

TOWN OF COTTAGE GROVE
TOWN BOARD MEETING
AUGUST 17, 2026

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, Kristi Williams and Patrick Buchholz were present, along with Clerk-Treasurer Kim Banigan, Highway Superintendent Dan Dresen, and Attorney Chris Nelson. DGEMS Chief Eric Lang was present virtually. Anders called the meeting to order at 6:30 P.M.
- B. Flag Pledge.
- C. Discuss/Consider approval of minutes of previous meetings: **MOTION** by Fonger/Buchholz to approve the minutes of the August 3, 2026 Town Board meeting with a correction of the number voting in item 1. C. **MOTION CARRIED 4-0-1** (Williams abstained).
- D. Finance Report and Approval of Bills: **MOTION** by Fonger/Eickhoff to approve checks #38808-38826 totaling \$100,196.11, voided lost check #38536 for \$12.00, EFTs in the amount of \$13,370.18, and scheduled ACH payment of \$3,456.19. **MOTION CARRIED 5-0.** **MOTION** by Williams/Buchholz to approve payment of \$11,458.70 to General Engineering for July Building Permits. **MOTION CARRIED 5-0.**
- E. Public Concerns:
 - 1. Kris Hampton, 3310 CTH N, asked when the County plans to replace the bridge over Door Creek on CTH N. He was advised it is planned to happen next summer after school lets out. He also asked how the Rural Industrial zoning approved at the last meeting for property owned by Dane County benefits the Town, noting that there is no tax revenue to cover costs of emergency services. Anders said that the area is planned for commercial development, and does not pose any detriment to the Town.
 - 2. David Witte, owner of 2924 Hope Road, read a statement (Exhibit A) regarding his family's request currently before the Plan Commission to have 33 acres north of Hope Road planned for neighborhood development.

II. BUSINESS

- A. Review July Police Activities: No Deputies were present. The monthly report showed 244 calls for service and 48 citations issued. The Clerk-Treasurer reported that the new ticket books have arrived, and have already been used for parking and property maintenance violations.
- B. Discuss/Consider approval of a Parade or Race permit for Cruzin' for a Cause to hold a benefit ATV route to include Baxter Road and possibly Ridge Road on October 24, 2026: Applicant Chad Chadwick was present. The application included two alternative routes, one using CTH BB and the other using Ridge Road. Chadwick noted that not all details are known, but he submitted the application now in order for it to be timely. Proceeds will benefit a local family. **MOTION** by Buchholz/Williams to approve the permit and waive the fee, with preference given to the route utilizing Ridge Road. **MOTION CARRIED 5-0.** Final plans and sample notice are to be provided to the Clerk-Treasurer when known.
- C. Discuss/Consider approval of Agreement for Public Improvements and Other Matters relating to the Plat of Kennedy Hills Second Addition: Developer Cory Clemens was present. Buchholz asked about location of mailboxes, Clemens said he has yet to speak with the Postmaster, but expects they will be at the north end. Attorney Nelson said the main difference between this plat and the original and First Addition plats is that the stormwater area will be publicly owned. Discussion was that the phrase *city of village* on line 467 should

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be *city or village*, and mention of curb and gutter should be stricken in section 2.3. It was noted that no park or recreation improvements fees would be charged on the new lots since park dedication was adequate within the plat, and the developer is satisfying the recreation improvement requirements by paving the parking lot. **MOTION** by Fonger/Buchholz to approve the Agreement for Public Improvements and Other Matters relating to the Plat of Kennedy Hills Second Addition with the two changes discussed. **MOTION CARRIED 5-0.**

- D. Discuss/Consider approval of Surety amount for Plat of Kennedy Hills Second Addition: There was confusion over the Town Engineer's calculations of the surety amount. The Clerk-Treasurer said the Engineer had another meeting but she would text to see if he could sign on to advise. **MOTION** by Fonger/Williams to table until the end of the meeting to allow time for him to respond. Eventually he did sign in and was able to clarify the amount. **MOTION** by Fonger/Williams to approve the surety amount as \$805,919.33 as recommended by the Town Engineer, with the Town Attorney to approve as to form. **MOTION CARRIED 5-0.**
- E. Discuss/Consider approval of Plat of Kennedy Hills First Addition and Plat of Kennedy Hills Second Addition Amended and Restated Declaration of Covenants, Restrictions, Conditions and Easements: Attorney Nelson said these new covenants will allow First and Second Addition Homeowners associations to act as one when it comes to architectural review, etc. There are differences in stormwater management controls that are accounted for in the new covenants. The Town will own the stormwater area in the Second Addition, and have the ability to charge homeowners of lots that drain to it for maintenance. Most of the First Addition lots drain to the stormwater area in the original Kennedy Hills Plat, which is owned by the original HOA. The original HOA has the ability to charge First Addition lot owners for maintenance of that area. The restated covenants also include tree protections for individual lots in both the First and Second Additions. Anders asked who is responsible to notify First Addition owners of the new covenants, Atty. Nelson said that would be the developer. Language is included requiring certification that as-built grades have not been modified before an occupancy permit is issued. After that, the HOA is responsible to enforce requirements to maintain drainageways. **MOTION** by Buchholz/Fonger to approve the Amended and Restated Declaration of Covenants, Restrictions, Conditions and Easements as presented. **MOTION CARRIED 5-0.**
- F. Discuss/Consider approval of Agreement Between the Town of Cottage Grove and Neumann Developments, LLC Regarding Monitoring and Repair of the portion of Myer Road Remaining in the Town of Cottage Grove: An email from developer representative Steve DeCleene requested striking of paragraphs 4 and 6. Discussion was that this would be acceptable. **MOTION** by Williams/Fonger to approve the Agreement Between the Town of Cottage Grove and Neumann Developments, LLC Regarding Monitoring and Repair of the portion of Myer Road Remaining in the Town of Cottage Grove, striking paragraphs 4 and 6. **MOTION CARRIED 5-0.**
- G. Discuss/Consider First Amendment to Agreement Between the Town and Village of Cottage Grove Regarding the Natvig Landfill: Anders stated his opinion that the Village is deciding that they know what is best for the Town by suggesting taking monitoring responsibility away from the committee and giving it to the Village Public Works department. He asked why change what is not broken? Discussion was about frequency of Landfill Committee meetings. The proposed amendment suggested an annual meeting; discussion was that quarterly would be acceptable. **MOTION** by Eickhoff/Williams to recommend amending the agreement to

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hold Landfill meetings quarterly in conjunction with the receipt of quarterly test results.

MOTION CARRIED 5-0.

- H. Discuss/Consider changes to PAA Fire/EMS study scope and joint meeting schedule: A memo from the Village President recommended that Governance should be added into the study, and that rather than reviewing the final study at the September 14th joint meeting, the meeting could serve as a pre-briefing of the study. She recommended to the Village Board that they approve the addition of governance, and that if the Town Board did not agree, the Village should proceed with the approval in full. The Town's share of the cost to add governance would be \$1,262.44. She also suggested that Tim Franz from PAA make a presentation before the September 14th meeting to present the merits of a consolidated fire/EMS service. There would be an additional charge for this as well, with the Town's share estimated at \$273. It was noted that governance was declined by both boards initially. **MOTION** by Fonger/Anders to not contribute towards adding governance to the scope of the study, or for an additional presentation by Tim Franz, because no need for either is seen. **MOTION CARRIED 5-0.**
- I. Discuss/Consider enforcement of ordinances related to development: The Clerk-Treasurer said Plan Commission and development related work and enforcement is consuming a huge amount of her time. She thought maybe this should be factored into hiring of the next planning consultant. Fonger suggested it could be factored into replacing the vacant office position. This will be discussed in more detail at the next meeting.
- J. Discuss RFP process for Town Planning Consultant. No action taken.

III. PUBLIC WORKS ACTIVITY UPDATE:

- A. Report of Road Right-of-Way permits issued: Verizon clipped a power line while installing fiber, and an emergency ROW permit was issued to Alliant Energy to make the repairs.
- B. Payne and Dolan expects to begin paving projects the week of August 31st. The crew has had plenty of mowing to do with all the recent rain, and a semi load of playground chips will be delivered soon.

IV. CLERK-TREASURER'S OFFICE UPDATE: There were 1026 voters for the August 11th Partisan Primary, 246 cast their votes by absentee ballot. Everything ran smoothly for the most part, however the Badger Book server will be sent in for service before the November 3rd election because of a spontaneous reboot that caused concerns over the stability of the hard disk. Of course it is just out of warranty.

V. BOARD REPORTS AND COMMUNICATIONS:

- A. Williams reported on her attendance of the Town Advocacy Council's recent virtual meeting. She said many towns are finding LRIP grants too complicated and expensive to apply for, and there were calls for increased general aid as opposed to grants. Towns are asked to adopt a resolution asking the legislature for dedicated transportation revenue that Towns can count on.
- B. Anders reported that the County failed to notify the Village of Deerfield that Hwy 73 is the detour route when the CTH N bridge is out next year.

VI. COMMITTEE REPORTS: None.

VII. Adjournment: **MOTION** by Williams/Eickhoff to adjourn. **MOTION CARRIED 5-0.** The meeting ended at 9:15 P.M.

Kim Banigan, Clerk-Treasurer

Approved 09/08/2026



EXHIBIT A

Kim Banigan <clerk@towncg.net>

Town of Cottage Grove Board Meeting:

1 message

David Witte <dfwitte@gmail.com>
To: Kim Banigan <clerk@towncg.net>
Cc: dfwitte@gmail.com

Mon, Aug 17, 2026 at 6:56 PM

Town of Cottage Grove Board Meeting:

Dave Witte - Public Concern
Monday, August 17, 2026

I am Dave Witte and my family owns land at the intersection of Hope Road and S. Hope Road in the Town of Cottage Grove. The westerly border of the property is Door Creek. There are two components to the project land. A south-facing slope of 30-plus acres and over 140 acres of lower land that is in a Wetland Reserve program. Not good cropland but totally beautiful.

Currently, we are presenting to the Town Planning Commission the concepts of a what we think of a "rural residential conservation subdivision". There would be about 39 homes which includes at least 8 homes for 55+ senior living. The organization structure presently is a country condominium basis with private homes but common ownership of much of the land.

We have people telling us that these are really good ideas whihc also include making a trailhead for walking the wetland areas and also for those bicycling on Hope Road.

Those of you here at this meeting and those folks watching at home are clearly interested in the future of your Township. We know many of you have watched at previous Planning Commission meetings and other Town Board meetings

Please contact me with your thoughts on our project.

We have a lot of information to share with you and want your feedback and especially would like your input.

My cell number is 608/843-7854. I will respond to every call. If I am unable to answer, please provide me with your name and number and I will get back to you. We have worked collaboratively with the Town and we want to continue to work collaboratively with all Town residents.

Thank you
Dave Witte

Dave Witte
dfwitte@gmail.com