



PLANNING STAFF REPORT

MEMO DATE: April 4, 2019

MTG. DATE: **APRIL 10, 2019**

TO: Village of Cottage Grove Plan Commission

CC: Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Lee Boushea – Village Attorney
Michael Maloney – Village Engineer

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

RE: **Coyle South Certified Survey Maps**

BACKGROUND

Property Owner: Homburg Equipment, Inc.

Location: Coyle Highlands South Subdivision

Area: varies

Agent: Andrew Homburg – Homburg Equipment
Mark Kupsch – Homburg Equipment

Existing Zoning: SR-4, TR-8, and NO

Proposed Zoning: SR-4, TR-8, and PB

OVERVIEW

The applicant is seeking to alter the lot lines of several parcels in the unbuilt portion of the Coyle Highlands South Subdivision. Three certified survey maps have been submitted to accomplish the proposed revision.



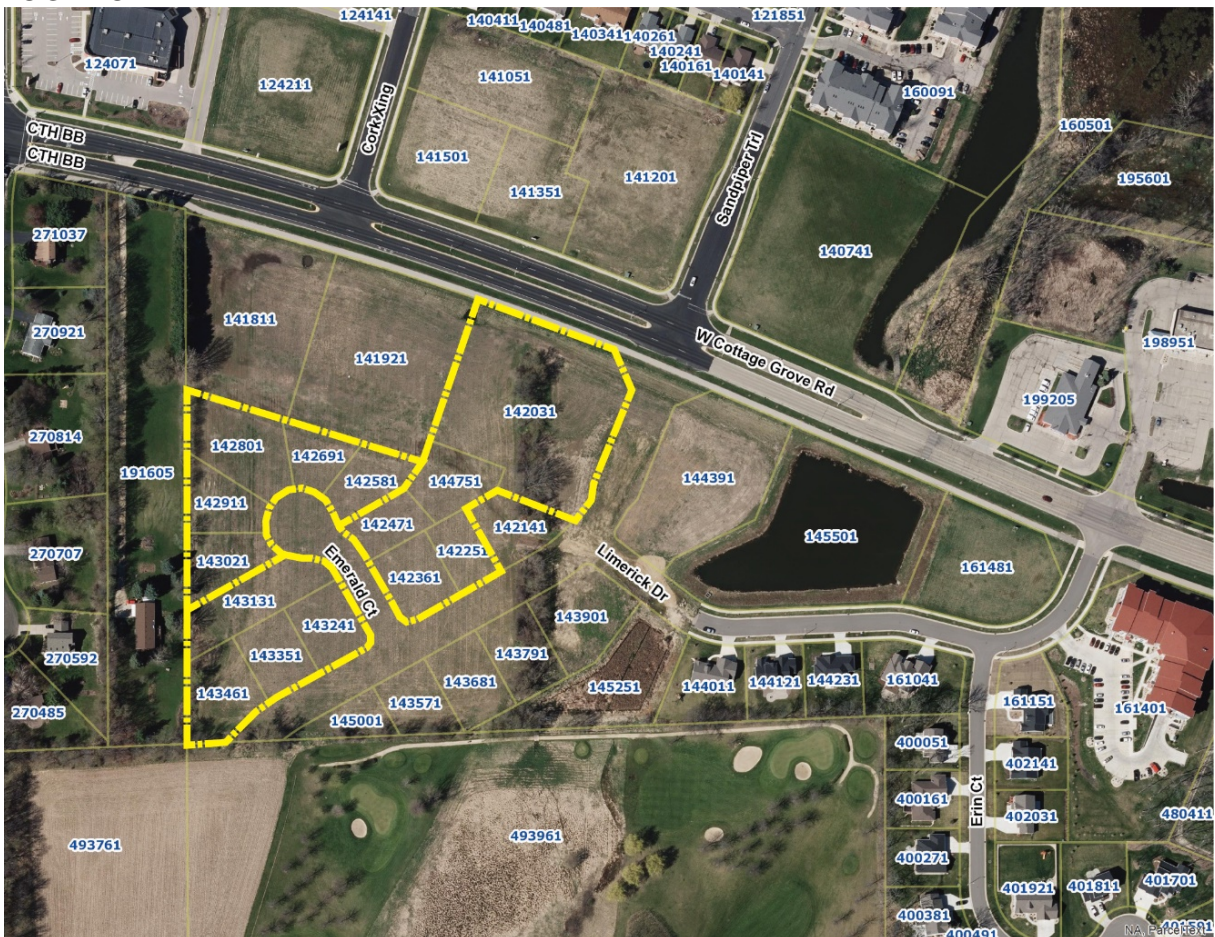
BACKGROUND

The original approval of this subdivision was subject to approval by a joint Town/Village committee as a result of litigation between the communities. This joint committee applied a 50' setback along the west side of the subdivision. This setback cannot be removed by Village. The current and previous developer have found this setback, in combination with the approved lots sizes, severely limiting on the type and size of homes that could be built on those lots. The current developer, Homburg Equipment, proposes to adjust the lot lines.

The proposed certified survey maps result in the removal of one single-family residential lot, while slightly increasing the size of several others. The current street rights-of-way will not be altered.

One of the CSM's also removes Outlot 1, which was originally intended to be a site for a Village well. A well at this location is no longer deemed necessary or desirable. The outlot was never formally dedicated to the Village and remains under the ownership of the developer. The CSM's remove the outlot and reallocate the land to the surrounding parcels.

LOCATION MAP





ZONING ORDINANCE CONSISTENCY

The proposed parcel sizes and dimensions remain consistent with the applicable zoning districts.

COMPREHENSIVE PLAN CONSISTENCY

The proposed CSM's are not inconsistent with the Village of Cottage Grove Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends that the three proposed Certified Survey Maps be **APPROVED**.