

Written Justification (notes):

1. Harmony with objectives of Village...

Our business model has always been to grow and support the businesses and community around us. Having a larger indoor space where we can hold entertainment events, fundraisers, and private events year-round will only bring more people into the community to grow and support other businesses. These patrons will need food, fuel, shopping, and a place to stay when they come to Cottage Grove for our distillery and our outdoor tasting facility events.

2. Location in harmony with Village...

(No change) The location is in a business park. To the North of us between our outdoor tasting area and the closest residential block is a full block of business park businesses and a large wooded area that occupies 2/3 of the area of that city block. To the East of us is more business park for several blocks. To the West of us is a full block of business park buildings and more of the wooded area before reaching any residential areas. To the South of us are more businesses and the railroad tracks.



3. Proposed conditional use result in any adverse impact?

This modification will be completely indoors, so there will be no effect on the residences around us.

4. No change

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5. Will conditional use be adequately served by facilities in area?

Expanding the indoor space will not require any more parking or facilities support than what we already use in the spring/summer/fall when our outdoor space is in operation. It will just allow us to best utilize our space based on our business needs in the winter as well, effectively requiring no facilities change from our current operations.

Additional notes: With regards to parking, our building has 2 parking lots. The entire parking lot for the Southwest side of the building is for units E & F, both of which we have and currently use for the tasting room. This year we painted lines to be able to get a third row of parking in the parking lot. We also have a parking lot on the East side of the building for staff and event vendor parking when we hold larger events. In addition, Progress Drive and Bonnie Road have open parking available on both sides of the street. Trash and recycling services are paid for privately by tenants and owners of the building. Electrical and water requirements for the changed use of the spaces are within capacity of existing building utilities.

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