

**VILLAGE OF COTTAGE GROVE**  
**PLAN COMMISSION**  
**Wednesday, February 13, 2019**

**MINUTES**

**1. Call to order**

The regular meeting of the Plan Commission for February 13, 2019 was called to order by Village Clerk at 6:32 p.m. Nominations for Chairperson Pro Tem was called. **Motion** by Jones-Morrison to nominate Jennifer Pickel Chairperson Pro Tem, seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-0.

**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, Phyllis Jones-Morrison, Jennifer Pickel, Melissa Ratcliff and Fred Schulze. Absent and excused were Don Brinkmeier and Jack Henrich. Staff members present were Village Administrator Matt Giese, Village Planner Erin Ruth, Village Clerk Lisa Kalata.

**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 12, 2018.**

**Motion** by Jones-Morrison to approve the minutes from the December 12, 2018 Plan Commission meeting as presented, seconded by Schulze. **Motion** carried with a voice vote of 5-0-0.

**6. Discuss and Consider request for approval from Michael and Linda Fonger for an ETJ CSM to modify existing parcels located at 2953 Highway BB in the Town of Cottage Grove.**

Ruth explained the owner is seeking approval to consolidate two parcels that are under the same ownership. **Motion** by Ratcliff to approve the request from Michael and Linda Fonger for an ETJ CSM to modify existing parcels located at 2953 Highway BB in the Town of Cottage Grove, seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

**7. PUBLIC HEARING – Public’s Opportunity to Provide Feedback on A Request from Ciara Zimprich of Suegra Loca for approval of a Conditional Use Permit for an ‘indoor commercial entertainment’ land use, specifically a restaurant with bar, at 1609 Landmark Drive.**

Pickel opened the public hearing at 6:36 p.m.

Ruth explained this would be a Mexican restaurant with a bar, therefore it would need a conditional use permit. Being there was no public comments Pickel closed the public hearing at 6:38 p.m.

**8. Discuss and Consider Request from Ciara Zimprich of Suegra Loca for approval of a Conditional Use Permit for an ‘indoor commercial entertainment’ land use, specifically a restaurant with bar, at 1609 Landmark Drive.**

**Motion** by Ratcliff to approve the Conditional Use Permit for an ‘indoor commercial entertainment’ land use, specifically a restaurant with bar at 1609 Landmark Drive for Ciara Zimprich of Suegra Loca with conditions in staff report, seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

**9. Discuss and Consider directing staff to prepare an amendment to 325-110 of the Village Zoning Ordinance.**

Ratcliff explained that this is being brought up because of the changes to Wisconsin State Statutes regarding protest petitions and with TID#10 developing we need to look at this to determine if we want to change the Village Ordinance to match State Statutes or if we want to leave it as is. Ratcliff feels that it should be changed so that we are listening to Village residents or that it is taken out altogether. Jones-Morrison agreed with Ratcliff. Broom indicated that it is hard to get a super majority and would like to see it removed completely and after researching this language it seems to have been in place prior to

Comprehensive Plans. Schulze does not understand it because the Village Board can override it anyway and would like feedback from the Village Board. Ruth indicated that any zoning change would require a public hearing and then it would be forward to the Village Board. **Motion** by Pickel to direct staff to remove the protest petition language letter G, from the Village Ordinance to be in line with Wisconsin State Statutes, seconded by Jones-Morrison. **Motion** carried with a voice vote of 4-1-0 with Schulze voting No.

**10. Review Housing goals for Village Comprehensive Plan.**

Ruth explained that there have been discussions about Workforce Housing at the CDA and Village Board, and this is an area that we need to look at again for the goals, objectives & polices. A video from Dane County Housing Initiative was shown. Senior housing is an area that the Village appears to fall short for housing options. Ratcliff indicated that the handout on senior housing within Dane County shows that the Village does not have a lot of seniors, maybe because there is not a lot of senior housing options within the Village. The Village may want to start looking at this issue and this may be an area that we can work on. Ratcliff also indicated that the tax impact on a slower growing community is higher and having housing options, may help the tax burden. This could also be helpful with businesses that are looking to locate, that there are affordable housing options. Schulze indicated that the current goals, objective and polices does not cover this because it indicates affordable housing and we do not have affordable housing options in the Village. Ratcliff also commented that we do not have housing options for people looking to downsize in Cottage Grove but would like to stay in Cottage Grove. Broom indicated that we do not have multi-family and that does not help the issue. The available apartment rentals are limited, and it is difficult for developers to get financing for multi-family housing and we have no comparable in the Village as well. There are also no condos available in the Village currently. Schulze indicated that we need to plan our community that includes apartments, condos and duplexes so we do not have push back from neighbors. Ruth indicated that we could add this language to the goals, objectives & polices to the Comprehensive Plan and bring it back with maps to the next meeting.

**11. Comments from Commission Members**

Schulze may not be at the next meeting.

**12. Future Agenda Items**

Housing chapter

**13. Adjournment**

**Motion** by Jones-Morrison to adjourn at 7:22 p.m., seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-0.

Lisa Kalata, Clerk  
Village of Cottage Grove  
Approved: March 13, 2019

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.