Thursday, April 4, 2019
Village Hall
221 E. Cottage Grove

1. Call To Order
2. Roll Call
3. Discuss And Consider Minutes From The September 12, 2018 ARC Meeting.
   Documents:
   9-12-18 ARC MINUTES.PDF
4. New Business
   a. Discuss and consider a request from Oakstone for amendments to a previously approved Site Plan for a bar/restaurant/volleyball facility to be located at the NE corner of Commerce Parkway and Erb Rd.
   b. Presentation by Greywolf regarding proposed monument signage in Commerce Park.
   Documents:
   CG_OAKSTONESITEREV_2019-03-27.PDF
   OAKSTONE_PLAN_COMMISSION_SUBMITTAL_2019-03-26.PDF
5. Adjournment

This agenda has been prepared by Staff for use at the meeting as listed above. Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call 608-839-4704 at least 24 hours prior to the meeting. It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.
AD HOC
ARCHITECTURAL REVIEW COMMITTEE

September 12, 2018
MINUTES

1.) **Call to order.** Village President Jack Henrich called the meeting to order at 8:01 a.m.

2.) **Roll call.** Present were: Jack Henrich, Mike Hackel, Jim Knudtson and Mike Elder. Jim Elmore was absent and excused. Also, in attendance were: Director of Planning and Development Erin Ruth, Administrator Matt Giese Village Clerk Lisa Kalata, Tom Phillips, Ruedebush, Andy Reed and Russ Owens from Plunkett Raysich Architects.

3.) **Discuss and consider minutes from the June 13, 2018 ARC meeting.**
   *Motion* by Hackel to approve the June 13, 2018 ARC minutes, seconded by Knudtson. *Motion* carried with a voice vote of 4-0-0.

4.) **New Business:**
   a. Discuss and consider a request from Oakstone for approval of a Site Plan for a bar/restaurant/volleyball facility to be located at the NE corner of Commerce Parkway and Erb Rd.

   Andy Reed and Russ Owens from Plunkett Raysich Architects were present to give an overview of the site plan for Oakstone. They presented a new site plan draft from the packet information that would have the building more squared to Erb road and Commerce Parkway. The proposed project would be a bar restaurant featuring indoor and outdoor volleyball. The facility will be open for lunch, dinner and through the evening for volleyball. They plan on four nights a week for league volleyball. The building exterior will be comprised of masonry and architectural metal panels, that are coordinating colors. Ruth explained the staff report with the conditions. Hackel had several questions but thought it was an excellent project for Commerce Park. Hackel questioned the overall look of the loading area and the door materials, he did not like the idea of it being on the front of the building. He also thought that moving the trash to the northeast side of the site would be more concealed and function better for pickup. The metal building panels would need to be flat panels with a higher end look along with the mechanicals to be enclosed if on the roof or screened on the ground. He also had concern with the grass court, if that will hold up. The applicant indicated that they would only have two nights of league on the outside courts, so it should hold up. Hackel also indicated that they require curb and gutter along the street, which the applicant agreed and does have it in the plan. Hackel also indicated that with the location in Commerce Park he would be ok with taking out 10 parking spaces to accommodate a second outdoor court if the police chief and others were ok with it as well. *Motion* by Henrich to approve the site plan for a bar/restaurant/volleyball facility to be located at the NE corner of Commerce Parkway and Erb Rd with the conditions in the staff report along with moving the trash to the northeast side of the plan along with the option to add the second court, seconded by Hackel. *Motion* carried with a voice vote of 4-0-0.
5.) **Adjournment.**
Motion by Knudtson adjourn at 8:33 a.m., seconded by Hackel. Motion carried with a voice vote of 4-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved:

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.
BACKGROUND

Property Owner: Oakstone (as Ponzarella LLC)
Location: NE corner of Commerce Parkway & Erb Road; Lot 2 of the Cottage Grove Commerce Park
Area: 2.02 acres
Agent: Jennifer Vinluan - Oakstone
          Russ Owens - architect
Existing Zoning: PI, Planned Industrial
Proposed Zoning: PI, Planned Industrial
Future Land Use Plan: Planned Industrial

OVERVIEW

The Oakstone facility is a proposed bar and restaurant featuring indoor and outdoor volleyball. The proposed facility includes nearly 14,000 square feet of interior space including a bar, restaurant, meeting rooms, and two indoor volleyball courts. The facility is also intended to include outdoor seating, an outdoor bar, and one outdoor volleyball court.
On September 19, 2018 the Village Board approved a site plan and conditional use permit for the Oakstone facility. Since then, Oakstone closed on the property and moved forward with construction bidding on the project.

Cost estimates came in extremely high. Oakstone requested a TIF incentive in exchange for guaranteeing a finished construction value of $2.5 million. The previous developer agreement guaranteed $1.5 million.

Oakstone is also proposing changes to the site plan and building elevations. Some are intended to meet the conditions of the previous approval, while others are intended to reduce costs. These changes are sufficient to require the site plan to be reconsidered by the ARC, Plan Commission, and Village Board. The previously approved conditional use permit does not need to be amended to accommodate the proposed changes, and therefore that approval remains in place.
STAFF RECOMMENDATIONS

Staff recommends that the proposed Site Plan be APPROVED WITH CONDITIONS, with the conditions as follows:

1. The Plan Commission and Village Board shall provide a variance to the 30’ setback requirement on the Erb Rd. frontage for the current site plan. Such approval does not imply any future expansions may also exceed the setback without approval at the time of expansion.
2. The applicant shall provide a revised photometric study showing the exterior lighting associated with the current layout. The study shall show that the outdoor lighting complies with the requirements of the Village Zoning Ordinance.
3. Cut sheets of the proposed outdoor lighting (court lighting and parking lot lighting) shall be provided to staff for review. Such lighting shall meet the requirements of the Village Zoning Ordinance.
4. The applicant shall apply for sign permits through a separate approval process.
5. No less than 30 days prior to commencement of construction activity, the applicant shall notify Blackhawk Airfield regarding expected duration of construction activity and any construction techniques that may impact air space. The Village shall be copied on this notice.
6. The applicant shall confirm that any rooftop mechanical equipment will be screened. Provide details to staff for review.

Note: while the project as redesigned appears to meet the minimum standards of the zoning ordinance and Commerce Park covenants, especially given the increase in proposed landscaping, the building does lack some of the color, texture, and variety of the previous version. The applicant may wish to consider adding features such as fabric awnings above the overhead doors on the west and south elevations. These would provide functional sun shading, add color, and provide an opportunity for signage or logos.

SUMMARY OF PROPOSED CHANGES

Site Plan
- Building was formerly angled on the site relative to the adjoining streets; now facades run parallel to the streets
- Size of the southern patio is reduced, patio on the west is removed, and patio on the north is smaller and includes less seating to make room for a game area
- Plan now includes two outdoor volleyball courts instead of one
- New plan includes 10 fewer parking spaces
- Trash enclosure relocated to NE corner of the site
- Entry and pavement in front of building entry reconfigured
- Parking lot island painted instead of landscaped
- Monument sign added to SW corner
Landscaping Plan

- Prairie grasses proposed at top of retaining wall in lieu of turf grass
- A continuous line of shrubs has been added along the east side of the outdoor volleyball courts
- Additional trees are proposed NW of the outdoor volleyball courts
- Line of hemlock trees replaces previous line of shrubs south of parking lots along Commerce Parkway
- Line of dogwood trees replaces previous line of shrubs south and west of building along Commerce Parkway and Erb Road
- Total number of landscaping points more than doubled from previous plan

Building Elevations

- Sunshades removed from overhead doors
- Vertically oriented ribbed metal siding replaced with horizontally oriented flat metal siding
- Signage removed from west and south facades
- Split faced CMU base removed
- Length of full-height building volume reduced with windows removed from upper east facade
- Small entry canopy replaces taller, projecting, masonry entry structure
- Metal panel siding instead of fiber cement siding on west and partial south facades

COMPREHENSIVE PLAN CONSISTENCY

The property is designated as Planned Industrial on the Comprehensive Plan’s Future Land Use map. Per the plan, the Planned Industrial district “includes high quality indoor manufacturing, warehousing, distribution, office, research and development, and support uses.” The intended use is a ‘support’ use providing dining and meeting room options for surrounding businesses, and is therefore consistent with that designation.

The proposed site plan addresses the design considerations listed in the Comprehensive Plan for the Planned Industrial district, including placement of parking behind the building and providing a varied and interesting façade.

While the currently proposed building is less ‘varied and interesting’ than the previously approved version, in the opinion of staff the building as proposed is still consistent with the Comprehensive Plan.

ZONING ORDINANCE CONSISTENCY

325-41(A)(8)(b) states that in the PI district “buildings should be faced over approximately 1/3 of the surface area with brick, block, or other material architecturally integrated in the building design.” The ordinance further states that “extensive landscaping may be considered
a substitute for a portion of the 1/3 surface area at the discretion of the Village Plan Commission." The previously approved version of the building exterior included a base of split faced concrete masonry, which has been removed from the proposed version. However, as noted above, the applicants have more than doubled the total landscaping points which the Plan Commission can consider as a substitute for the masonry. A similar substitution was granted to Atlantis Valley Foods, located across the street from Oakstone.

Per 325-49(D)(8), an indoor commercial entertainment land use requires 1 parking space for every three occupants at maximum capacity. The volleyball component, for parking purposes, is most similar to an indoor institutional land use which requires 1 parking space for every 4 occupants at maximum capacity. The bar/restaurant capacity is 214, which requires 72 parking spaces. The volleyball capacity is 196, which requires 49 parking spaces. The total required 121 parking spaces are accommodated on the site. The current plan provides 111 spaces, however the previous approval permitted fewer spaces in exchange for an additional outdoor volleyball court. Therefore, the current proposal is consistent with the previous approval.

Per the requirements of the Landscaping Ordinance (Article V of the Zoning Ordinance), the project requires a total of 615 landscaping points. The proposed landscaping plan shows a total of 1,639 points, which exceeds the requirement by a wide margin.

COMMERCE PARK COVENANTS CONSISTENCY

The property is located within the Cottage Grove Commerce Park and is therefore subject to the Commerce Park Covenants. The primary bar/restaurant land use is permitted within the Commerce Park per the covenants. The covenants list ‘amusement and recreation’ as a use that is not allowed in the park. In the opinion of staff, this references projects that are solely based on outdoor entertainment such as an amusement park or go-cart track.

Article IV of the covenants includes the development standards, and Section 1 of that article pertains to the Planned Industrial area of the park in which the proposed project is located.

The proposed project is generally compliant with the building standards in sec. 1,C. The proposed materials (architectural metal panels, and glazing) are appropriate per the covenants as is the architectural massing and transition of materials. The applicant shall verify that all equipment is screened as required. The project provides the required infiltration basin equal in size to 10% of the roof area.

Section IV, 1, E. states that loading areas that are visible from adjacent streets “shall only be allowed for buildings with two street frontages... provided said loading area must be screened from view of adjacent lots.” The loading area is located adjacent to Commerce Parkway, which is acceptable because the lot has two street frontages. There is substantial landscaping between the loading area and the adjacent street.
OAKSTONE RECREATIONAL FACILITY is a VOLLEYBALL ESTABLISHMENT SERVING FOOD AND BEVERAGES. OAKSTONE WILL BE OPEN FOR LUNCH AND DINNER AND CONTINUE TO OFFER DRINKS AND ENTERTAINMENT LATER IN THE EVENING. OAKSTONE OFFERS VOLLEYBALL LEAGUES FOUR NIGHTS PER WEEK, PRIVATE PARTIES, AND SPECIAL EVENTS. OAKSTONE CATERS TO VOLLEYBALL PLAYERS, LUNCH CROWDS, SPORTS FANS, FAMILIES, FOOD ENTHUSIASTS, AND PARTY PLANNERS.

EXISTING ZONING DISTRICT: PLANNED INDUSTRIAL DISTRICT

LAND USE PLAN MAP DESIGNATION: PLANNED INDUSTRIAL

CURRENT LAND USES: PLANNED INDUSTRIAL (property is currently vacant)

PROPOSED LAND USE: PLANNED INDUSTRIAL (conditional use permit for outdoor volleyball and an indoor commercial entertainment land use serving alcohol)

PROJECT OCCUPANT LOAD: 410 Occupants

IMPERVIOUS SURFACE AREA RATIO: 71%

LOT AREA: 87,916 S.F. (2.02 ACRES)
PROPOSED BUILDING FOOTPRINT: 13,980 S.F.
PROPOSED PARKING & DRIVE AREAS: 40,441 S.F.
PROPOSED WALKWAYS: 7,905 S.F.
PROPOSED GREEN SPACE (including landscape) 25,590 S.F. (29% of property)

OPERATION HOURS: MONDAY - SUNDAY 11:00am TO 12:00am

REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR MATERIALS.

NO FUTURE EXPANSION(S) TO PROPERTY.
ARCHITECT:  RUSU OWENS, AIA, ECCA, LEED BD&C

LOCATION MAP

PROPERTY LOCATION

VILLAGE OF COTTAGE GROVE - PLAN COMMISSION SUBMITTAL

LOCATION MAP
1. Landscape contractor may suggest alternate plant types due to the season the work will be performed, the location of the plant(s) and the availability of the specified plant types. Landscape contractor may also wish to revise plant types due to soil types and any grading/drainage issues. Landscape contractor to review Village of Cottage Grove ordinances and Commerce Park covenants.

2. Landscape beds to be mulched with shredded hardwood bark mulch to 3" depth min. and edged with commercial grade steel landscape edging.

3. All plantings shall conform to quality requirements as per ANSI Z60.1.

4. All disturbed areas, unless otherwise noted, to be seeded, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.

5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All detension basin seed mix.

6. Refer to sheet "L3" for landscape details.


8. Volleyball court (by owner) painted lines - not landscape island.

9. Detention basin area.

10. R.O.I. road - provide electrical for lighting.

11. Side sidewalk (by others) - provide electrical for lighting.

12. Lot 2 87,916 S.F. 2.02 acres.

13. Civil: 923.00' = ARCH 102'-0" (building height peak: 948.50' = 127'-6").


15. TRUE NORTH PLAN NORTH 1" = 20'-0"

16. Landscape Plan.


19. RUSS OWENS, AIA, CCCA, LEED BD&C

20. 5619 BLACK ONYX  #212

21. MADISON, WI  53718

22. 608-219-1316

23. rowensarch@gmail.com
METALLIC INSULATED WALL PANEL (FLAT EXTERIOR PROFILE) - SANTA FE
COLOR: DESERT SAND

ALUMINUM SECTIONAL OVERHEAD DOORS

METALLIC INSULATED ROOF PANELS

ALUMINUM WINDOWS

ORNAMENTAL METAL FENCE (6’-0” TALL)

WINDOW TRIM
COLOR: BURNISHED SLATE

ALUMINUM STOREFRONT ENTRANCE SYSTEM
Refer to elevation 1 & 2 for materials.
Refer to elevation 1 & 2 for materials.
oakstone recreational

architect: russ owens, aia, ccca, leed bd&c

village of cottage grove - plan commission submittal

exterior perspective A

REFER TO ELEVATION 1 & 2 FOR MATERIALS
oakstone recreational

architect: russ owens, aia, ccca, leed bd&c

village of cottage grove - plan commission submittal

exterior perspective B

REFER TO ELEVATION 1 & 2 FOR MATERIALS