



PLANNING STAFF REPORT

MEMO DATE: July 7, 2022

MTG. DATE: JULY 13, 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: **Madtown Detailing Conditional Use Permit**

BACKGROUND

Property Owner: Cash Investments LLC

Location: 425 W. Oak Street

Area: 1.3 acres

Agents: Michael Frisque – Madtown Detailing

Existing Zoning: PB, Planned Business

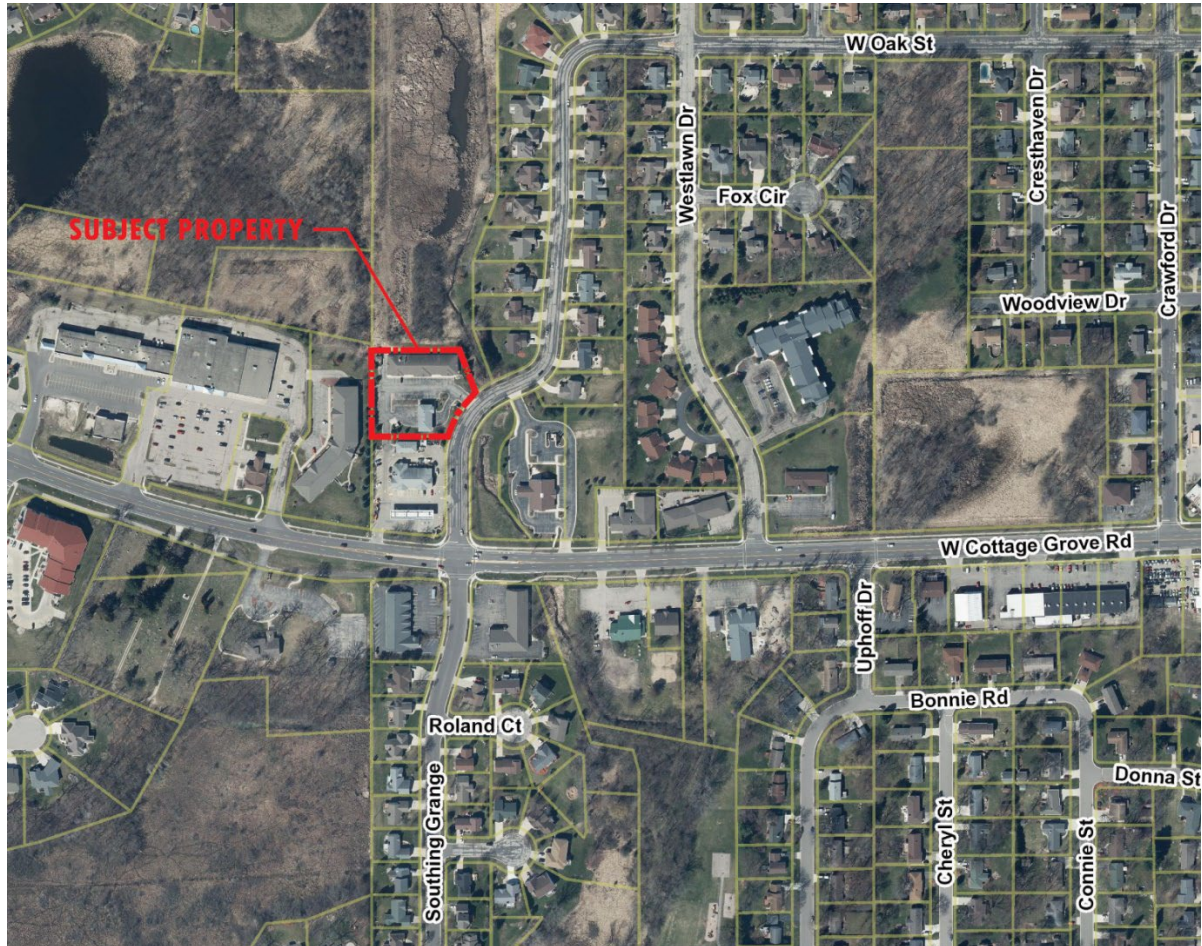
Proposed Zoning: PB, Planned Business

OVERVIEW

The applicant, Madtown Detailing, is seeking approval of a conditional use permit (CUP) to allow the operation of a 'vehicle repair and maintenance' land use (specifically an auto detailing service) at an existing former oil change building located at 425 W. Oak Street. The property is zoned PB, Planned Business and the proposed use requires a conditional use permit.

If the CUP is approved the applicant will provide auto detailing services between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday. Initially they plan to operate by appointment only.

LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan shows this area as Planned Business on the Future Land Use map. The proposed use is acceptable in that district. The existing vacant building to be utilized by Madtown Detailing was formerly a vehicle oil change facility which also fell within the 'vehicle repair and maintenance' land use.

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

ZONING CONSISTENCY

The proposed project consists of a 'vehicle repair and maintenance' land use, as defined by 325-49(D)(17). The use is permitted as a conditional use in the Planned Business district.

The existing building and site were designed to meet the land use and zoning requirements for this land use. The applicants are not changing anything outside the building such as parking or vehicle circulation.

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**.