



# PLANNING STAFF REPORT

**MEMO DATE:** October 20, 2021

**MTG. DATE:** **OCTOBER 25, 2021**

**TO:** 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  
Josh Straka – Village Engineer

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

**RE:** **Jump Around Gymnastics Site Plan & Conditional Use Permit**

## BACKGROUND

Property Owner: Jump Around Gymnastics

Location: 202 Limestone Pass

Area: 1.4 acres

Agents: Ben O'Neill – Owner, Jump Around Gymnastics  
Rhonda Hegge & Joe Gallagher - Ramaker

Existing Zoning: PI, Planned Industrial

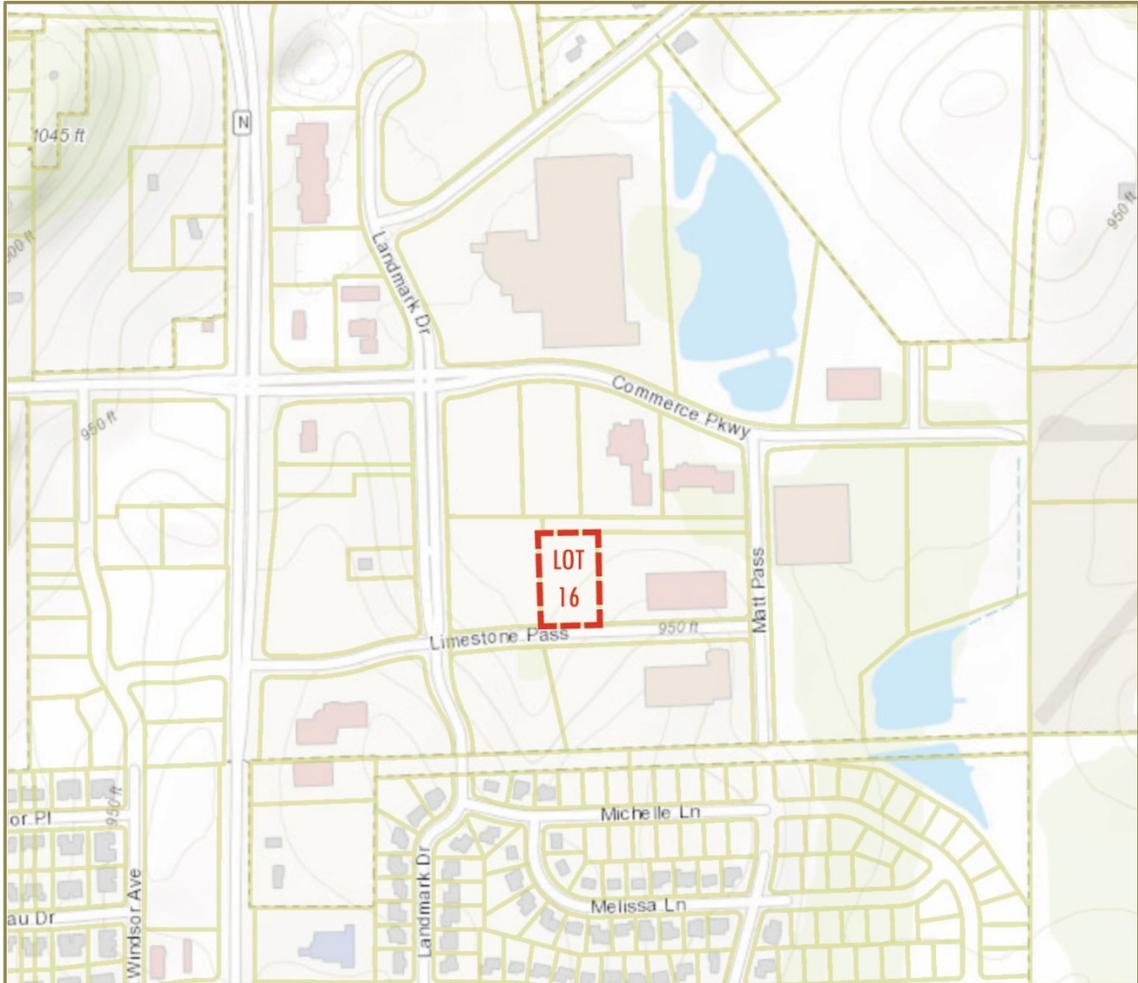
Proposed Zoning: PI, Planned Industrial

## OVERVIEW

The applicant, Jump Around Gymnastics, is seeking approval of a site plan and conditional use permit to construct an approximately 11,000 sq. ft. gymnastics facility at 202 Limestone Pass. Jump Around offers classes and competitive team gymnastics and has opportunities for pre-school through teenaged children. This would be their second facility in addition to the original site in DeForest.

The project was conditionally approved by the Plan Commission on October 13 but was tabled by the Architectural Review Committee on October 18 so the applicant could make various revisions. Revised plans have been submitted in advance of the October 25 ARC meeting.

## LOCATION MAP



## COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan shows this area as Planned Industrial on the Future Land Use map. The project represents the type of development envisioned for the Commerce Park in terms of appearance and land use. While not an industrial use, the Comprehensive Plan indicates that supporting commercial uses such as this are also appropriate in this area.

This business tends to be busiest on evenings and weekends and will therefore help to stagger traffic in and out of the park. The use is also expected to support other businesses in the park such as dining and fitness. Finally, it offers another local activity for residents and will likely draw participants from the beyond the Village.

In the opinion of staff, the project is consistent with the Comprehensive Plan.

## **COMMERCE PARK COVENANTS CONSISTENCY**

Per Article IV) I) C) 1) of the covenants, the “full front façade and/or street façade shall be brick, stone, architectural concrete panels, architectural metal panels, tilt up panels, or glass.”

There is a small amount of glass and stone included in the front (south) elevation, and the orange metal panels have a stucco finish that would qualify as an architectural panel. The dark grey metal panel appears to be a typical industrial style corrugated panel. Staff is willing to accept that panel type given it is a concealed fastener system but originally suggested that more of the orange panel be incorporated into the south façade and that the landscaping in front of the grey panels should be taller. The applicant has accommodated this request in the revised elevations.

Per article IV) I) C) 2) of the covenants, “all elevations of the building shall be designed in a consistent and coherent architectural manner. Changes in material, color, and or texture, when permitted, shall occur at points related to the massing, fenestration, or overall design concept of the building.”

Staff initially had a few reservations related to this element of the covenants in the original building elevations. However, in staff’s opinion these concerns have been successfully addressed in the revised elevations.

Staff also reminds the applicant that all rooftop or ground mounted mechanical equipment must be screened. The applicant intends to utilize ground mounted equipment and potential locations are shown with screening on the building plans and perspective drawings.

## **ZONING CONSISTENCY**

The proposed project consists of an ‘indoor institutional’ land use, as defined by 325-49(C)(3). The use is permitted as a conditional use in the Planned Industrial district.

Per the land use definitions noted above, the indoor institutional land use requires 1 space per 250 sq. ft. plus 1 space per employee on the largest shift. The applicant is providing 60 spaces. With 44 spaces addressing the 11,000 sq. ft. and lot has 16 to account for employee parking which appears adequate to meet the ordinance.

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.

The applicant provided a photometric plan and lighting details. See the engineering report regarding the lighting.

The applicant has provided a landscaping plan that demonstrates compliance with the ordinance. Staff suggested taller landscaping in front of the grey panels on the façade in response to the original elevations and landscaping plan. This request has been

accommodated. It also appears that the applicant widened the front landscaping bed to accommodate the larger trees. The exact width is not dimensioned.

Previously the Village Engineer commented on the location of landscaping within the existing drainage swale on the west side of the property. Landscaping has now been removed from this area as requested, and more landscaping has been added along the north property line. In the course of these changes the applicant has maintained the required amount of landscaping on the site per the landscaping ordinance.

In addition, the Village will be filling the remaining gaps in the sidewalk network within the Commerce Park. It may be more efficient for the applicant to build their sidewalk during construction of the building and site as opposed to being assessed later.

### **ADDITIONAL APPLICANT REQUEST**

The applicant has requested that the ARC waive the sprinkler system requirement from the covenants. The request was passed on to Chief Archibald of the CGFD. Chief Archibald responded that state regulations need to be followed. If the state does not require the system, then he does not object to the ARC waiving the requirement if they choose to do so. In the past similar requests have been granted at Jimmy John's and Dolphin Swim Academy.

### **STAFF RECOMMENDATION**

A. 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. Additional signage beyond what is shown in the submittal will require approval from the ARC.
2. Any changes to the proposed locations and screening that occur during final design should be submitted for staff review.
3. Sidewalk shall be provided along Limestone Pass.
4. Staff does not object to waiving the sprinkler system requirement from the covenants as long as the building design adheres to all relevant state regulations.

B. Staff recommends the requested conditional use permit be **APPROVED**.