TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
JUNE 28, 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, 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/Meylor to approve the minutes of the May 24, 2023 meeting as printed. **MOTION CARRIED 6-0.**

4) Public Concerns: None.

5) Nathanial and Martha Snyder, Petitioners/Landowners, parcel #0711-074-8728-0 at 4300 Vilas Hope Road: requesting rezone of .736 acres from SFR-08 to TFR-08 to convert a single-family home to a duplex (DC-PREZ 11966): (This item was discussed later as the petitioner was not present at the start of the meeting.) Nate Snyder was present virtually, and said that he felt a duplex would be a better use of this property, which is situated next door to commercial property and across the road from two other duplexes. He plans to divide it into two one-bedroom apartments. There was a question about the capacity of the septic system; Mr. Snyder said they are already planning on replacing it as it is not up to code. The house was built in 1955 according to the assessor's website. Ed and Marge Eklof, 4293 Vilas Hope, who were present at the beginning of the meeting but left before this item was addressed, spoke in favor of the rezone. **MOTION** by Anders/Klinger to approve the rezone of parcel from SFR-08 to TFR-08, noting that no RDU is needed for the second residential unit since the parcel was residential prior to the first residential blanket rezone in the Town that occurred in 1987 (the Comprehensive Plan says 1981, but that is incorrect). **MOTION CARRIED 6-0.**

6) Amy Miles, Petitioner, Swalheim 2011 Rev Tr, Duane P & Candace J, Landholders, parcel #0711-273-0033-0 (Lot 3 of CSM 16140 on North Star Road): requesting to modify deed restrictions on GC zoning to allow application for a CUP for outdoor storage. (DC-PREZ 11964): Amy Miles was present representing pb2 Architecture and Engineering, who is the engineer working with EquipmentShare for their proposed development on this lot. A written narrative describing the proposed facility and operations was included in the packets (Exhibit A). The nature of the business (construction equipment rental) would require a CUP for outdoor storage, which the current deed restriction on the property does not allow for, even though the Town's action in creating and rezoning the lot did include outdoor storage as a conditional use that could be considered. Hampton asked about plans for fencing and height of stored equipment. Ms. Miles said they typically use a 6-foot chain link fence, but are open to other materials that the jurisdiction may prefer. Aluminum or metal fencing was mentioned, with bushes in front to dress it up. Most equipment would be 10-12 feet tall, with bucket lifts being taller. The building will be architecturally designed, pre-engineered metal that she said would be visually appealing. There would be 15-20 employees. Eickhoff expressed his opposition to allowing for outdoor storage, and his concern over requiring some businesses to store everything inside while allowing others to have outdoor storage. **MOTION** by Kudrna/Anders to revise the deed restriction on this lot to allow a CUP for outdoor storage to be considered. **MOTION CARRIED 5-1** (Eickhoff opposed).

7) Swalheim 2011 Rev Tr, Duane P & Candace J, Petitioners and Landowners, Parcel 0711-273-0044-0 (Lot 4 of CSM 16140 on North Star Road): requesting rezone of 27.742 acres from FP-1 to GC (18.5 acres) and UTR (9.4 acres) for a commercial business park development (DC-PREZ 11960): Duane

Swalheim was present. He asked the Clerk-Treasurer to display the arial photo and video of the site that he had recently provided (photo attached as Exhibit B). He also provided a sketch of a concept plan he has for commercial development of property to the north of North Star Road that he hopes to purchase (Exhibit C). There was discussion about who will be responsible to maintain the UTR (Stormwater) area, with thoughts that it would be the commercial equivalent of a homeowner's association. Land division will be with a plat and developer's agreement. Allowable uses in the GC district were discussed, with thoughts that they should be the same as those approved in April of 2022 for Mr. Swalheim's first three lots in the area. **MOTION** by Kudrna/Klinger to approve the rezone of 18.5 acres to GC and 9.4 acres to UTR, with the following conditions: 1) All permitted uses in the General Commercial zoning district would be allowed EXCEPT Day care centers, Indoor entertainment, or assembly and Transient or tourist lodging. 2) Only the following conditional uses could be proposed: Contractor, landscaping or building trades (outdoor), Communication towers, Outdoor Storage, Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above, Vehicle repair or maintenance service, 3) None of the residential uses by conditional use permit could be proposed, 4) the rezone will not be effective until a final plat and developer's agreement are approved and fully executed. **MOTION CARRIED 6-0.**

8) Discuss/Consider making a recommendation on Dane County Ordinance Amendment 2023-OA-010 regarding the definition of "Day Care Center": **MOTION** by Anders/Kudrna to support this amendment. **MOTION CARRIED 6-0.**

9) ADJOURNMENT: **MOTION** by Anders/Klinger to adjourn. **MOTION CARRIED 6-0**. The meeting was adjourned at 7:54 P.M.

Submitted by: Kim Banigan, Clerk-Treasurer

Approved 07-26-2023

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May 2, 2023

Dane County
Department of Planning & Development
Zoning Division
210 Martin Luther King Jr. Blvd.
Room 116, City-County Building
Madison, WI 53703

Rezoning Application for Proposed EquipmentShare Development North Star Road – Lot 3
Cottage Grove, WI
Parcel #s: 071127300330
Lot 3 of CSM#16140

Please consider this document as a supplemental narrative to the enclosed Rezoning Application submitted to address zoning designaged as part of the deed restriction for Lot 3 - North Star Road in the Town of Cottage Grove.

**INTRODUCTION**

EquipmentShare is a nationwide construction solutions provider dedicated to solving industry pain points through smart jobsite technology and equipment rental, retail, and service centers. More than a rental company, EquipmentShare's cloud-connected platform is powered by telematics and machine hardware to give construction and industrial companies a real-time view into the jobsite.

The method of distribution of this technology is a fleet of construction equipment available for both large-scale general contractors and everyday home builders. EquipmentShare plans to develop Lot 3 on North Star Road to create a new equipment rental facility, consisting of: a new building, paved driveway access, customer parking and a crushed concrete lay down yard for equipment storage while waiting for rental.

**PROPOSED SITE MODIFICATIONS**

The property is currently vacant, undeveloped land, zoned GC per deed restrictions and the Town of Cottage Grove. The site would be developed and stabilized to support construction of a new building, paved driveways and customer parking areas, and a crushed concrete equipment laydown yard. The surrounding properties are either vacant or being used as a contractor's service yard. None of the surrounding properties will experience any negative impacts from the EquipmentShare development. North Star Road has been improved to accommodate the minimal additional traffic that will be created by the EquipmentShare development. EquipmentShare is cognizant of site security and will ensure that any added site lighting will not encroach onto neighboring properties.

**OPERATIONS**

The operating hours are from 7 am to 5 pm, Monday through Friday, so the typical operational noise will not adversely affect neighbors. EquipmentShare expects between 10-15 employees to be on site at any given time. As previously mentioned, this site will operate an equipment laydown yard, which will serve as outdoor storage for construction equipment waiting for maintenance or rental. No hazardous or toxic materials will be stored on the equipment laydown yard. The yard will be stabilized and finished with a crushed concrete material that is durable to stand up to the large scale equipment while also providing permeable area for rain

water. The crushed concrete creates little to no dust when equipment is moving on the site and can be easily treated with dampening to reduce dust even further during particularly dry weather events. Dumpsters for solid waste and recyclables will be maintained on the equipment yard. Local waste management providers will be used for solid waste and recyclables removal, likely on a weekly basis.

**ACCESSIBILITY**

The site is accessible from North Star Road. The preliminary site plan accounts for two 40-foot wide (minimum) driveways, to allow for easy entering and exiting of trucks and other large vehicles. The two driveways will prevent large vehicles from having to conduct multiple point maneuvers on public roadways to exit the site after entering.

**UTILITIES**

The proposed development should not put any extraordinary demands on existing infrastructure or utilities. According to project engineers, anticipated water demand is approximately 1,080 gallons per day, and wastewater demand is approximately 555 gallons per day. If required, the site has sufficient space for stormwater detention, and all required treatments will be designed for and provided in engineered drawings submitted later in the project timeline.

EquipmentShare buildings and sites are designed for 3-phase/480-volt power.

**CLOSING**

EquipmentShare is excited about this site and the opportunities to partner with Dane County and the Town of Cottage Grove on this new development. We look forward to the opportunity to discuss this rezoning application with county and town staff as part of the entitlements process for this project.




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