

Memorandum

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To: Erin Ruth, Village of Cottage Grove
From: Jessica Vaughn, JSD
Re: Shady Grove Subdivision – Preliminary Plat
JSD Project #: 16-7340
Date: June 10, 2019, Revised June 24, 2019
cc: Harry Sharata, Mary Sharata, Bill Roche, Hans Justeson (JSD)

On behalf of Monona Grove Development, Inc., JSD Professional Services, Inc. (JSD) is requesting consideration and approval of the Shady Grove Preliminary Plat for the parcel of land generally located at the southeast corner of CTH BB and Buss Road.

Project Background

The project site is located at the southeast corner of CTH BB (Cottage Grove Road) and Buss Road and is comprised of roughly 36.47 acres. Originally utilized as a working farm, today the project site is primarily utilized as a residential property with a single-family detached residence and several accessory structures.

At their December 17, 2018, meeting, the Village Board tabled the rezoning request and requested that a neighborhood meeting be held.

On February 6, 2019, a neighborhood meeting was held. Public comment at that meeting was primarily focused on:

- The realignment of Buss Road;
- The location and size of the proposed park;
- Protecting the woodlands located in the southwest portion of the project site;
- Providing opportunities for a mix of residential and nonresidential uses; and
- The transition between the Shady Grove Subdivision and the Meadow Grove Subdivision.

With the public comments in mind, the previously approved Final Plat has been redesigned to:

- Realign Buss Road to be more consistent with the Village's Comprehensive Plan;
- Relocate the proposed park to a more central location within the subdivision as well as along a future transit corridor supporting multi-modal transit and connectivity;
- Increasing the size of the lots (ergo reducing the number) along the eastern boundary shared with the Meadow Grove Subdivision to provide a better transition between subdivisions; and
- Maintaining a sizable enough lot at the corner of Buss Road and County Highway BB (Cottage Grove Road) to host mixed-use development in the future, should it be appropriate.

At their April 1 2019, meeting, the Village Board approved:

- A Concept Plan of the Shady Grove Subdivision that reflected the modifications as noted above; and
- A rezoning request for only the single-family lots (Lots 2-58) to SR-4, and the outlots (Outlots 1-3) to Parks and Open Space. The rezoning of the single-family lots was conditioned on Preliminary and Final Plat approval.

Rezoning for multi-family or mixed-use development, including Lots 1 and 59-63, will come forward at a future date as development occurs. Until that time, the zoning for these lots will remain Rural Holding (RH).

Preliminary Plat Overview

The Shady Grove Preliminary Plat is comprised of 64 residential lots that are anticipated to provide both single-family and multi-family residential housing units, and three outlots. Table 1 below provides a summary of the proposed land uses within the Shady Grove Subdivision.

Table 1: Shady Grove Subdivision Preliminary Plat Land Use Summary Table		
Land Use	Number of Lots	Acreage
Single-Family Residential	57	17.22
Duplex or 4-Plex	5	3.268
Multi-Family Residential	1	1.817
Stormwater (Outlot 1)	1	1.611
Stormwater and Public Utility (Outlot 2)	1	3.129
Parkland Dedication (Outlot 3)	1	0.470
Right-of-way Dedication	N/A	8.963
Total	66	36.478

Table 2 below provides a summary of the proposed Shady Grove Preliminary Plat Subdivision request.

Table 2: Shady Grove Subdivision Preliminary Plat Residential Lot Summary				
Lot #	Acreage	Proposed Unit Count	Density (Dwelling Units/Acre)	Target/Approved Zoning District
1, 60-63	3.268	20	6.12	TR-8
2 - 58	17.22	57	3.25	SR-4
59	1.817	24	13.21	MR-12
Outlot 1	1.611	N/A	N/A	Park and Open Space
Outlot 2	3.129	N/A	N/A	Park and Open Space
Outlot 3	0.470	N/A	N/A	Park and Open Space
Total	27.515	101	Average: 7.53	N/A

Consistency with Adopted Plans

As noted in the Village’s Comprehensive Plan, residential land uses are recommended for the project site. The Village’s Comprehensive Plan more specifically identifies the project site as Planned Neighborhood, which is defined as a “carefully planned mixture of predominantly single-family residential development that may be combined with one or more of the following land use categories: two-family residential, mixed residential, neighborhood office, neighborhood commercial, community facility, and parks and open space” (page 46, Village of Cottage Grove Comprehensive Plan). Within the Planned Neighborhood, a mix of single-family residential development (minimum of 65 percent of the proposed dwelling units) integrated with two-family (15 percent maximum) and multi-family residential (20 percent maximum). Please refer to Table 3 below, which illustrates the mix of residential units proposed within the Shady Grove Subdivision.

Table 3: Shady Grove Subdivision Unit Mix		
	Total Units	Percent Total
Single-Family Residential (17.22)	57	56%
Townhome Residential (3.32)	20	20%
Multi-Family Residential (2.10)	24	24%
Total	101	100%

Generally, “Planned Neighborhood areas are intended to provide a highly planned mix of residential dwelling units and density types...” (page 63, Village of Cottage Grove Comprehensive Plan). The recommended density in these areas should be within a range between 4-8 dwelling units per acre.

The proposed Shady Grove Subdivision is consistent with the general purpose of the Planned Neighborhood area as well as the overarching Land Use, and Housing and Neighborhoods goals and policies identified in the Village's Comprehensive Plan, insofar as:

- The proposed Shady Grove Subdivision falls within the target density range at 6.72 du/acre for Planned Neighborhoods, and creates a mixed-use housing neighborhood providing a range of housing types and densities, including single-family, two-family, and mixed-use unit opportunities.
- Given the proposed subdivision is comprised of only residential uses with the more intense residential development being located along main thoroughfares, and the existing 60-foot easement located on the east side of the site providing an enhanced buffer between Town and Village single-family residential land uses, conflicts between neighboring uses are minimized.
- The subdivision will be served by a wide array of municipal services and infrastructure improvements to Cottage Grove Road are being coordinated as part of the land development.
- A park facility is provided within the subdivision to ensure access to a park facility.

The proposed Shady Grove Subdivision is also consistent with the conditionally approved and future anticipated zoning.

The proposed single-family residential lots meet the SR-4 zoning district standards, including minimum lot area (10,000 square-feet), density (4 units per acre), street frontage width (50 feet), and lot width (80 feet).

The proposed multi-family parcels, including Lots 1, 60-63, are intended to be zoned TR-8, which specifies a minimum lot size of 10,000 square-feet, minimum lot width of 80 feet, a minimum street frontage of 50 feet. The proposed TR-8 lots meet those standards.

Lot 59 is proposed for MR-12 multi-family zoning, which allows up to eight (8) dwelling units. At this time, the proposed MR-12 zoning serves as more of a "holding" zoning designation. In the event that more units, or non-residential uses are anticipated, Planned Development zoning or a business zoning designation will likely be pursued.

Overall, the proposed Shady Grove Submission is consistent with the Village's adopted plans and zoning code.