



PLANNING STAFF REPORT

MEMO DATE: January 6, 2021
MTG. DATE: **JANUARY 13, 2021**

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
Kevin Lord – Village Engineer

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

RE: **Wohler's Heating & A/C Site Plan Amendment**

BACKGROUND

Property Owner: Wohler's Heating & A/C

Location: 351 Progress Drive

Area: 1.5 acres

Agent: Scott Foley – Ultimate Construction

Existing Zoning: PI, Planned Industrial

Proposed Zoning: PI, Planned Industrial

OVERVIEW

The applicant, Wohler's Heating and Air Conditioning, is seeking approval of a site plan amendment to permit the construction of a 3,300 sq. ft. (50' x 66') addition onto the east side of its existing 7,300 sq. ft. building located at 351 Progress Drive. The addition will be used for cold storage of electrical and HVAC products and equipment. There will be no additional employees and no changes to operations at the facility.

COMPREHENSIVE PLAN CONSISTENCY

The subject parcel is designated as Planned Industrial in the Comprehensive Plan. The proposed site plan amendment is consistent with the plan.

ZONING ORDINANCE CONSISTENCY

The subject parcel is zoned Planned Industrial which is regulated under 325-41(A) of the zoning ordinance. The following section provides an overview of the project's compliance with the zoning ordinance.

With the addition the project still meets requirements related to lot coverage, floor area ratio, and landscape surface ratio.

The actual front setback for the building addition is 31' which meets the minimum 30' front setback requirement in the PI district. The district requires a minimum 10' side setback to a non-residential property line. The actual side setback to the addition is 10'. Likewise, the minimum rear setback is 10' to a non-residential property line. The actual rear setback to the addition is 90'. The height of the building addition is less than the 45' maximum allowed per the ordinance.

325-41(A)(8) provides design standards for buildings in the Planned Industrial district. Per (8)(b), "the front of manufacturing/industrial/warehouse-distribution-type buildings should be faced over approximately 1/3 of the surface area with brick, block or other material architecturally integrated in the building design." The proposed building design uses a metal panel wainscot that differs from the upper wall in lieu of the concrete block wainscot used on the existing building. The proposed metal panel wainscot does not meet the intent of the ordinance.

The ordinance further states, "extensive landscaping of the building site may be considered as a substitute for a portion of the one-third surface area as suggested above at the discretion of the Village Plan Commission." The applicant shall either utilize masonry to match the existing building or shall provide a landscaping plan showing sufficient landscaping to cover the base of the building addition. There is extensive landscaping along the base of the existing building and staff feels a matching amount would be adequate to meet the intent of the ordinance.

STAFF RECOMMENDATION

Staff recommends the proposed site plan amendment be APPROVED WITH CONDITIONS, with the following conditions:

1. The applicant shall either utilize masonry to match the existing building or shall provide a landscaping plan showing sufficient landscaping to cover the base of the building addition.