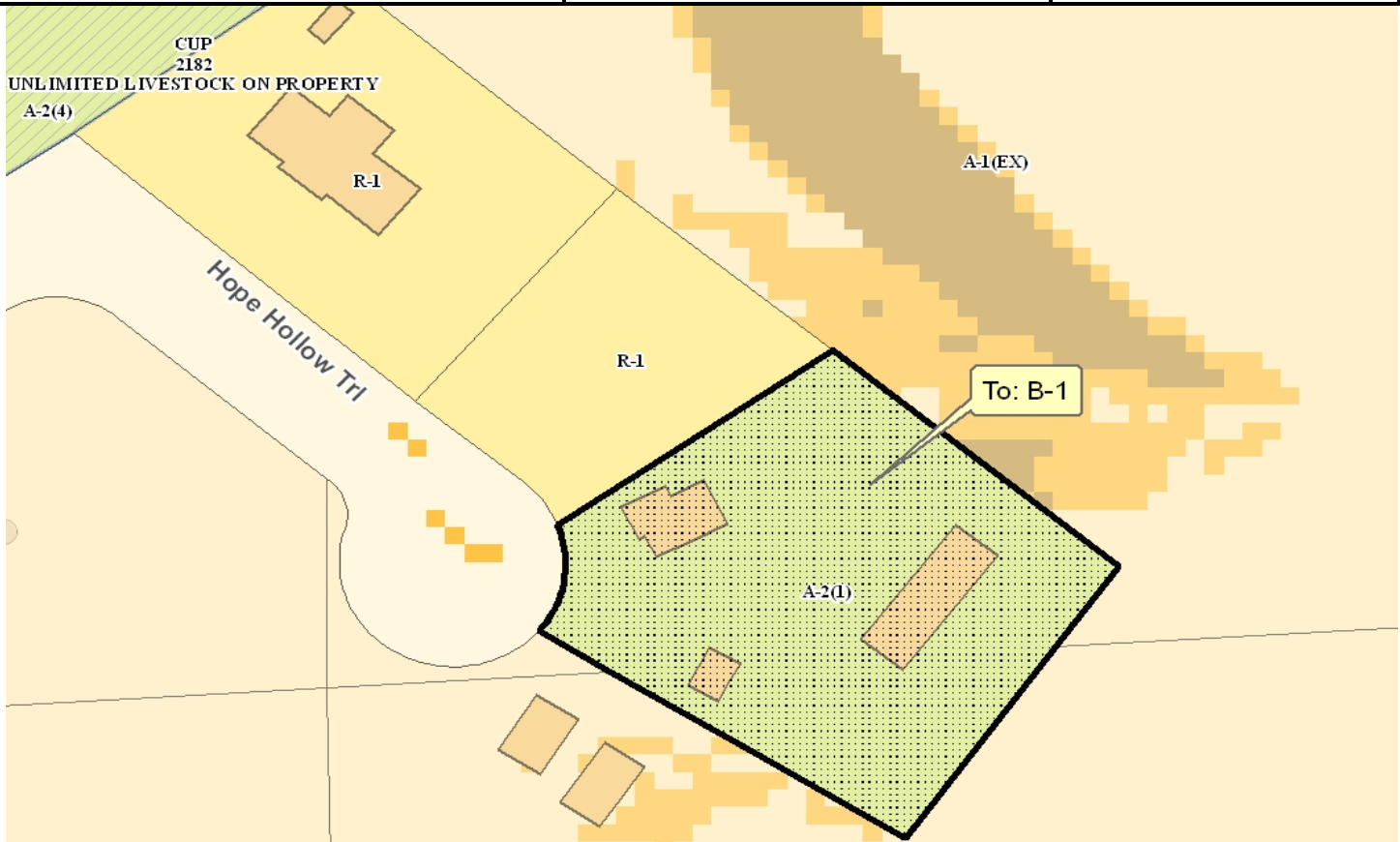




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> August 26, 2014	<i>Petition:</i> Rezone 10743
<i>Zoning Amendment:</i> A-2(1) Agriculture District to B-1 Local Business District	<i>Town/sect:</i> Cottage Grove Section 30
<i>Acres:</i> 1.082 <i>Survey Req. No</i>	<i>Applicant</i> Amy M Fluke
<i>Reason:</i> Zoning to allow for event auditorium	<i>Location:</i> 3098 Hope Hollow Trail



DESCRIPTION: The applicant wishes to rezone one-acre lot from A-2(1) to the B-1 Local Business Zoning District to allow for an event venue business. The proposed use is to offer a small rural venue for events such as family reunions, weddings and similar events. An existing barn will be replaced with a new barn of the same size and location on the property. The venue will be used year round.

OBSERVATIONS: The subject property is located at the end of a cul-de-sac, and neighboring uses include scattered residential, commercial and agricultural uses. The neighboring 2 lots along Hope Hollow Trail are zoned R-1. The applicant's house is located on the lot next to the subject property.

TOWN PLAN: The subject property is located in the *Existing Residential* and *Limited Commercial* land use districts in the Town of Cottage Grove Comprehensive Plan. The proposal appears to be consistent with the Town policies.

RESOURCE PROTECTION: There are no areas of resource protection corridor located on the property.

STAFF: There are two concerns regarding the proposed land use: possible outdoor entertainment activities and the limited area for parking. Staff suggests deed restricting the property to indoor activities given there was no mention of outdoor activities at the Town level or part of their submittal. The committee may want to deed restrict the property to a maximum of 100 patrons due to the limitation of parking on the site.

TOWN: Approved with conditions. The town would like the property to be deed restricted to limit the land uses to private clubs, theaters, and auditoriums. Site plan approval shall be obtained from the Town Plan Commission prior to a building permit being issued. (Petition returned to Town to address outdoor activities.)

8/26 ZLR: The Committee postponed the petition to allow time for the petitioner to discuss outdoor activities with the Town and the limitations on parking.

Town Update: Ms. Fluke had a discussion with the Town regarding outdoor activities being allowed on the property and to allow the expansion of the property. The Town would allow the property to be expanded by 1-acre. The Town has also agreed to allow outdoor activities with the following provisions:

Sunday through Thursday: Casual event gathering/activities will be allowed on the premises outside between the hours of 9:00am to 9:00pm. Examples of outside activities could include:

- Wedding ceremony behind the barn with the backdrop to the open field
- Guests visiting and talking (e.g. family reunion on summer day)
- Picnic or meals on picnic tables behind the barn with the backdrop to the open field (e.g. anniversary celebration on a spring day)
- Outdoor amplified sound shall be limited to no more than 90 min. per event and only between the hours of 9:00am to 9:00pm (e.g. outside wedding ceremony for the bride walking down the aisle)
- Any formal music set-up would be inside the barn for the duration of the event (less the 90 min referenced above)

Friday through Saturday: Casual event gathering/activities will be allowed on the premises outside between the hours of 9:00am to 11:00pm

- Wedding ceremony behind the barn with the backdrop to the open field
- Guests visiting and talking (e.g. family reunion on a summer day)
- Picnic or meals on picnic tables behind the barn with the backdrop to the open field (e.g. anniversary celebration on a spring day)

Amplified Sound

- Outdoor amplified sound shall be limited to no more than 90 min per event and only between the hours of 9:00am to 9:00pm (e.g. outside wedding ceremony for the bride walking down the aisle)
- Any formal music set-up would be inside the barn for the duration of the event (less the 90 min above would be set-up inside in the barn)

Staff Update: The proposed expansion of the lot appears to address initial parking concerns for the property. The Town conditions appear to address concerns regarding outdoor entertainment activities.

It is suggested that the petitioner prepare an updated parking layout show number of parking stalls. A maximum number of patrons should be placed on the facility given the limited parking area.

Suggested conditions:

- 1) The petition shall be amended to allow expansion of the proposed B-1 Business District by 1-acre as presented on the revised zoning map.
- 2) A deed restriction shall be recorded on the property with the following conditions:
 - a. The land uses shall be limited to wedding events and meeting venues with outdoor activities.
 - b. The outdoor activities shall be restricted as noted under the Town provisions regarding hours of operation and amplified sounds.
 - c. Site plan approval shall be obtained from the Town Board prior to permits being issued for the project.
 - d. Parking shall be prohibited on Hope Hollow Road for event parking.