TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
FEBRUARY 29, 2024

1) Notice of the meeting was posted at the Town Hall and on the Town's website. A quorum was present with Kris Hampton, Steve Anders, Jerry Meylor, Dave Muehl, Troy Eickhoff, Mark Kudrna and Tom Banigan 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 January 24, 2024 meeting as printed. **MOTION CARRIED 7-0.**

4) Public Concerns: None.

5) Tom Morauske/Gordy Morauske/Joe Morauske, Applicants, Capitol Holdings, Landowner, Parcel #0711-284-9721 at 3475 North Star Road: Design Review for new storage building: No one was present to represent Capitol Holdings: Joe Morauske was present, and stated that the exterior materials and color of the proposed 40' w x 60' l by 16' h new storage building would be exactly the same as the existing buildings. It would have a concrete floor, be insulated/heated, and have water but no bathroom. Hampton said a landscaping plan is needed, discussion that trees/shrubs should be planted along the north lot line. No lighting plan was submitted either, but Morauske confirmed it would be dark sky compliant. **MOTION** by Anders/Banigan to approve the design of the new building as presented, with the exterior matching the existing buildings, conditional on submittal of a landscape plan that is acceptable to Hampton, and dark sky compliant exterior lighting. **MOTION CARRIED 7-0.**

6) Travis Leeser, petitioner, John Donlon/Tracy Teske, property owners, parcels 0711-231-9500-1, 0711-242-9120-8, 0711-231-9800-8 and 0711-231-8140-9 at 3685 Ridge Road: DCPREZ 2024-12018 petition to restructure/rezone 4 parcels into 2 lots to correct an illegal parcel per Dane County: 20.54 acres from FP-35 to FP-1, 2.46 acres from RR-2 to RR-16, 9.6 acres from FP-1 to RR-16: Mr. Leeser was present virtually and said that the applicants have worked closely with Dane County Zoning Administrator Roger Lane to restructure the lots in remedy of one of them being illegally created due to a faulty CSM. There was discussion about making the residential portion smaller, but that would not allow for it to have the required frontage on the Town road. **MOTION** by Muehl/Banigan to approve the rezone as presented, noting that the residential parcel exceeds 2 acres due to topography. Ridge Road right-of-way should be dedicated to the Town with the CSM. **MOTION CARRIED 7-0.**

7) ADJOURNMENT: **MOTION** by Eickhoff/Meylor to adjourn. **MOTION CARRIED 7-0**. The meeting was adjourned at 7:28 P.M.

Submitted by: Kim Banigan, Clerk-Treasurer

Approved 03-20-2024