



PLANNING STAFF REPORT

MEMO DATE: July 31, 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: **1855 Saloon Site Plan Amendment**

BACKGROUND

Property Owner: Wade Huston/RG Huston, Inc.

Location: 218 S. Main Street

Area: 1.11 acres

Agent: Mike Calkins – Snyder & Associates

Existing Zoning: Planned Unit Development

Proposed Zoning: Planned Unit Development

Future Land Use Plan: Central Mixed Use

OVERVIEW

The applicant has submitted a proposed site plan amendment at the Olde Town Center located at 218 S. Main Street. The proposed project is specifically related to 1855 Saloon. The applicant is seeking to expand the rear patio area provide some additional parking spaces. The expanded patio would facilitate additional outdoor dining options, making the business more competitive during the pandemic.

The project would eliminate most of an existing rear yard on the property. The rear yard had originally been set aside to protect two large oak trees. However, one of the trees is hollowed out and needs to be removed. The other also appears to be in generally poor health.

ZONING CONSISTENCY

The subject property is part of a larger planned unit development that includes the Aster Assisted Living and Memory Care facilities, and the senior housing along E. Reynolds Street. The proposed site plan amendment is consistent with the existing planned unit development.

There is a net gain of seven parking spaces in the proposed plan without disrupting the existing angled street parking.

The proposed landscaping is generous including several canopy trees around the new parking lot to replace the existing oak trees that are being removed. Staff has some concern about the two crabapple trees located adjacent to the ADA ramp. Given that crabapple trees are not that tall and the ramp slopes up to a higher elevation than the trees, there appears to be potential for the tree branches to block some of the headroom on the ramp. The applicant should consider relocating the trees or using a different species at that location.

COMPREHENSIVE PLAN CONSISTENCY

In the opinion of staff, the proposed project is consistent with the comprehensive plan.

STAFF RECOMMENDATIONS

Staff recommends the proposed site plan amendment be APPROVED WITH CONDITIONS, with the conditions as follows:

1. The gate at the top of the ADA ramp appears to be configured such that a person in a wheelchair cannot open the gate while remaining on the flat pavement in front of the gate. The applicant shall confirm the gate is exit only or the gate shall be reconfigured to allow easier access.
2. There appears to be potential for branches of the crabapple trees located adjacent to the ramp to obstruct clear passage on the ramp. Applicant shall confirm this is not the case or consider alternate species or planting locations.
3. There appears to be a continuous curb between the new parking lot surface and the ADA ramp. The applicant shall adjust this condition to allow ADA access from the lot to the ramp.
4. Staff has no objection to the sign design provided in the submittal. The applicant shall clarify the proposed sign location and shall obtain a sign permit prior to installation.