



# PLANNING STAFF REPORT

**MEMO DATE:** August 7, 2020

**MTG. DATE:** **AUGUST 12, 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.

The first, an expansion and reconfiguration of Planned Neighborhood #6/the Widen Olson neighborhood. This was approved at the last Plan Commission meeting and subsequently by the Village Board.

The second, 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, was tabled at the last Plan Commission meeting. The Plan Commission asked for additional traffic information. The requested information is provided in a separate report from MSA's traffic engineer.

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 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

