

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, March 10, 2021

MINUTES

1. Call to order

The Plan Commission meeting for March 10, 2021 was called to order by Village President John Williams at 6:30 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, Alex Jushchyshyn, Melissa Ratcliff, Fred Schulze, Kyle Broom (arrived 6:40) and Don Brinkmeier. Kim Sale was absent and excused. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, Village Engineer Kevin Lord, and Village Attorney Rick Manthe.

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 February 10, 2021.

Motion by Jushchyshyn to approve the minutes from February 10, 2021 as presented, seconded by Ratcliff.

Motion carried with a voice vote of 4-0-1 with Brinkmeier abstaining.

6. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding a Proposed General Development Plan from Continental Properties for a 288-unit Multi-Family Residential Development Located on Parcels #0711-091-9310-1, #0711-094-8501-0, and #0711-094-8100-4 at the Southeast Corner of N. Main Street and E. Cottage Grove Road.

Williams indicated that the developer had made some changes to the layout so the Commission could have the public hearing and then table the decision until staff has time to review the changes. The Commission agreed to have the public hearing. Williams opened the public hearing at 6:35 p.m.

Eric Thom from Continental Properties was present to give an overview of the proposed project and showed the changes made to the location of the clubhouse to a more central location of the complex. Ruth commented that the project was consistent with the Comprehensive Plan, but they would need to review the changes made before they could provide comments. Lord indicated that they would need to review the stormwater and traffic with the changes as well. Williams indicated that he had received a few emails on the project from Loretta Johnson not in favor of the project, Stephanie Koroch Duell not in favor of the project, Jeffery McCord not in favor of the project. Kalata received email from Nick Wipperfurth asking to have a park land dedication to the public for a dog park. Laura Riedl-563 N Main St was present to ask about the size of the development and how close to Main St the buildings would be located and how the traffic would flow in this area and she also had concerns with colors, and liked the colors that were presented and when the project would start and how long it would take to complete. Eric Thom indicated that if the project was approved it would start this fall and it would take between 12-18 months to complete. The driveway would be separate from the school and the building would be about 100 ft from the center of Main St. Dennis & Marcia Schauff 249 E Cottage Grove Rd questioned if car would be allowed to be repaired, concerned with the lighting and the effect of the number of units it would have on the school, police department, fire and EMS departments. Jeff & Joanne Schepp 245 E Cottage Grove Rd was concerned with the traffic and indicated that this was the worst place possible to place the project and does not want to look at apartment buildings and was concerned with taxes and the values of their homes and the tranquil area would be gone along with the wildlife. Patrice & Dave Hanke 544 Ollie St- had concerns with the location to the school and crime and are not in favor of the project. Rachael McVeigh 541 N Main St- had concerns with traffic from the school and children walking as this is already very difficult to get out of driveway and she also ask if there will be security on the complex. Teresa Bentler- Ollie St asked if they looked at other locations within the Village. Eric Thom indicated they did look at other areas, but this location did have the zoning and great location for the folks that live and work in the Madison area. Williams public hearing was closed at 7:32 p.m.

7. **Discuss and Consider a Proposed General Development Plan from Continental Properties for a 288-unit Multi-Family Residential Development Located on Parcels #0711-091-9310-1, #0711-094-8501-0, and #0711-094-8100-4 at the Southeast Corner of N. Main Street and E. Cottage Grove Road.**
Jushchyshyn thanked the public for attending and encouraged them to continue to do their homework as this has been a TIF district that has not developed for some time which is a burden to the taxpayers and it also has been in the comprehensive plan. Schulze would like to see building #12 removed for more green space and asked if the fire department has seen the plan. **Motion** by Jushchyshyn to table until staff can review the changes to the plan, seconded by Schulze. **Motion** carried with a voice vote of 6-0-0.
8. **PUBLIC HEARING: Opportunity for Public to Provide Input Regarding Proposed Ordinance 01-2021 Regarding the Keeping of Chickens in the Village of Cottage Grove.**
Williams opened the public hearing at 7:41 p.m. Ruth indicated this is the same language that was discussed previously. There was no public comment. Williams closed the public hearing at 7:44 p.m.
9. **Discuss and Consider Ordinance 01-2021 Regarding the Keeping of Chickens in the Village of Cottage Grove.**
Motion by Schulze to approve ordinance 01-2021 regarding the keeping of chickens in the Village of Cottage Grove as presented, seconded by Jushchyshyn. **Motion** carried with a voice vote of 5-1-0 with Broom voting No.
10. **PUBLIC HEARING: Opportunity for Public to Provide Input Regarding Proposed Ordinance 02-2021 Regarding Temporary Fences.**
Williams opened the public hearing at 7:45 p.m. Ruth indicated this would allow for seasonal snow fences and the building inspector would have authority to order removal of the fence. There was no public comment. Williams closed the public hearing at 7:46 p.m.
11. **Discuss and Consider Ordinance 02-2021 Regarding Temporary Fences.**
Motion by Schulze to approve ordinance 02-2021 regarding temporary fences as presented, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-0-0.
12. **Update by Village President John Williams Regarding Feedback from Town of Cottage Grove Regarding Potential Boundary Agreement.**
Williams reported that he met with Kris Hampton, Town of Cottage Grove Chair to discuss the boundary agreement and the Town is asking for a 40-year agreement and all areas around area C as a buffer along with the removal of ETJ. The Plan Commission is not in agreement with the requests from the Town.
13. **Closed Session: This Closed Session Is to Discuss Boundary Agreement Negotiating Position for Potential Agreements Involving the Town of Cottage Grove and The City of Madison.**
The Village of Cottage Grove Plan Commission will enter into Closed Session pursuant to Wisconsin State Statute §19.85 (1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
Motion by Williams to enter into closed session at 7:50 p.m. to Discuss Boundary Agreement Negotiating Position for Potential Agreements Involving the Town of Cottage Grove and The City of Madison.
The Village of Cottage Grove Plan Commission will enter into Closed Session pursuant to Wisconsin State Statute §19.85 (1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, seconded by Schulze. **Motion** carried with a roll call vote Brinkmeier AYE, Broom AYE, Jushchyshyn AYE, Ratcliff AYE, Schulze AYE, Williams AYE.
14. **Reconvene into Open Session and Possible Consideration of Closed Session Items.**
Motion by Schulze to reconvene into open session at 8:16 p.m., seconded by Jushchyshyn. Motion carried with a roll call vote Brinkmeier AYE, Broom AYE, Jushchyshyn AYE, Ratcliff AYE, Schulze AYE, Williams AYE.
15. **Future Agenda Items**
Continental project, request from Sustainability Committee on solar panels, and there may be some Commerce Park developments.
16. **Adjournment**
Motion by Schulze to adjourn at 8:21 p.m., seconded by Ratcliff. **Motion** carried with a voice vote of 6-0-0.

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.