



VILLAGE ACTION REPORT

PROJECT: CUP to Extend Tiny Home Temporary Use Permit

APPLICANTS: Bryant Moroder

PROJECT LOCATION: Lot 2, CSM 11991 in Cottage Grove Business Park

REPORT DATE: AUGUST 12, 2021

PROJECT DESCRIPTION: The applicant is seeking a conditional use permit to extend a Temporary Use Permit issued last year to store two tiny houses on a parcel in the Cottage Grove Business Park. Per the zoning ordinance, a 'relocatable building' can be stored on a site for six months or less if a temporary use permit is granted. If the buildings are on site for more than six months a conditional use permit is required. The applicant is hoping to sell the homes and move them as soon as possible.

PLAN COMMISSION MEETING: AUGUST 11, 2021

STAFF REPORT PROVIDED BY: X Planner, Engineer, Public Works

MOTION: by Ratcliff (1st), Jushchyshyn (2nd)

The Conditional Use Permit was **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. The houses are permitted to be on site for storage purposes only. They may not act as residences while stored on the subject property.
2. The houses are subject to all applicable setback requirements.
3. The conditional use permit shall be valid for 12 months from the date of Village Board approval.

VOTE: 5 Aye, 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- (Bryant Moroder) – explained the units were built in partnership with Madison College for a specific development at Garver Mills that has not moved forward.

PUBLIC HEARING COMMENTS:

- None.

PLAN COMMISSION COMMENTS:

- (Williams) – asked how much longer the units are expected to remain. Moroder responded as soon as possible. He said he would prefer a 12-month duration for the CUP and not the 6 months suggested in the staff report. Ruth replied he has no objection to the 12-month duration.

- (Jushchyshyn) – asked what is expected to happen with the units. Moroder replied they will either be moved when the development starts, or in the meantime he is open to selling them to other buyers.
- (Jushchyshyn) – asked for confirmation that the Plan Commission can set the duration. Ruth replied the Plan Commission can set the duration to whatever length they choose.

STAFF COMMENTS:

- See staff reports and as noted above.