP.
 190 PAOLI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NEDDO
DATE DRAWN: 09/07/21

PLAN REVISIONS:		
NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: ORIMUS 3447 LLC / VITUCCI, PAUL
PROJECT SITE ADDRESS: 3447 NORTH STAR ROAD
 COTTAGE GROVE, WI - DANE COUNTY
BUILDING SIZE: 60'x198'x17'8"
SHEET NAME: DIAPHRAGM ACTION and MISC. DETAILS

PROJECT NUMBER: 2021103368
SHEET NUMBER: 140
SHEET SCALE: NONE

APPROVED FOR CONSTRUCTION
 DATE 10/6/2021 BY [Signature]

CLEARSPAN INTERMEDIATE

STRUCTURAL ENDWALL

TRUSS CHECK
(CHECK BOX AND INITIAL)

- TRUSS SIZE MN
- ROOF PITCH MN
- BAY SPACING MN
- SLC / RLC MN
- DESIGN LOADS MN
- OVERHANGS MN



190 PAULI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: NEDDO

DATE DRAWN: 09/07/21

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

SEQN: 1730 FROM: ZEW COMN Ply: 1 Job Number: 2021103368 Cmt: R 7054 JRM: 10/26/2021 TSS
Dty: 1 Truss Label: TASS99PLG25STH090C35EWS DEH / FK 09/08/2021

Loading Criteria (per)	Wind Criteria	Snow Criteria (Pg. P1 in PSF)	Deflection Criteria	A Maximum Reactions (lbs)	
				Gravity	Non-Gravity
TCLL: 25.00 TCCL: 4.00 BCCL: 0.00 BCDL: 1.00 Des Ld: 30.00 NCBCLL: 0.00 Softk: 2.00 Load Duration: 1.15 Spacing: 100.0"	Wind Std: ASCE 7-10 Speed: 115 mph Enclosure: Closed Risk Category: II EXP: C Kst: NA Mean Height: 22.65 ft TCCL: 2.4 psf BCCL: 0.6 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist: 5.97 ft Loc. from endwall: Any Gcpc: 0.18 Wind Duration: 1.60	Pg: 30.0 C: 1.2 CAT: II Pt: 25.2 Ce: 1.0 Lr: 32.0 Cs: 0.94 Snow Duration: 1.15 Building Code: IBC 2015 TPI Std: 2014 Rep Fac: No FT/RT/PT: 20(20)/10(10)/4(0) Plate Type(s): HSS, WAVE, HS	PP Deflection in Loc Udefn L/W VERT(L): 1.023 N 697 240 VERT(R): 1.237 N 576 180 HORIZ(L): 0.337 J - - HORIZ(R): 0.408 J - - VIEW Ver: 21.01.03A.0805.14	Loc R+ / R- / Rth / Rrw / LU / RLL R 8680 / - / - / 12526 / 13375 / 1094 S 8688 / - / - / 12526 / 13375 / - Wind reactions based on MWFRS R Big Width = 5.5 Min Req = - S Big Width = 5.5 Min Req = - Bearings R & S Fcpcp = 565psf Members not listed have forces less than 375# Maximum Top Chord Forces Per Ply (lbs) Chords Tens. Comp. Chords Tens. Comp.	B - C 13461 - 19910 F - G 11324 - 15266 C - D 13223 - 18479 G - H 13056 - 18249 D - E 13065 - 18249 H - I 13024 - 18479 E - F 11324 - 15266 I - J 13462 - 19910

Maximum Bot Chord Forces Per Ply (lbs)
Chords Tens. Comp. Chords Tens. Comp.
B - Q 18490 - 11960 N - M 15559 - 9975
Q - P 15559 - 9930 M - L 15559 - 9975
P - O 15559 - 9930 L - J 18490 - 11955
O - N 12099 - 7320

Maximum Web Forces Per Ply (lbs)
Webs Tens. Comp. Webs Tens. Comp.
C - D 1847 - 2361 F - N 4698 - 2999
Q - E 2902 - 1884 N - G 2810 - 4229
E - O 2810 - 4229 G - L 2502 - 1885
O - F 4098 - 2999 L - I 1847 - 2361

Plating Notes
All plates are 4X7 except as noted.
Handing stresses not considered for plates. Handing of IHS truss requires special care by manufacturer and installation contractor to prevent plate damage.

Loading
Truss designed for unbalanced snow loads.
Slope reduction based on Unobstructed Slippery Surface.

Wind
Wind loads based on MWFRS with additional C&C member design.
See Cleary Building Corp. drawing for bearing attachment and bottom chord bracing details. This design applies to both open wall and enclosed wall buildings.
In lieu of structural panels or rigid ceiling use purlins to brace TC @ 24" OC.

WI COA #2902-011
09/08/2021

WARNING - READ AND FOLLOW ALL NOTES ON THIS DRAWING
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ALPINE
514 East City Expressway
Suite 242
East City, Missouri 63045

SEQN: 5052 FROM: ZEW CABL Ply: 1 Job Number: 2021103368 Cmt: R 7054 JRM: 10/26/2021 TSS
Dty: 1 Truss Label: TB59-95EVWtruss12HEEL DEH / FK 09/08/2021

Loading Criteria (per)	Wind Criteria	Snow Criteria (Pg. P1 in PSF)	Deflection Criteria	A Maximum Reactions (lbs)	
				Gravity	Non-Gravity
TCLL: 25.00 TCCL: 4.00 BCCL: 0.00 BCDL: 1.00 Des Ld: 30.00 NCBCLL: 0.00 Softk: 2.00 Load Duration: 1.15 Spacing: 54.0"	Wind Std: ASCE 7-10 Speed: 115 mph Enclosure: Closed Risk Category: II EXP: C Kst: NA Mean Height: 22.65 ft TCCL: 2.4 psf BCCL: 0.6 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist: 5.97 ft Loc. from endwall: Any Gcpc: 0.18 Wind Duration: 1.60	Pg: 30.0 C: 1.2 CAT: II Pt: 25.2 Ce: 1.0 Lr: 32.0 Cs: 0.94 Snow Duration: 1.15 Building Code: IBC 2015 TPI Std: 2014 Rep Fac: No FT/RT/PT: 20(20)/10(10)/4(0) Plate Type(s): HSS, WAVE, 18SS	PP Deflection in Loc Udefn L/W VERT(L): 0.140 J 999 240 VERT(R): 0.181 J 999 180 HORIZ(L): 0.056 K - - HORIZ(R): 0.068 K - - VIEW Ver: 21.01.01.0429.14	Loc R+ / R- / Rth / Rrw / LU / RLL AI 1216 / - / - / 1283 / 1465 / 1528 Y 1445 / - / - / 1604 / 1579 / - W 352 / - / - / 1209 / 1151 / - AJ 172 / - / - / 151 / 148 / - AK 1645 / - / - / 1375 / 1423 / - AL 173 / - / - / 144 / 149 / - AM 1645 / - / - / 1340 / 1423 / - T 352 / - / - / 1210 / 1151 / - R 1445 / - / - / 1555 / 1579 / - AN 1216 / - / - / 1374 / 1465 / - Wind reactions based on MWFRS AI Big Width = 5.5 Min Req = 1.5 Y Big Width = 5.5 Min Req = 1.5 W Big Width = 5.5 Min Req = 1.5 AJ Big Width = 5.5 Min Req = 1.5 AK Big Width = 1.5 Min Req = - AL Big Width = 5.5 Min Req = 1.5 AM Big Width = 1.5 Min Req = - T Big Width = 5.5 Min Req = 1.5 R Big Width = 5.5 Min Req = 1.5 AN Big Width = 5.5 Min Req = 1.5 Bearings Y, W, AJ, AL, T, & R are a rigid surface. Bearings AI & AN Fcpcp = 555psf. Members not listed have forces less than 375# Maximum Top Chord Forces Per Ply (lbs) Chords Tens. Comp. Chords Tens. Comp.	B - C 1105 - 1400 I - J 1288 - 1610 C - D 934 - 1198 J - K 2403 - 2843 D - E 1309 - 1612 K - L 956 - 1213 E - F 1314 - 1404 L - M 1315 - 1404 F - G 956 - 1213 M - N 1309 - 1612 G - H 2402 - 2843 N - O 934 - 1198 H - I 1288 - 1610 O - P 1105 - 1400

Maximum Bot Chord Forces Per Ply (lbs)
Chords Tens. Comp. Chords Tens. Comp.
B - Y 1196 - 739 U - T 2252 - 1300
Y - X 1127 - 685 T - S 1127 - 685
X - W 1127 - 685 S - R 1127 - 685
W - V 2252 - 1361 R - P 1196 - 738
V - U 1126 - 680

Plating Notes
All plates are 4X7 except as noted.
Handing stresses not considered for plates. Handing of IHS truss requires special care by manufacturer and installation contractor to prevent plate damage.

Loading
Truss designed for unbalanced snow loads.
Slope reduction based on Unobstructed Slippery Surface.

Wind
Wind loads based on MWFRS with additional C&C member design.
See Cleary Building Corp. drawing for bearing attachment and bottom chord bracing details. This design applies to both open wall and enclosed wall buildings.
In lieu of structural panels or rigid ceiling use purlins to brace TC @ 24" OC.

WI COA #2902-011
09/08/2021

WARNING - READ AND FOLLOW ALL NOTES ON THIS DRAWING
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ALPINE
514 East City Expressway
Suite 242
East City, Missouri 63045

File Name and Path: I:\Commercial\Personal\Morgan_Neddo\2021103368\2021103368-150-TRUSS.dwg
Printed By: Morgan Neddo
Date Printed: 9/9/2021 9:29 AM

PROJECT NAME: ORIMUS 3447 LLC / VITUCCI, PAUL
PROJECT SITE ADDRESS: 3447 NORTH STAR ROAD
COTTAGE GROVE, WI - DANE COUNTY
BUILDING SIZE: 60'x198'x17'8"
SHEET NAME: TRUSS DIAGRAMS

PROJECT NUMBER: 2021103368
SHEET NUMBER: 150
SHEET SCALE: NONE

APPROVED FOR CONSTRUCTION
DATE: 10/6/2021
BY: [Signature]

EXHIBIT B

North Star Development Concerns

-Access to Building: (NFPA 1 2012 18.2.3.2.2) Fire Department access roads shall be provided that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet from fire department access roads as measured by approved route around the exterior of the building or facility. Currently the plan shows only one access driveway which is along the south end of the buildings. The buildings are each drawn with a length of 198 feet. The north end of the buildings exceed the maximum distance from access roads by 48 feet.

-Dimensions: (NFPA 1 2012 18.2.3.4.1.1) Fire Department access roads shall have an unobstructed width of not less than 20 feet. In the current plan it only shows one width on the entire road which is up near the intersection of the access road and North Star. That width is currently shown as 15 feet which is 5 feet less than the required width.

-Dead Ends: (NFPA 1 2012 18.2.3.4.4) Dead-end fire department access roads in excess of 150 feet in length shall be provided with approved provisions for the fire apparatus to turn around. Length of the access road is greater than 150 feet. There are no measurements on the plans by building 1 to be able to determine if there is sufficient space for the apparatus to turn around.

-Surface: (NFPA 1 2012 18.2.3.4.2) Fire department access roads shall be designed and maintained to support the imposed loads of the fire apparatus and shall be provided with an all-weather driving surface. Plan is calling for a gravel access road. This is acceptable as long as gravel is layered enough to support the weight of the apparatus. Currently the heaviest truck the department uses in this area has an approximate weight of 58,000 pounds.

-General Storage: (NFPA 1 2012 13.3.2.27.2*) An automatic sprinkler system shall be installed throughout all occupancies containing coverage areas greater than 12,000 square feet. Current plan has the buildings at 11,800 square feet which makes it exempt but if the occupancy changes sprinklers may become required.



STRUCTURAL ENGINEER STAMP

ELECTRICAL ENGINEER STAMP

CIVIL ENGINEER STAMP

PROFESSIONAL ENGINEER STAMPS

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R		X	
Q		W	
P	11/12/21	V	
O	10/29/21	U	
N	10/29/21	T	
M	10/27/21	S	
REV	DATE	REV	DATE

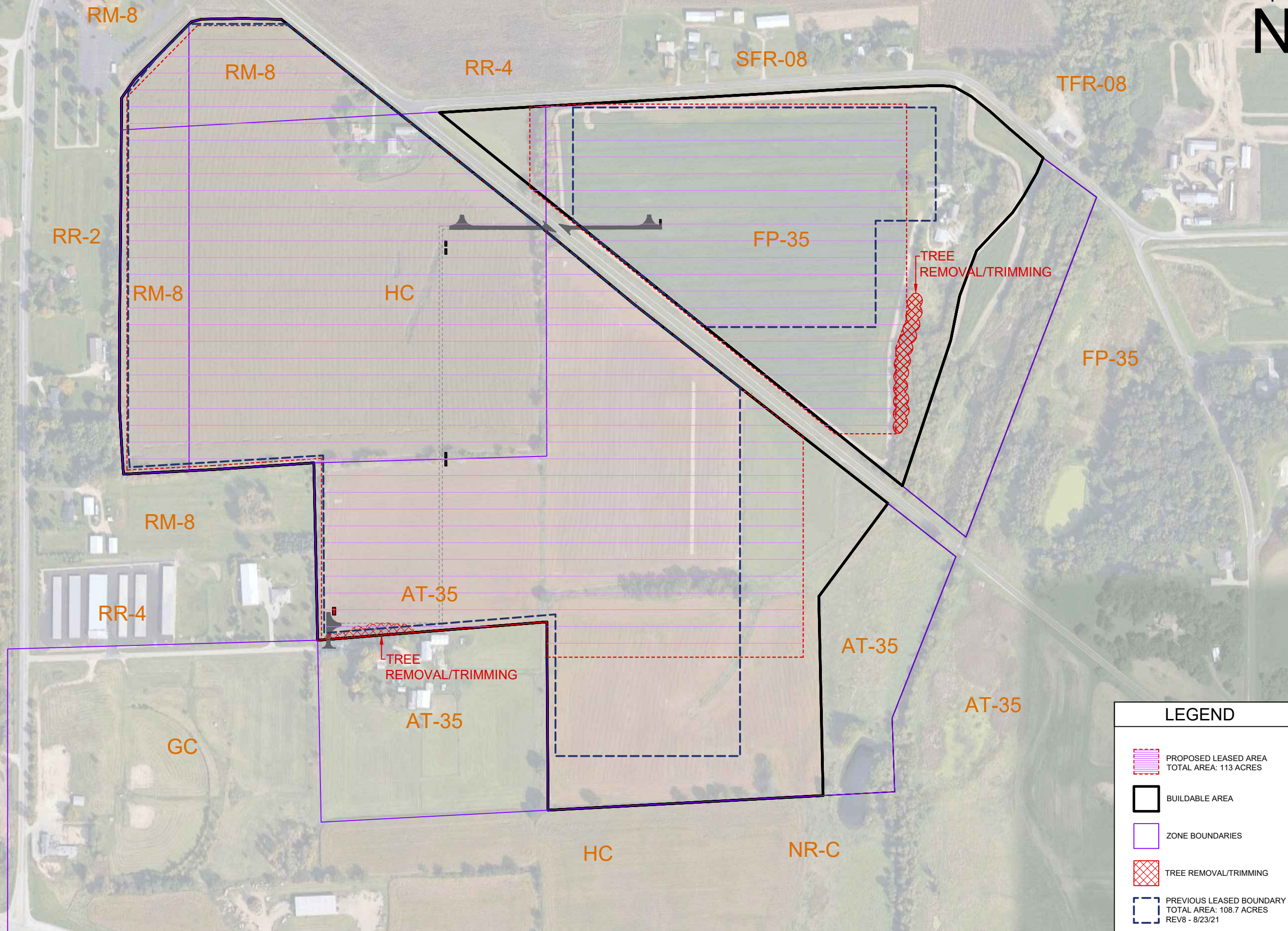
DRAWN BY: TG	CHECKED BY: RA
SCALE: AS NOTED	JOB NO: 21-702

DANE COUNTY SOLAR LLC

COTTAGE GROVE, WI 55016

SHEET TITLE
 PROPOSED LEASED AREA MAP OVERLAY

DWG. NO.
PV-2.20



LEGEND

- PROPOSED LEASED AREA
TOTAL AREA: 113 ACRES
- BUILDABLE AREA
- ZONE BOUNDARIES
- TREE REMOVAL/TRIMMING
- PREVIOUS LEASED BOUNDARY
TOTAL AREA: 108.7 ACRES
REV8 - 8/23/21

TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
DECEMBER 22, 2021

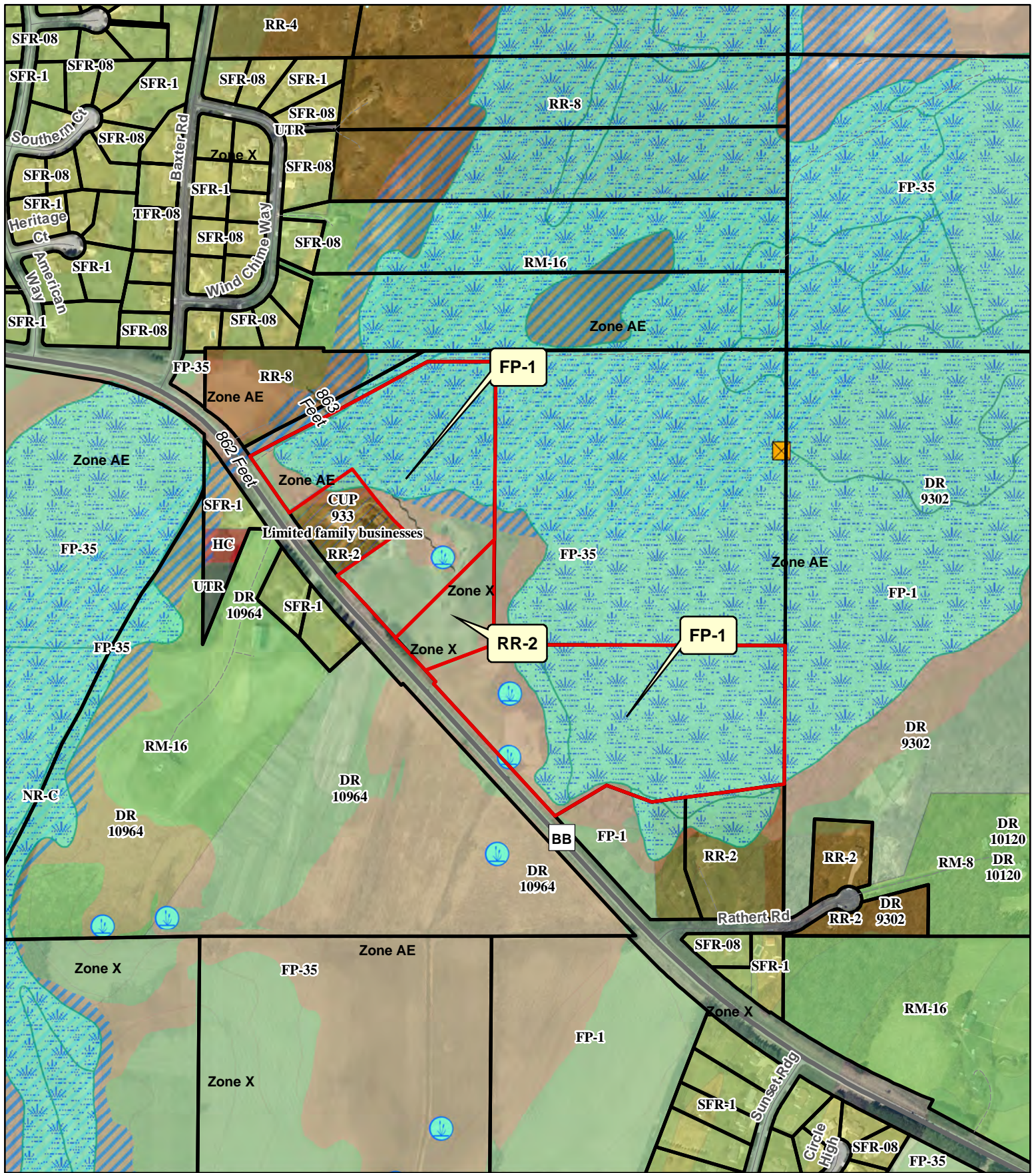
- 1) Notice of meeting was posted at the Town Hall, and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Dave Muehl, Jerry Meylor, Troy Eickhoff, Mark Kudrna and Mike Klinger all in attendance. Clerk Kim Banigan took minutes
- 2) Hampton called the meeting to order at 7:00 P.M.
- 3) Approve minutes of previous meetings: **MOTION** by Muehl/Anders to approve the minutes of the November 24, 2021 meeting as printed. **MOTION CARRIED 7-0.**
- 4) Public Concerns: None.
- 5) Bruce Peckham, applicant and PR for Terry Peckham, deceased property owner of parcel #0711-122-9340-9 at 2080 County Road BB – seeking rezone of 3.06 acres from FP-35 to RR-2 and 39.2 acres from FP-35 to FP-1 to create one new residential lot: Mr. Peckham noted that a similar rezone was approved by the Town in 2012 but his sister did not follow through on it with the County. He has tried to sell the farm as all one parcel, but buyers are not interested in that much land. The Dane County Highway Department has indicated they are OK with highway access for a driveway for the new RR-2 parcel. He has plotted it a little wider since there is a fiber optic box that may need to be worked around. He understands that Town policy limits new lots to 2 acres, however he is asking for 3 due to the shape of the area, so that the new lot and remaining FP-1 land to the east could be sold to the same owner. James Heise, 2002 Rathert Road, had a question about development rights for the new residential lot. The clerk confirmed that a density study performed by the County confirmed one available RDU. Mr. Heise expressed concern over the impact of an additional home on wildlife, stating that they often cross Hwy BB where the new house would be. **MOTION** by Muehl/Meylor to recommend approval of the rezone of 3.06 acres from FP-35 to RR-2 and 39.2 acres from FP-35 to FP-1 to create one new residential lot. The new residential lot is approved to exceed the 2.0 acre maximum due to the lay of the land and to protect the oak trees. The RR-2 area previously spot zoned for the farm house that burned down should be divided off as a separate lot with the new CSM. **MOTION CARRIED 7-0.** After the motion, Scott Frank (1986 Rathert Road) expressed concerns over more hunting of the area with more owners coming in. Mr. Peckham said no one had permission to hunt on the farm this year, so they must have been doing it illegally. Mr. Frank said there was hunting taking place, including with rifles. Hampton said this should be reported to the DNR or Town Deputies. Mr. Frank also expressed concerns about tightening up the area for wildlife, and felt the Town is going the opposite direction from preserving farmland. Mr. Peckham said the farm has not been worked in 30 years, and he has not been able to find a buyer interested in the whole farm. He also approached Dane County about purchasing it for wetland preservation, but they were not interested unless owners of neighboring properties would sell too. Rudy Knutson (1942 County Road BB) and Floyd Kessler (1997 Rathert Road) were also present and in opposition.
- 6) Paul Vitucci, applicant, Oremus 3447 LLC, landowner – seeking site approval for an indoor storage facility on Parcel 0711-284-7511-0 (6 acres west of 3447 North Star Road) (reappearance from November meeting): Paul Vitucci was present, along with Travis Leaser from Cleary Buildings and Steve Banovetz, owner of condo units 1 and 2. Attorney Ben Letendre and Aaron Falkosky from Quam Engineering were present online. Hampton suggested beginning with the deed restrictions on the property, which include indoor storage but not warehousing. Mr. Vitucci said he was not as clear as he should have been about how he plans to use the property, and referred to a letter in the materials he had provided which stated that the development will eventually include an on-site maintenance facility in building 10 on condo unit 2, which Mr. Vitucci has a purchase option for. He estimated that would be phased in once 200 boats are under roof at the site. Each building will store 40-50 boats, so this would happen after 4 buildings are built. The DCCO definitions of indoor storage and warehousing were reviewed. Hampton asked for a show of hands from the commission of those who considered the proposed use as indoor storage. Five commissioners raised their hands (Anders and Eickhoff did not). The next topic discussed was advice from Town Planner Mark Roffers advising that the conceptual plan for the North Star Road area shows a road going through this property. Muehl said the map is purely conceptual. Mr. Banovetz stated he

TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
DECEMBER 22, 2021

had advised Mr. Vitucci when he purchased condo lot 3 to keep 66' on the south end open for future road planning. There was discussion about other alternatives for the future road. Hampton said his biggest problem with the proposal related to TCG section 12.08(3)(c)(2) that discourages all-metal buildings and advises some architectural variation of long, flat buildings. Leaser said a brick face could be added to the maintenance building, which will be closest to the road. Hampton asked how they will access the septic and well behind the maintenance building, Leaser said they will be able to drive on the grass between the buildings. Anders was looking for a drop dead on the construction of the maintenance building, so that it would not end up being just another storage facility. Hampton said he would prefer 1-2 larger buildings, with a sprinkler system for fire protection, and would not allow building 1, to keep that area open for the future road. Mr. Vitucci said the market will not support the cost of sprinkling. The landscape plan was reviewed and Hampton asked about the height of the trees. Mr. Vitucci said conifer and deciduous trees would be 4' high at a minimum. Hampton wanted the deciduous trees to be 8' tall. **MOTION** by Muehl/Kudrna to approve the site plan with conditions: 1) Once four storage buildings are constructed, the maintenance building must be built before any more storage buildings. 2) Conifer trees must be at least 4' tall and deciduous trees at least 8' tall. 3) Facade of buildings 9 and 10 to match the façade of the Field and Stream Restorations office facing the road. 4) Parking spots to be installed as required by occupancy of the buildings 9 and 10. Hampton asked the maker of the motion to add a requirement to not construct building 1 until the road is laid out, this request was denied. Muehl said he was of the opinion that the road can be moved to the south. Vitucci offered that possibly by the time the road was needed, his business would be grown to the point of looking for more land, and building 1 could be demolished to make room for the road. **MOTION CARRIED 4-3** (Hampton, Anders and Eickhoff opposed).

- 7) Dane County Solar, LLC, applicant, Dane County, Landowner: Revised site plan for a solar facility Conditional Use Permit on parcels 0711-302-9501-0, 0711-301-9040-3, 0711-302-8000-2, 0711-302-8500-7, 0711-193-9720-2, 0711-193-9350-0 along County AB and Hope and Femrite Roads (reappearance from November meeting): Bill French from SunVest Solar and Dave Merritt from Dane County were present. Ben Tanko, Andy Ehlert and Steve Greidanus from Alliant Energy were also present. John Welch from Dane County was online. Mr. French said that the original site plan occupied 108.7 acres, but last month they were back because they were unable to source the 550-watt panels in the original plan, and the 440-watt panels they found would require 113 acres. Since then, they have secured 650-watt and 660-watt, bi-facial Canadian Solar panels that will fit within the original footprint, actually only using 90 acres. The output would be 17.32 MW. Merritt and Greidanus explained how the County arrived at its 31,000 MW requirement by 2030, and how the output of the facility will meet the requirement. Anders asked what happens when the County needs additional energy credits for growth. Merritt said the forecast goes several years out and includes an assumption that utilities are greening the grid, which reduces the need for additional renewables. Hampton asked if the Town needs to worry about decommissioning at the end of Alliant's contract with the County. Welch said the lease includes a requirement for alliant to decommission. Hampton asked the Alliant representatives if this panel is standardly used. Greidanus said they are actually higher wattage than other sites. Tanko said they are the same technology. Anders wanted assurance that the Town would be a participant for the entire 30 years, noting that a County employee recently threatened annexation if the Town did not approve the CUP. Merritt was not aware of any such threat. Consensus was that since the Canadian Solar panels allow the facility to fit within the footprint originally approved by the Town, no Plan Commission action was needed.
- 8) **ADJOURNMENT: MOTION** by Muehl/Eickhoff to adjourn. **MOTION CARRIED 7-0**. The meeting was adjourned at 9:20 P.M.

Submitted by: Kim Banigan, Clerk
Approved 01-26-2022



Legend

- | | | |
|--|------------|--------------------------|
| | Wetland | Significant Soils |
| | Floodplain | |
| | | |
| | | Class 1 |
| | | Class 2 |



0 205 410 820 Feet

Petition 11793
TERRY L PECKHAM

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ELECTRICAL ENGINEER STAMP

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O	10/29/21	U	
N	10/29/21	T	
M	10/27/21	S	
REV	DATE	REV	DATE
DRAWN BY: TG		CHECKED BY: RA	
SCALE: AS NOTED		JOB NO: 21-702	

DANE COUNTY SOLAR
LLC

COTTAGE GROVE, WI 55016

SHEET TITLE

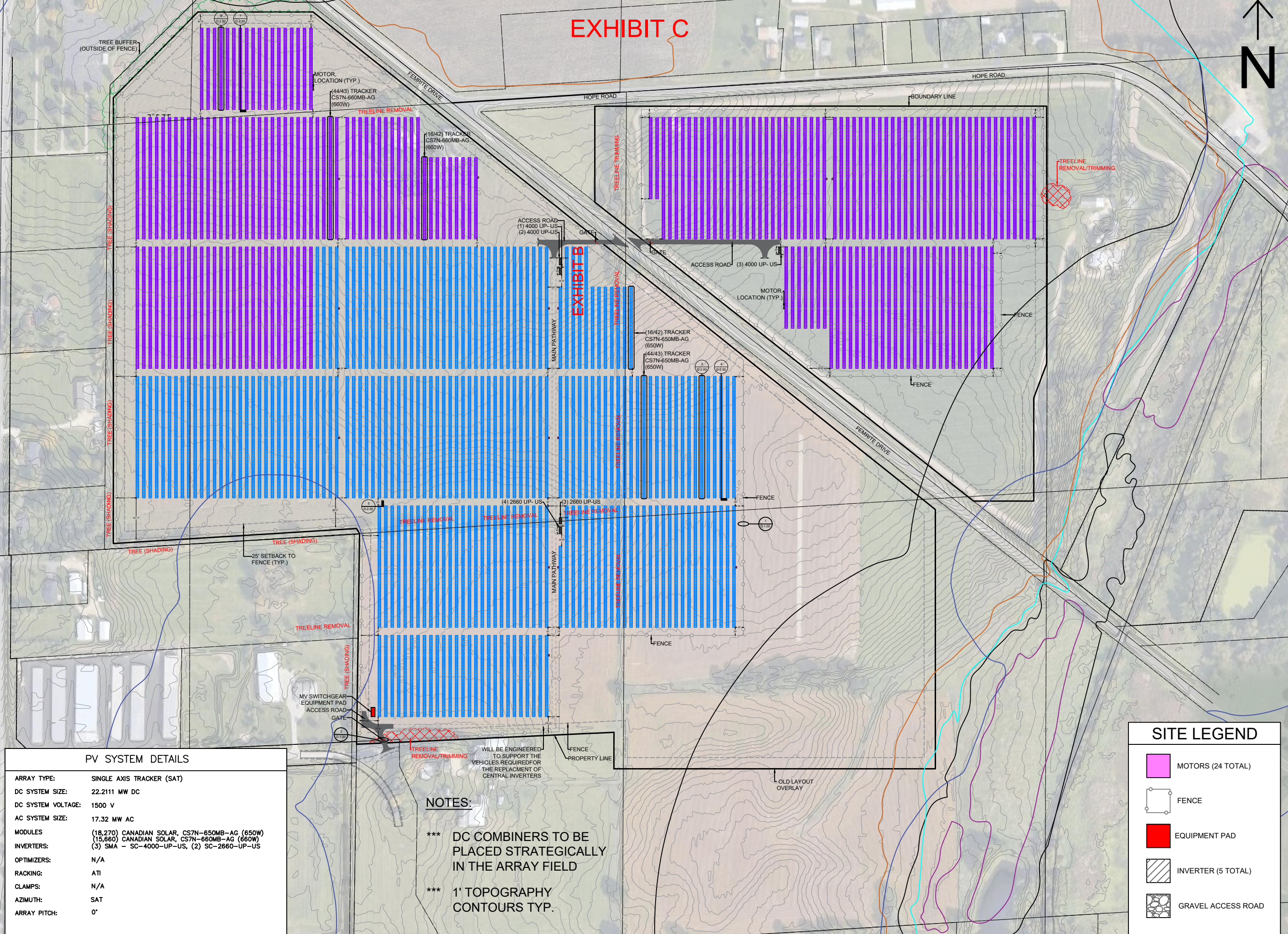
ARRAY LAYOUT

DWG. NO.

PV-1.00

EXHIBIT C

EXHIBIT B



PV SYSTEM DETAILS

ARRAY TYPE:	SINGLE AXIS TRACKER (SAT)
DC SYSTEM SIZE:	22.2111 MW DC
DC SYSTEM VOLTAGE:	1500 V
AC SYSTEM SIZE:	17.32 MW AC
MODULES:	(18,270) CANADIAN SOLAR, CS7N-650MB-AG (650W) (15,660) CANADIAN SOLAR, CS7N-660MB-AG (660W)
INVERTERS:	(3) SMA - SC-4000-UP-US, (2) SC-2660-UP-US
OPTIMIZERS:	N/A
RACKING:	ATI
CLAMPS:	N/A
AZIMUTH:	SAT
ARRAY PITCH:	0°

NOTES:

*** DC COMBINERS TO BE PLACED STRATEGICALLY IN THE ARRAY FIELD

*** 1' TOPOGRAPHY CONTOURS TYP.

WILL BE ENGINEERED TO SUPPORT THE VEHICLES REQUIRED FOR THE REPLACEMENT OF CENTRAL INVERTERS

SITE LEGEND

	MOTORS (24 TOTAL)
	FENCE
	EQUIPMENT PAD
	INVERTER (5 TOTAL)
	GRAVEL ACCESS ROAD