TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
MAY 24, 2023

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, Jerry Meylor, Dave Muehl, Troy Eickhoff, Mark Kudrna and Mike Klinger present. Clerk-Treasurer 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/Muehl to approve the minutes of the April 26, 2023 meeting as printed. **MOTION CARRIED 6-0-1** (Klinger abstained).

4) Public Concerns: Nikolajs Ludzenieks has made an accepted offer to purchase future lot 10 in the Swalheim planned commercial subdivision on North Star Road, which is currently proposed to be zoned General Commercial. Mr. Ludzenieks has a tree trimming business and will need outdoor storage, which is only an option under General Commercial with a CUP and with an existing building. He would not be able to put up a building for 5-7 years due to other financial obligations, so he would need Heavy Commercial zoning. Consensus was that outdoor storage without a building for 5-7 years would not be allowed.

5) Duane Farwell, petitioner, Duane and Camilla Farwell and Farwell Family Investment Company, LLC, property owners: Requesting rezone 5.7 acres from RR-2 to RR-4 (4.2 acres) and RR-1(1.5 acres) to adjust property lines between adjacent properties at 4073 and 4085 Ridge Road (DCPREZ-2023-11951): Mr. Farwell was present and explained the reason for the lot line adjustment is to have the storage shed be on the 4073 Ridge Road property. There is still area available for an alternate septic on 4085 Ridge Road, and there are no animals there. **MOTION** by Anders/Klinger to recommend approval of the rezone of 5.7 acres from RR-2 to RR-4 (4.2 acres) and RR-1(1.5 acres), with the Ridge Road right-of-way dedicated to the Town. **MOTION CARRIED 7-0.**

6) Discuss/Consider whether allowing a rezone of parcel 4300 Vilas Hope Road from Single Family Residential to Two Family Residential would be consistent with the Town's Comprehensive Plan: The email string provided by the Clerk-Treasurer explained that while a provision in the Neighborhood Development Area (item 5 on page 31 of the Visions and Directions Volume) allows for legally created lots zoned residential prior to January 1, 1981 to be developed and divided without having to meet the Town's RDU and TDR requirements, her inquiry with Dane County led to the revelation that the first blanket rezone to impose residential zoning on Town properties wasn't until 1987. The parcel in question was a residential use prior to January 1, 1981, but had not been rezoned yet. The Plan Commission must decide if allowing application to rezone this parcel from SFR to TFR would be within the intent of the Comprehensive Plan. **MOTION** by Anders/Meylor to allow application for a rezone of 4300 Vilas Hope Road from SFR to TFR and for the Plan Commission to address the erroneous date in the Comprehensive Plan regarding the date of the first residential parcels in the Town. **MOTION CARRIED 7-0.**

7) Discuss/Consider making a recommendation on Dane County Ordinance Amendment 2023-OA-009 regarding salvage operations: Anders said that the DCTA recommends approval of this amendment. **MOTION** by Anders/Eichoff to recommend approval. **MOTION CARRIED 7-0.**

8) Prior to adjournment, Anders shared photos of storage buildings in DeForest that he saw as aesthetically appealing, which he suggested could be used as an example for standards for the North Star Road area. Discussion included thoughts that these framed, vinyl sided, singled buildings would be considerably more costly than the pole shed construction most often proposed, and could scare potential buyers away. There was a suggestion to see if the Town Planner is aware of standards other communities have for

similar developments.

9) ADJOURNMENT: **MOTION** by Meylor/Kudrna to adjourn. **MOTION CARRIED 7-0**. The meeting was adjourned at 7:45 P.M.

Submitted by: Kim Banigan, Clerk-Treasurer
Approved 06/28/2023