



# PLANNING STAFF REPORT

**MEMO DATE:** March 27, 2019  
**MTG. DATE:** **ARC: APRIL 4, 2019**  
**PLAN COMMISSION: APRIL 10, 2019**

**TO:** Village of Cottage Grove Plan Commission

**CC:** Village of Cottage Grove Board of Trustees  
Matt Giese – Village Administrator  
Lisa Kalata – Village Clerk  
Lee Boushea – Village Attorney  
Michael Maloney – Village Engineer

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

**RE:** **Oakstone Site Plan Amendment**

## BACKGROUND

Property Owner: Oakstone (as Ponzarella LLC)

Location: NE corner of Commerce Parkway & Erb Road; Lot 2 of the Cottage Grove Commerce Park

Area: 2.02 acres

Agent: Jennifer Vinluan - Oakstone  
Russ Owens - architect

Existing Zoning: PI, Planned Industrial

Proposed Zoning: PI, Planned Industrial

Future Land Use Plan: Planned Industrial

## OVERVIEW

The Oakstone facility is a proposed bar and restaurant featuring indoor and outdoor volleyball. The proposed facility includes nearly 14,000 square feet of interior space including a bar, restaurant, meeting rooms, and two indoor volleyball courts. The facility is also intended to include outdoor seating, an outdoor bar, and one outdoor volleyball court.

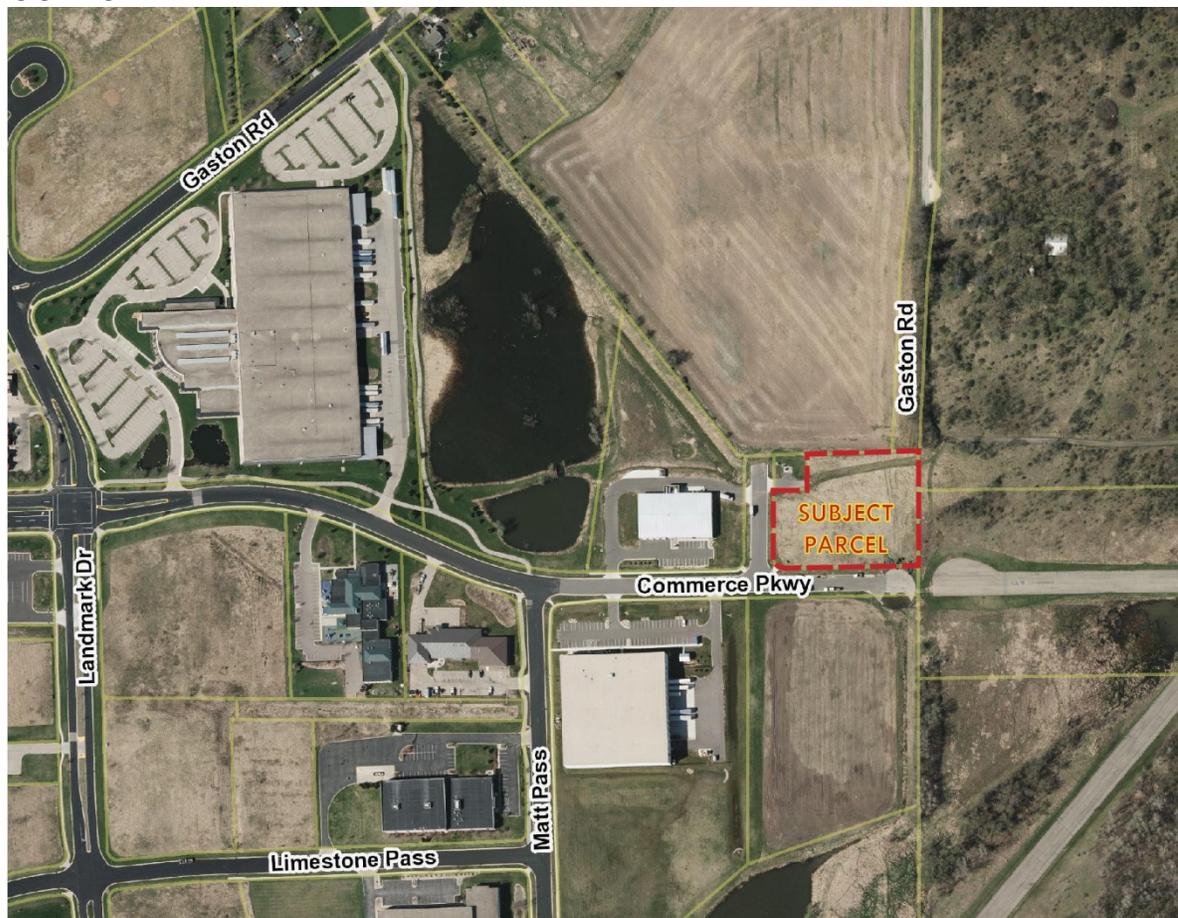


On September 19, 2018 the Village Board approved a site plan and conditional use permit for the Oakstone facility. Since then, Oakstone closed on the property and moved forward with construction bidding on the project.

Cost estimates came in extremely high. Oakstone requested a TIF incentive in exchange for guaranteeing a finished construction value of \$2.5 million. The previous developer agreement guaranteed \$1.5 million.

Oakstone is also proposing changes to the site plan and building elevations. Some are intended to meet the conditions of the previous approval, while others are intended to reduce costs. These changes are sufficient to require the site plan to be reconsidered by the ARC, Plan Commission, and Village Board. The previously approved conditional use permit does not need to be amended to accommodate the proposed changes, and therefore that approval remains in place.

#### LOCATION MAP





## STAFF RECOMMENDATIONS

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

1. The Plan Commission and Village Board shall provide a variance to the 30' setback requirement on the Erb Rd. frontage for the current site plan. Such approval does not imply any future expansions may also exceed the setback without approval at the time of expansion.
2. The applicant shall provide a revised photometric study showing the exterior lighting associated with the current layout. The study shall show that the outdoor lighting complies with the requirements of the Village Zoning Ordinance.
3. Cut sheets of the proposed outdoor lighting (court lighting and parking lot lighting) shall be provided to staff for review. Such lighting shall meet the requirements of the Village Zoning Ordinance.
4. The applicant shall apply for sign permits through a separate approval process.
5. No less than 30 days prior to commencement of construction activity, the applicant shall notify Blackhawk Airfield regarding expected duration of construction activity and any construction techniques that may impact air space. The Village shall be copied on this notice.
6. The applicant shall confirm that any rooftop mechanical equipment will be screened. Provide details to staff for review.

Note: while the project as redesigned appears to meet the minimum standards of the zoning ordinance and Commerce Park covenants, especially given the increase in proposed landscaping, the building does lack some of the color, texture, and variety of the previous version. The applicant may wish to consider adding features such as fabric awnings above the overhead doors on the west and south elevations. These would provide functional sun shading, add color, and provide an opportunity for signage or logos.

## SUMMARY OF PROPOSED CHANGES

### Site Plan

- Building was formerly angled on the site relative to the adjoining streets; now facades run parallel to the streets
- Size of the southern patio is reduced, patio on the west is removed, and patio on the north is smaller and includes less seating to make room for a game area
- Plan now includes two outdoor volleyball courts instead of one
- New plan includes 10 fewer parking spaces
- Trash enclosure relocated to NE corner of the site
- Entry and pavement in front of building entry reconfigured
- Parking lot island painted instead of landscaped
- Monument sign added to SW corner



### Landscaping Plan

- Prairie grasses proposed at top of retaining wall in lieu of turf grass
- A continuous line of shrubs has been added along the east side of the outdoor volleyball courts
- Additional trees are proposed NW of the outdoor volleyball courts
- Line of hemlock trees replaces previous line of shrubs south of parking lots along Commerce Parkway
- Line of dogwood trees replaces previous line of shrubs south and west of building along Commerce Parkway and Erb Road
- Total number of landscaping points more than doubled from previous plan

### Building Elevations

- Sunshades removed from overhead doors
- Vertically oriented ribbed metal siding replaced with horizontally oriented flat metal siding
- Signage removed from west and south facades
- Split faced CMU base removed
- Length of full-height building volume reduced with windows removed from upper east facade
- Small entry canopy replaces taller, projecting, masonry entry structure
- Metal panel siding instead of fiber cement siding on west and partial south facades

## **COMPREHENSIVE PLAN CONSISTENCY**

The property is designated as Planned Industrial on the Comprehensive Plan's Future Land Use map. Per the plan, the Planned Industrial district "includes high quality indoor manufacturing, warehousing, distribution, office, research and development, and support uses." The intended use is a 'support' use providing dining and meeting room options for surrounding businesses, and is therefore consistent with that designation.

The proposed site plan addresses the design considerations listed in the Comprehensive Plan for the Planned Industrial district, including placement of parking behind the building and providing a varied and interesting façade.

While the currently proposed building is less 'varied and interesting' than the previously approved version, in the opinion of staff the building as proposed is still consistent with the Comprehensive Plan.

## **ZONING ORDINANCE CONSISTENCY**

325-41(A)(8)(b) states that in the PI district "buildings should be faced over approximately 1/3 of the surface area with brick, block, or other material architecturally integrated in the building design." The ordinance further states that "extensive landscaping may be considered



a substitute for a portion of the 1/3 surface area at the discretion of the Village Plan Commission.” The previously approved version of the building exterior included a base of split faced concrete masonry, which has been removed from the proposed version. However, as noted above, the applicants have more than doubled the total landscaping points which the Plan Commission can consider as a substitute for the masonry. A similar substitution was granted to Atlantis Valley Foods, located across the street from Oakstone.

Per 325-49(D)(8), an indoor commercial entertainment land use requires 1 parking space for every three occupants at maximum capacity. The volleyball component, for parking purposes, is most similar to an indoor institutional land use which requires 1 parking space for every 4 occupants at maximum capacity. The bar/restaurant capacity is 214, which requires 72 parking spaces. The volleyball capacity is 196, which requires 49 parking spaces. The total required 121 parking spaces are accommodated on the site. The current plan provides 111 spaces, however the previous approval permitted fewer spaces in exchange for an additional outdoor volleyball court. Therefore, the current proposal is consistent with the previous approval.

Per the requirements of the Landscaping Ordinance (Article V of the Zoning Ordinance), the project requires a total of 615 landscaping points. The proposed landscaping plan shows a total of 1,639 points, which exceeds the requirement by a wide margin.

## **COMMERCE PARK COVENANTS CONSISTENCY**

The property is located within the Cottage Grove Commerce Park and is therefore subject to the Commerce Park Covenants. The primary bar/restaurant land use is permitted within the Commerce Park per the covenants. The covenants list ‘amusement and recreation’ as a use that is not allowed in the park. In the opinion of staff, this references projects that are solely based on outdoor entertainment such as an amusement park or go-cart track.

Article IV of the covenants includes the development standards, and Section 1 of that article pertains to the Planned Industrial area of the park in which the proposed project is located.

The proposed project is generally compliant with the building standards in sec. 1,C. The proposed materials (architectural metal panels, and glazing) are appropriate per the covenants as is the architectural massing and transition of materials. The applicant shall verify that all equipment is screened as required. The project provides the required infiltration basin equal in size to 10% of the roof area.

Section IV, 1, E. states that loading areas that are visible from adjacent streets “shall only be allowed for buildings with two street frontages... provided said loading area must be screened from view of adjacent lots.” The loading area is located adjacent to Commerce Parkway, which is acceptable because the lot has two street frontages. There is substantial landscaping between the loading area and the adjacent street.