

**VILLAGE OF COTTAGE GROVE
MEETING**

NOTICE OF PUBLIC

**AD HOC
ARCHITECTURAL
REVIEW COMMITTEE**

**Monday, March 16, 2020
8:00 a.m.
Road**

**Village Hall
221 E. Cottage Grove**

1. Call To Order
2. Roll Call
3. Discuss And Consider Minutes From The January 15, 2020 ARC Meeting.

Documents:

[1-15-20 ARC MINUTES.PDF](#)

4. Discuss And Consider A Request From Johnson Health Tech For Approval Of A Site Plan Amendment To Provide Additional Parking Spaces To Existing Parking Lots Located At 1600 Landmark Drive In The Commerce Park.

Documents:

[CG_JHTSITEPLAN_2020-03-06.PDF](#)
[PARKING STALLS.PDF](#)

5. Adjournment

This agenda has been prepared by Staff 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.

**AD HOC
ARCHITECTURAL
REVIEW COMMITTEE**

**January 15, 2020
MINUTES**

- 1.) **Call to order.** President John Williams called the meeting to order at 8:00 a.m.
- 2.) **Roll call.** Present were: John Williams, Melissa Ratcliff, Jim Knudtson and Mike Hackel. Mike Elder was absent and excused. Also, in attendance were: Director of Planning and Development Erin Ruth, Village Clerk Lisa Kalata and Todd Rizzo from Greywolf Partners.
- 3.) **Discuss and consider minutes from the June 10, 2019 ARC meeting.**
Motion by Ratcliff to approve the June 10, 2019 ARC minutes, seconded by Knudtson. **Motion** carried with a voice vote of 4-0-0.
- 4.) **Discuss and Consider A Request from Greywolf For Approval of a General Development Plan for A Hotel, Located at Parcel #0711-041-2120-1 In the Commerce Park.**
Ruth explained the applicants are applying as a PUD and this is the initial meeting. Todd Rizzo from Greywolf Partners was present to give a high-level overview of the hotel project. Todd provided a PowerPoint of the renderings of the building; however, this is a general plan at this point because they are working with a franchise for a Comfort Suites. Hackel did have some concerns with the white EIFS and looking dirty over time and also had concern with the landscaping plan. Knudtson questioned the stormwater plan and if there is enough space on the site to handle the stormwater. Ruth indicated that the Village Engineer had looked at it and did make one suggestion being that it could be addressed with the land North of I-94 that Greywolf Partners also own. Ratcliff liked the project and questioned if there will be lighting on the building? Todd Rizzo indicated that they are still working out the details and will come back with details at a future meeting. **Motion** by Hackel to approve the overall concept plans as presented pending resubmittal of PIP, seconded by Knudtson. **Motion** carried with a voice vote of 4-0-0.
- 5.) **Adjournment.**
Motion by Ratcliff to adjourn at 8:45 a.m., seconded by Knudtson. **Motion** carried with a voice vote of 4-0-0.

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.



PLANNING STAFF REPORT

MEMO DATE: March 6, 2020

MTG. DATE: MARCH 11, 2020

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: Johnson Health Tech Site Plan Amendment

BACKGROUND

Property Owner: Johnson Health Tech

Location: 1600 Landmark Drive

Area: 14.71 acres

Agent: Bret Newcomb – Newcomb Construction
Robin Salzwedel – Johnson Health Tech

Existing Zoning: Planned Industrial

Proposed Zoning: Planned Industrial

Future Land Use Plan: Planned Office/Industrial

OVERVIEW

Johnson Health Tech has been a long-time property owner in the Commerce Park. Through natural growth and interior renovations their existing parking situation has become stressed with many employees forced to park off-site.

Johnson Health Tech is seeking a site plan amendment to create an additional 40 parking spaces which would increase the total on-site from 227 to 267.



LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

The property is designated as Planned Office/Industrial in the Comprehensive Plan. The proposed parking expansion is consistent with the plan.

ZONING ORDINANCE CONSISTENCY

The property is zoned Planned Industrial, per 325-41(A).

The additional parking spaces comply with the 10' minimum paved surface setback, per 325-41(A)(7)(b)(6).

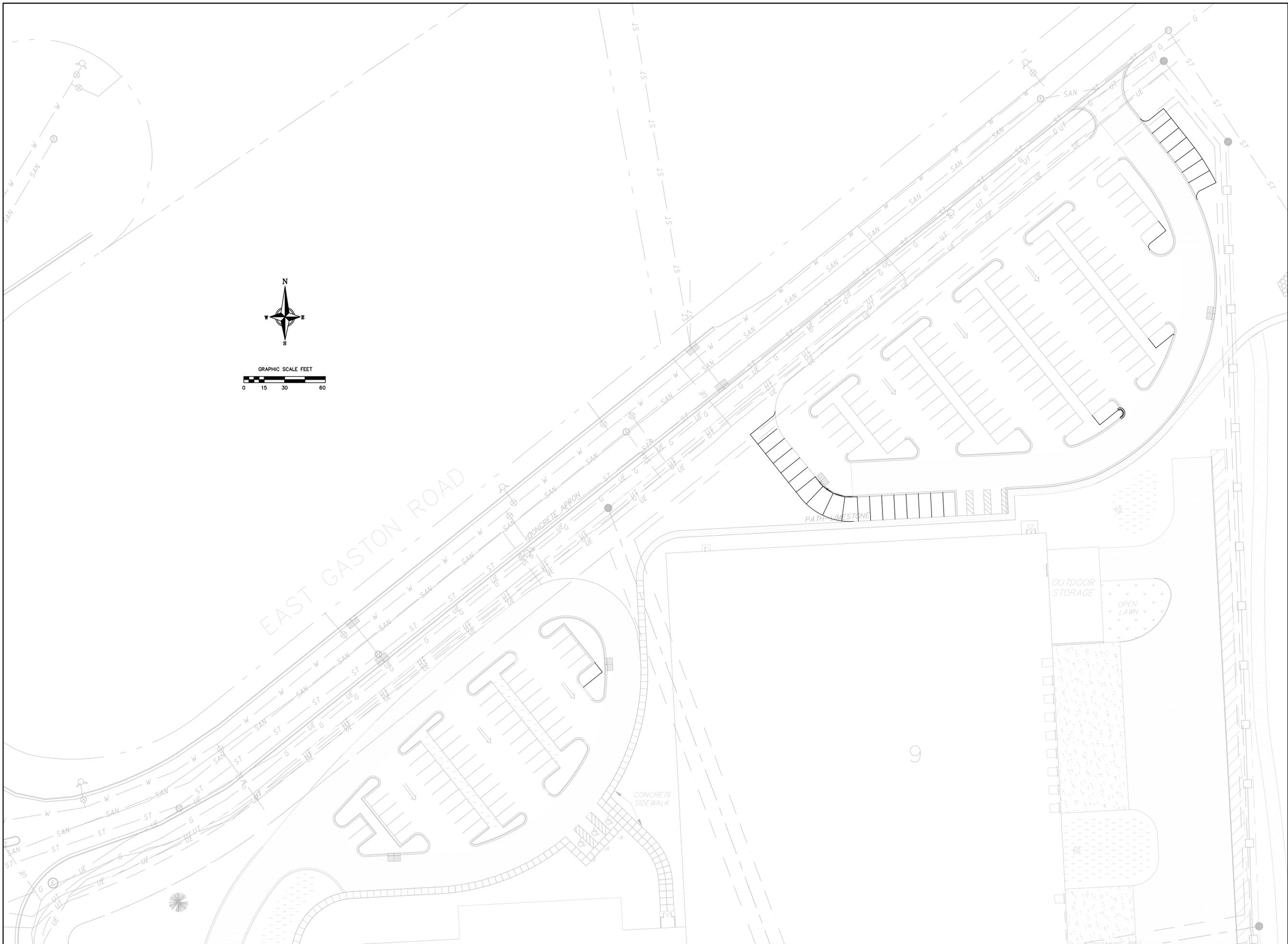
The 40 parking spaces add approximately 6,000 sq. ft. of paved area. This lowers the percentage of pervious green space on the property from approximately 27% to approximately 26%, which remains in compliance with the minimum 20% landscape surface ratio per 325-41(A)(7)(a)(2).



STAFF RECOMMENDATIONS

Staff recommends that the proposed Site Plan Amendment be **APPROVED WITH CONDITIONS**, with the following conditions:

1. Trees and other landscaping removed to accommodate the parking lot shall be replaced on the property. Provide a landscaping plan showing removals and new plantings for staff verification.
2. Provide engineering plans as needed by the Village Engineer to verify satisfactory storm water management.
3. The Village Engineer shall verify the design of modified curbs.



PROJECT

**Johnson Health
Tech North
America
Corporate
Headquarters**

Cottage Grove
WI



vierbicher
planners | engineers | advisors

Phone: (800) 261-3899

REVISIONS

DATE
FEBRUARY 19, 2020

PROJECT NUMBER
200022

SEAL

SHEET
TITLE
SITE PLAN – NORTH

SHEET
NUMBER
C1.1

FILE NAME
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