



# PLANNING STAFF REPORT

**MEMO DATE:** August 4, 2022

**MTG. DATE:** **AUGUST 10, 2022**

**TO:** Village of Cottage Grove Plan Commission

**CC:** Village of Cottage Grove Board of Trustees  
Matt Giese – Village Administrator  
JJ Larson – Deputy Administrator/Public Works Director  
Lisa Kalata – Village Clerk  
Larry Konopacki – Village Attorney  
Josh Straka – Village Engineer  
Gabe Altenbernd – Village Communications Manager

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

**RE:** **Alcivia Site Plan Amendment**

## BACKGROUND

Property Owner: Alcivia/Landmark Services Cooperative

Location: 2586 Coffeytown Road

Area: 38.6 acres

Agent: Jude Wolf – Alcivia

Existing Zoning: RH, Rural Holding

Proposed Zoning: RH, Rural Holding

Future Land Use Plan: GI, General Industrial

## OVERVIEW

The applicant is seeking approval of a site plan amendment to allow the installation of a 30,000 gallon LP tank at the Alcivia facility located at 2586 Coffeytown Road. Two tanks of that size already exist on the site. The proposed project involves the removal of an existing concrete slab to be replaced with gravel, installation of the new tank, and new plumbing for

the system. The tank and plumbing will all be located above ground. No excavation or grading work is expected other than that needed to install the footings for the tank.

## LOCATION MAP



## COMPREHENSIVE PLAN CONSISTENCY

The proposed site plan amendment simply augments land uses that already exist on the site. Therefore, in the opinion of staff, the proposed site plan is consistent with the Comprehensive Plan.

## ZONING ORDINANCE CONSISTENCY

The property is zoned RH, Rural Holding which is regulated under 325-37(A). The proposed use already exists on the site, and the project is consistent with all other aspects of 325-37(A).

Article VI of the Zoning Ordinance, Performance Standards, is applicable as follows:



- 325-87 regulates the storage of hazardous materials. 325-87(B) requires a six-foot security fence for facilities such as this if they are within 200 feet of a residentially zoned district. The proposed project site is not within 200 feet of residentially zoned district.

## **VILLAGE ENGINEERING REVIEW**

The Village Engineer reviewed the site plan and had no additional comments.

## **STAFF RECOMMENDATIONS**

Staff recommends that the proposed Site Plan Amendment be **APPROVED**, with the understanding this is a zoning review only and the applicant shall be responsible for complying with all relevant local, state, and federal regulations and securing any other agency approvals that may be needed for such an installation.