Village of Cottage Grove Notice of Public Meeting

PLAN COMMISSION

Wednesday, February 8, 2017 6:30 P.M.
Village Hall
221 E Cottage Grove Rd.

1. Call To Order
2. Determination Of Quorum And That The Agenda Was Properly Posted
3. Pledge Of Allegiance
4. PUBLIC APPEARANCES-Public's Opportunity To Speak About Any Subject That Is Not A Specific Agenda Item
5. Discuss And Consider The Minutes From The Plan Commission Meeting

   Documents:

   PLAN COMMISSION MINUTES JANUARY 11, 2017.PDF

6. Discuss And Consider The Approval Of 'Plan Commission Resolution 2017-03: A Resolution Finding That The Proposed Shady Grove Urban Service Area Expansion Is Consistent With The Village Of Cottage Grove Comprehensive Plan.'

   Documents:

   RES 2017-03_USAA_SHADYGROVE_WEX.PDF

7. Discuss And Consider The Approval Of 'Plan Commission Resolution 2017-04: A Resolution Finding That The Proposed Widen-Olson Urban Service Area Expansion Is Consistent With The Village Of Cottage Grove Comprehensive Plan.'

   Documents:

   RES 2017-04_USAA_WIDENOLSON_WEX.PDF

8. Discuss And Consider The Approval Of 'Plan Commission Resolution 2017-05: A Resolution Finding That The Proposed Drumlin Grove Urban Service Area Expansion Is Consistent With The Village Of Cottage Grove Comprehensive Plan.'

   Documents:

   RES 2017-05_USAA_DRUMLINGROVE_WEX.PDF

9. Discuss And Consider The Approval Of 'Plan Commission Resolution 2017-06: A Resolution Finding That The Proposed School Grounds Urban Service Area Expansion Is Consistent With The Village Of Cottage Grove Comprehensive Plan.'

   Documents:

RES 2017-06_USAA_SCHOOLGROUNDS_WEX.PDF

10. Comments From Commission Members

11. Future Agenda Items

12. Adjournment

This agenda has been prepared by Staff and approved by the Village President as Chair of the Plan Commission for use at the meeting as listed above. Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call 608-839-4704 at least 24 hours prior to the meeting. It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, January 11, 2017

MINUTES

1. **Call to order**
The regular meeting of the Plan Commission for January 11, 2017, was called to order by Village Administrator Matt Giese at 6:30 p.m.

2. **Determination of quorum and that the agenda was properly posted.**
It was noted that a quorum was present and that the agenda was properly posted. Roll Call was taken. Commission members present were: Kyle Broom, Mick Conrad, Phyllis Jones-Morrison, Jon Russell and Fred Schulze. Don Brinkmeier and Jack Henrich were absent. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese.
Motion by Jones-Morrison to nominate Fred Schulze as Chairman Pro Tem for the January 11, 2017 Plan Commission meeting, seconded by Conrad. **Motion** carried with a voice vote of 4-0-0.

3. **Pledge of Allegiance**

4. **PUBLIC APPEARANCES** – *Public's opportunity to speak about any subject that is not a specific agenda item.*
Derek Berkley at 901 Conservancy Ct was present to discuss the drainage issues at Conservancy Ct. Giese suggested that they have a neighborhood meeting with the Village Board to address all the issues. Ben Doucette at 808 Smithland was present to discuss the drainage issues at Conservancy Ct. as well. Kris Hampton at 3310 Cty. N was present to discuss future annexations and if the Village wants to connect to Town roads it would be better to discuss that with the Town sooner than later.

5. **Discuss and consider the minutes from the Plan Commission meeting of November 17, 2016.**
Motion by Conrad to approve the minutes from the November 17, 2016 Plan Commission meeting, seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

6. **Discuss and consider the proposed ETJ CSM from Kurt Harry to modify lot lines on properties located at 4925 and 4909 Pierceville Road in the Town of Sun Prairie.**
Motion by Conrad to approve the proposed ETJ CSM from Kurt Harry to modify lot lines on properties located at 4925 and 4909 Pierceville Road in the Town of Sun Prairie, seconded by Russell. **Motion** carried with a voice vote of 5-0-0.

7. **Comments from Commission Members.**
Russell informed the Commission that he is running for school board and if elected he would have to give up his seat on the commission because the meeting dates would conflict. Schulze reported that he will not be at the next Plan Commission meeting.

8. **Future agenda items.**
Resolutions for CARPC Applications

9. **Adjournment**
Motion by Jones-Morrison to adjourn at 6:48 p.m., seconded by Conrad. **Motion** carried with a voice vote of 5-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved:

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.

Draft

RESOLUTION 2017-03

A RESOLUTION FINDING THAT THE PROPOSED SHADY GROVE URBAN SERVICE AREA EXPANSION IS CONSISTENT WITH THE VILLAGE OF COTTAGE GROVE COMPREHENSIVE PLAN

WHEREAS, municipal sanitary sewer service in the Cottage Grove area may be extended only within the Cottage Grove Urban Service Area, as administered by the Wisconsin Department of Natural Resources following review by the Capital Area Regional Planning Commission (CARPC); and

WHEREAS, the properties, as depicted on the attached Exhibit A, are owned by SHADY GROVE, LLC (the OWNERS), and the OWNERS desire to develop the property with the full range of municipal services, including sewer and water, that are provided by the Village of Cottage Grove; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are designated as Planned Neighborhood on the Village of Cottage Grove Comprehensive Plan's Future Land Use Map; and

WHEREAS, the concept plan provided by the owners as the basis for the Urban Service Area amendment application, as depicted in Exhibit B, reflects the appropriate mix of land uses relative to the Village of Cottage Grove Comprehensive Plan; and

WHEREAS, the Capital Area Regional Planning Commission requires a resolution from the Plan Commission of the sponsoring municipality of any Urban Service Area Amendment application that includes a finding that the proposed amendment is consistent with the municipality's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Cottage Grove Plan Commission finds the proposed amendment to be consistent with the Village's Comprehensive Plan.

Approved this 8th day of February, 2017.

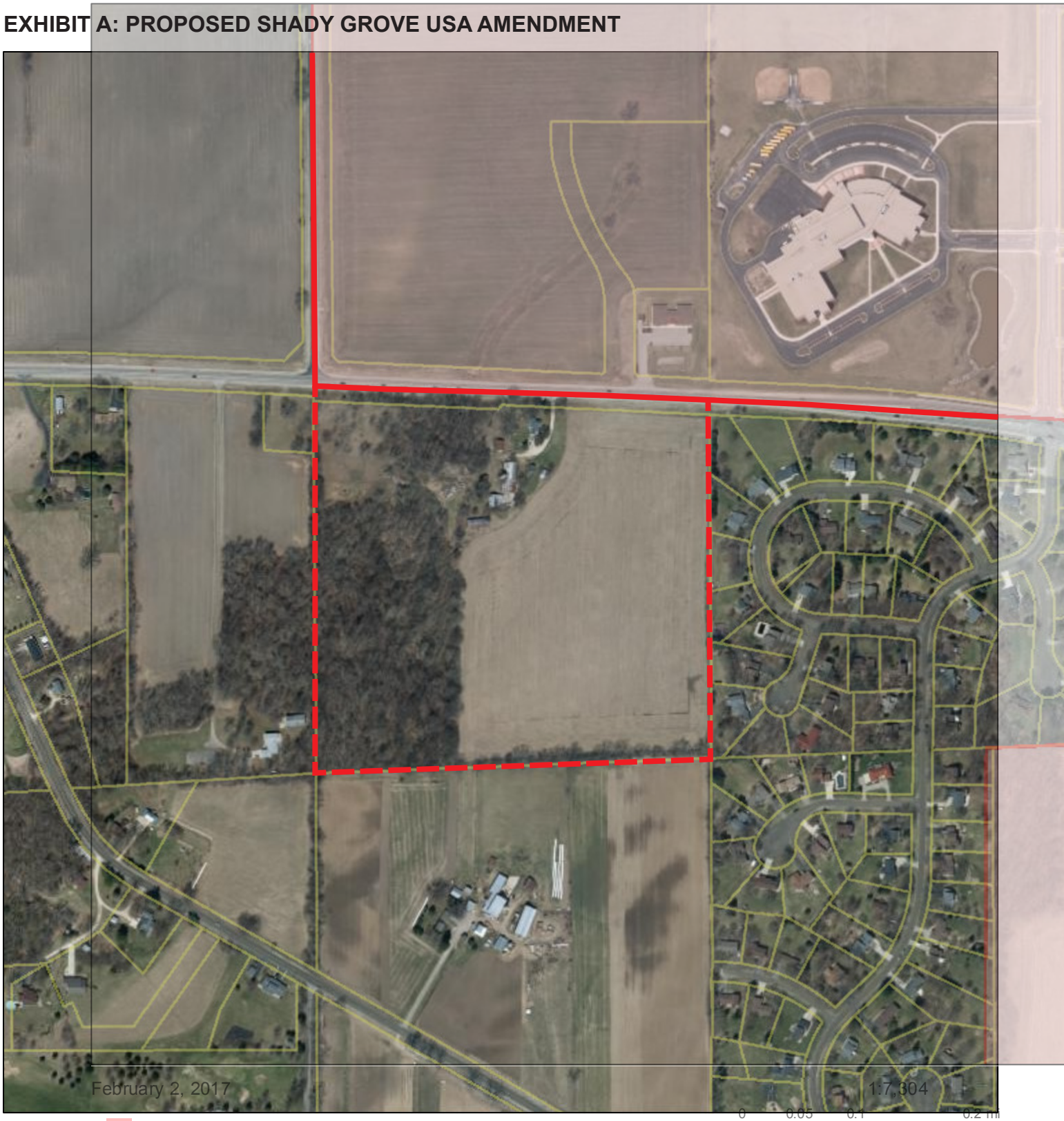
_____

Signed

Attest: _____

Village Clerk Lisa Kalata

EXHIBIT A: PROPOSED SHADY GROVE USA AMENDMENT



February 2, 2017

Urban

Limited

Tax Parcels

Tax Parcels

Existing USA Boundary

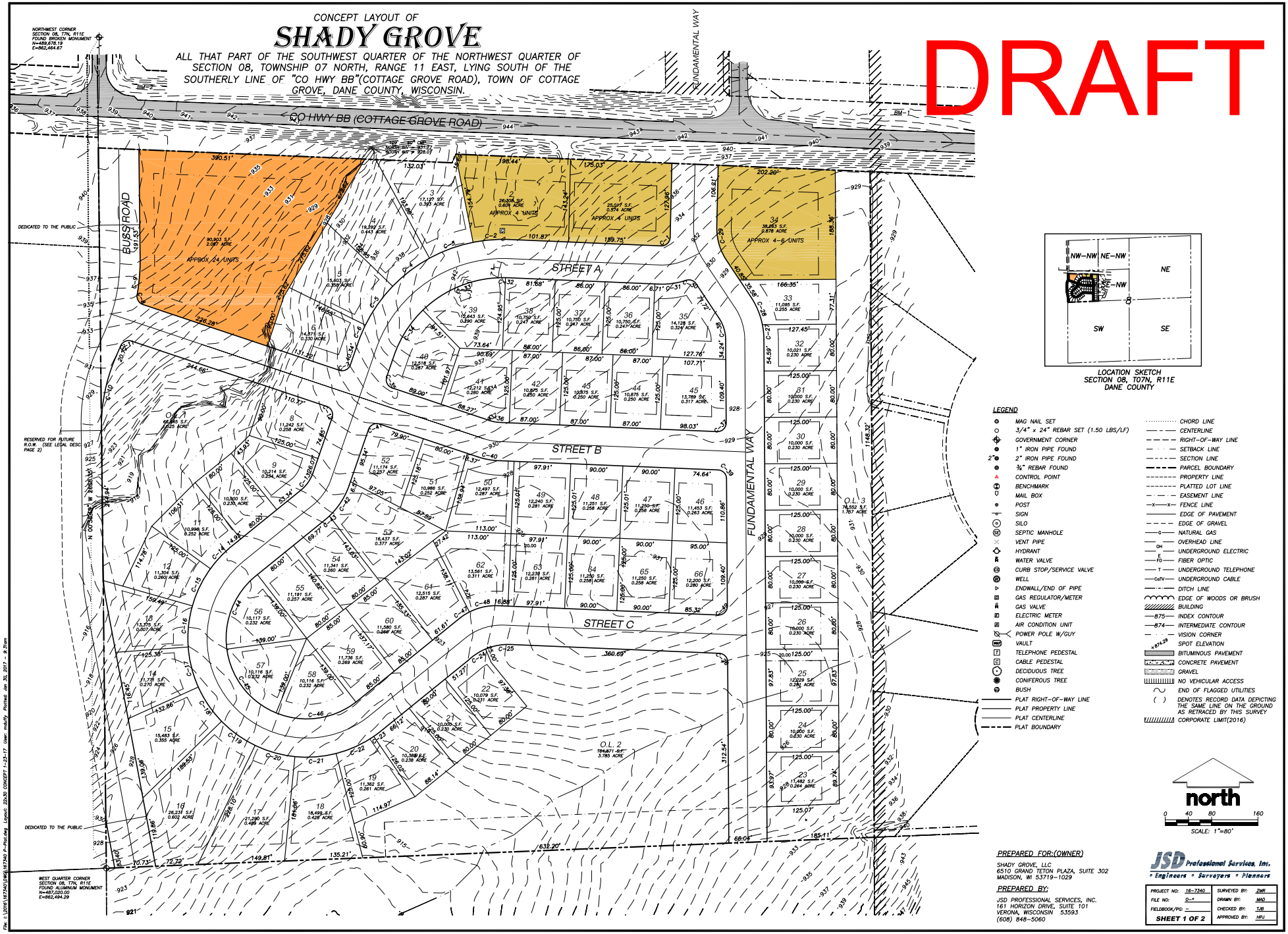
Proposed USA Boundary

1:7,304
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

Planning
Geophysical
Water Resources
Recreation
ParcelText

Planning
Geophysical
Water Resources
Recreation
ParcelText

EXHIBIT B: SHADY GROVE CONCEPT PLAN



RESOLUTION 2017-04

A RESOLUTION FINDING THAT THE PROPOSED WIDEN OLSON URBAN SERVICE AREA EXPANSION IS CONSISTENT WITH THE VILLAGE OF COTTAGE GROVE COMPREHENSIVE PLAN

WHEREAS, municipal sanitary sewer service in the Cottage Grove area may be extended only within the Cottage Grove Urban Service Area, as administered by the Capital Area Regional Planning Commission (CARPC) and the Wisconsin Department of Natural Resources; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are owned by WIDEN REV TR, REED C. & LEANNE M., and 2001 REALTY (the OWNERS), and the OWNERS desire to develop the property with the full range of municipal services, including sewer and water, that are provided by the Village of Cottage Grove; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are designated as Planned Neighborhood on the Village of Cottage Grove Comprehensive Plan's Future Land Use Map; and

WHEREAS, the concept plan provided by the owners as the basis for the Urban Service Area amendment application, as depicted in Exhibit B, reflects the appropriate mix of land uses relative to the Village of Cottage Grove Comprehensive Plan; and

WHEREAS, the Capital Area Regional Planning Commission requires a resolution from the Plan Commission of the sponsoring municipality of any Urban Service Area Amendment application that includes a finding that the proposed amendment is consistent with the municipality's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Cottage Grove Plan Commission finds the proposed amendment to be consistent with the Village's Comprehensive Plan.

Approved this 8th day of February, 2017.

_____

Signed

Attest: _____

Village Clerk Lisa Kalata

EXHIBIT A: PROPOSED WIDEN OLSON USA AMENDMENT

February 2, 2017
1:7,304
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

Tax Parcels

Urban — Existing USA Boundary

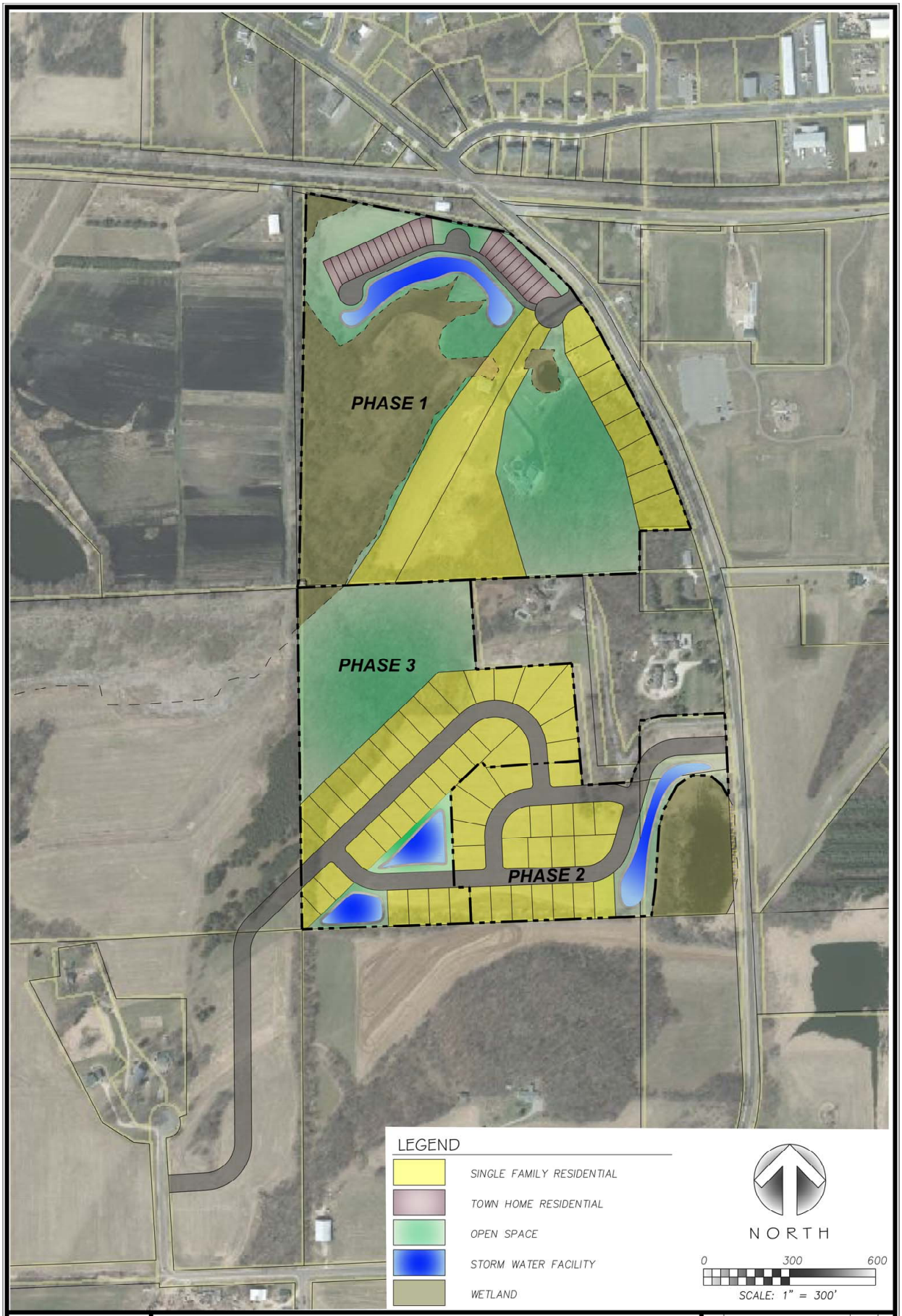
Limited — Proposed USA Boundary

Tax Parcels

Planning
Geophysical
Water Resources
Recreation
ParcelText

Planning
Geophysical
Water Resources
Recreation
ParcelText

EXHIBIT B: WIDEN OLSON CONCEPT PLAN



SNYDER & ASSOCIATES

WIDEN & 2001 REALTY PROPERTIES

VILLAGE OF COTTAGE GROVE, WISCONSIN

SNYDER & ASSOCIATES, INC. | 5010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY

Engineer: MLC	Checked By: MW	Scale: NOTED
Technician: MW	Date: 1/31/2017	Field Bk: Pg:

Project No: 1160822.30 | FIGURE 2

RESOLUTION 2017-05

A RESOLUTION FINDING THAT THE PROPOSED DRUMLIN GROVE URBAN SERVICE AREA EXPANSION IS CONSISTENT WITH THE VILLAGE OF COTTAGE GROVE COMPREHENSIVE PLAN

WHEREAS, municipal sanitary sewer service in the Cottage Grove area may be extended only within the Cottage Grove Urban Service Area, as administered by the Capital Area Regional Planning Commission (CARPC) and the Wisconsin Department of Natural Resources; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are owned by HELGELAND FAMILY FARM LLC (the OWNERS), and the OWNERS desire to develop the property with the full range of municipal services, including sewer and water, that are provided by the Village of Cottage Grove; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are designated as Planned Neighborhood on the Village of Cottage Grove Comprehensive Plan's Future Land Use Map; and

WHEREAS, the concept plan provided by the owners as the basis for the Urban Service Area amendment application, as depicted in Exhibit B, reflects the appropriate mix of land uses relative to the Village of Cottage Grove Comprehensive Plan; and

WHEREAS, the Capital Area Regional Planning Commission requires a resolution from the Plan Commission of the sponsoring municipality of any Urban Service Area Amendment application that includes a finding that the proposed amendment is consistent with the municipality's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Cottage Grove Plan Commission finds the proposed amendment to be consistent with the Village's Comprehensive Plan.

Approved this 8th day of February, 2017.

_____

Signed

Attest: _____

Village Clerk Lisa Kalata

EXHIBIT A: PROPOSED DRUMLIN GROVE USA AMENDMENT

February 2, 2017

Existing USA Boundary

Urban

Proposed USA Boundary

Limited

Tax Parcels

1:7,304

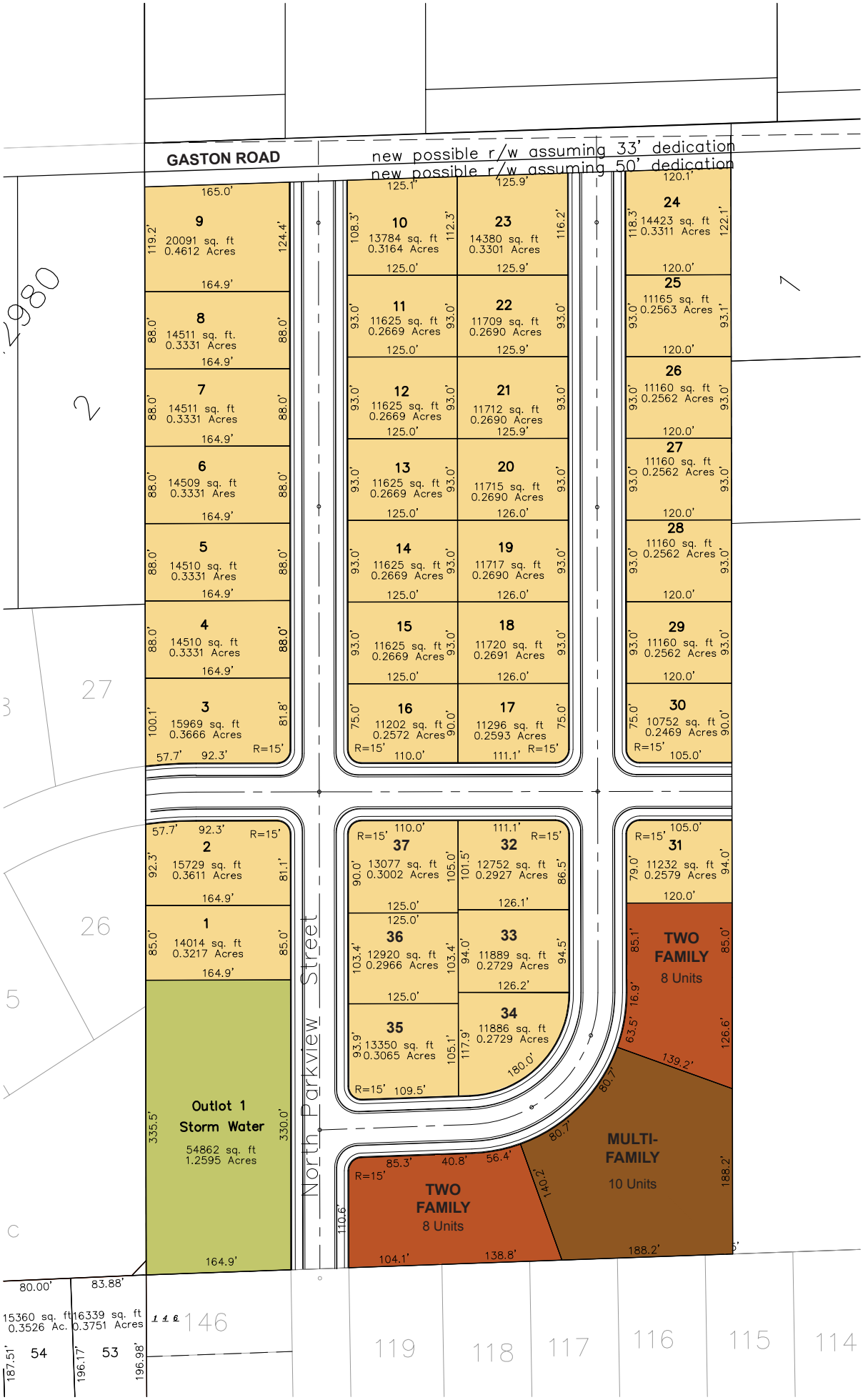
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Planning
Geophysical
Water Resources
Recreation
ParcelText

Planning
Geophysical
Water Resources
Recreation
ParcelText

EXHIBIT B: DRUMLIN GROVE CONCEPT PLAN



RESOLUTION 2017-06

A RESOLUTION FINDING THAT THE PROPOSED SCHOOL GROUNDS URBAN SERVICE AREA EXPANSION IS CONSISTENT WITH THE VILLAGE OF COTTAGE GROVE COMPREHENSIVE PLAN

WHEREAS, municipal sanitary sewer service in the Cottage Grove area may be extended only within the Cottage Grove Urban Service Area, as administered by the Capital Area Regional Planning Commission (CARPC) and the Wisconsin Department of Natural Resources; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are owned by MISTY RIVERS HOUSEBUILDERS LLC through a land contract with the VILLAGE OF COTTAGE GROVE (the OWNERS), and the OWNERS desire to develop the property with the full range of municipal services, including sewer and water, that are provided by the Village of Cottage Grove; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are designated as Planned Business on the Village of Cottage Grove Comprehensive Plan's Future Land Use Map; and

WHEREAS, the parcel is already built out as the School Grounds Café within the historic Gaston School House, and therefore reflects the appropriate mix of land uses relative to the Village of Cottage Grove Comprehensive Plan; and

WHEREAS, the Capital Area Regional Planning Commission requires a resolution from the Plan Commission of the sponsoring municipality of any Urban Service Area Amendment application that includes a finding that the proposed amendment is consistent with the municipality's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Cottage Grove Plan Commission finds the proposed amendment to be consistent with the Village's Comprehensive Plan.

Approved this 8th day of February, 2017.

_____

Signed

Attest: _____

Village Clerk Lisa Kalata

EXHIBIT A: PROPOSED SCHOOL GROUNDS USA AMENDMENT

February 2, 2017

Tax Parcels

Existing USA Boundary

Proposed USA Boundary

1:7,304

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Planning
Geophysical
Water Resources
Recreation
ParcelText

Planning
Geophysical
Water Resources
Recreation
ParcelText