

PLAN COMMISSION

Wednesday, March 8, 2017 6:30 P.M.
Village Hall

221 E Cottage

Grove Rd.

1. Call To Order
2. Determination Of Quorum And That The Agenda Was Properly Posted
3. Pledge Of Allegiance
4. PUBLIC APPEARANCES-Public's Opportunity To Speak About Any Subject That Is Not A Specific Agenda Item
5. Discuss And Consider The Minutes From The Plan Commission Meeting

Documents:

[2-8-17 PLAN COMMISSION MINUTES.PDF](#)

6. Discuss And Consider Application From Bruce Rademacher For An ETJ CSM For Property Located At 5007 County Highway TT In The Town Of Sun Prairie

Documents:

[CG_RADEMACHER-ETJ CSM_2017-03-03.PDF](#)

7. Presentation By Staff From The Capital Area Regional Planning Commission (CARPC) Regarding Their Efforts To Update The Madison Area's Regional Land Use Plan Aka 'A Greater Madison Vision.'
8. Introduction Of A Potential Alternate Approach To Drafting The Village's Future Land Use Plan.
9. Comments From Commission Members
10. Future Agenda Items
11. Adjournment

This agenda has been prepared by Staff and approved by the Village President as Chair of the Plan Commission for use at the meeting as listed above. Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call 608-839-4704 at least 24 hours prior to the meeting. It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, February 8, 2017

MINUTES

1. Call to order

The regular meeting of the Plan Commission for February 8, 2017, was called to order by Village President Jack Henrich at 6:30 p.m.

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, Jack Henrich, Mick Conrad, Phyllis Jones-Morrison, Jon Russell. Don Brinkmeier and Fred Schulz were absent and excused. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, Village Engineer Mike Maloney, Director of Public Works and Utilities JJ Larson, and Village Attorney Leighton Boushea.

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 January 11, 2017.

Motion by Jones-Morrison to approve the minutes from the January 11, 2017 Plan Commission meeting, seconded by Conrad. **Motion** carried with a voice vote of 5-0-0.

6. Discuss and consider the approval of 'Plan Commission Resolution 2017-03: A Resolution Finding that the Proposed Shady Grove Urban Service Area Expansion is Consistent with the Village of Cottage Grove Comprehensive Plan.'

Micah Zielke-2917 County Road BB is not against the development; however, the current drawing of the proposal has the road on his property. He would like the road issue to be looked at again and redrawn with the road being in a different location. Jim Bricker from JSD did indicate that they are aware of the road issue and are in the process of reworking the drawings.

Motion by Henrich to approve Resolution 2017-03: A Resolution Finding that the Proposed Shady Grove Urban Service Area Expansion is Consistent with the Village of Cottage Grove Comprehensive Plan, seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

7. Discuss and consider the approval of 'Plan Commission Resolution 2017-04: A Resolution Finding that the Proposed Widen-Olson Urban Service Area Expansion Is Consistent with the Village of Cottage Grove Comprehensive Plan.'

Motion by Henrich to approve Resolution 2017-04: A Resolution Finding that the Proposed Widen-Olson Urban Service Area Expansion Is Consistent with the Village of Cottage Grove Comprehensive Plan, seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

8. Discuss and consider the approval of 'Plan Commission Resolution 2017-05: A Resolution Finding that the Proposed Drumlin Grove Urban Service Area Expansion Is Consistent with the Village of Cottage Grove Comprehensive Plan.'

Motion by Henrich to approve Resolution 2017-05: A Resolution Finding that the Proposed Drumlin Grove Urban Service Area Expansion Is Consistent with the Village of Cottage Grove Comprehensive Plan, seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

9. Discuss and consider the approval of 'Plan Commission Resolution 2017-06: A Resolution Finding that the Proposed School Grounds Urban Service Area Expansion Is Consistent with the Village of Cottage Grove Comprehensive Plan.'

Motion by Conrad to approve Resolution 2017-06: A Resolution Finding that the Proposed School Grounds Urban Service Area Expansion Is Consistent with the Village of Cottage Grove Comprehensive Plan, seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

10. Comments from Commission Members.

Jones-Morrison is pleased that School Grounds is reopened

Russell would like to see Comprehensive plan update on the next agenda

Ruth reported that Summit Credit Union will be closing with Landmark tomorrow

11. Future agenda items.

Comprehensive plan update

12. Adjournment

Motion by Jones-Morrison to adjourn at 6:43 p.m., seconded by Conrad. **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.

Draft



PLANNING STAFF REPORT

MEMO DATE: March 3, 2017

MTG. DATE: MARCH 8, 2017

TO: Village of Cottage Grove Plan Commission
CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Deb Winter – Village Clerk/Treasurer
Lee Boushea – Village Attorney
Michael Maloney – Village Engineer
FROM: [Erin Ruth, AICP – Village Planning Director](#)
RE: Rademacher ETJ Certified Survey Map

BACKGROUND

Property Owner: Bruce Rademacher

Location: Pierceville Road, 0.3 miles east of Co. Highway TT

Area: Request to create one new 2.7 acre residential parcel on Pierceville Road

Agent: Wisconsin Mapping LLC

Existing Zoning: under Dane County Zoning authority

Proposed Zoning: under Dane County Zoning authority

Future Land Use Plan: Agriculture/Open Space

OVERVIEW

The applicant is seeking approval of a certified survey map (CSM) to create a new 2.7 acre parcel on Pierceville Road. Per Dane County's zoning approval, the new parcel cannot be built on until the house located at 5007 County Highway TT is removed (see location map).



STAFF RECOMMENDATION

Staff recommends that the proposed Certified Survey Map be **APPROVED** with one condition, as follows:

1. Dedicate additional 17' to public for ROW along southern edge of new parcel on Pierceville Road.

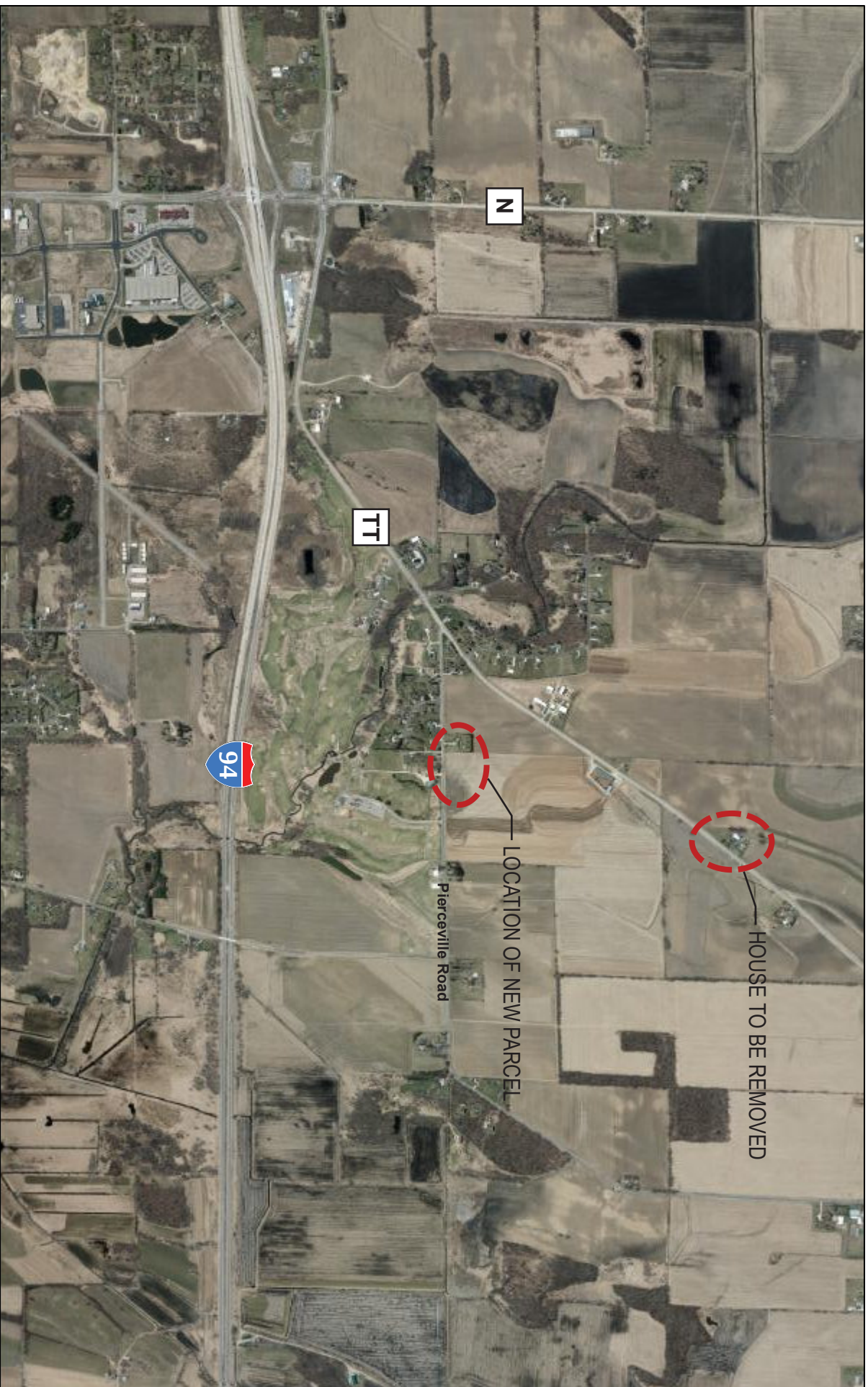
COMPREHENSIVE PLAN CONSISTENCY

The subject property is designated as Agriculture/Open Space on the Future Land Use Map. The Dane County condition that the new parcel is not buildable until the home at 5007 County Highway TT is removed ensures there is no new split being used. Therefore, the project is consistent with the Comprehensive Plan.

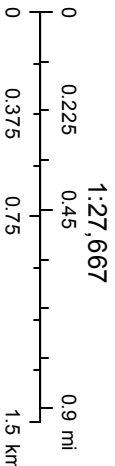
ZONING ORDINANCE CONSISTENCY

The subject property is located in the Town of Sun Prairie. Therefore, it is under the zoning jurisdiction of Dane County and the Village Zoning Ordinance is not applicable.

LOCATION MAP



March 3, 2017



1:27,667
Planning
Geophysical

**VILLAGE OF COTTAGE GROVE
APPLICATION FOR CERTIFIED SURVEY MAP**

APPLICANT NAME: Bruce Rademacher
APPLICANT ADDRESS: 2180 CTH T Sun Prairie WI
TELEPHONE NUMBER: 608-225-6449 OR 608-219-7711 JBAU
EMAIL ADDRESS: r.acres@live.com
ADDRESS OR LOCATION OF SUBJECT PROPERTY: 5007 CTH TT
Cottage Grove
MUNICIPALITY: Town of Sun Prairie
CURRENT ZONING OF PROPERTY: R1 to A2(2) + A1ExAg to RH
NUMBER OF PARCELS CREATED: 1

APPLICATION SUBMITTAL REQUIREMENTS:

1. Certified Survey Map, signed by licensed surveyor, reflecting the proposed land division and meeting the requirements of 274-22 of the Village of Cottage Grove Subdivision Ordinance.
2. Fee of \$100 + \$25 per lot created.
3. Escrow deposit of \$250 for consultant review. If actual review fees are less, excess will be returned. If actual review fees exceed escrow amount, applicant will be billed for the excess.

Mail or deliver the completed application form, CSM, and fee to the Village Hall. Materials may be submitted as pdf files via email by arrangement with Village Planner.

2-16-2017 Bruce Rademacher by JMR
Date Applicant signature

Village of Cottage Grove
221 E. Cottage Grove Road
Cottage Grove, WI 53527
Telephone: (608) 839-4704
Office Hours: M-F 7:30 a.m. to 4:30 p.m.

For Office Use Only

Date Received:
Plan Commission meeting date:
Village Board meeting date:

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/15/2017	DCPREZ-2017-11121
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME RADEMACHER LIVING TR, BRUCE & SHELLY	PHONE (with Area Code) (608) 225-6449	AGENT NAME JOAN M RADEMACHER	PHONE (with Area Code) (608) 219-7711
BILLING ADDRESS (Number & Street) 2180 COUNTY HIGHWAY T		ADDRESS (Number & Street) 5010 TOWN HALL DR	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS r.acres@live.com		E-MAIL ADDRESS r.acres@live.com	

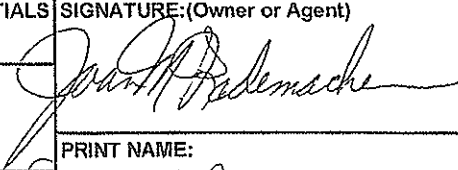
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
TOWNSHIP SUN PRAIRIE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0811-341-9500-6					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2.7		
R-1 Residence District	A-2 (2) Agriculture District	.89		

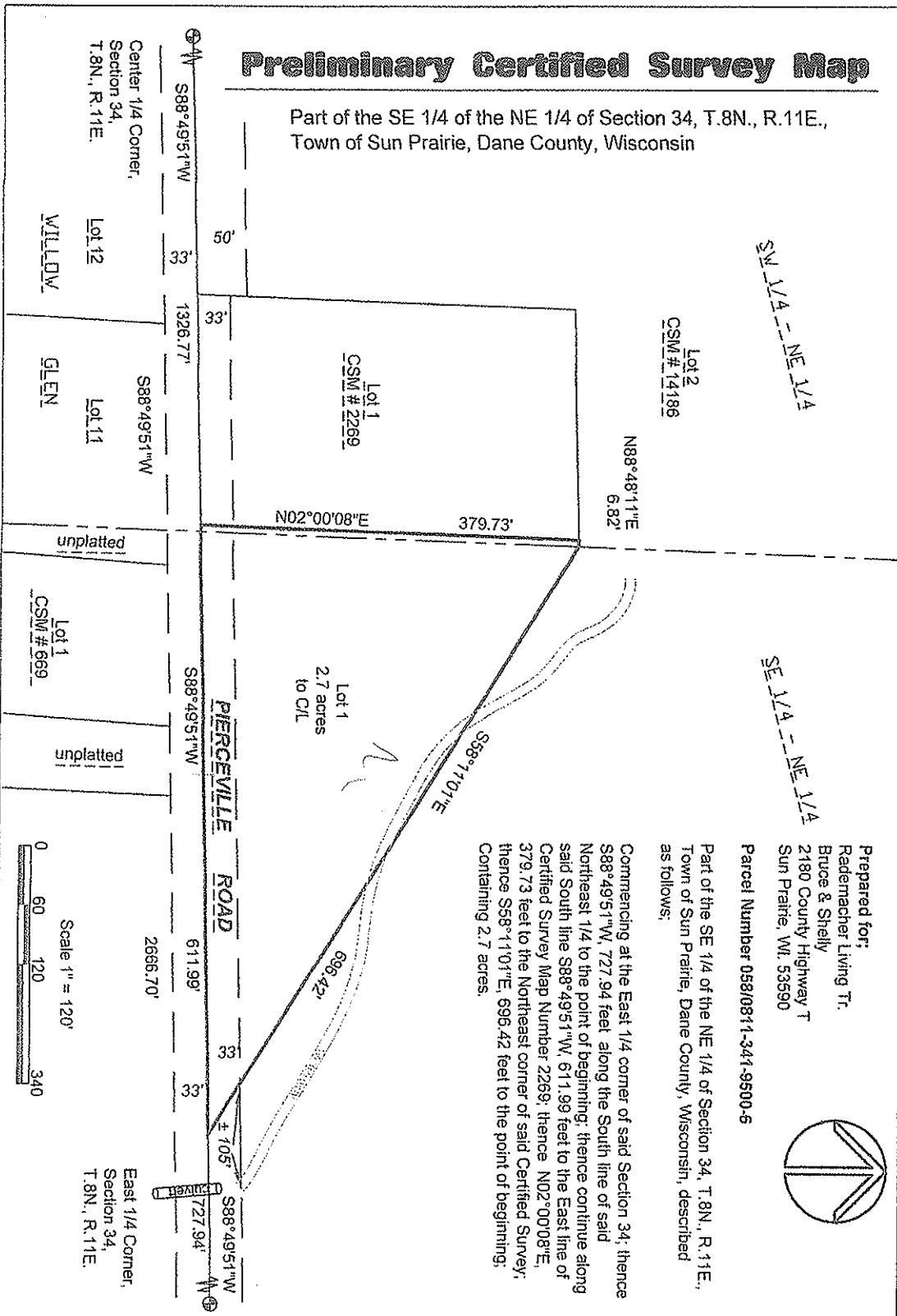
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
Applicant Initials <i>JMR</i>	Applicant Initials _____	Applicant Initials _____		

PRINT NAME:
JOAN M. RADEMACHER

DATE:
2-15-2017

Preliminary Certified Survey Map

Part of the SE 1/4 of the NE 1/4 of Section 34, T.8N., R.11E.,
Town of Sun Prairie, Dane County, Wisconsin



SW 1/4 - NE 1/4

SE 1/4 - NE 1/4

Lot 2
CSM # 14186

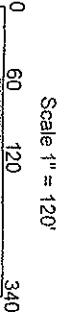
N88°48'11\"/>

Lot 1
CSM # 2269

N02°00'08\"/>

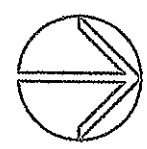
Lot 1
2.7 acres
to C/L

PIERCEVILLE ROAD



East 1/4 Corner,
Section 34,
T.8N., R.11E.

Prepared for:
Rademacher Living Tr.
Bruce & Shelly
2180 County Highway T
Sun Prairie, WI. 53590
Parcel Number 058/081-1-341-9500-6



Commencing at the East 1/4 corner of said Section 34; thence S88°49'51\"/>

Wisconsin Mapping, LLC
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4984-17 Date 2/03/2017
Sheet 1 of 1

North 1/4 Corner
Sec. 3, T8N, R11E
Found 1" Iron Pipe

S88°47'29"W 2669.36'

N88°47'29"E

498.00'

1334.68'

1334.68'

449.12'

EXISTING
FIELD
ACCESS
(See Note)

EXISTING
CULVERT

Northeast Corner
Sec. 3, T8N, R11E
Found 1" Iron Pipe

LOT 2
117,430 S.F.
2.695 ACRES

UNPLATTED LANDS

UNPLATTED LANDS

NW 1/4-NE 1/4

COUNTY TRUNK HIGHWAY TT
DEDICATED TO THE PUBLIC

NE 1/4-NE 1/4

N02°02'09"E 2651.50'

N02°02'09"E 413.60'

10.1'

FENCE LINE

8.6'

40'

75.85'

33'

33'

1878.60'

N02°02'09"E

1333.35'

2666.70'

N88°49'51"E

1333.35'

LOT 1
38,846 S.F.
0.891 ACRES

HOUSE

SHEDS

EXISTING ACCESS

EDGE OF FIELD

EXISTING ACCESS

EXISTING ACCESS

EXISTING ACCESS

EXISTING ACCESS

EXISTING ACCESS

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EXISTING ACCESS



Daniel V. Birrenkott
5-14-2013

Bearings referenced to the North line
of the Northeast 1/4 of Section 34
bearing N88°47'29"E

Note:

Access to Lot 2 approved for agricultural uses only;
Permit 92-14.

As owner of Lot 1 and Lot 2 of this Certified Survey
Map, I hereby stipulate that I and my heirs or assigns
will not object to any legally permitted uses that occur
on the adjoining properties.

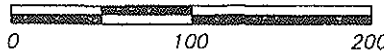
Legend:

- = Set 1"x24" Iron Pipe
min. wght. 1.13 lbs./ft.
- △ = "PK" Nail set
- () = Recorded as data
- ⊙ = Well
- ⊕ = Septic Tank
- ⊖ = Septic Vent
- ~~~~~ = No Vehicular Access

Prepared For:

Bruce R. & Shelly A. Rademacher
2180 C.T.H. "T"
Sun Prairie, WI 53590

SCALE 1" = 100'



Center 1/4 Corner
Sec. 3, T8N, R11E
Found RR Spike

East 1/4 Corner
Sec. 3, T8N, R11E
Found Alum. Monument

CERTIFIED SURVEY MAP NO. 13486

VOLUME 88 PAGE 16

DOCUMENT NO. 4975120