

VILLAGE OF COTTAGE GROVE
COMMUNITY DEVELOPMENT AUTHORITY
Monday, January 9, 2017
MINUTES

1. **Call to order** – meeting was called to order by committee member Harvey Potter at 6:05 p.m.
2. **Determination of quorum and that the agenda was properly posted** – It was confirmed that a quorum was present and the meeting was properly posted. In attendance were Harvey Potter, Mike Elder. Absent and excused were Jim Ahearn, Jack Henrich and Jerrud Rossing. Members Mick Conrad arrived at 5:40 p.m. and John Hogan arrived at 6:05 p.m. Also in attendance were Village Administrator Matt Giese, Planning Director Erin Ruth, Kyle Adams from Ruedebusch and Village Treasurer Deb Winter.
3. **PUBLIC APPEARANCES** – None
4. **Discuss and consider approval of minutes of the December 12, 2016 CDA meeting.**
Motion by Conrad to approve the minutes of the December 12, 2016 CDA meeting, seconded by Hogan.
Motion approved 4-0-0.
5. **Continue discussion of potential land uses north of I-94.**
Ruth provided two additional maps. One of the Village of Cottage Grove Commerce Park and one of the Village of DeForest Business Park. Ruth went over some data comparing Madison with east of Madison in regards to developments – inventory, vacancies and asking rent amounts. Ruth then reviewed a matrix showing various comparison points for a list of business parks in Verona, Madison, DeForest, Sun Prairie and Cottage Grove. This review started conversation on the desired uses of the Village’s land north of I-94. Adams commented that he sees that area concentrating and doing the best with office space or light industrial. Given the proximity to Sun Prairie’s Prairie Lakes development, he doesn’t foresee retail going over well. Adams also added that he felt light industrial would fill the space the fastest. Conrad spoke about the desire to look for an office complex versus light industrial and the consensus was to market the area south of the tree line as office and the rest as light industrial. If the office complex doesn’t happen and light industrial takes off, then work south to fill in the office space with light industrial. Ruth stated he could provide a bubble diagram of uses for the next meeting. Adams commented that three things need to be answered before any marketing can really take place. Those are: what land is available, what is the price, and how soon can it be available to build. There is a different strategy when there is no or no plan for infrastructure. Ruth added that a plan is needed in order to apply for urban service area as well.
6. **Future agenda items.**
Continued discussion on uses for land north of I-94.
7. **Adjournment** – Motion by Hogan seconded by Conrad to adjourn at 6:40 p.m.

Deb Winter, Treasurer
Village of Cottage Grove
Approved: February 13, 2017

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.