TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
MAY 22, 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, 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 Muehl/Anders to approve the minutes of the April 24, 2024 meeting as printed. **MOTION CARRIED 6-0.**

4) Public Concerns: Anders asked that the Commission consider including design standards for the commercial development area in the comprehensive plan. As an example, he said that recent commercial developments have complied with requirements for trees by planting small trees, he would like to see size requirements so that the trees make more of a difference sooner.

5) Brent Conwell, petitioner, Capitol Holdings, LLC, property owner: DCPREZ-2024-12049 to rezone parcel 0711-284-9740-0 (.5 acres zoned AT-35) to HC and combine with parcel 0711-284-9721-0 at 3475 North Star Road. No one from Capitol Underground was in attendance. Joe Mourauski represented Capitol Underground. He said they are asking to join this half-acre strip with their current 22-acre parcel zoned HC because Dane County wants the property lines straightened out. The County rezone application said it was inadvertently left out of the current CSM. **MOTION** by Anders/Banigan to recommend approval of the rezone of .510 acres from AT-35 to HC, and combine it with parcel 0711-284-9721-0. **MOTION CARRIED 6-0.**

6) Prior to adjournment, Hampton said he had a request from Jesse Hurley, who is currently in violation of his FP-35 zoning at 2293 W Ridge Road for having four businesses operating out of the ag buildings there, to hold a special Plan Commission meeting to consider allowing him to rezone the property as commercial. The property is in the Ag Preservation area of the Town, so a rezone to commercial would not be allowable without a change to the Comprehensive Plan. Comments were that the Town may not want to do that considering that the Village has plans for residential development across the street, as well as because of the precedent it could set. There was no support for a special meeting.

7) ADJOURNMENT: **MOTION** by Anders/Eickhoff to adjourn. **MOTION CARRIED 6-0**. The meeting was adjourned at 7:24 P.M.

Submitted by: Kim Banigan, Clerk-Treasurer

Approved 06-26-2024