



PLANNING STAFF REPORT

MEMO DATE: October 9, 2020
MTG. DATE: **OCTOBER 14, 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: **Homburg Temporary Use Permit**

BACKGROUND

Property Owner: Homburg Equipment

Location: Lot 2, CSM 11991 in Cottage Grove Business Park

Area: 0.9 acres

Agent: Andrew Homburg – Homburg Equipment

Existing Zoning: Planned Industrial

Proposed Zoning: Planned Industrial

Future Land Use Plan: Planned Office/Industrial

OVERVIEW

The applicant is seeking a Temporary Use Permit to store two tiny houses on a parcel in the Cottage Grove Business Park. Per the zoning ordinance, a 'relocatable building' can be stored on a property for six months or less if a temporary use permit is granted. If the buildings are on site for more than six months a conditional use permit is required.

The applicant plans to store the buildings through the winter. If the storage will extend past March of 2021 they will return to the Plan Commission to seek a conditional use permit.



Figure 1: Tiny Houses on site

LOCATION MAP



ZONING ORDINANCE CONSISTENCY

A relocatable building is a permitted temporary use in the Planned Industrial district per 325-41(A)(4)(d).

Per 325-49(l)(5) a relocatable building is defined to “include any manufactured building which serves as a temporary building for less than six months.” A conditional use permit is required for a relocatable building to remain on site for more than six months.

The ordinance further states that the relocatable building shall be subject to all applicable setback and building code regulations.

STAFF RECOMMENDATIONS

Staff recommends that the proposed Temporary Use Permit is APPROVED WITH CONDITIONS, with the conditions that follow:

1. The houses are permitted to be on the site for storage purposes only. They may not act as residences while stored on the subject property.
2. The houses are subject to all applicable setback requirements.