



EXHIBIT A

MEMO DATE: August 13, 2020
MTG. DATE: **AUGUST 17, 2020**

TO: Village of Cottage Grove Board of Trustees

CC: Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

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

RE: **Comprehensive Plan Amendment**

PROPOSED AMENDMENTS

Planned Mixed-Use Area #3

The text under the heading for Planned Mixed-Use Area #3 on page 5-39 shall be amended to read as follows:

This area includes the parcels in the Northlawn Subdivision located along the Highway N frontage. Two of the parcels are developed with commercial land uses, the Stop N Go located immediately north of School Road and the Kinder Care daycare located immediately south of School Road. Three vacant parcels remain. Each is approximately 1 acre, located north of the Stop N Go. These parcels been very slow to develop as the remaining parcels have remained vacant for over 20 years. The parcels benefit from the installation of traffic signals at the Highway N and School Road intersection as well as the planned extension of the multiuse trail across the street along Highway N.

Each of the remaining parcels are currently zoned PB, Planned Business and could be developed per that zoning. However, there is an established pattern on Northlawn of residential densities increasing toward Highway N. An alternative would be a continuation of that pattern with multi-family residential on the remaining parcels. Up to 100 units could be accommodated if the three 1-acre parcels are combined and if underground parking is maximized.

Also, the Planned Mixed Use Area #3 map on page 5-39 shall be replaced with the following (next page):



□ Tax Parcels

0 310 620 1,240 Feet

