

**VILLAGE OF COTTAGE GROVE**  
**PLAN COMMISSION**  
**Wednesday, July 13, 2022**  
**MINUTES**

**1. Call to order**

The Plan Commission meeting for July 13, 2022, was called to order by Village President John Williams at 6:30 p.m. this was a hybrid 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, Troy Allen, Heidi Murphy, Kim Sale, Don Brinkmeier and Fred Schulze. Alex Jushchyshyn was absent and excused. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Public Works Director/Deputy Administrator JJ Larson, Gabe Altenbernd Communications Manager, Village Clerk Lisa Kalata, Josh Straka Village Engineer and Village Attorney Rick Manthe.

**3. Pledge of Allegiance**

**4. PUBLIC APPEARANCES – None**

**5. Discuss and Consider the Minutes from The Plan Commission Meeting of June 8, 2022.**

**Motion** by Allen to approve the June 8, 2022, minutes as presented, seconded by Murphy. **Motion** carried with a voice vote of 6-0-0.

**6. PUBLIC HEARING – The Public’s Opportunity to Provide Input on An Application from Madtown Detailing for Approval of a Conditional Use Permit to Allow A ‘Vehicle Repair and Maintenance’ Land Use (An Auto Detailing Business) In an Existing Commercial Space Located At 425 W. Oak Street.**

Williams opened the public hearing at 6:33 p.m. Ruth explained the business would be in an existing building and he had no conditions. The public hearing was closed at 6:37 p.m.

**7. Discuss and Consider an Application from Madtown Detailing for Approval of a Conditional Use Permit to Allow A ‘Vehicle Repair and Maintenance’ Land Use (An Auto Detailing Business) In an Existing Commercial Space Located At 425 W. Oak Street.**

**Motion** by Brinkmeier to approve the Conditional Use Permit for Madtown Detailing to allow a vehicle repair and maintenance land use in an existing commercial space located at 425 W. Oak Street, seconded by Allen.

**Motion** carried with a voice vote of 6-0-0.

**8. Concept Presentation by Saturday Development Regarding a Potential Mixed-Use Project At 2435 Gaston Road (Parcels 0711-041-8012-0 And 0811-334-9770-9). For Feedback Only – No Action Will Be Taken.**

The developer was not available.

**9. Concept Presentation by Badgerland Realty Regarding Potential Additional Development at The Market Place Shopping Center At 421 W. Cottage Grove Road. For Feedback Only – No Action Will Be Taken.**

Bill Ranguette was present to give a brief overview of a concept plan for a 22-unit apartment with underground parking. This would be studios and one-bedroom apartments located behind the Market Center. The site is complicated due to nearby environmental features and access issues. Because the site is complicated the developer was looking for feedback before he moved forward with the project. Brinkmeier is not convinced we need more apartments. Allen likes the location but has concerns with adding more apartments. Murphy likes the idea and location and feels it would be a benefit for residents.

**10. Future Agenda Items**

Heyday general development plan, site plan for Alcivia.

**11. Adjournment**

**Motion** by Schulze to adjourn at 6:57p.m., seconded by Allen. **Motion** carried with a voice vote of 6-0-0.

Lisa Kalata, Village Clerk  
Village of Cottage Grove  
Approved: July 13, 2022

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.