TOWN OF COTTAGE GROVE D R A F T
PLAN COMMISSION MINUTES
AUGUST 24, 2022

1) Notice of the meeting was posted at the Town Hall and on the Town's web site. A quorum was present with Kris Hampton, Steve Anders, Dave Muehl, Jerry Meylor, Mark Kudrna and Mike Klinger all present. Clerk Kim Banigan took minutes. Virtual attendance was possible via gotomeeting.com, however there was no one online.

2) Hampton called the meeting to order at 7:00 P.M.

3) Approve minutes of previous meetings: **MOTION** by Muehl/Meylor to approve the minutes of the June 1, 2022 meeting as printed. **MOTION CARRIED 5-0-1** (Anders abstained).

4) Public Concerns: None.

5) Donald Viney, Applicant, Viney Acres, LLC, Owner of parcel #0711-311-8010-0, 32.643 acres zoned FP-1 on Siggelkow Road: Proposing to rezone 2.672 acres to RR-2 and transfer a RDU from parcel #0711-363-9020-0 to create a single-family residence (DCPREZ-2022-11889): Don and Marilyn Viney were present. Mr. Viney explained that the transferred RDU would come from the farm they recently purchased at the corner of Schadel Road and County BN, which is much better farmland without any wooded area. He said the space between the existing residential lot on Siggelkow Rd. and the proposed one is to accommodate a waterway that runs through there. Hampton asked why the proposed lot exceeds the 2.0 acre maximum. Mr. Viney said they tried to shrink it down, but making it narrower would interfere with the best spot for a house to go on the northern part of the lot. There was discussion about a deed restriction on the south-east corner of the lot to prevent plantings there that would interfere with sight distance on the curve. Hampton asked about getting rid of the 90-degree curve. Viney said he was willing to deed restrict it against plantings, or even dedicate land to change the curve, which may bring the lot closer to the 2.0-acre maximum size. Rod Heller, 2906 Siggelkow Rd, said he supported the use of the existing RDU on the property to create the first lot because he thought it would be the only one. Now he is concerned that there may be even more. Lynn Heller was also concerned, saying she understood it was the Town's policy to cluster lots rather than to break up other farmland. Mr. Viney said that while he has another 6 RDUs available, he does not have intentions of using them here. **MOTION** by Anders/Muehl to approve the proposed lot, transferring a RDU from parcel #0711-363-9020-0. The farm on Schadel Road and the balance of parcel 0711-311-8010-0 must be deed restricted against further residential development. Mr. Viney should consult with Highway Superintendent Dan Dresen about how much land should be dedicated as right-of-way for future changes to smooth out the curve. **MOTION CARRIED 6-0.**

6) ADJOURNMENT: **MOTION** by Anders/Klinger to adjourn. **MOTION CARRIED 6-0**. The meeting was adjourned at 7:32 P.M.

Submitted by: Kim Banigan, Clerk
Approved 09-28-2022