

**CONDITIONAL USE PERMIT APPLICATION  
VILLAGE OF COTTAGE GROVE**

**APPLICANT:** Compound Consulting LLC (dba-Madtown Detailing)

**APPLICANT ADDRESS:** 744 Westlawn Drive, Cottage Grove **APPLICANT TELEPHONE:** **608-852-4357** **APPLICANT EMAIL ADDRESS:** \_\_Michaelf@compoundingyou.com\_\_

*Note: Applicant must be owner of the property where conditional use is requested, or signed letter from property owner acknowledging application must be provided.*

**PROPERTY ADDRESS:**                      425                                      W                                      Oak                                      ST  
**ZONING CLASSIFICATION:**              Planned                                      Business                                      (PB)  
**CONDITIONAL USE REQUESTED:** Vehicle Repair and Maintenance ( § 325-40 (B)(2)(b)[11] )

**Applicant Signature:** \_\_\_\_\_

**Date:** 6/22/2022

**PROVIDE THE FOLLOWING ITEMS:**

1. Submittal materials per 325-111(C) of the Zoning Ordinance, as described on the following pages.
2. Fee of \$350.
3. Escrow deposit of \$250 for consultant review. If actual review fees are less, excess will be returned. If actual review fees exceed escrow amount, applicant will be billed for the excess.

Mail or deliver the completed application form, submittal materials, and fees to the Village Hall.

**Village of Cottage Grove  
221 E. Cottage Grove Road  
Cottage Grove, WI 53527  
Telephone: (608) 839-4704  
Office Hours: M-F 7:30 a.m. to 4:30 p.m.**

**For Office Use Only**

Date Received:  
Plan Commission meeting date:  
Village Board meeting date:

## VILLAGE OF COTTAGE GROVE PROCEDURAL CHECKLIST FOR CONDITIONAL USE REVIEW AND APPROVAL

*This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the Village to process said application. Parts I and II should be used by the Applicant to submit a complete application; Part III should be used by the Village as a guide when processing said application.*

### I. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments. Submittal materials may be submitted as pdf files via email in lieu of printed copies by arrangement with the Village Planning Director.

Submittal Materials per 325-111(C) Date: \_\_\_\_\_ by: \_\_\_\_\_

- \_\_\_\_\_ (a) A map of the proposed conditional use:
- \_\_\_\_\_ Showing all lands for which the conditional use is proposed;
  - \_\_\_\_\_ Showing all other lands within 400 feet of the boundaries of the subject property;
  - \_\_\_\_\_ Referenced to a list of the names and addresses of the owners of said lands as the same appear on the current records of the Register of Deeds of Dane County (as provided by the Village of Cottage Grove).
  - \_\_\_\_\_ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains control;
  - \_\_\_\_\_ Map and all its parts are clearly reproducible with a photocopier;
  - \_\_\_\_\_ Map size 11" by 17" shall be at a scale which is not less than one inch equals 800 feet;
  - \_\_\_\_\_ All lot dimensions of the subject property provided;
  - \_\_\_\_\_ Graphic Scale and north arrow provided.
- \_\_\_\_\_ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the Village as a whole;
- (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- \_\_\_\_\_ (d) A site plan of the subject property as proposed for development. Said Site plan shall conform to any and all the requirements of §325-803. If the proposed conditional use is a group development, a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan;
- (e) Written justification for the proposed conditional use:
- \_\_\_\_\_ Provide written justification for the proposed conditional use consisting of the reasons why the Applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the standards set forth in §325-802D(2)(a) through (f).

### II. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Cottage Grove's

Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The conditional use will allow us to operate a business that will serve the community of Cottage Grove. More residents in Cottage Grove than any other city in Dane Co. commute with a private automobile to work. With a population that will continue to grow over the next couple of decades, it is important that our commuting neighbors are spending their dollars within Cottage Grove. Offering fairly priced, competitive services that fit the needs of the growing population will give them more reasons to live, work and spend at home in our village.

2. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the Village of Cottage Grove Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

Filling the current vacancy in the building located at 425 W Oak St adds another commercial enterprise serving Cottage Grove. Located in the center of town, the previous vacancy of the building led to property damage. Adding more commercial activity will prevent future instances of property damage and will have a synergistic effect of increasing economic growth for the business community in Cottage Grove.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see 6.3(d), above), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency have jurisdiction to guide development?

No; the aforementioned substantial or undue adverse impacts are unlikely given our intentions for the enterprise.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Zoning regulations permitted use of the facility in the past for automobile maintenance and repair purposes; our enterprise will make similar use of the building. To the best of our knowledge, all zoning requirements for parking, frontage, buffer area, and other legal requirements for a Planned Business district Conditional Usage for automobile maintenance and repair are still met on this location by the landowner. It is highly unlikely that undesirable traffic flow or impacts will result from granting a conditional use permit.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

Yes.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. – 5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?