



PLANNING STAFF REPORT

MEMO DATE: APRIL 6, 2021

MTG. DATE: APRIL 14, 2021

TO: Village of Cottage Grove Plan Commission
Village of Cottage Grove Architectural Review Committee

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: **Greywolf Building Site Plan Amendment**

BACKGROUND

Property Owner: CG Silver Badger, LLC/Badger Hotel Group

Location: 1607 & 1609 Landmark Drive

Area: 2.78 acres

Agent: Kevin Bale – Greywolf Partners

Existing Zoning: PUD, Planned Unit Development & PO, Planned Office

Proposed Zoning: PUD, Planned Unit Development & PO, Planned Office

OVERVIEW

The applicant, Greywolf Partners, is seeking approval of a site plan amendment to expand an outdoor seating area/patio for the joint use of the existing BB Jack's restaurant and the new Comfort Suites hotel (currently under construction) and located between the two buildings.

The project includes additional seating and standing tables, gas fire walls and associated gas lines, additional electrical service, a new stage, multiple televisions, and new fencing and landscaping.

COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan designates this area as Planned Business in the Future Land Use map. The Land Use chapter states that development in this area “may consist of retail, high-quality office, and supporting land uses such as quality restaurants, lodging facilities, and financial institutions.” The proposed project augments existing restaurant and lodging facilities.

Land use policies for the Planned Business district that are applicable to this project include:

- “Encourage Planned Business development that occurs along major transportation corridors to contribute towards establishing and enhancing a positive image for the Village.” The proposed project takes a leftover space between buildings and turns it into a unique outdoor attraction that will serve residents and visitors from the hotel.
- “Encourage design, articulation, and layout that avoid monotonous strip development” and “encourage the use of canopies, awnings, trellises and other design features to add visual interest to building facades.” The proposed project turns leftover space between buildings into a design feature with landscaping, lighting, and trellises.
- “Amenities such as benches, fountains, and canopy shade trees should be incorporated into commercial projects whenever possible.” The proposed project includes several design amenities.

ZONING CONSISTENCY

The proposed project site straddles to properties that are both owned by LLCs related to Greywolf Partners: the Greywolf Building at 1609 Landmark Dr. and the Comfort Suites (under construction) at 1607 Landmark. The 1609 property is zoned PO, Planned Office and the 1607 property is zoned as PUD, Planned Unit Development.

The common outdoor seating area was shown very generally as part of the approved PUD for the Comfort Suites hotel. The current proposal is consistent with the PUD regarding the use and location and provides additional detail.

STAFF RECOMMENDATION

Staff recommends that the Site Plan Amendment be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. The applicant shall record a permanent easement on the shared patio area to clarify ownership and maintenance responsibilities.