



PLANNING STAFF REPORT

MEMO DATE: April 9, 2020

MTG. DATE: **APRIL 15, 2020**

TO: Village of Cottage Grove Plan Commission

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

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

RE: **Proposed Comprehensive Plan Amendment – Widen Olson**

BACKGROUND

At the March meeting the Plan Commission discussed a proposed concept neighborhood map for the Widen Olson neighborhood, which includes an additional 80 acres that were previously shown as 'Future Development Area' on the Comprehensive Plan's Future Land Use Map.

OVERVIEW

The attached map is unchanged from that presented in March as the Plan Commission reacted favorably to it. In the Comprehensive Plan the map is accompanied by text explaining the concept. Below is the proposed amended text for this Planned Neighborhood Area.

Planned Neighborhood #6

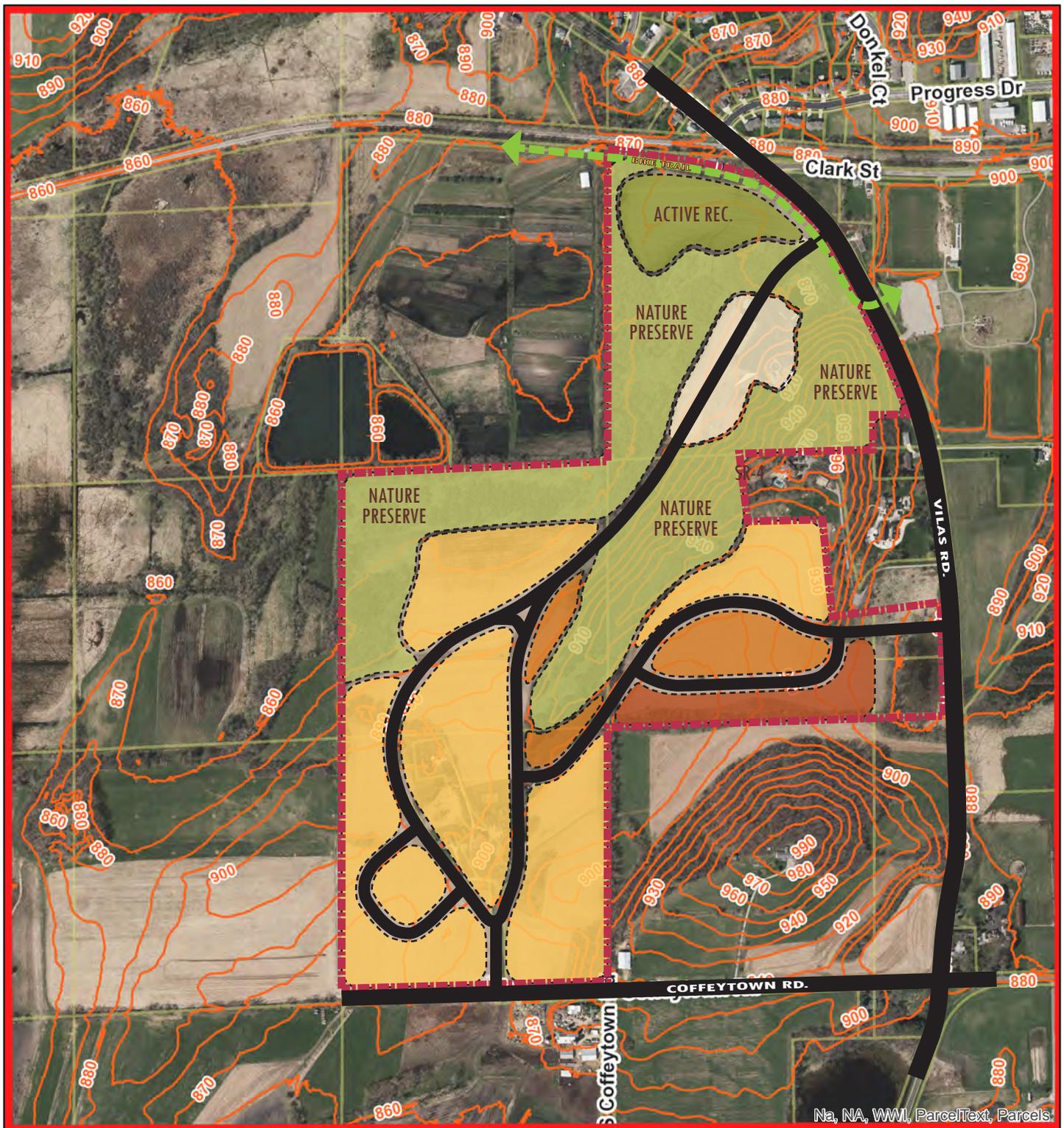
The multi-family portion of this neighborhood should be located near Vilas Road. The number of units should not exceed 10% of the total units in the neighborhood. These would likely be comprised of townhomes or small multiplexes in this neighborhood. A small number of duplexes may be incorporated into the single-family areas, not to exceed 10% of the total number of units.

A variety of single-family residential lot sizes are proposed throughout the neighborhood, with smaller lots near the multi-family area and larger lots in the northern portion of the neighborhood. This mix may be achieved through the application of SR-4 and SR-6 zoning or by developing the neighborhood as a Planned Unit Development. A Planned Unit Development may consider lots smaller than those allowed by SR-6 zoning in exchange for open preservation and amenities.



The Glacial Drumlin Trail shall be accommodated through this development as needed and treated as a design feature. A neighborhood bike/pedestrian trail should link the Glacial Drumlin Trail to Coffeytown Road through the neighborhood. The use of the active recreation area in the north end of the neighborhood should be coordinated with the Parks Department. The neighborhood features large areas of wetlands, woodlands, and steep slopes. These areas should generally be protected and used as a design feature.

The road network shown is a suggestion and may be altered following more extensive design and engineering work. The final alignment should include no less than the three neighborhood access points shown (two on Vilas and one on Coffeytown Road). Any necessary public improvements to Coffeytown Road should be coordinated with the Town of Cottage Grove as they have a Transfer of Development Rights (TDR) receiving area shown on their Comprehensive Plan immediately to the west of this neighborhood that would also make use of Coffeytown Road.



Na, NA, WWI, ParcelText, Parcels.

LEGEND

- | | | | |
|--|---------------------------------|--|-------------------|
| | LARGE LOT SINGLE-FAMILY RES. | | NATURE PRESERVE |
| | STANDARD LOT SINGLE-FAMILY RES. | | ACTIVE RECREATION |
| | SMALL LOT SINGLE-FAMILY RES. | | |
| | MULTI-FAMILY RES. | | |

