



PLANNING STAFF REPORT

MEMO DATE: August 1, 2019

MTG. DATE: **AUGUST 14, 2019**

TO: Village of Cottage Grove Plan Commission

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

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

RE: **Shady Grove Final Plat**

BACKGROUND

Property Owner: Shady Grove, LLC

Location: 2863 County Highway BB

Area: 36.48 acres

Agent: Jessica Vaughn – Planner, JSD Professional Services
Tomas Toro – Engineer, JSD Professional Services
Robert Procter – Attorney, Axley Brynelson
Mary Sharata – Owner, Monona Grove Development, Inc. & Shady Grove LLC

Existing Zoning: RH, Rural Holding

Proposed Zoning: SR-4 and Park & Open Space

Future Land Use Plan: Planned Neighborhood

OVERVIEW

The applicant, Monona Grove Development/Shady Grove LLC, is seeking approval of a Final Plat for the Shady Grove subdivision. The property is located south of Cottage Grove



Road/Highway BB, to the southwest of Glacial Drumlin Middle School, and west of the Town of Cottage Grove's Meadow Grove subdivision.



Location Map

BACKGROUND

The applicant's request for rezoning (conditioned on subsequent approval of a revised plat) was approved with conditions by the Plan Commission 6-1 at the December 12, 2018 meeting. At their December 17, 2018 meeting the Village Board tabled the rezoning until after another neighborhood meeting could be held.

The neighborhood meeting was held on February 6, 2019. The Village Board followed up by discussing the outcome of the neighborhood meeting at their February 18, 2019 meeting.

The rezoning was considered again at the Village Board's April 1, 2019 meeting, where it was unanimously approved conditioned on subsequent approval of a preliminary plat based on the concept plan presented at that meeting. This zoning approval pertained only to the single-family parcels and outlots. The proposed duplex and multi-family parcels require rezoning in the future when specific development plans come forward.

The preliminary plat was unanimously approved with conditions by the Village Board on July 15, 2019. That plat was nearly identical to the concept plan that accompanied the approved rezoning. Other than adding dimensions and detail, the only substantive difference is that Buss Road has been expanded to a 100' wide ROW in the plat.



As part of the final plat submittal, the applicants have submitted a revised preliminary plat which addresses all the planning related approval conditions in a satisfactory manner. The final plat conforms with the revised preliminary plat that reflects the approval conditions.

It should be noted that Lot 11 from the original preliminary plat submittal has been removed in the revised preliminary plat and final plat, with the remaining lots renumbered accordingly. Outlot 2 was enlarged to encompass the space that was previously in Lot 11, therefore there is one less single-family residential parcel. The remainder of the layout remains essentially the same.

SUBDIVISION ORDINANCE

Per 274-18, “if the final plat is submitted within 24 months of preliminary plat approval and conforms substantially to the preliminary plat layout the final plat shall be entitled to approval with respect to such layout.” The proposed final plat conforms substantially to the preliminary plat that was revised to address the conditions of the preliminary plat’s approval.

The proposed final plat shows all the plat data required per 274-32 of the Subdivision Ordinance.

Per 274-33, “the Village Board shall require that all deed restrictions and covenants be filed with the final plat.” The applicant shall provide a final clean version of the covenants to the Village and shall provide proof of the recording of the covenants.

STAFF RECOMMENDATION

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

1. Correct Note #2 on Sheet 1 to reflect current lot numbering (Lot 59 should be Lot 58 and Lots 61 to 63 should be Lots 60 to 62).
2. Provide final edit of neighborhood covenants and deed restrictions prior to recording.
3. Provide proof of recording of neighborhood covenants and deed restrictions.
4. Single-family residential (SR-4) zoning on Lots 2 to 57 and Park and Open Space zoning on Outlots 1 to 4 shall take effect upon recording of the final plat.