TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
DECEMBER 28, 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, Jerry Meylor, Dave Muehl, Troy Eickhoff, Mike Klinger and Mark Kudrna present. 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 Klinger/Muehl to approve the minutes of the November 23, 2022 meeting as printed. **MOTION CARRIED 6-0.**

4) Public Concerns: None.

5) Michael and Sandra Goke, applicants, Steve and Patty Gausmann, owners: Petition to rezone parcel 0711-192-9002-2 at the corner of Vilas Hope Rd and CTH AB from TFR-08 to RR-2 to allow for 21-24' outbuilding to match height of proposed new home (DCCO #11924): Mr. and Mrs. Goke were present, along with property owner Steve Gausmann. Mrs. Goke explained that their purchase is contingent on a wetland delineation to be performed in the spring. The site plan includes a 75' buffer from what is thought to be the wetland line. **MOTION** by Kudrna/Klinger to recommend approval of the rezone from TFR-08 to RR-2 to allow for 21-24' outbuilding to match height of proposed new home. **MOTION CARRIED 6-0.**

6) Cummings and Turk Farms, LLC, applicant/owner: Petition to rezone 6.2 acres of parcel 0711-342-8690-0 at 3636 North Star Road from FP-1 to General Commercial for electrical contractor business (DCCO #11918): David Cummings was present. He said the stormwater plan (Exhibit A) will accommodate both the existing building and the second one he plans to build in the future. Outside storage was discussed, Mr. Cummings agreed it will all be behind the existing building as viewed from North Star Road, and he will install a berm with trees on top to screen the view from the north. He also agreed to pave the driveway to just over the crest of the hill There is already a well on the property, a septic system will be installed in the location identified on the site plan once the GC zoning is approved. He understood that the existing build would be required to meet commercial building code and is subject to the Town's design review ordinance. **MOTION** by Kudra/Meylor to recommend approval of the rezone of 6.2 acres to GC, subject to the following conditions:

   - The driveway will be paved to just past the crest of the hill.
   - Outdoor storage will be behind the existing building as viewed from North Star Road, and a berm with trees will be installed to screen the view of it from the north.
   - A deed restriction will be placed on the property to a) require connection to sanitary sewer and water services when and if they become available and b) include a waiver to the normal right to object to assessments for such utility services.
   - The final CSM shall include at minimum a 75' setback from the edge of the creek, unless the creek is determined not to be a navigable waterway, and appropriate resource identification designations as directed by County and Town subdivision ordinances.

   MOTION CARRIED 6-0.

7) Discuss and Consider Plan Commission recommendation regarding improving the Natvig Road/CTH N intersection, including a 100-foot stub to the east for future commercial development, and extending sewer services to the future commercial area at the intersection of CTH N and US Hwy 12 & 18: Wade and Brad Huston were present. Hampton noted he does not picture a full 100' stub, but only to the edge

of the County Road right-of-way, and the developer could decide which way to go from there. The cost of the intersection would be special assessed to benefiting landowners. Hampton thought it would spur development, and should be completed in 2023 or 2024, before Deputy Highway Commissioner Pam Dunphy retires. Discussion was that the intersection would improve access to the Skaar Pit to the west.

As for bringing sanitary sewer service to the future commercial area, discussion was that it could increase the value of the commercial properties and attract a different class of clientele.

Wade Huston agreed that the intersection would benefit the Skaar Pit, and confirmed that they have a potential buyer for the corner of CTH N and US Hwy 12/18 whose interest would be enhanced by sewer service, although it is not a deal-breaker.

MOTION by Muehl/Kudrna to recommend improving the Natvig Road/CTH N intersection and bringing sewer services to the future commercial area. **MOTION CARRIED 6-0.**

8) ADJOURNMENT: **MOTION** by Klinger/Meylor to adjourn. **MOTION CARRIED 6-0**. The meeting was adjourned at 7:52 P.M.

Submitted by: Kim Banigan, Clerk

Approved 01-25-2023