PLANNING STAFF REPORT

MEMO DATE: July 8, 2020
MTG. DATE: **JULY 15, 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: **Comprehensive Plan Amendment**

OVERVIEW

At several previous meetings the Plan Commission has provided feedback on concepts for two proposed amendments to the Future Land Use Map and Land Use Chapter:

- An expansion and reconfiguration of Planned Neighborhood #6/the Widen Olson neighborhood
- An expansion of Planned Mixed Use Area #3 to include the three Homburg parcels located north of Stop N Go, and identification of those parcels as suitable for multi-family residential use

The specific text and map amendments are shown below. While not shown, the amendment would include the necessary associated changes to the Future Land Use, Planned Neighborhood, and Mixed Use Area maps to make them consistent with the proposed changes.

STAFF RECOMMENDATION

Staff recommends the approval of the attached amendment to the Comprehensive Plan.

PROPOSED AMENDMENTS

Planned Neighborhood #6

The text under the heading for Planned Neighborhood #6 on page 5-25 shall be amended to read as follows:

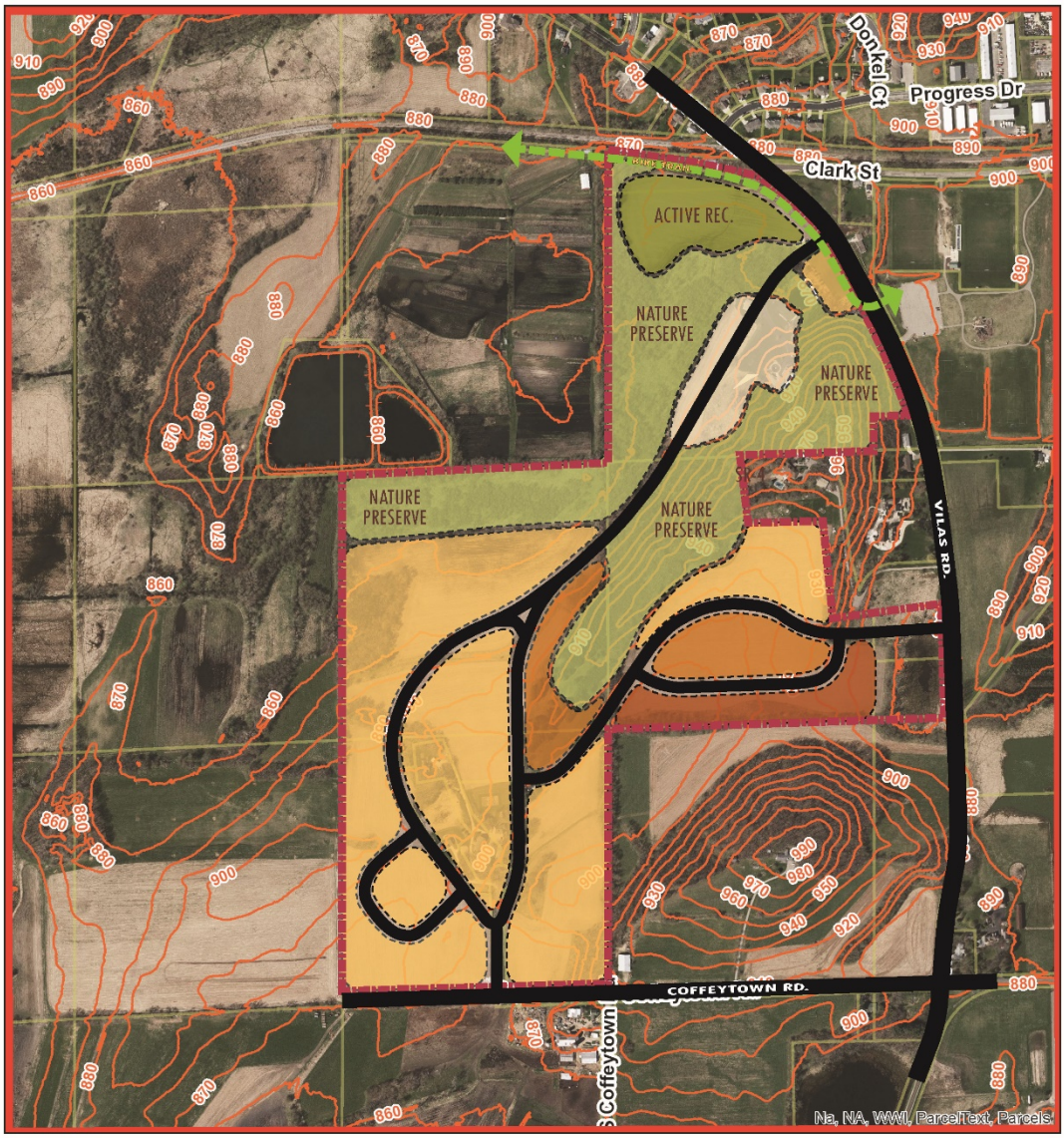
The multi-family portion of this neighborhood should be located near Vilas Road. The number of units should not exceed 10% of the total units in the neighborhood. These would likely be comprised of townhomes or small multiplexes in this neighborhood. A small number of duplexes may be incorporated into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

Also, the map of Planned Neighborhood #6 shall be replaced with the following (next page):



LEGEND

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

0 435 870 1,740 Feet

N

Planned Mixed-Use Area #3

The text under the heading for Planned Mixed-Use Area #3 on page 5-39 shall be amended to read as follows:

This area includes the parcels in the Northlawn Subdivision located along the Highway N frontage. Two of the parcels are developed with commercial land uses, the Stop N Go located immediately north of School Road and the Kinder Care daycare located immediately south of School Road. Four vacant parcels remain, one 1.7-acre parcel located south of the daycare and three approximately 1 acre parcels located north of the Stop N Go. These parcels been very slow to develop as the remaining parcels have remained vacant for over 20 years. The parcels benefit from the installation of traffic signals at the Highway N and School Road intersection as well as the planned extension of the multiuse trail across the street along Highway N.

Each of the remaining parcels are currently zoned PB, Planned Business and could be developed per that zoning. However, there is an established pattern on Northlawn of residential densities increasing toward Highway N. An alternative would be a continuation of that pattern with multi-family residential on the remaining parcels. Up to 100 units could be accommodated if the three 1-acre parcels are combined and if underground parking is maximized. The southern parcel has a relatively narrow street frontage limiting access to one driveway. Also, at this location Windsor Ave. continues into a single-family neighborhood. Along the northern parcels Windsor Ave. will extend north into a mixed use area and ultimately to Gaston Road. Given these limitations, a lower density is recommended on the southern parcel not to exceed 12 units per acre.

Also, the Planned Mixed Use Area #3 map on page 5-39 shall be replaced with the following (next page):

Tax Parcels

0 310 620 1,240 Feet

N