



PLANNING STAFF REPORT

MEMO DATE: June 25, 2021

MTG. DATE: JUNE 30, 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: Grand Appliance Site Plan

BACKGROUND

Property Owner: Grand Appliance & TV
Location: 201 Limestone Pass
Area: 2.55 acres
Agents: Tom Dobbins – The Dobbins Group
Existing Zoning: PI, Planned Industrial
Proposed Zoning: PI, Planned Industrial

OVERVIEW

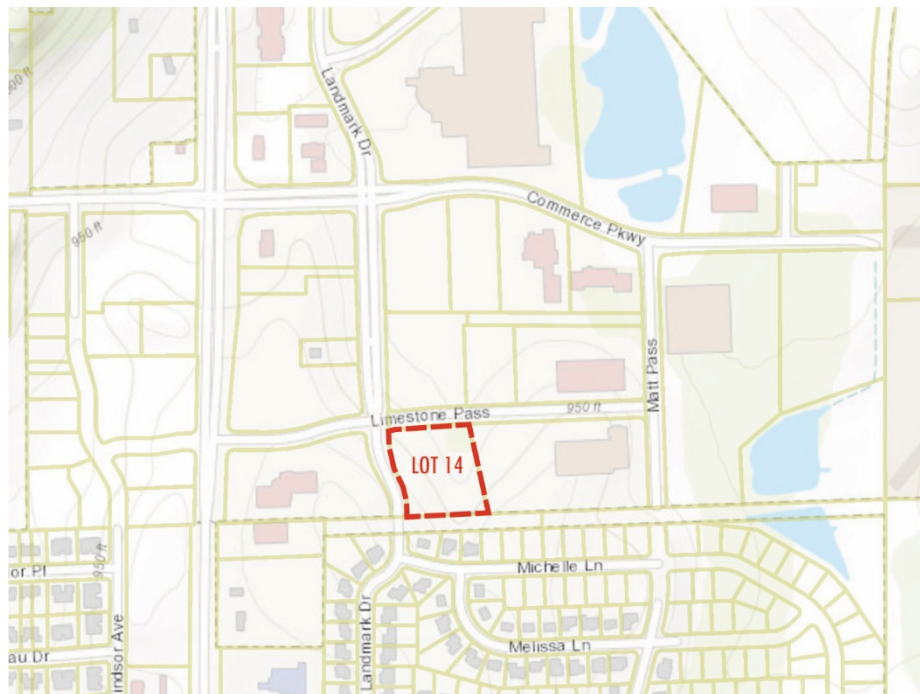
The applicant, Grand Appliance & TV, is seeking approval of an amended site plan for a 40,000 sq. ft. warehouse building located on Lot 14 of the Commerce Park (the SE corner of Limestone Pass and Landmark Drive).

Due to prohibitively high construction costs the applicant engaged a consultant to assist in revising the site and building plans to create cost savings.

These proposed changes include the following:

1. Raising the finish floor elevation to reduce amount of soil that must be removed from the site.
2. Shifting the driveway to the west to better align with the building at its new elevation.
3. Removed one loading dock and changed retaining wall to sloped landscaped island.
4. Single sloped roof replaced with 'flat' roof with internal roof drains.
5. Reconfigured shape of building footprint to better accommodate grade.
6. Retaining wall on SW corner allows surface drainage through this area.
7. Catch basin added to NW corner of site.
8. Additional landscaping and berms will be provided to screen parking lot.

LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan shows this area as Planned Industrial on the Future Land Use map. The project, including the proposed changes, represents the type of development envisioned

for the Commerce Park in terms of appearance and land use. In the opinion of staff, the project is consistent with the Comprehensive Plan.

COMMERCE PARK COVENANTS CONSISTENCY

Per the covenants, “loading which is visible from adjacent streets shall only be allowed for buildings with two street frontages” and “street side loading shall be allowed provided said loading area must be screened from view of adjacent streets.” The proposed project includes a loading area that faces Limestone Pass. The applicant proposes that “special attention will be provided to screen the parking area along Landmark Drive.” In the opinion of staff, the dock is well screened from the intersection. Vehicular circulation requirements dictate that the dock area is in line with the driveway, so it cannot be completely screened from Limestone Pass. In the opinion of staff, the landscaping described by the applicant to screen along Landmark Drive is likely to be adequate to meet the covenants. The applicant shall provide the final landscaping plan for staff review.

The other proposed changes do not affect compliance with the covenants.

ZONING CONSISTENCY

The proposed project consists of an ‘indoor storage’ land use, as defined by 325-49(E)(1). The use is permitted by right in the Planned Industrial district.

Per the land use definitions noted above, the indoor storage requires 1 space per employee on the largest shift. The applicant states that there will be 9 employees that remain on site and up to 20 delivery drivers. Therefore 29 spaces are required. The proposed site plan provides 34 spaces.

The PI district requires a minimum LSR (landscape surface ratio) of 20%. Per the diagram provided the actual LSR is 35.6% which meets the requirement.

The minimum setbacks per the zoning ordinance are 30’ on the front and street sides, 10’ on the side, 10’ on the rear, and 10’ to all paved surfaces. The proposed amended site plan meets these requirements and the exception granted in the previous approval on the street side is no longer necessary.

The applicant shall provide a photometric plan and lighting details to verify that any outdoor lighting complies with Article VI of the Zoning Ordinance.

As noted above, the applicant shall provide a final landscaping plan for staff review. The landscaped buffer requirements applied to the prior approval remain in place.

OTHER CONSIDERATIONS

There may be a discrepancy between the site plan and floor plans. The site plan shows two front doors. One appears to be beyond the edge of the adjacent sidewalk and the other shows a doorway aligned with an internal wall. The applicant should verify and coordinate the building's entry condition and adjust the door placement and sidewalk length as needed.

STAFF RECOMMENDATION

Staff recommends that the requested site plan be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. Sign permits are granted via a separate review process.
2. A landscaped buffer meeting the requirements of Article V shall be installed by the applicant within 12 months of the removal of the earthen berm on the property to the south or the development of that parcel.
3. The applicant shall provide a final landscaping plan for staff approval. This plan shall show in detail the parking lot screening along Landmark Drive described by the applicant.
4. The applicant shall provide a final photometric plan and lighting cut sheets for staff approval.
5. The applicant should verify and coordinate the building's entry condition and adjust the door placement and sidewalk length as needed.