

**VILLAGE OF COTTAGE GROVE**  
**PLAN COMMISSION**  
**Wednesday, January 12, 2022**  
**MINUTES**

**1. Call to order**

The Plan Commission meeting for January 12, 2022 was called to order by Village President John Williams at 6:31 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, Melissa Ratcliff, Alex Jushchyshyn, Kim Sale, Fred Schulze and Don Brinkmeier. Kyle Broom were absent and excused. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Public Works Director/Deputy Administrator JJ Larson, Village Clerk Lisa Kalata, Village Engineer Josh Straka 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 December 8, 2021.**

**Motion** by Jushchyshyn to approve December 8, 2021 minutes as presented, seconded by Ratcliff. **Motion** carried with a voice vote of 6-0-0.

**6. PUBLIC HEARING. The Public’s Opportunity to Provide Input on An Application from TC Pursuit Services for Approval of a General Development Plan to Construct A 5-Story Warehouse and Distribution Facility on Approximately 145 Acres Located NW Of Highways N and TT (Parcels 0811-332-9001-1, 0811-333-8075-1, 0811-332-9501-1, 0811-332-9782-1, And 0811-332-9791-1).**

Williams opened the public hearing at 6:34 p.m.

Morgan Baer Blaska from Trammell Crow Company was present to give a brief overview of the project.

Paul Haag- 4846 Hwy N was present to express concerns with water issues that this may cause to the surrounding farmland.

Dale Huston- 4026 Hwy N was present to indicate he is in favor of the project but had concerns about the utilities in the other areas of TID #10.

Robert Procter Attorney for Hustons was present to discuss the concern of utilities being brought in for all of TID #10

Jeff Christy- 2693 Sylver Ridge Ln- was present to express concerns with of the project and had several questions.

Jeff Okazaki- 4881 Alvin Rd- was present to express concerns of the project and not following the comprehensive plan.

David Stampfli- 2692 Sylver Ridge Ln- was present to express concerns with the project and is against the project.

Erika Walker- 4945 Hwy N- was present to express concerns with noise and the height of the building blocking the view as she has children with disabilities.

Jason Fields with Madison Region Economic Partnership was present to give support of the project and the benefits to the community.

Joyce Banach- 2667 Sylver Ridge Ln- was present to express concerns that she did not receive notice of this meeting and is not in favor of the project.

Edward Maas- 2684 Sylver Ridge Ln- was present to express concerns with the additional need of fire departments and EMS services.

Pat Stauffacher- 4953 County N- was present to express concerns with traffic on County N.

Dick Schwarz-2699 Sylver Ridge Ln- was present to express concerns with all the issues that neighbors have expresses along with access onto Hwy TT that was not discussed during the neighborhood meeting.

Ashley-4846 County N- was present to express concerns with project and would like to have answers to all the questions.

Greg Esser -4882 Alvin Rd- sent an email strongly opposing the project.

Debbie Pirus- 4882 Alvin Rd- sent an email objecting to the project.

Morgan Baer Blaska indicated that they have put together an FAQ on the Village website that can answer several of the questions and they will update with the questions from this meeting.

Attorney Konopacki explained there is a process for this type of development. Williams closed the public hearing at 8:08 p.m.

7. **Discuss and Consider an Application from TC Pursuit Services for Approval of a General Development Plan to Construct A 5-Story Warehouse and Distribution Facility on Approximately 145 Acres Located NW Of Highways N and TT (Parcels 0811-332-9001-1, 0811-333-8075-1, 0811-332-9501-1, 0811-332-9782-1, And 0811-332-9791-1).**

**Motion** by Brinkmeier to approve the General Development Plan to construct a 5-story warehouse and distribution facility on approximately 145 acres located NW of Highway N and TT (Parcels 0811-332-9001-1, 0811-333-8075-1, 0811-332-9501-1, 0811-332-9782-1 and 0811-332-9791-1 with condition is staff reports dated 1/7/22, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-0-0.

8. **Presentation by HeyDay Development of a Concept for A Potential Planned Unit Development on Approximately 16 Acres Located at The NE Corner of W. Cottage Grove Road and Buss Road (Parcel 0711-082-8670-1). For Feedback Only, No Action Will Be Taken.**

Ryan Swingruber and Josh Wohlreich from HeyDay Development were present to give a brief overview of a concept plan for single family housing with renting abilities.

9. **Discuss and Consider Ordinance 02-2022 Regarding A Petition From 2001 Realty to Annex 79.1 Acres from The Town of Cottage Grove.**

**Motion** by Brinkmeier to approve Ordinance 02-2022 with conditions in staff reports, seconded by Schulze. **Motion** carried with a voice vote of 6-0-0.

10. **Future Agenda Items- Note: Next Meeting Will Be Held on February 16, 2022.**

Schulze would like to discuss the notification requirements.

11. **Adjournment**

**Motion** by Schulze to adjourn at 9:13 p.m., seconded by Sale. **Motion** carried with a voice vote of 6-0-0.

Lisa Kalata, Village 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.