



PLANNING STAFF REPORT

MEMO DATE: March 6, 2020
MTG. DATE: MARCH 11, 2020

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

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

RE: **Johnson Health Tech Site Plan Amendment**

BACKGROUND

Property Owner: Johnson Health Tech

Location: 1600 Landmark Drive

Area: 14.71 acres

Agent: Bret Newcomb – Newcomb Construction
Robin Salzwedel – Johnson Health Tech

Existing Zoning: Planned Industrial

Proposed Zoning: Planned Industrial

Future Land Use Plan: Planned Office/Industrial

OVERVIEW

Johnson Health Tech has been a long-time property owner in the Commerce Park. Through natural growth and interior renovations their existing parking situation has become stressed with many employees forced to park off-site.

Johnson Health Tech is seeking a site plan amendment to create an additional 40 parking spaces which would increase the total on-site from 227 to 267.



LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

The property is designated as Planned Office/Industrial in the Comprehensive Plan. The proposed parking expansion is consistent with the plan.

ZONING ORDINANCE CONSISTENCY

The property is zoned Planned Industrial, per 325-41(A).

The additional parking spaces comply with the 10' minimum paved surface setback, per 325-41(A)(7)(b)(6).

The 40 parking spaces add approximately 6,000 sq. ft. of paved area. This lowers the percentage of pervious green space on the property from approximately 27% to approximately 26%, which remains in compliance with the minimum 20% landscape surface ratio per 325-41(A)(7)(a)(2).



STAFF RECOMMENDATIONS

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

1. Trees and other landscaping removed to accommodate the parking lot shall be replaced on the property. Provide a landscaping plan showing removals and new plantings for staff verification.
2. Provide engineering plans as needed by the Village Engineer to verify satisfactory storm water management.
3. The Village Engineer shall verify the design of modified curbs.