

**VILLAGE OF COTTAGE GROVE**  
**PLAN COMMISSION**  
**Wednesday, April 15, 2020**

**MINUTES**

**1. Call to order**

The Plan Commission meeting for April 15, 2020 was called to order by Village President John Williams at 6:35 p.m. this was a zoom meeting.

**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: John Williams, Kyle Broom, Alex Jushchyshyn, Melissa Ratcliff, Fred Schulze. Don Brinkmeier and Jennifer Pickel were absent and excused. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, and Village Attorney Larry Konopacki.

**3. Pledge of Allegiance**

**4. PUBLIC APPEARANCES** – *Public's opportunity to speak about any subject that is not a specific agenda item.*  
None

**5. Discuss and consider the minutes from the Plan Commission meeting of March 11, 2020.**

**Motion** by Jushchyshyn to approve the minutes from the March 11, 2020 Plan Commission meeting, seconded by Schulze **Motion** carried with a voice vote of 5-0-0.

**6. Discuss and Consider Resolution 2020-02 Regarding the Consistency of The Village's Proposed Urban Service Area Amendment with The Village of Cottage Grove Comprehensive Plan.**

Ruth explained this is a necessary step in the Urban Service Area Amendment for TID #10 and will include 150 acres of TID#10 land and ½ acre in Westlawn Estates that had been previously missed. **Motion** by Jushchyshyn to approve the resolution 2020-02 and move to the Village Board of Trustees for approval, seconded by Schulze. **Motion** carried with a voice vote of 5-0-0.

**7. Discuss Request from Tim Olson To Amend the Village of Cottage Grove Comprehensive Plan to Change Parcels 0711-174-8500-3 And 0711-174-9002-4 Totaling 72 Acres From 'Future Development Area' To 'Planned Neighborhood.' For Feedback Only – No Formal Action Will Be Taken.**

Ruth explained the map is the same that was presented last meeting; however, the text is new that was provided in the staff report, which would replace the text that is in the Comprehensive Plan currently. Williams committed that it is a much better plan than the first with driveways on Vilas Road and the bike path will be great as well.

**8. Discuss Comprehensive Plan Future Land Use Designation of Lots 86, 87, And 88 Of Northlawn Estates 1st Addition. For Feedback Only – No Formal Action Will Be Taken.**

Ruth explained that Moving Out is looking at the three-acre parcels along County N by Stop-n-Go to build a multi-family building, the use would need to be changed as it is currently a planned business area. Williams asked if there would still be a commercial component in the building, Ruth indicated that they are a multi-family developer and not a commercial developer and they added the commercial because it was required in the last location. Williams commented that it would be nice to have a commercial component in that area as it would be more consistent with what is going on in this area. Giese indicated that this is in TID#5 and there could be incentives to get the commercial aspect if that is desired. Jushchyshyn indicated that he likes the planned business for this area and does not feel it should be changed. Schulze does not want it changed. Ruth asked if the Commission would like them to go to the next step with some form of a concept. Ratcliff indicated that she would like to see a plan as there has not been any development in this area from some time. Broom would like to see a concept plan as well. Ruth indicated they will give them the feedback and they can decide if they would like to pursue.

**9. Discuss Potential Zoning Ordinance Amendments Related to Conditional Use Permits. For Feedback Only – No Formal Action Will Be Taken.**

Ruth explained the staff report and if the Commission would like to go through the list or if they had additional comments. Williams committed that they are going down the right path and should continue to move forward. Ruth will continue and write up the proposed ordinance changes.

**10. Discuss Invitation from The City of Madison To Discuss A Potential Boundary Agreement Between the City of Madison, Village of Cottage Grove, And Town of Cottage Grove.**

Williams indicated that they had talked with the City of Madison over a year ago about a boundary agreement, and they would like to pursue the agreement. Ruth indicated that the map is similar from the last map, the only concern would be along County BB as it would be nice to have an open space so it could be identified as the stop and start of each community. Brian Grady with the City of Madison indicated that they would be open to the green space and could make it work with the municipalities. Williams indicated it would be worth the conversation with all parties.

**11. Future Agenda Items**

Hotel projects, Farris Auto, Conditional Use permits, and boundary agreement.

**12. Adjournment**

**Motion** by Schulze to adjourn at 7:31pm, seconded by Jushchyshyn. **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.