



PLANNING STAFF REPORT

MEMO DATE: June 1, 2022

MTG. DATE: JUNE 8, 2022

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
Josh Straka – Village Engineer

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

RE: **Grace Coffee Co. - Conditional Use Permit**

BACKGROUND

Property Owner: CF Investments, LLC

Location: 2515 Gaston Road

Agents: Carlos Falcon – Grace Coffee Co.
Claire Brunner – Sketchworks Architecture

Existing Zoning: PUD, Planned Unit Development

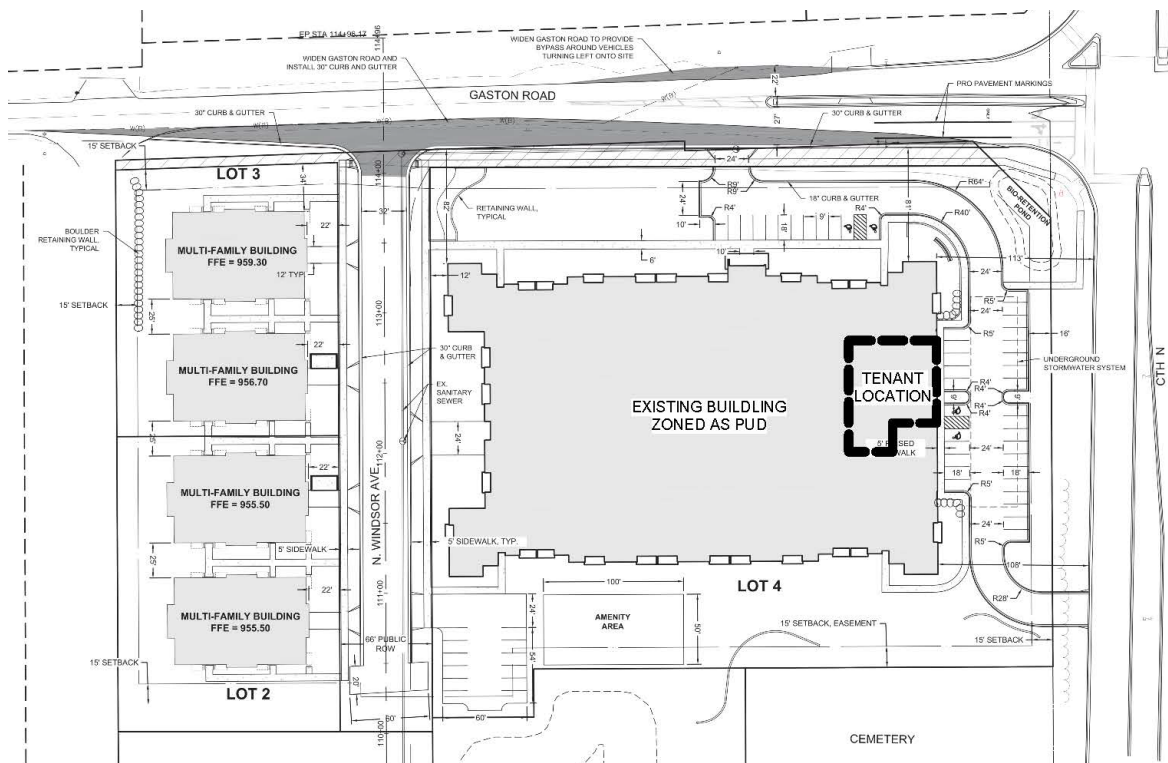
Proposed Zoning: PUD, Planned Unit Development

OVERVIEW

The applicant, Grace Coffee Co., is seeking approval of a conditional use permit (CUP) to allow the operation of an indoor commercial entertainment land use with an alcohol license (specifically a coffee shop) in existing vacant ground floor commercial space in the Edge at Cottage Grove building at the southwest corner of Gaston Road and County Highway N. The property is zoned as a Planned Unit Development.

Grace Coffee Co. is a local chain with three stores in Madison (State Street, Park Street, and E. Washington Ave.), and one each in Middleton, Sun Prairie, and Verona. The proposed hours of operation are 7:00 a.m. to 5:00 p.m. The proposed store would occupy 3,500 of the 8,000 sq. ft. of commercial space in the building.

LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan shows this area as a Planned Mixed-Use area on the Future Land Use map. The proposed use is acceptable in that district.

In the opinion of staff, the project is consistent with the Comprehensive Plan.

ZONING CONSISTENCY

The proposed project consists of an 'indoor commercial entertainment' land use, as defined by 325-49(D)(8). When a business holds an alcohol license the use is permitted as a conditional use.

Per the land use definitions noted above, the indoor commercial entertainment land use requires one space per three persons at maximum occupancy. The front parking area includes 30 spaces. It is anticipated the facility will not exceed 50 seats, so no more than 17 spaces are required.

CONDITIONAL USE CRITERIA

The proposed project meets the criteria for a conditional use outlined in 325-111(D)(2)(a) to (f) in that the project is in harmony with applicable plans and ordinances, is not expected to create undue adverse impacts, and is not expected to be a burden on Village services.

STAFF RECOMMENDATION

Staff recommends that the requested conditional use permit be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. Sign permits are granted via a separate review process.