

TOWN OF COTTAGE GROVE
TOWN BOARD MEETING
December 15, 2025

I. ADMINISTRATIVE

- A. Notice of the meeting was posted at the Town Hall and on the Town's website. Town Chair Steve Anders and Supervisors Mike Fonger, Troy Eickhoff and Kristi Williams were present, along with Clerk-Treasurer Kim Banigan and Highway Superintendent Dan Dresen.
- B. Anders called the meeting to order at 7:00 P.M.
- C. Flag Pledge led by Dale Huston.
- D. Discuss/Consider approval of minutes of previous meetings: **MOTION** by Williams/Fonger to approve the minutes of the December 1, 2025 Public Hearing, Special Meeting of the Electors and Town Board as presented. **MOTION CARRIED 4-0.** **MOTION** by Williams/Fonger approve the minutes of the December 8, 2025 Joint Town/Village meeting as printed. **MOTION CARRIED 4-0.**
- E. Finance Report and Approval of Bills:
 - 1. The Clerk-Treasurer asked to add payment of an invoice that Dresen just submitted tonight to those to be approved for payment. **MOTION** by Fonger/Eickhoff to approve checks 38277-32838, plus the addition of check 38839 for \$657.90 to Peak Garage Doors, and EFTs in the amount of \$26,258.32. **MOTION CARRIED 4-0.**
 - 2. **MOTION** by Fonger/Williams to approve payment of \$2,835.00 to General Engineering for November building permits. **MOTION CARRIED 4-0.**
- F. Public Concerns: None.

II. BUSINESS

- A. Review November Police Activities: No deputy was present. The written report showed 2024 calls for service and 98 citations issued in November.
- B. Plan Commission Recommendations:
 - 1. Wade Huston, applicant, Everson Properties, LLC, property owner, parcels 0711-284-8500-0 and 0711-284-9000-3, rezone of 12.76 acres from FP-35 and RM-16 to NRC for the stormwater management area for to accommodate the proposed commercial subdivision to the south. Remaining 35 acres to remain in the FP-35 zoning district. (DCPREZ 12237): Developer representatives Wade, Dale, Dwight and Brad Huston were all present, and Dennis Richardson was online. **MOTION** by Fonger/Williams to accept the Plan Commission's recommendations to approve approval of rezoning 12.76 acres to NRC south of Little Door Creek for a stormwater management area for the proposed commercial subdivision to the south. The remaining acreage to remain as FP-35. **MOTION CARRIED 4-0.**
 - 2. Wade Huston, petitioner, Skaar Pit LLC, property owner, parcels 0711-284-9210-0, 0711-284-7511-0, 0711-331-8580-6, 0711-331-8501-1, 0711-331-9001-4, and 0711-331-8012-0 at the northeast quadrant of C.T.H. N and USH 12/18: Rezone of from RM-16, GC and LC to create 72.5 acres of Heavy Commercial, 4.0 acres of General Commercial, 3 acres of UTR and 11.9 acres of NRC to support a commercial subdivision. (DCPREZ 12238): **MOTION** by Anders/Eickhoff to accept the Plan Commission's recommendation to approve the rezone from RM-16, GC and LC to create 72.5 acres of Heavy Commercial, 4.0 acres of General Commercial, 3 acres of UTR and 11.9 acres of NRC, as indicated on the rezoning map exhibit, to support a commercial subdivision, with deed restrictions as shown in Exhibit A. **MOTION CARRIED 4-0.**

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3. Consider adoption of Resolution 2025-12-15a Granting Conditional Approval to the Preliminary Plat of Ironstone Commercial Park: **MOTION** by Williams/Eickhoff to adopt the resolution as presented. **MOTION CARRIED 4-0.**
- C. Consider adoption of Resolution 2025-12-15 Conditionally accepting the Public Improvements at Kennedy Hills First Addition and Authorizing the Reduction of the Surtey Required by the Development Agreement: Developer Cory Clemens was present. **MOTION** by Anders/Williams to adopt the resolution as presented. **MOTION CARRIED 4-0.**
- D. Discuss/Consider Election Inspector appointments for 2026-27: **MOTION** by Fonger/Eickhoff to approve all of the Election Inspector appointments as listed. **MOTION CARRIED 3-0-1** (Williams Abstained).

III. PUBLIC WORKS DEPARTMENT ACTIVITY UPDATE:

- A. Report of Road Right-of-Way permits: One has been issued since the last meeting, to Alliant Energy for 4185 Ridge Road.
- B. Dresen reported that they have been busy plowing snow. He had the rear tires on the new patrol truck replaced and is much happier with them. They plan to start the Town Hall lighting upgrades tomorrow.

IV. CLERK-TREASURER'S OFFICE UPDATE: Tax bills and dog license renewals are in the mail.

V. BOARD REPORTS AND COMMUNICATIONS: Anders reported that Town of Dunkirk Supervisor Ted Olson has passed away, as has Deputy Miranda's father. He authorized the other deputies to cover Miranda's shifts as needed for bereavement.

VI. COMMITTEE REPORTS: None.

VII. Adjournment: **MOTION** by Williams/Eickhoff to adjourn. **MOTION CARRIED 4-0.** The meeting ended at 7:35 P.M.

Kim Banigan, Clerk-Treasurer

Approved 01/05/2026