



# PLANNING STAFF REPORT

**MEMO DATE:** December 20, 2019

**MTG. DATE:** **JANUARY 8, 2020**

**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:** **Doudrins Distilling Conditional Use Permit – Outdoor Space**

## BACKGROUND

Property Owner: Hogan Properties, LLC

Location: 300 Progress Drive

Area: approx. 11,000 sq. ft. outdoor space

Agent: Abby Abramovich – Doudrins Distilling

Existing Zoning: Planned Industrial

Proposed Zoning: Planned Industrial

Future Land Use Plan: Planned Industrial

## OVERVIEW

Doudrins Distilling is a new manufacturer of alcoholic beverages located at 300 Progress Drive in the Cottage Grove Business Park that opened in 2019. The distillery is leasing space within the building. In addition to the distillery, they operate a tasting room within the space. A conditional use permit was granted earlier in 2019 for the tasting room due to its size relative to the manufacturing area. The applicant also holds a liquor license allowing them to serve beer in the tasting room.



The current request is for another Conditional Use Permit to allow the applicant to operate an outdoor component to the tasting room. The property currently includes a fenced area comprising approximately 11,000 sq. ft. with a gravel surface that was previously used to store vehicles. The applicants plan to add restrooms and a bar along the existing building with a new 12' x 24' stage on the north side of the fenced area. The stage will have a permanent power source and is intended primarily for live music. The small bar and restrooms will be enclosed and air conditioned.

Much of the area will be planted with turf. Gravel will remain along the southern fence line for use by food trucks that may be invited to events. There will be a playground in the southwest corner and a propane fueled fire pit in the northwest corner.

## LOCATION MAP





## **COMPREHENSIVE PLAN CONSISTENCY**

The proposed distillery and tasting room uses are consistent with the Planned Industrial designation in the Comprehensive Plan.

## **ZONING ORDINANCE CONSISTENCY**

The proposed outdoor space is considered an ‘accessory outdoor commercial entertainment’ land use, which is permitted in the PI, Planned Industrial district as a conditional accessory use.

‘Accessory outdoor commercial entertainment’ land uses, as defined by 325-49(H)(25), include those that are “partially or wholly outside of an enclosed building, and are incidental to the principal activity conducted on the subject property.” Examples listed in the ordinance include outdoor dining for more than 20 patrons and bars located outdoors. Three of the four regulations listed in the ordinance for this land use pertain to limitations when the project is adjacent to a residentially zoned property. The subject property is not adjacent to a residentially zoned property, so those regulations are not applicable to this project.

The fourth regulation states “any amplified noise requires a sound amplification permit.” Such a permit shall be obtained prior to any outdoor musical or other amplified events being held.

The proposed project complies with the regulations for the Planned Industrial district per 325-41(A).

## **CONDITIONAL USE PERMIT CRITERIA**

325-111(D)(2) of the zoning ordinance requires a proposed conditional use to be compliant with standards (a) to (f) of that section. In the opinion of staff, the proposed use is compliant with those standards as outlined below.

- a) *The proposed conditional use (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies, and standards of the Village of Cottage Grove’s Comprehensive Master Plan, this chapter and any other plan, program, or ordinance adopted or under consideration pursuant to official notice by the Village.*

The proposed use represents the expansion of a local business and it provides social space and an entertainment option for local residents while also serving as a destination for non-residents.

- b) *The proposed conditional use (in its specific location) is in harmony with the purposes, goals, objectives, policies, and standards of the Village of Cottage Grove’s Comprehensive Master Plan, this chapter and any other plan, program, or ordinance adopted or under consideration pursuant to official notice by the Village.*



The proposed use is accessory to the manufacturing use which is clearly consistent with the planned industrial land use as described by the comprehensive plan.

- c) *The proposed conditional use, in its proposed location and as depicted on the required site plan, does not result in substantial or undue adverse impacts on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights of way, or other matters affecting the public health, safety, or general welfare either as they now exist or as they may in the future be developed as a result of implementation of the provisions of this chapter, the Comprehensive Master Plan, or any other plan, program, map or ordinance adopted or under consideration pursuant to official notice by the Village or other government agency having jurisdiction to guide development.*

While there is always some danger of disruptive activities in and around a business providing alcohol, the site is fenced in and well contained. The area around the property is entirely industrial which further minimizes any impacts, and the hours of operation (evenings) are not in conflict with surrounding businesses which generally operate during the day.

Outdoor music will be subject to an amplified noise permit.

- d) *The proposed conditional use maintains the desired consistency of land uses, land use intensities and land use impacts as related to the environs of the subject property.*

The proposed use does not affect intensity or other impacts.

- e) *The proposed conditional use is located in an area that will be adequately served by, and will not impose and undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.*

The full range of urban services are available at the subject property and to the existing building, and the proposed use will not add an undue burden to any public utility or service.

- f) *The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.*

The proposed use is not anticipated to create adverse impacts on the Village or neighboring properties, while the potential public benefits are several, including:

1. Many breweries, wineries, and distilleries have become tourist destinations in recent years. The distillery is the first such business in the Village. The proposed outdoor space will only enhance their ability to draw tourists.
2. The proposed space has potential to act as a social gathering place for residents while providing new entertainment options.



## **STAFF RECOMMENDATIONS**

Staff recommends that the requested Conditional Use Permit be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. Amplified sound outdoors will be subject to an amplified noise permit from the Village.
2. Prior to painting the new parking lines, provide a plan to the Village to verify the final number of spaces provided and to ensure the layout meets the zoning ordinance.
3. The project will require a minor land disturbance permit from the Village Engineer.