

Village of Cottage Grove

Notice of Public

Meeting

PLAN COMMISSION

Wednesday, June 10, 2020

6:30 P.M.

Due to the COVID-19 pandemic, this meeting will take place virtually via Zoom. Please join the meeting from your computer, tablet or smartphone by visiting <https://zoom.us/j/96876748463>.

*You can also participate via phone by dialing 1 312 626 6799 and use Meeting ID: 968 7674 8463#
When asked for your Participant ID, just press #*

You may also choose to participate by providing public comment prior to the meeting via email to Village Clerk Lisa Kalata: lkalata@village.cottage-grove.wi.us

1. Call To Order
2. Determination Of Quorum And That The Agenda Was Properly Posted
3. Pledge Of Allegiance
4. PUBLIC APPEARANCES-Public's Opportunity To Speak About Any Subject That Is Not A Specific Agenda Item
5. Discuss And Consider The Minutes From The Plan Commission Meeting Of May 13, 2020.

Documents:

[5-13-2020 PLAN COMMISSION MINUTES.PDF](#)

6. Discuss And Consider A Request From Huston Hotel Group, LLC For Approval Of A Precise Implementation Plan For An Atwell Suites Hotel At 4672 County Highway TT.

Documents:

[CG_ATWELLSUITES-PIP_2020-06-05.PDF](#)
[00094071 ATWELL SUITES HOTEL REVIEW 06082020.PDF](#)
[ATWELL PIP_P1-25.PDF](#)
[ATWELL PIP_P26-49.PDF](#)
[EXECUTED PIP APP_2018-11-20.PDF](#)

7. Discuss And Consider Request From Farris Auto For Site Plan Amendment For Property At 212 W. Cottage Grove Road.

Documents:

[CG_FARRISBROS_SITEPLAN_2020-06-10.PDF](#)
[A111 11X17 OPTION 3.PDF](#)
[A112 11X17 OPTION 3.PDF](#)
[A113 11X17 OPTION 3.PDF](#)
[DOC05995420200424133824.PDF](#)

[FARRISAUTO.RETPOND.PKNGLOT \(1\)_RED.PDF](#)
[4416_001.PDF](#)

8. Discuss And Consider Request From Town Of Sun Prairie To Engage In Boundary Agreement Discussions.

Documents:

[CG_TOSP-BNDAGR_2020-06-10.PDF](#)

9. Discuss And Consider Public Hearing Draft Of Comprehensive Plan.

Documents:

[CG_PUBHRGDRAFT_2020-06-10.PDF](#)

10. Discuss And Consider Public Participation Plan And Setting Public Hearing Date For Proposed Amendments To Comprehensive Plan.

Documents:

[CG_PUBPART_2020-06-10.PDF](#)

11. Discuss Potential Subdivision Ordinance Amendment To Extend Deadline For Recording A Certified Survey Map.

Documents:

[CG_CSM-SUBDIVORD_2020-06-10.PDF](#)

12. Discuss And Consider Moving Date Of July Plan Commission From July 8, 2020 To July 15, 2020.

Documents:

[CG_PCMTGDATE_2020-06-10.PDF](#)

13. Future Agenda Items

14. Adjournment

This agenda has been prepared by Staff and approved by the Village President as Chair of the Plan Commission 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.

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, May 13, 2020

MINUTES

1. Call to order

The Plan Commission meeting for May 13, 2020 was called to order by Village President John Williams at 6:31 p.m. this was a zoom meeting.

2. Determination of quorum and that the agenda was properly posted.

It was noted that a quorum was present and that the agenda was properly posted. Roll Call was taken. Commission members present were: John Williams, Don Brinkmeier, Kyle Broom, Alex Jushchyshyn, Melissa Ratcliff, Kim Sale, Fred Schulze. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, Village Engineer Kevin Lord, Public Works Director JJ Larson, and Village Attorney Larry Konopacki.

3. Pledge of Allegiance

4. PUBLIC APPEARANCES – *Public's opportunity to speak about any subject that is not a specific agenda item.*
None

5. Discuss and consider the minutes from the Plan Commission meeting of April 15, 2020.

Motion by Jushchyshyn to approve the minutes from the April 15, 2020 Plan Commission meeting, seconded by Schulze **Motion** carried with a voice vote of 6-0-1 with Brinkmeier abstaining.

6. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Request from Huston Hotel Group, LLC for approval of a General Development Plan for an Atwell Suites Hotel at 4672 County Highway TT.

Williams opened the public hearing at 6:35 p.m. Troy Hoekstra with Huston Hotel Group was present to explain the 97 room Atwell Hotel project. Staff recommended approval with conditions in the reports. There were no public comments. Williams closed the public hearing at 6:50 p.m.

7. Discuss and Consider a Request from Huston Hotel Group, LLC for approval of a General Development Plan for an Atwell Suites Hotel at 4672 County Highway TT.

Motion by Ratcliff to approve the request from Huston Hotel Group, LLC for a General Development plan for an Atwell Suites Hotel at 4672 County Highway TT with conditions in staff reports, seconded by Brinkmeier.

Motion carried with a voice vote of 6-0-1 with Broom abstaining.

8. Discuss and Consider a Request from Badger Hotel Group for approval of a Precise Implementation Plan for a Comfort Suites Hotel located on Parcel #0711-041-2120-1 on Landmark Drive in the Commerce Park.

Todd Rizzo from Greywolf was present to present the changes to the project. Staff recommend approval. **Motion** by Jushchyshyn to approve the request from Badger Hotel Group for approval of a Precise Implementation Plan for a Comfort Suites Hotel located on parcel #0711-041-2120-1 on Landmark Drive in the Commerce Park, seconded by Ratcliff. **Motion** carried with a voice vote of 5-1-1 with Schulze voting No and Broom abstaining.

9. Presentation from Movin' Out regarding the Comprehensive Plan Future Land Use Designation of Lots 86, 87, And 88 Of Northlawn Estates 1st Addition. For Feedback Only – No Formal Action Will Be Taken.

Megan Schuetz from Movin' Out and Adam Fredendall from JLA Architects were present to get feedback on a proposed project of a 100-unit affordable house complex.

10. Discuss Potential Zoning Ordinance Amendments Related to Conditional Use Permits. For Feedback Only – No Formal Action Will Be Taken.

Ruth explained the staff memo in the packet and indicated that he would bring specific text amendment language to the next meeting.

11. Future Agenda Items

Atwell Suites, Conditional uses, Comprehensive Plan changes, Movin' Out tax information.

12. Adjournment

Motion by Schulze to adjourn at 8:02 pm, seconded by Ratcliff. **Motion** carried with a voice vote of 7-0-0.

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.

DRAFT



PLANNING STAFF REPORT

MEMO DATE: June 5, 2020

MTG. DATE: JUNE 10, 2020

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

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

RE: **Atwell Suites Hotel – Precise Implementation Plan**

BACKGROUND

Property Owner: Huston Hotel Group, LLC

Location: 4672 County Highway TT

Area: 1.94 acres

Agent: Troy Hoekstra – United Development Solutions

Existing Zoning: Rural Holding

Proposed Zoning: Planned Unit Development

Future Land Use Plan: Planned Business

OVERVIEW

The applicant is seeking approval of a Planned Unit Development for a four-story, 97 room hotel with 46 parking spaces in an underground parking level. The hotel will be branded as an Atwell Suites, which is an IHG brand. This would be the first Atwell Suites in the area. Amenities in the building will include bar service, food service, and expanded work areas.

The Village's zoning ordinance includes a process for approving a project as a Planned Unit Development (PUD). Planned Unit Developments are appropriate for projects that exceed



some aspect of the standard zoning district, where the project is consistent with the Comprehensive Plan and provides positive benefits to the community (market need, aesthetics, or tax base). This is a relatively common process that has been used in recent years for projects such as Cottage Grove Commons and the Summit Credit Union headquarters.

A PUD has a two-step approval process. The first step, the General Development Plan, was approved at the May Plan Commission and Village Board meetings. The current PIP represents the second of the two steps.

LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

Per the Land Use Chapter several Planned Business policies are relevant to this project. Policy #1 states that “the Planned Business uses around the interchange of I-94 and CTH N will serve as a “gateway” into the Village from other locations inside and outside of the



region and reflect the image of the Village to passers-by. Due to the location, particular attention should be given to ensuring that development is of a high aesthetic quality.”

Policy #7 states “encourage Planned Business development that occurs along major transportation corridors (e.g. Interstate 94 and CTH N, CTH BB) to contribute toward establishing and enhancing a positive image for the Village. The developments that are built along these corridors and surrounding interchange areas are highly visible to residents and visitors, and can help establish an attractive image for the Village.”

The proposed project complies with the design guidelines in polices #9 and #10 for the Planned Business district.

The Economic Development chapter of the Comprehensive Plan includes a survey of local business owners. Approximately 80% of respondents felt that a hotel and a meeting/event space would provide a major or minor improvement to the Cottage Grove business community. No respondents felt such facilities would detract from the business community.

The chapter also includes a resident survey. In that survey, approximately 70% of respondents were at least mildly interested in adding a hotel to the Village, which was one of the highest scores among the businesses listed.

The Economic Development chapter also includes a matrix indicating the desirability of various industry types in different areas within the Village. The matrix indicates that accommodations and food service are appropriate and desirable north of I-94.

In the opinion of staff, the proposed project is consistent with the Village’s Comprehensive Plan.

ZONING ORDINANCE CONSISTENCY

The subject property is currently zoned Rural Holding. The Comprehensive Plan indicates that Planned Business would be the most likely zoning category when the property is rezoned. The applicant is requesting that the property be rezoned to a Planned Unit Development to accommodate features of the project that do not fit within the base Planned Business zoning category.

Requested exceptions

The requested exceptions are as follows:

- The proposed building height (50') exceeds the maximum building height in the Planned Business district (35').
- The proposed floor area ratio (FAR) is 0.65, which exceeds the maximum FAR in the PB district (0.3).



Parking

325-49(H)(11)(b) requires one parking space per room plus one space for each employee on the largest shift.

The proposed project includes 46 indoor underground parking spaces and 63 outdoor spaces on the PUD site for a total of 109. The Zoning Ordinance requires 1 space per room plus 1 space for every employee on the largest work shift. Therefore, the parking provided can accommodate the 97 rooms plus twelve employees on the largest shift. Note that an additional 25 spaces are shown adjacent to the PUD site which would provide additional parking when built, but they may be shared with or allocated to other uses as the remainder of the site is developed.

The applicants have provided drawings which verify the parking layout can accommodate the necessary turn radii for a 30' box truck and a 46' fire department ladder truck, fulfilling a condition of GDP approval.

It was noted during GDP approval that the drive aisle width in the parking lot could be reduced to the minimum 24' required by the Village. The applicants considered the option and have chosen to keep the 26' width.

Landscaping

The proposed landscaping far exceeds the minimum requirements of the Planned Business district. A total of 721 points are required and 1,324 points are provided. This total represents a significant increase from the 840 points shown in the approved GDP. The additional landscaping helps to enliven the exterior which is otherwise primarily comprised of an EIFS material.

The landscaping plan shows a white oak near the SE corner of the building. Upon maturity white oaks can grow quite tall and as shown it appears that the tree may obstruct views of the building's signature southeast corner. The applicant may wish to consider relocating the white oak to a different location on the site.

The surrounding parcels are remaining under RH, Rural Holding zoning, but the property is expected to ultimately develop as commercial uses. Therefore, staff does not anticipate a need for bufferyards per the Landscaping Ordinance.

STAFF RECOMMENDATIONS

Staff recommends that the General Development Plan be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. The rezone to a Planned Unit Development applies only to the property designated for the hotel site, as described by the 'Rezone Legal Description' in the submittal. The remaining property under the same ownership remains under RH, Rural Holding zoning.



2. Alterations to existing lot lines will require future approval via certified survey map or plat.
3. Obtain necessary sign permits prior to sign installation.
4. Consider relocating the white oak shown near the SE corner of the building to avoid obstructing views the building's signature design element.

ENGINEERING REVIEWER:

Kevin Lord, P.E.
Phone: (608) 242-7779
klord@msa-ps.com

DATE:

June 8, 2020



Proposed Atwell Suites Hotel: Huston

REVIEW COMMENTS

MSA has reviewed the Plans submitted for the PIP application on June 5, 2020 for the proposed Atwell Suites Hotel between CTH TT and Interstate 94 in the northwest quadrant of the intersection of CTH N and Interstate 94.

INCLUDED

1. Site Construction Plans
2. Various building elevations
3. Existing Plat of Survey
4. Lighting Plan
5. Landscape Plan
6. Stormwater Summary and Infiltration Calculations
7. Turning movements maneuvering the overall site

MSA will work with the developer on site specific reviews to address the comments and specifics on the drainage and site civil for the project following the PIP approval.

Precise Implementation Plan Comments:

1. Show proposed lot lines for the site to verify and shared amenities or setback concerns.
2. It is assumed a CSM or plat will be prepared for the area to include the hotel and include the proposed stormwater either within the lot or in separate outlots or easements. Verify if any easements be necessary for a shared use of the underground stormwater facility.
3. Grading will be required on the parcel to the west of the property lines. Owner to secure an easement and/or permitting as necessary.

PROJECT REVIEW

4. Additional erosion control may be necessary depending on the timing of the hotel project with the overall property grading and restoration.
5. Parking (at grade and underground combined) appears to meet the one parking stall per room plus the anticipated largest shift of employees.
6. Verify trash enclosure can be accessed with gates when swung open and verify trucks turning around for exiting.
7. Lighting plan should be shown with proposed lot lines in order to verify trespass.
8. Section 325-78 D. (2) states the exterior lighting conditions should not exceed 0.50 footcandles at the property line. The current plan exceeds this requirement near the southwest corner of the property based on current property lines.
9. Section 325-78 D. (5) states the areas designated for traffic circulation should have a minimum of 0.4 footcandles. The south end of the turnaround is deficient in the required lighting.
10. Stormwater appears to be planned as underground storage within the site. Soil borings should be included to support the infiltration analysis.
11. A stormwater plan with pipe sizing should be included along with any outfall details.
12. Calculations to show the rate control and water quality treatment calculations should be provided.
13. Verify the site works within the DOT setbacks. Trans 233 discusses no buildings or improvements within the setbacks for the highway.

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<u>SHEET NO</u>	<u>DESCRIPTION:</u>
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	PLAT OF SURVEY
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C101	ZONING MAP
C300	SITE PLAN
C400	GRADING PLAN
C401	GRADING PLAN
C402	EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	EROSION CONTROL NOTES
C601	EROSION CONTROL DETAILS
C602	EROSION CONTROL DETAILS
L100	LANDSCAPE NOTES
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A100	FLOOR PLANS - LEVEL P1 PLAN
A110	FLOOR PLANS - LEVEL L1 PLAN
A120	FLOOR PLANS - LEVEL L2 PLAN
A130	FLOOR PLANS - LEVEL L3 PLAN
A140	FLOOR PLANS - LEVEL L4 PLAN
A200	ELEVATIONS - EAST ELEVATION
A210	ELEVATIONS - NORTH ELEVATION
A220	ELEVATIONS - WEST ELEVATION
A230	ELEVATIONS - SOUTH ELEVATION
A240	EXTERIOR MATERIALS
A400	RENDERINGS
ADDITIONAL SHEETS:	
	PHOTO METRIC PLAN
	LIGHTING CUT SHEETS
	STORM WATER MEMORANDUM
	APPENDIX A - PREDEVELOPMENT DRAINAGE AREAS
	APPENDIX B - POSTDEVELOPMENT DRAINAGE AREAS
	STORM WATER MODELS
	EXHIBIT A - BOX TRUCK TURNING MOVEMENTS
	EXHIBIT B - LADDER/FIRE TRUCK TURNING MOVEMENTS

PROJECT TEAM

DEVELOPMENT

IHG
 PAULINE M. LUNA, IIDA, NCIDQ
 MANAGER MAINSTREAM PLAN REVIEW
 THREE RAVINA DR, SUITE 100
 ATLANTA, GA 30346
 +1 (770) 604-8390
 pauline.luna@ihg.com

ARCHITECTURE

DJR ARCHITECTURE
 SCOTT ENGLAND, AIA, PRINCIPAL
 333 N WASHINGTON AVE #210
 MINNEAPOLIS, MN 55401
 +1 (612) 676-2720
 sengland@djr-inc.com

CIVIL/LANDSCAPE

SNYDER & ASSOCIATES, INC.
 MIKE CALKINS, PE
 2727 SW SYNDER BLVD., P.O. BOX 1159
 ANKENY, IA 50023
 +1 (608) 838-0444
 mcalkins@snyder-associates.com



Atwell Hotel Looking Northwest

PROJECT DESCRIPTION

This project is a 97-unit four (4) story hotel with one (1) level of underground parking. The hotel is located near adjacent farmland & existing businesses on the outskirts of the Village of Cottage Grove, Wisconsin.

The hotel will offer amenities such as a exterior patio, restaurant/bar, fitness room, large common space, conference rooms, and a heated garage.



DJR
 ARCHITECTURE



PIP SUBMITTAL -
 VILLAGE OF COTTAGE GROVE, WI
 05/20/2020

Atwell Hotel

Cottage Grove, Wisconsin

20-028.00

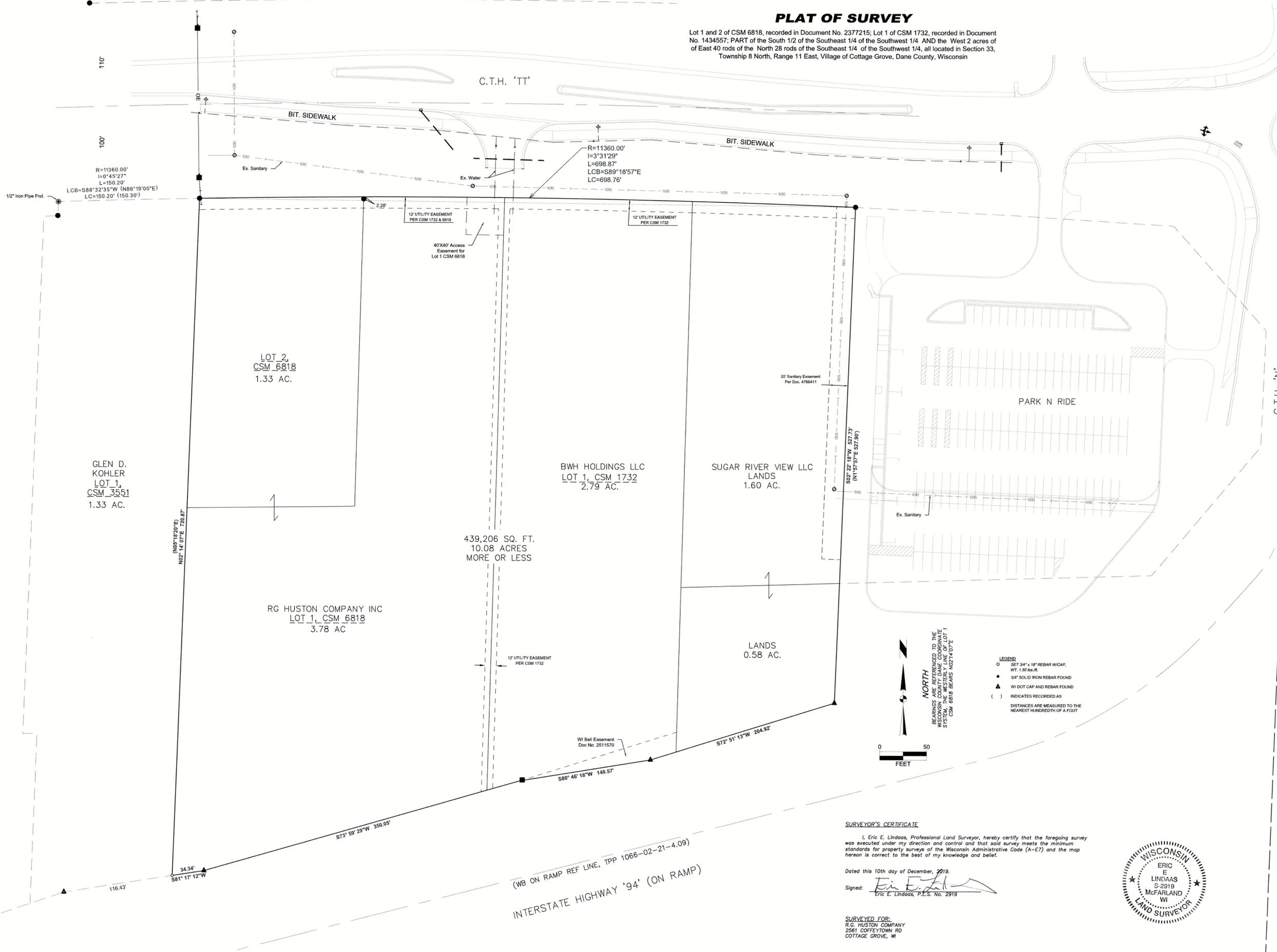
DJR Architecture
 333 N Washington Ave #210
 Minneapolis, MN 55401

Cover Sheet

A000

PLAT OF SURVEY

Lot 1 and 2 of CSM 6818, recorded in Document No. 2377215; Lot 1 of CSM 1732, recorded in Document No. 1434557; PART of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 AND the West 2 acres of East 40 rods of the North 28 rods of the Southeast 1/4 of the Southwest 1/4, all located in Section 33, Township 8 North, Range 11 East, Village of Cottage Grove, Dane County, Wisconsin



LEGEND

- SET 3/4" x 18" REBAR W/ CAP, WT. 1.50 lbs./ft.
- 3/4" SOLID IRON REBAR FOUND
- ▲ WI DOT CAP AND REBAR FOUND
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NORTH

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY DANE COORDINATE SYSTEM THE WESTERLY LINE OF LOT 1 CSM 6818 BEARS N02°14'07"E

0 50 FEET

SURVEYOR'S CERTIFICATE

I, Eric E. Lindsas, Professional Land Surveyor, hereby certify that the foregoing survey was executed under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief.

Dated this 10th day of December, 2019.

Signed: *Eric E. Lindsas*
Eric E. Lindsas, P.L.S. No. 2919



SURVEYED FOR:
R.G. HUSTON COMPANY
2561 COPPEY TOWN RD
COTTAGE GROVE, WI

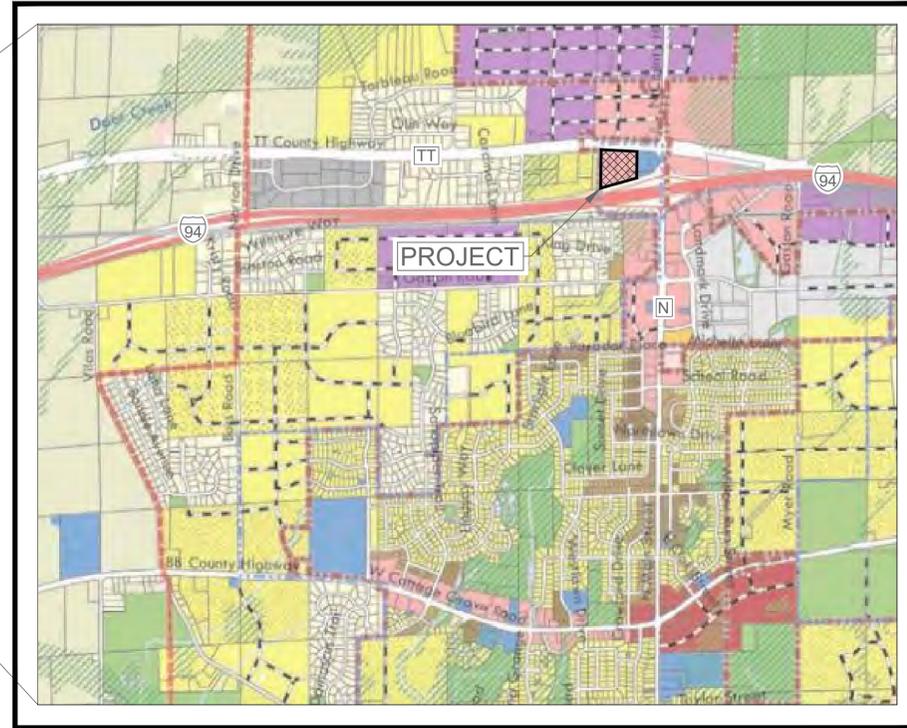
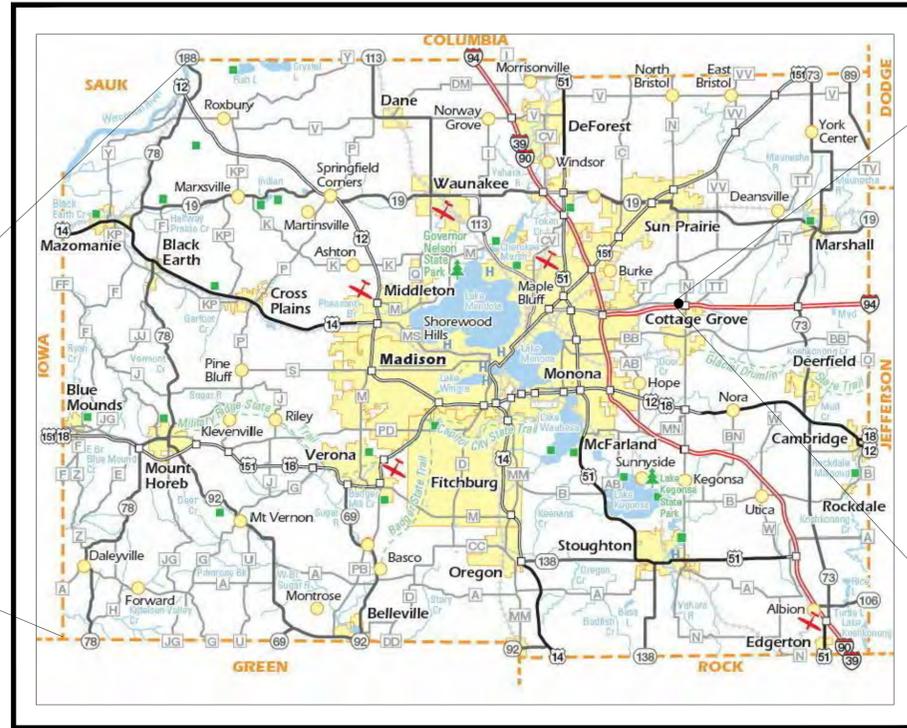
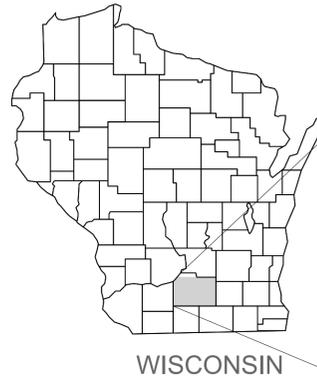
PLAT OF SURVEY	MARK	REVISION	DATE	BY
	Engineer: EEL	Checked By: CHKD	Scale: 1" = 50'	
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN	Technician: TECH	Date: 12-10-2019	T-R-S: T8N-R11E-S33	
	Project No: 119-1084-30			
SNYDER & ASSOCIATES, INC.	2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com			
	Sheet 1 OF 1			

SNYDER & ASSOCIATES

Project No: 119.1084.30
Sheet 1 OF 1

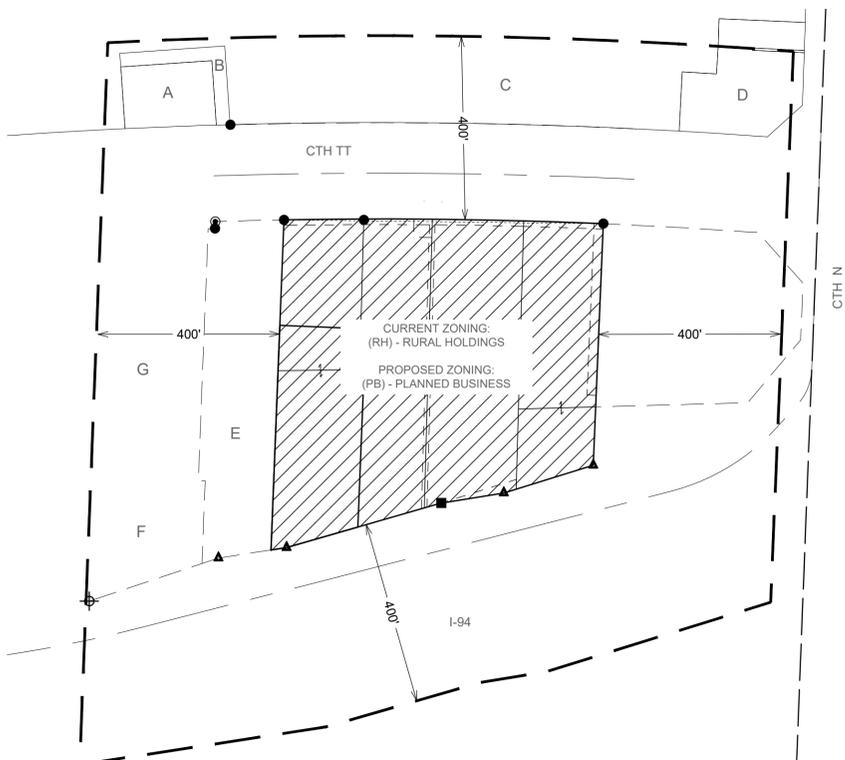
DEVELOPMENT PLANS FOR ATWELL SUITES

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI



DANE COUNTY
SCALE: NTS

LOCATION MAP
SCALE: NTS



PROPERTY	OWNER	PARCEL #
A	DAO YANG 4643 COUNTY HIGHWAY TT SUN PRAIRIE, WI 53590	0811-333-8883-1
B	DAO YANG 4643 COUNTY HIGHWAY TT SUN PRAIRIE, WI 53590	0811-333-8895-1
C	COTTAGE GROVE BUSINESS DEVELOPMENT LLC 804 LIBERTY BLVD STE 204 SUN PRAIRIE, WI 53590	0811-333-8075-1
D	I-94 LLC 1840 BELOIT AVE JANESVILLE, WI 53546	0811-333-8390-2
E	BWH HOLDINGS LLC 2561 COFFEYTOWN RD COTTAGE GROVE, WI 53527	0811-333-9610-3
F	JAMES MACK & AMMIE C. MACK 4762 HELGELAND RD SUN PRAIRIE, WI 53590	0811-333-9193-1
G	ARNOLD E. HELLER JR & DIANA HELLER 4640 COUNTY HIGHWAY TT SUN PRAIRIE, WI 53590	0811-333-9000-1

Sheet List Table

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C602	EROSION CONTROL DETAILS
L100	LANDSCAPE NOTES
L200	LANDSCAPE PLAN
L300	LANDSCAPE DETAILS

OWNER

RG HUSTON COMPANY, INC.
2561 COFFEYTOWN ROAD
COTTAGE GROVE, WI 53527
608-225-9223

DEVELOPER

HUSTON HOTEL PARTNERS, LLC
2561 COFFEYTOWN ROAD
COTTAGE GROVE, WI 53527
608-225-9223

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ATWELL SUITES
TITLE SHEET

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

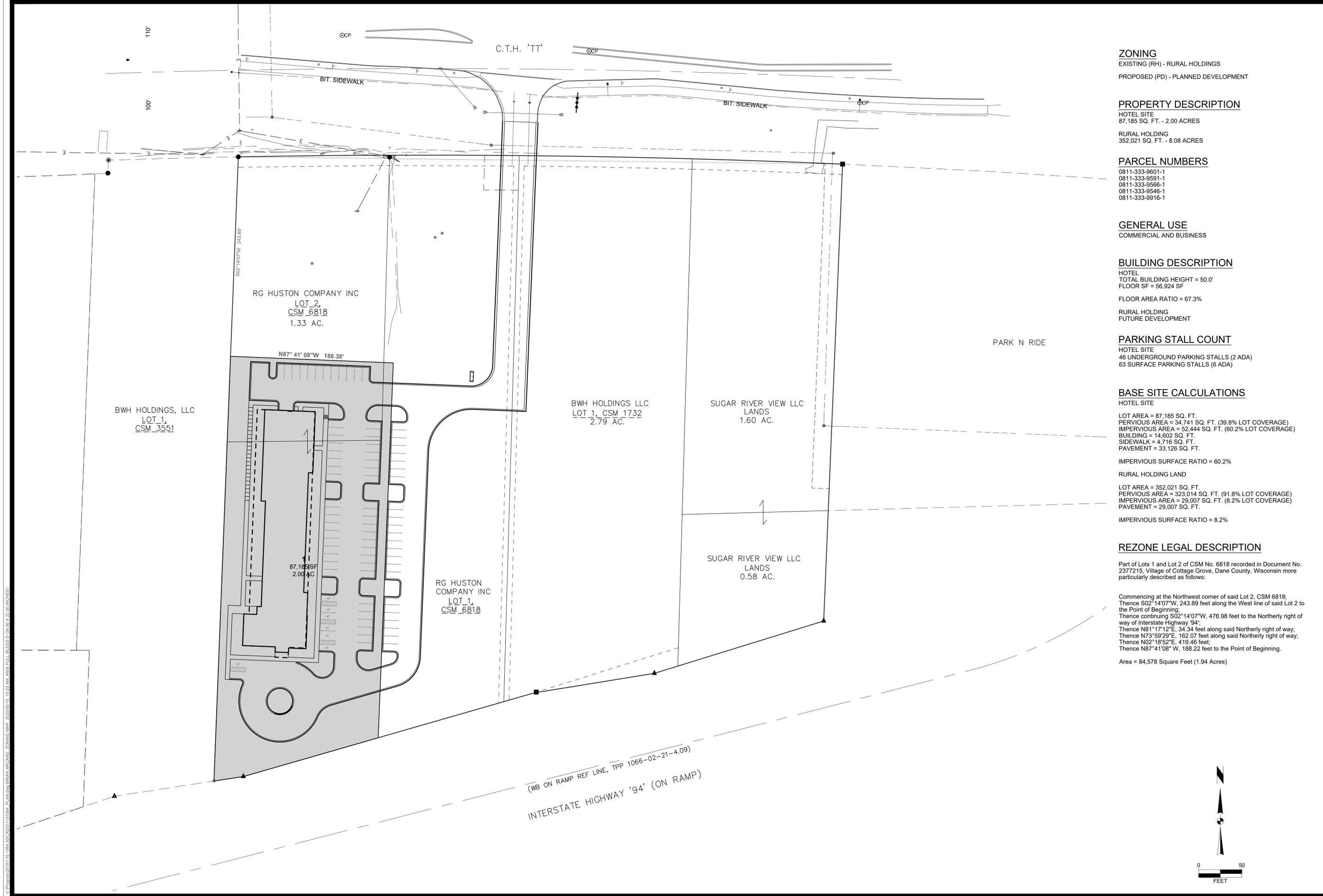
SNYDER & ASSOCIATES, INC.



Project No: 119.1084.30
Sheet C100

MARK	PIP SUBMITTAL	DATE	8/21/2020	BCA
REVISION	REVISION	DATE		
Engineer: BCA	Checked By: MLC	Date:	03-30-2020	T-R-S: TTN-RRW-SS
Technician: TECH				
Project No: 119.1084.30				Sheet C100

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ZONING
 EXISTING (RH) - RURAL HOLDINGS
 PROPOSED (PD) - PLANNED DEVELOPMENT

PROPERTY DESCRIPTION
 HOTEL SITE
 87,185 SQ. FT. - 2.00 ACRES
 RURAL HOLDING
 352,021 SQ. FT. - 8.08 ACRES

PARCEL NUMBERS
 0811-333-9601-1
 0811-333-9591-1
 0811-333-9566-1
 0811-333-9546-1
 0811-333-9916-1

GENERAL USE
 COMMERCIAL AND BUSINESS

BUILDING DESCRIPTION
 HOTEL
 TOTAL BUILDING HEIGHT = 50.0'
 FLOOR SF = 56,924 SF
 FLOOR AREA RATIO = 67.3%
 RURAL HOLDING
 FUTURE DEVELOPMENT

PARKING STALL COUNT
 HOTEL SITE
 46 UNDERGROUND PARKING STALLS (2 ADA)
 63 SURFACE PARKING STALLS (6 ADA)

BASE SITE CALCULATIONS
 HOTEL SITE
 LOT AREA = 87,185 SQ. FT.
 PERVIOUS AREA = 34,741 SQ. FT. (39.8% LOT COVERAGE)
 IMPERVIOUS AREA = 52,444 SQ. FT. (60.2% LOT COVERAGE)
 BUILDING = 14,602 SQ. FT.
 SIDEWALK = 4,716 SQ. FT.
 PAVEMENT = 33,126 SQ. FT.
 IMPERVIOUS SURFACE RATIO = 60.2%
 RURAL HOLDING LAND
 LOT AREA = 352,021 SQ. FT.
 PERVIOUS AREA = 323,014 SQ. FT. (91.8% LOT COVERAGE)
 IMPERVIOUS AREA = 29,007 SQ. FT. (8.2% LOT COVERAGE)
 PAVEMENT = 29,007 SQ. FT.
 IMPERVIOUS SURFACE RATIO = 8.2%

REZONE LEGAL DESCRIPTION
 Part of Lots 1 and Lot 2 of CSM No. 6818 recorded in Document No. 2377215, Village of Cottage Grove, Dane County, Wisconsin more particularly described as follows:
 Commencing at the Northwest corner of said Lot 2, CSM 6818;
 Thence S02°14'07"W, 243.89 feet along the West line of said Lot 2 to the Point of Beginning;
 Thence continuing S02°14'07"W, 476.98 feet to the Northerly right of way of Interstate Highway '94';
 Thence N81°17'12"E, 34.34 feet along said Northerly right of way;
 Thence N73°59'29"E, 162.07 feet along said Northerly right of way;
 Thence N02°18'52"E, 419.46 feet;
 Thence N87°41'08" W, 188.22 feet to the Point of Beginning.
 Area = 84,578 Square Feet (1.94 Acres)



MARK	1	Address comments	REVISION	03-31-20	BCA	DATE	BY
Engineer:	BCA	Checked By:	MJC	03-30-2020	Scale: 1" = 1-R-S; TTN-RRW-SS		
Technician:	TECH	Date:	03-30-2020	Project No: 119,1084.30			
							Sheet C101

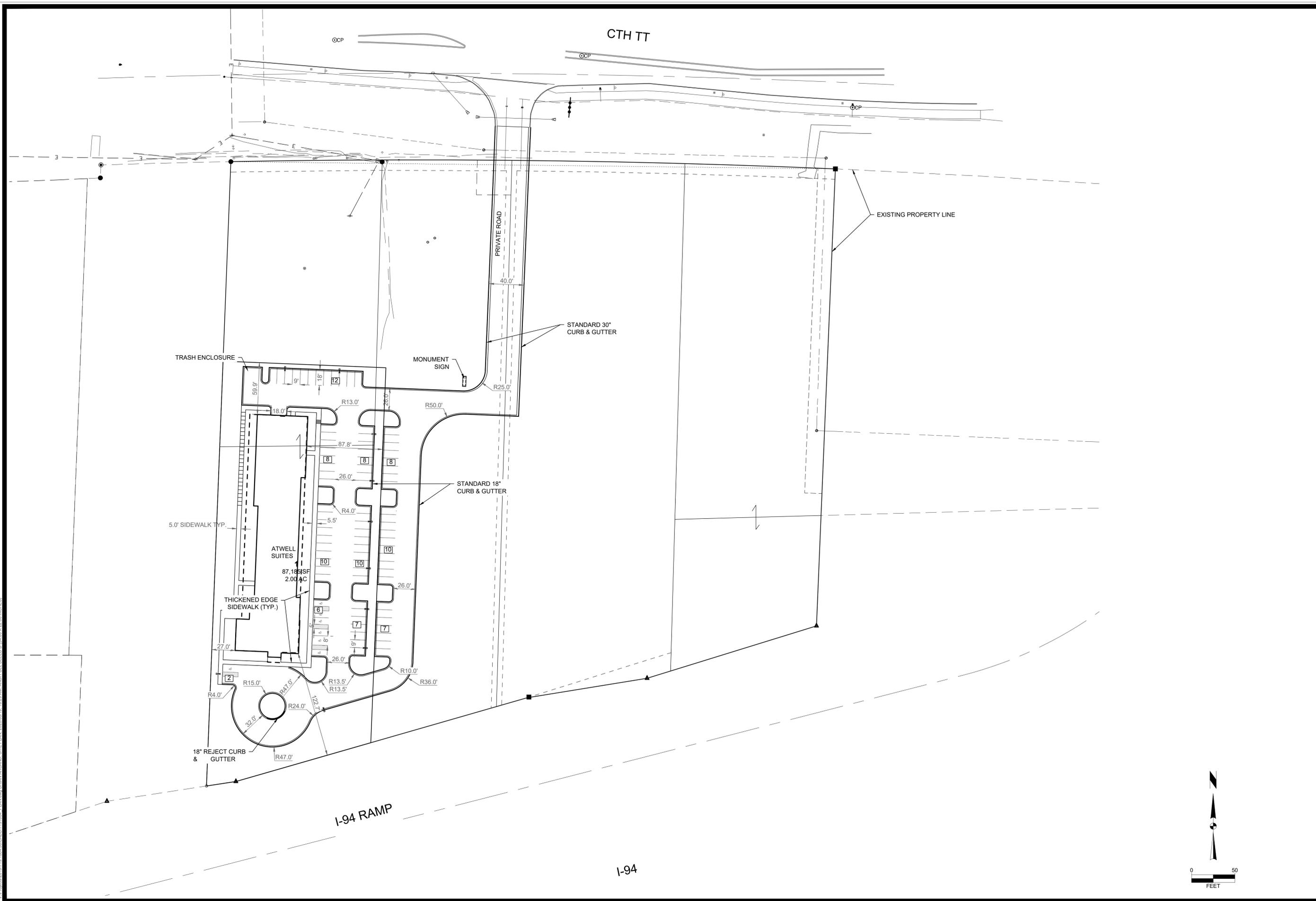
ATWELL SUITES
ZONING MAP
 VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-898-0444 | www.snyder-associates.com



Project No: 119,1084.30
 Sheet C101

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V:\Projects\2019\119.1084.30\CADD\1191084_SitePlan.dwg BRANK ARCAD, SITE PLAN, 2020/05/18, 10:29 AM, ANSI (FULL BLEED) 0 (34.00 X 22.00 INCHES)



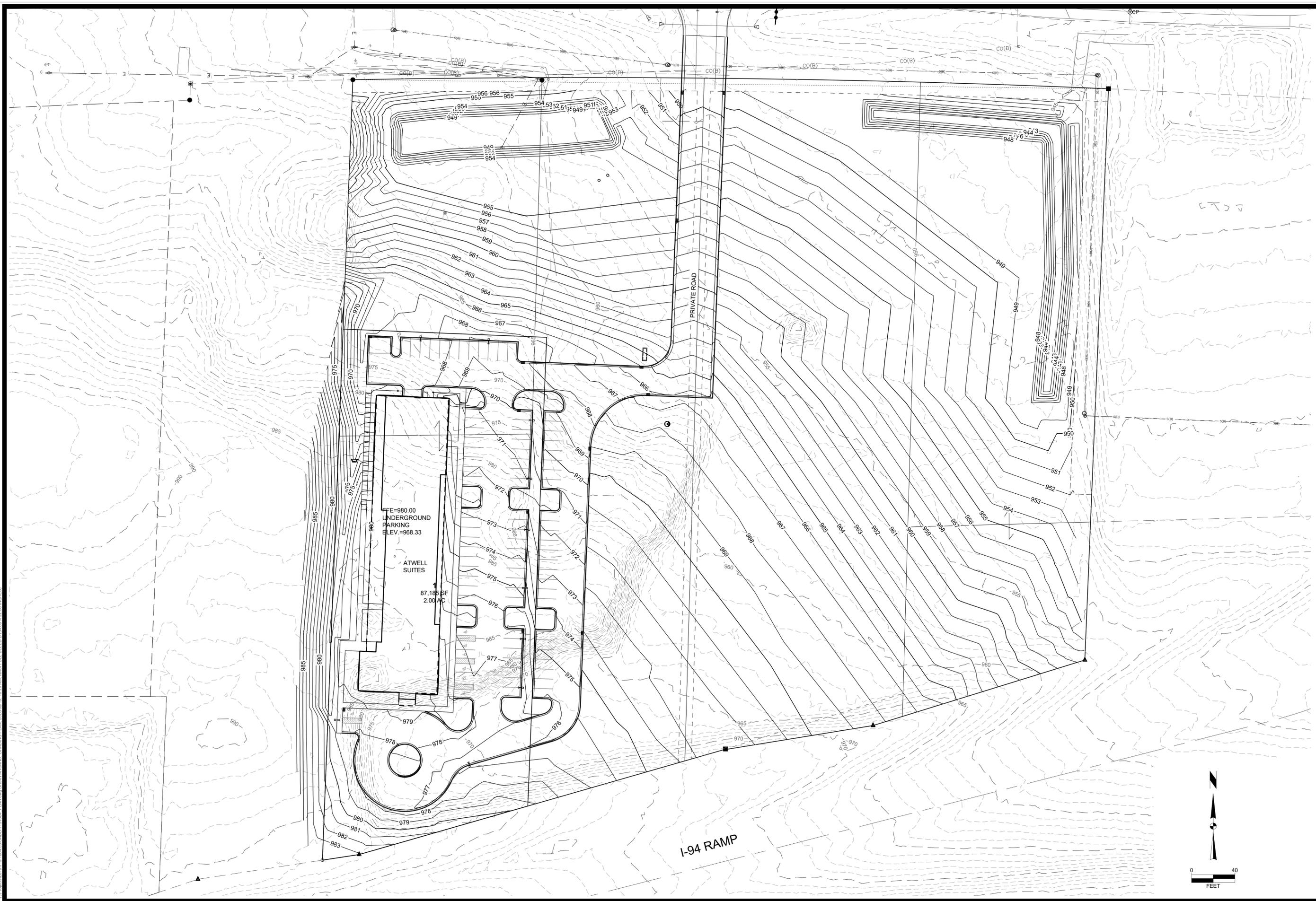
1	Address comments	03-31-20	BCA
	REVISION	DATE	BY
	Engineer: BCA	Checked By: MLC	Scale: 1" = AS SHOWN
	Technician: TECH	Date: 03-30-2020	T-R-S: TTN-RRW-SS
Project No: 119.1084.30			Sheet C300

ATWELL SUITES
SITE PLAN
 VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com



Project No: 119.1084.30
 Sheet C300

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1	Address comments	REVISION	DATE	BY
1	MARK	BCA	03-31-20	BCA
	Engineer:	BCA	Checked By:	MLC
	Technician:	TECH	Date:	03-30-2020
				T-R-S: TTN-RRW-SS
				Scale: 1" = AS SHOWN
				Project No: 119.1084.30
				Sheet C400

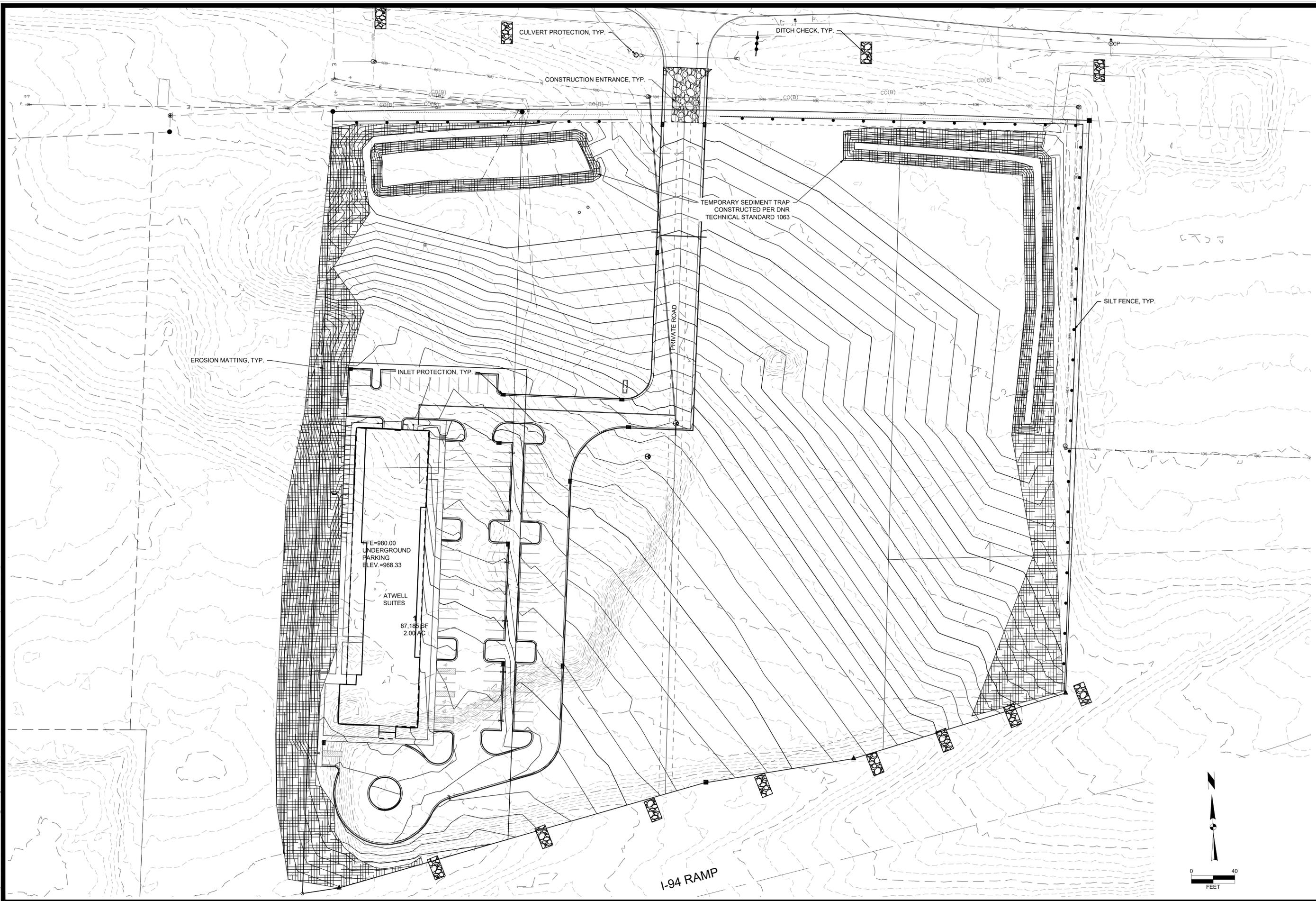
ATWELL SUITES
GRADING PLAN
 VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.



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Project No: 119.1084.30
 Sheet C400

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1	Address comments	03-31-20	BCA
	REVISION	DATE	BY
	Engineer: BCA	Checked By: MLC	Scale: 1" =
	Technician: TECH	Date: 03-30-2020	T-R-S; TTN-RRW-SS
Project No: 119,1084.30			Sheet C402

ATWELL SUITES
EROSION CONTROL PLAN
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |

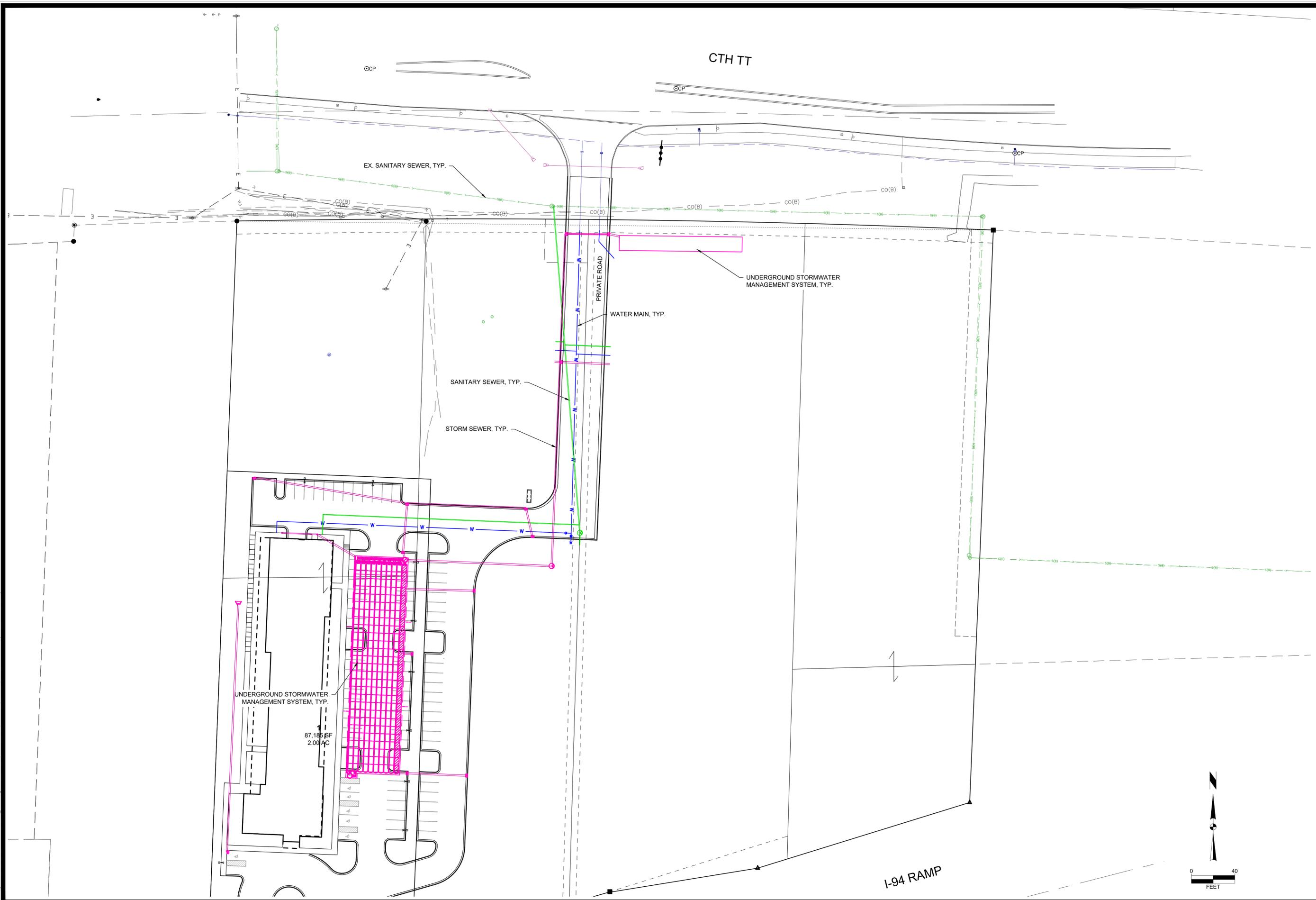


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Project No: 119,1084.30
 Sheet C402

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1	Address comments	03-31-20	BCA
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	Checked By: MLC	Date: 03-30-2020	Scale: 1" =
	Engineer: BCA	Technician: TECH	T-R-S; TTN-RRW-SS
Project No: 119,1084.30			Sheet C500

ATWELL SUITES
UTILITY PLAN
 VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |

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Project No: 119,1084.30
 Sheet C500

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CONSTRUCTION SEQUENCE

- INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT'S AS DESCRIBED IN THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.
- INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SLOPE EXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS. THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL WILL BE REFERENCED FOR THE PROPER INSTALLATION AND MAINTENANCE OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES ON THE SITE.
- SEDIMENT BASIN SHALL BE CONSTRUCTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND SHALL BE RESTORED AT THE TIME OF SITE STABILIZATION.
- STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.
- GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.
- TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.
- INSTALL SANITARY SEWER, WATER MAIN, & STORM SEWER.
- COMPLETE FINAL GRADING FOR ROADWAY AND STABILIZE WITH GRAVEL.
- COMPLETE FINAL GRADE OF THE SITE.
- UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEEDING.
- FERTILIZE ALL AREAS TO BE SEEDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED ABOVE IN ITEM 11. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:
 30.50 LBS/ACRE OF KENTUCKY BLUEGRASS
 17.50 LBS/ACRE OF RED FESCUE
 17.50 LBS/ACRE OF HARD FESCUE
 22.00 LBS/ACRE OF PERENNIAL RYE GRASS

THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE VILLAGE OF DEFOREST.

SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER.

MULCH ALL SEEDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.

FOR AREAS ON WHICH GRADING IS COMPLETED AFTER SEPTEMBER 30,
 TEMPORARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#/ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.

- WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
- SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE.
- GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY. TRACKING PADS MAY REQUIRE PERIODIC CLEANING TO MAINTAIN THE EFFECTIVENESS OF THE PRACTICE, WHICH MAY INCLUDE THE REMOVAL AND RE-INSTALLATION OF THE STONE.

EROSION CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
- ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.
- ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.
- TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).
- TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WISDOT STANDARD SPECIFICATIONS FOR FALL PLANTINGS STARTED AFTER OCTOBER 1 AND THE TEMPORARY SEEDING SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER WHEAT OR RYE .
- DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
- SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
- TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
- DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 106B.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.
- ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
- AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARDS.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1, USE CLASS I URBAN, TYPE A EROSION CONTROL MATTING. FOR SLOPES GREATER THAN 4:1 BUT LESS THAN 2.5:1, USE CLASS I URBAN TYPE B. FOR SLOPES GREATER THAN 2.5:1 USE CLASS I TYPE B. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. ELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL; INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE COVERED WITH A BIO-DEGRADABLE EROSION MAT INCLUDING BIO-DEGRADABLE STAPLES.
- ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.
- WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

GENERAL CONDITIONS

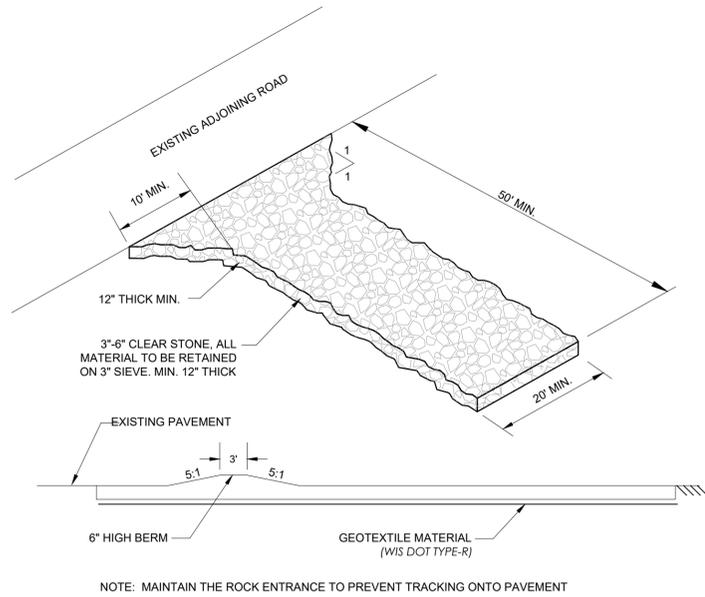
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
- ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE STONE ENTRANCE PADS SHOWN ON THE PLANS.

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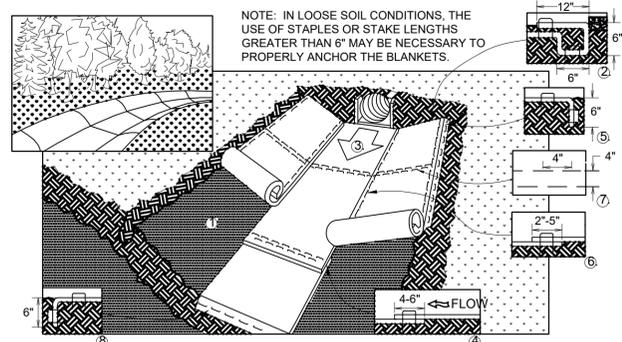
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Technician: TECH			T-R-S: TTN-RRW-SS
Project No: 119,1084.30			Sheet C600

ATWELL SUITES
EROSION CONTROL NOTES
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 Project No: 119.1084.30
 Sheet C600

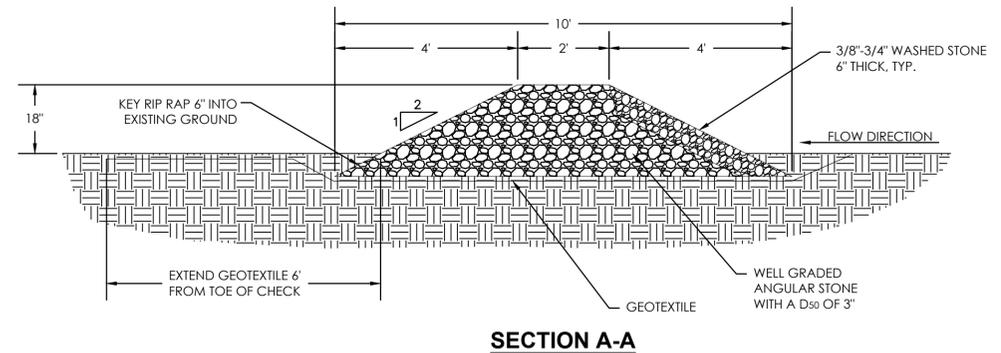


1 CONSTRUCTION ENTRANCE DETAIL
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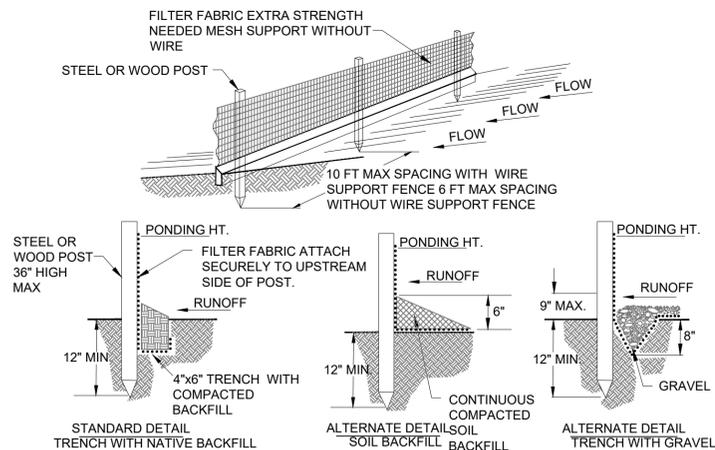


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. EROSION MAT SHALL EXTEND FOR WHICHEVER IS GREATER: UPSLOPE ONE FOOT MIN. VERTICALLY FROM DITCH BOTTOM OR 6" HIGHER THAN DESIGN FLOW DEPTH.
9. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1053.

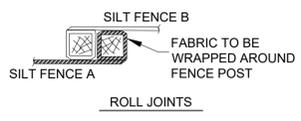
3 EROSION CONTROL MAT - CHANNEL INSTALLATION
SCALE: NTS



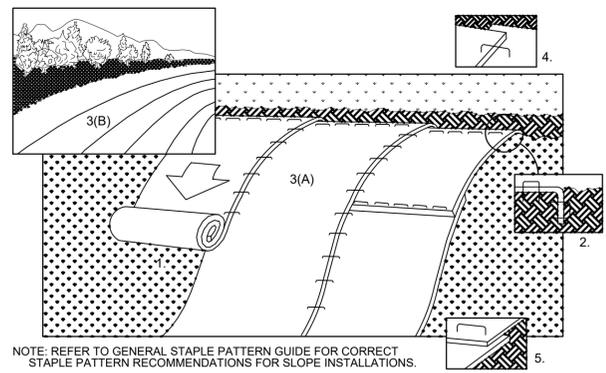
5 STONE DITCH CHECK DETAIL
SCALE: NTS



- NOTE:
1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 4. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.

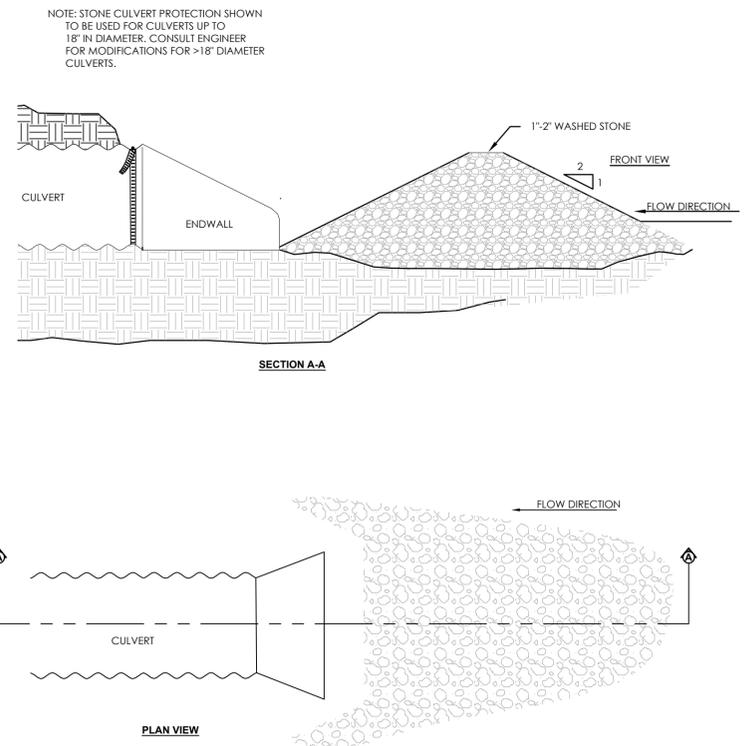


2 SILT FENCE DETAIL
SCALE: NTS



- NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
 5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
 6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
 7. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD # 1052.

4 EROSION CONTROL MAT - SLOPE INSTALLATION
SCALE: NTS



6 EXISTING CULVERT INLET PROTECTION
SCALE: NTS

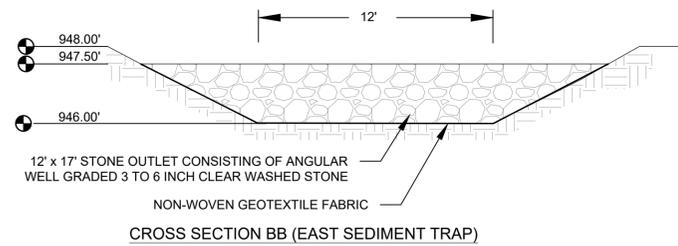
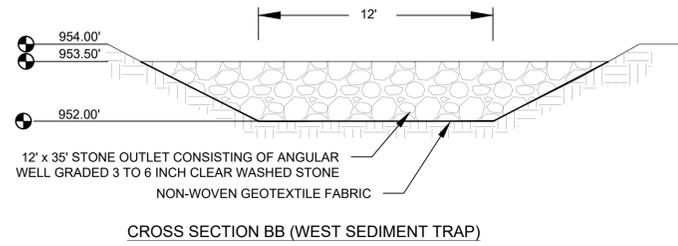
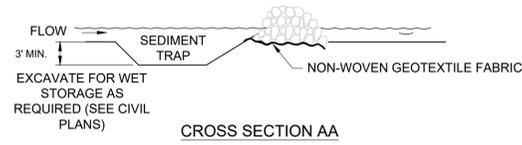
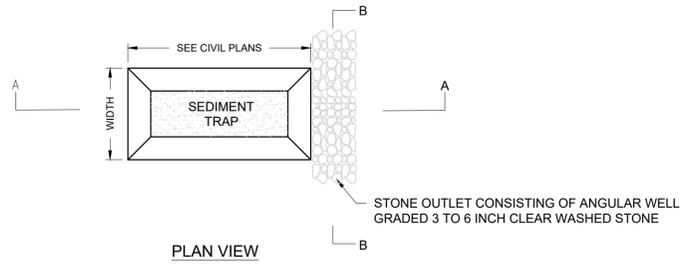
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Engineer: BCA	Checked By: MLC	Date: 03-30-2020	T-R-S; TTN-RRW-SS	
Technician: TECH	Scale: 1" =			
Project No: 119.1084.30				Sheet C601

ATWELL SUITES
EROSION CONTROL DETAILS
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-888-0444 | www.snyder-associates.com

Project No: 119.1084.30
Sheet C601

SNYDER & ASSOCIATES

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1 SEDIMENT TRAP DETAIL
 C602 SCALE: NTS

MARK	PIP SUBMITTAL	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 03-30-2020	Scale: 1" =
Technician: TECH			T-R-S: TTN-RRW-SS
Project No: 119.1084.30			Sheet C 602

ATWELL SUITES
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 608-838-0444 | www.snyder-associates.com



Project No: 119.1084.30
 Sheet C 602

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GENERAL LANDSCAPE NOTES

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM SEPTEMBER 1 TO OCTOBER 15 AND PRIOR TO JUNE 1, BUT NOT AFTER CANDLES EXCEED 1 INCH FOR EVERGREENS. DECIDUOUS PLANTS (B&B AND CONTAINER) TO BE INSTALLED AUGUST 15 TO OCTOBER 15 AND IN THE SPRING PRIOR TO JUNE 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
- CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

GENERAL LANDSCAPE NOTES CONT.

- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED). UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

GENERAL NOTES

- DRAWINGS ARE INTENDED TO BE PRINTED ON 22 X 34 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

GENERAL NOTES CONT.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
- NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS	POINTS
CLIMAX TREES							
3	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2" Cal.	50'h x 40'w	B&B (MALE ONLY)	75
2	WO	Quercus bicolor	SWAMP WHITE OAK	2" Cal.	60'h x 60'w	B&B	75
3	TE	Ulmus 'Morton Glossy'	TRIUMPH ELM	2" Cal.	55'h x 45'w	B&B	75
TALL DECIDUOUS TREES							
3	GT	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	11/2" Cal.	50'h x 20'w	B&B	30
MEDIUM DECIDUOUS TREES							
6	BW	Betula populifolia 'Whitespire'	WHITESPIRE BIRCH TWIN	6' Tall	40'h x 20'w	B&B	15
LOW DECIDUOUS TREES							
3	PR	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	4' Tall	20'h x 20'w	B&B	10
3	AC	Prunus maackii	AMUR CHOKECHERRY	4' Tall	25'h x 20'w	B&B	10
6	AS	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	4' Tall	15'h x 10'	#5 MULTI-STEM (9' O.C.)	10
TALL EVERGREEN TREES							
3	BL	Picea glauca 'Densata'	BLACK HILLS SPRUCE	5'	25'hx15'w	B&B	40
LOW EVERGREEN TREES							
6	AA	Thuja occidentalis 'Smaragd'	AMERICAN ARBORVITAE	3'	12'h x 3'w	B&B	12
12	SJ	Juniperus scopulorum 'Baligh'	SKYHIGH JUNIPER	3'	12'h x 5'w	B&B	12
TALL DECIDUOUS SHRUBS							
5	BV	Viburnum prunifolium	BLACKHAW VIBURNUM	36" Tall	12'h x 12'w	#5 MULTI-STEM (9' O.C.)	5
MEDIUM DECIDUOUS SHRUBS							
10	SF	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Tall	6'h x 6'w	#5 CONT. (6' O.C.)	3
18	UC	Aronia 'Erecta'	UPRIGHT RED CHOKEBERRY	24" Tall	5'h x 5'w	#5 CONT. (6' O.C.)	3
14	RT	Cornus alba 'Sibirica'	RED TWIG DOGWOOD	24" Tall	7'h x5'w	#5 CONT. (7' O.C.)	3
13	SH	Hydrangea arborescens 'Annabelle'	SMOOTH HYDRANGEA	24" Tall	5'h x 6'w	#5 CONT. (6' O.C.)	3
LOW DECIDUOUS SHRUBS							
35	FS	Rhus aromatica 'Gro Lo'	GRO LO FRAGRANT SUMAC	18" Tall	2'h x 8'w	#5 CONT. (7' O.C.)	1
21	RC	Cotoneaster horizontalis var. perpusilus	ROCK COTONEASTER	18" Tall	1.5'h x 5'w	#5 CONT. (6' O.C.)	1
TALL-MEDIUM EVERGREEN SHRUBS							
9	MP	Pinus mugo var. pumilio	DWARF MUGO PINE	24" Ht.	4'h x 10w	#5 CONT. (8' O.C.)	5
12	RW	Rhododendron catawbiense 'Album'	WHITE CATAWBA RHODODENDRON	24" Ht.	6'h x 7w	#5 CONT. (6' O.C.)	5
8	DY	T. Cuspidata 'Nana'	DWARF YEW (BREVIFOLIA)	18" Ht.	3'h x 6'w	#5 CONT. (6' O.C.)	5
LOW EVERGREEN SHRUBS							
14	BJ	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	18" Tall	18"h x 7"w	#5 CONT. (6 O.C.)	3
ORNAMENTAL GRASSES							
58	BA	Bouteloua gracilis 'blonde ambition'	BLONDE AMBITION BLUE GRAMA GRASS	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)	
53	SS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48" Ht.	#1 CONT. (6' O.C.)	
22	PD	Sporobolus heterolepis	PRAIRIE DROPSEED	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)	
51	LB	Schizachyrium scoparium	LITTLE BLUESTEM	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)	

VILLAGE OF COTTAGE GROVE LANDSCAPE REQUIREMENTS

REQUIREMENTS BASED ON PLANNED BUSINESS (PB)

BUILDING FOUNDATION
 REQUIREMENT: 40 POINTS PER 100 FEET OF BUILDING FOUNDATION
 NO TREES SHALL BE COUNTED TOWARDS REQUIREMENT
 REQUIRED: 726 LF / 100 X 40 = 290 POINTS
 PROVIDED: 305 POINTS

STREET FRONTAGE
 REQUIREMENT: 40 POINTS PER 100 LINEAR FEET OF STREET FRONTAGE
 SHRUBS NOT COUNTED TOWARDS TOTAL. A MINIMUM OF 50% CLIMAX TREES AND 30% MEDIUM TREES
 REQUIRED: 49 LF / 100 X 40 = 20 POINTS
 TOTAL POINTS PROVIDED = 60 POINTS

PAVED AREAS
 REQUIREMENT: 80 POINTS PER 20 PARKING STALLS OR 10,000 SF OF PAVED AREA
 MIN OF 30% OF POINTS DEVOTED TO CLIMATE TREES AND 40% TO SHRUBS
 REQUIRED: 33, 126 SF PAVED AREA / 10,000 SF X 80 = 265 POINTS
 TOTAL POINTS PROVIDED = 511 POINTS

DEVELOPED LOTS
 REQUIREMENT: 10 POINTS PER 1,000 SF OF BUILDING FOOTPRINT
 ALL PLANT CATEGORIES CAN BE USED TO MEET REQUIREMENT
 REQUIRED: 14,546 SF / 1,000 SF X 10 = 146 POINTS
 TOTAL POINTS PROVIDED = 448 POINTS

TOTAL POINTS REQUIRED: 721
 TOTAL POINTS PROVIDED: 1,324

5/21/2020	BCA	BY	DATE	Scale: 1" =	T-R-S: TTN-RRW-SS	Sheet L 100
PIP SUBMITTAL	REVISION	Checked By:	MILC	Date:	05-21-2020	
MARK	Engineer:	BCA	Technician:	TECH		Project No: 119,1084.30

COTTAGE GROVE, WI

LANDSCAPE NOTES

SNYDER & ASSOCIATES, INC.

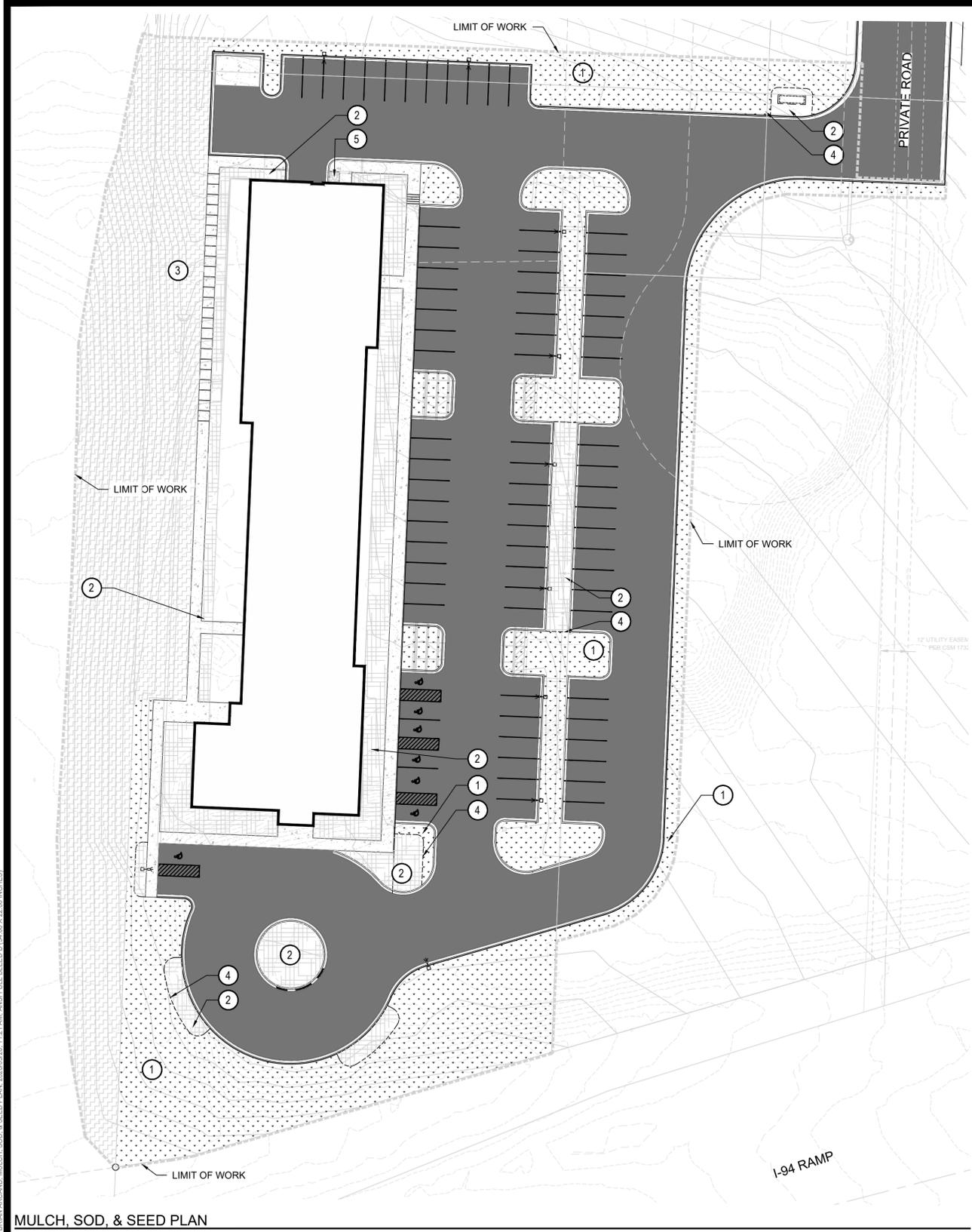
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 515-964-2020 | www.snyder-associates.com

ATWELL SUITES

SNYDER & ASSOCIATES

Project No: 119,1084.30
 Sheet L100

V:\Projects\2019\119.1084.30\CADD\1191084_Plan\LAND.dwg BROWN ARCADE, MULCH, SOD, & SEED PLAN, 20200620, 11:21 AM, ANS FULL BLEED (0.0 X 22.0) INCHES



MULCH, SOD, & SEED PLAN

LANDSCAPE LEGEND

- SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- TURF SEED, REFER TO CONSTRUCTION NOTES FOR TYPE
- ROCK MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- CLIMAX DECIDUOUS TREE
- LOW DECIDUOUS TREES
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

LANDSCAPE CONSTRUCTION NOTES

1. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
3. TURF SEED SHALL BE ROUGH & TOUGH 100 PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (608.846.9200) OR APPROVED EQUAL.
4. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
5. ROCK MULCH SHALL BE 1 1/2" MISSISSIPPI RIVER STONE PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
6. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

MARK	PIP SUBMITTAL	9/21/2020/BCA	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 05-21-2020	Scale: 1" =	
Technician: TECH	T-R-S: TTN-RRW-SS		Project No: 119.1084.30	
				Sheet L200

ATWELL SUITES

MULCH, SOD, & SEED PLAN

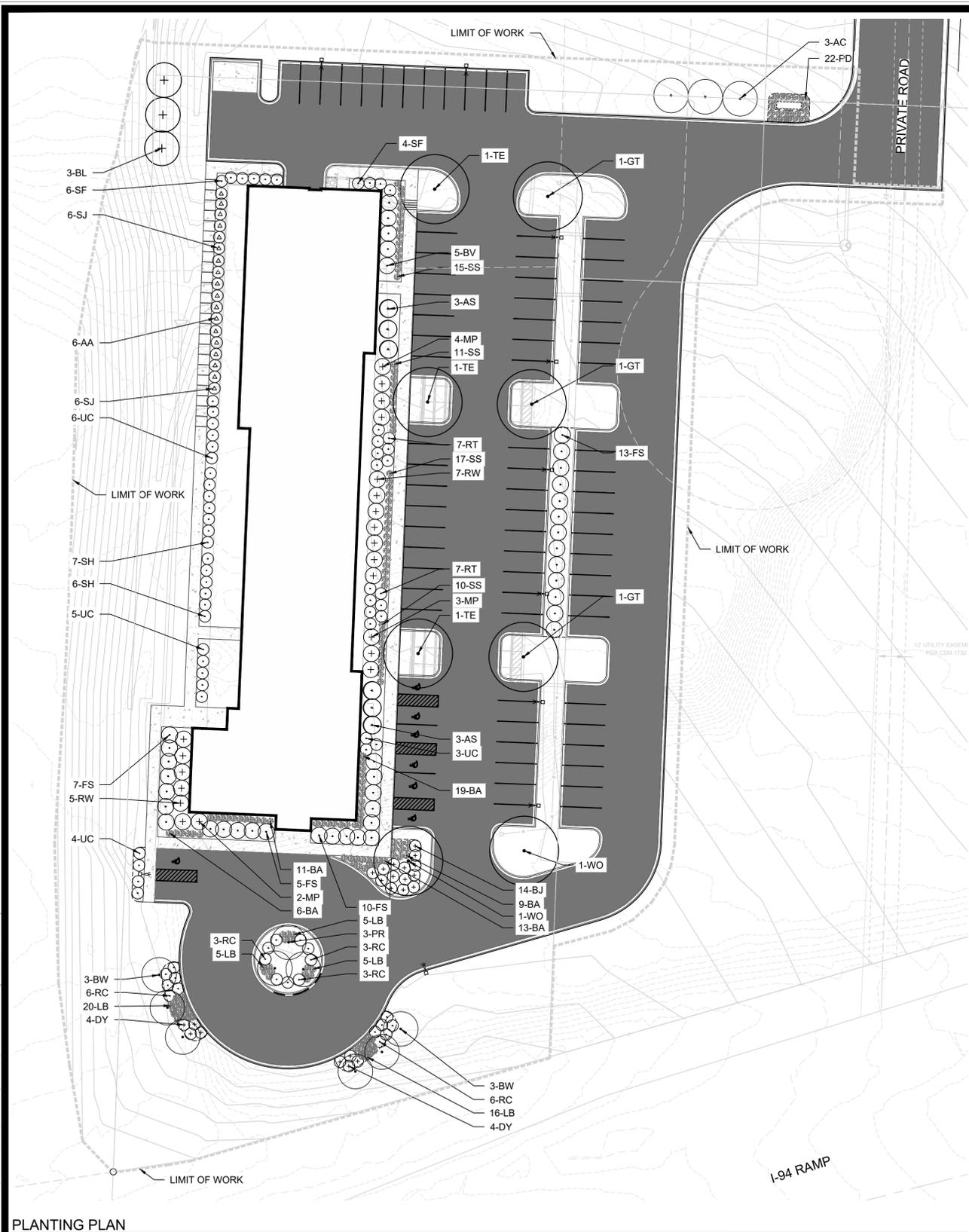
COTTAGE GROVE, WI

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V:\Projects\201113-1084-30\CADD\1191084-PLAN\LAND.dwg BROWN ARCADIS PLANTING PLAN 20200520 11:21 AM ANSI FULL BLEED D (24.00 X 22.00 INCHES)



PLANTING PLAN



LANDSCAPE LEGEND

- SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- TURF SEED, REFER TO CONSTRUCTION NOTES FOR TYPE
- ROCK MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- CLIMAX DECIDUOUS TREE
- LOW DECIDUOUS TREES
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

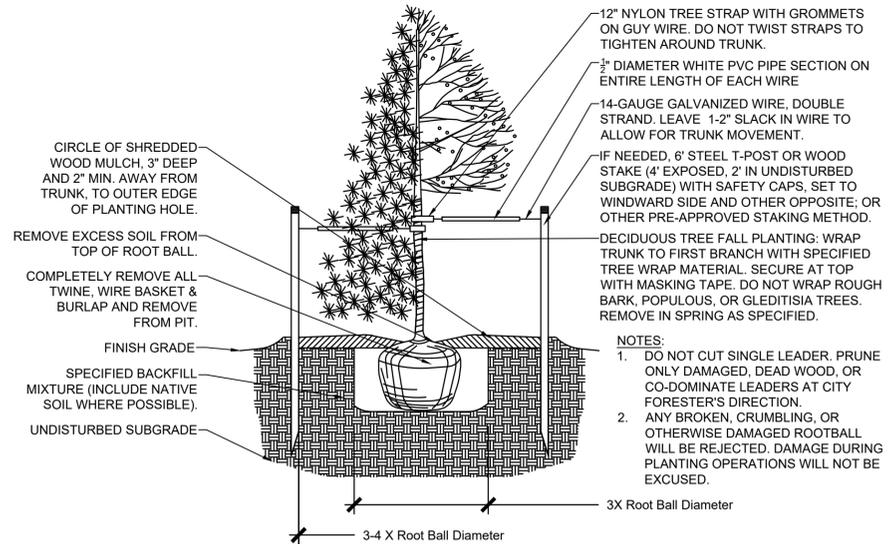
LANDSCAPE CONSTRUCTION NOTES

1. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
3. TURF SEED SHALL BE ROUGH & TOUGH 100 PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (608.846.9200) OR APPROVED EQUAL.
4. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
5. ROCK MULCH SHALL BE 1 1/2" MISSISSIPPI RIVER STONE PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
6. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE

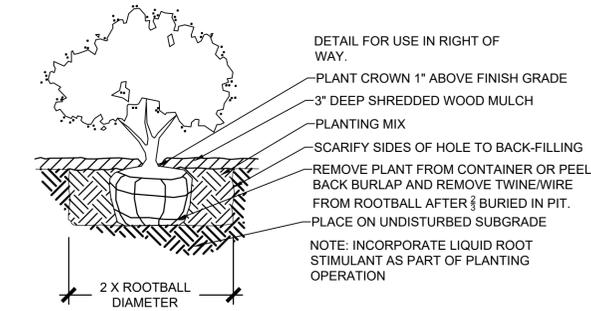
QTY	KEY	COMMON NAME
CLIMAX TREES		
	AG	AUTUMN GOLD GINKGO
	WO	SWAMP WHITE OAK
	TE	TRIUMPH ELM
TALL DECIDUOUS TREES		
	GT	SKYLINE HONEY LOCUST
MEDIUM DECIDUOUS TREES		
	BW	WHITESPIRE BIRCH TWIN
LOW DECIDUOUS TREES		
	PR	PRAIRIFIRE CRABAPPLE
	AC	AMUR CHOKECHERRY
	AS	AUTUMN BRILLIANCE SERVICEBERRY
TALL EVERGREEN TREES		
	BL	BLACK HILLS SPRUCE
LOW EVERGREEN TREES		
	AA	AMERICAN ARBORVITAE
	SJ	SKYHIGH JUNIPER
TALL DECIDUOUS SHRUBS		
	BV	BLACKHAW VIBURNUM
MEDIUM DECIDUOUS SHRUBS		
	SF	SHOW OFF FORSYTHIA
	UC	UPRIGHT RED CHOKEBERRY
	RT	RED TWIG DOGWOOD
	SH	SMOOTH HYDRANGEA
LOW DECIDUOUS SHRUBS		
	FS	GRO LO FRAGRANT SUMAC
	RC	ROCK COTONEASTER
TALL-MEDIUM EVERGREEN SHRUBS		
	MP	DWARF MUGO PINE
	RW	WHITE CATAWBA RHODODENDRON
	DY	DWARF YEW (BREVIFOLIA)
LOW EVERGREEN SHRUBS		
	BJ	BUFFALO JUNIPER
ORNAMENTAL GRASSES		
	BA	BLONDE AMBITION BLUE GRAMA GRASS
	SS	SHENANDOAH SWITCH GRASS
	PD	PRAIRIE DROPSEED
	LB	LITTLE BLUESTEM

ATWELL SUITES	COTTAGE GROVE, WI	PLANTING PLAN		SNYDER & ASSOCIATES, INC.			
		SNYDER & ASSOCIATES					
Project No: 119.1084.30		Sheet L201					



1 TREE PLANTING

SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING

SCALE: 1/2" = 1'-0"

MARK	PIP SUBMITTAL	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 04-23-2020	Scale: 1" =	T-R-S; TTN-RRW-SS
Technician: TECH				
Project No: 119.1084.30				Sheet L300

ATWELL SUITES

LANDSCAPE DETAILS

COTTAGE GROVE, WI

SNYDER & ASSOCIATES, INC. |

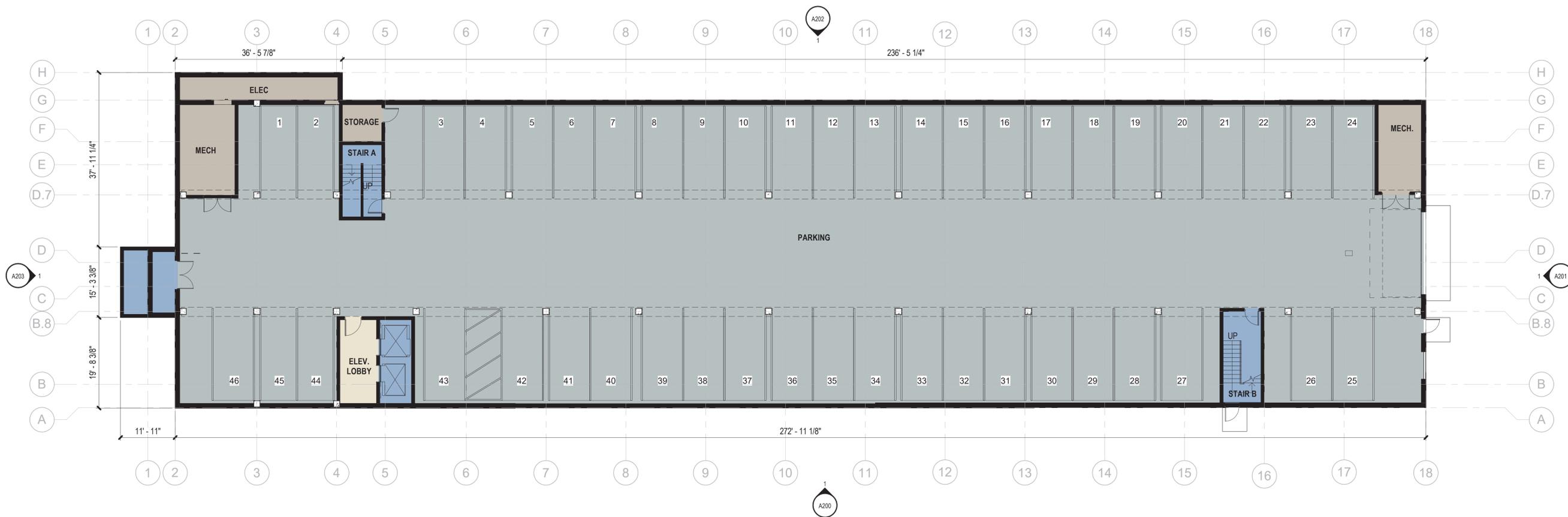
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V:\Projects\2019\119.1084.30\CADD\1191084_PLANTLAND.dwg BRIAN ARCANO, LANDSCAPE DETAILS, 20200520, 11:27 AM, ANSI FULL BLEED D (34.10 X 22.00 INCHES)

Level P1 Plan

Level P1 Summary	
Parking	16,887 SF
Core	750 SF
Public	170 SF
BOH	852 SF
Total - 18,658 GSF	



LEVEL P1 PLAN
SCALE: 3/32" = 1'-0"



- Key**
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH
 - Office



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PIP SUBMITTAL -
VILLAGE OF COTTAGE GOVE, WI
05/20/2020

Atwell Hotel

Cottage Grove, Wisconsin

20-028.00

DJR Architecture
333 N Washington Ave #210
Minneapolis, MN 55401

Floor Plans

A100

Level 1 Plan

Level 1 Summary	
Residential	- 7,704 SF (19 units/floor)
Core	- 619 SF
Public	- 4,007 SF
BOH	- 2,215 SF
Total - 14,546 GSF	



GUESTROOM COUNT LEVEL 01		
	DESCRIPTION	COUNT
▲	KING	10
●	KING: ADA	00
▲	Q/Q	08
●	Q/Q: ADA	01

- Key**
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH
 - Office

LEVEL 1 PLAN
SCALE: 3/32" = 1'-0"



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Floor Plans

A110

Level 2 Plan

Level 2 Summary	
Residential	- 8,775 SF (22 units/floor)
Core	- 645 SF
Public	- 4,615 SF
BOH	- 421 SF
Total- 14,456 GSF	



GUESTROOM COUNT LEVEL 02		
	DESCRIPTION	COUNT
▲	KING	13
●	KING: ADA	00
▲	Q/Q	08
●	Q/Q: ADA	01

LEVEL 2 PLAN
SCALE: 3/32" = 1'-0"



- Key**
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH
 - Office



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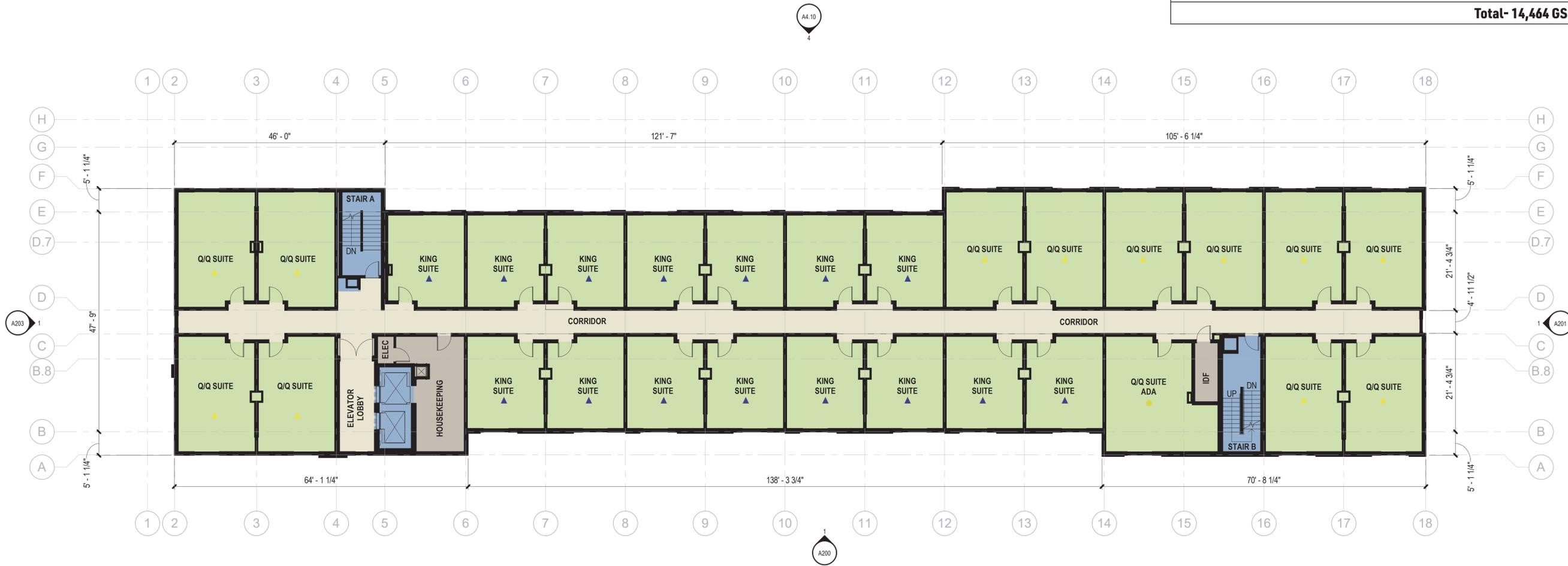
DJR Architecture
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Minneapolis, MN 55401

Floor Plans

A120

Level 3 Plan

Level 3 Summary	
Residential	- 11,310 SF (28 units/floor)
Core	- 661 SF
Common	- 2,073 SF
BOH	- 421 SF
Total- 14,464 GSF	



GUESTROOM COUNT LEVEL XX		
	DESCRIPTION	COUNT
▲	KING	15
●	KING: ADA	00
▲	Q/Q	12
●	Q/Q: ADA	01

LEVEL 3 PLAN
SCALE: 3/32" = 1'-0"



- Key**
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH
 - Office



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05/20/2020

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20-028.00

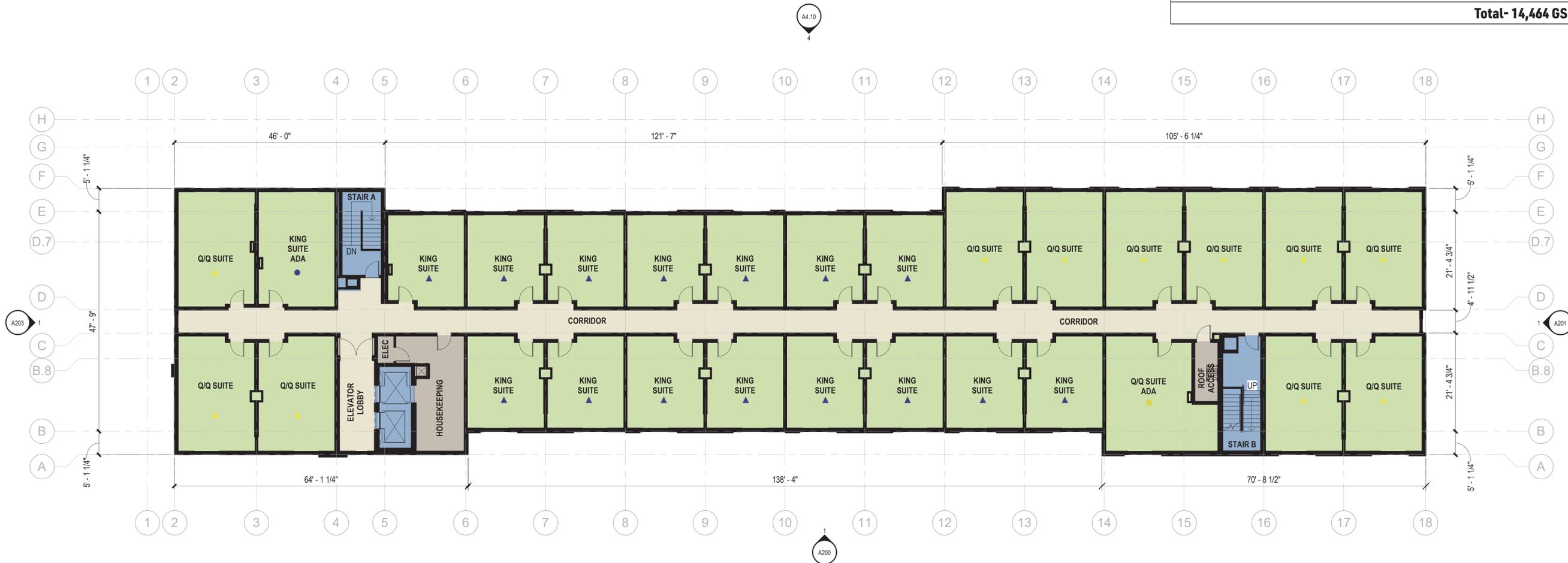
DJR Architecture
333 N Washington Ave #210
Minneapolis, MN 55401

Floor Plans

A130

Level 4 Plan

Level 4 Summary	
Residential	- 11,310 SF (28 units/floor)
Core	- 661 SF
Common	- 2,073 SF
BOH	- 421 SF
Total- 14,464 GSF	



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Floor Plans

A140

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GUESTROOM COUNT LEVEL XX		
	DESCRIPTION	COUNT
▲	KING	15
●	KING: ADA	01
▲	Q/Q	11
●	Q/Q: ADA	01

LEVEL 4 PLAN
SCALE: 3/32" = 1'-0"



Key

- Residential Units
- Public Area
- Parking
- Core
- BOH
- Office

East Elevation



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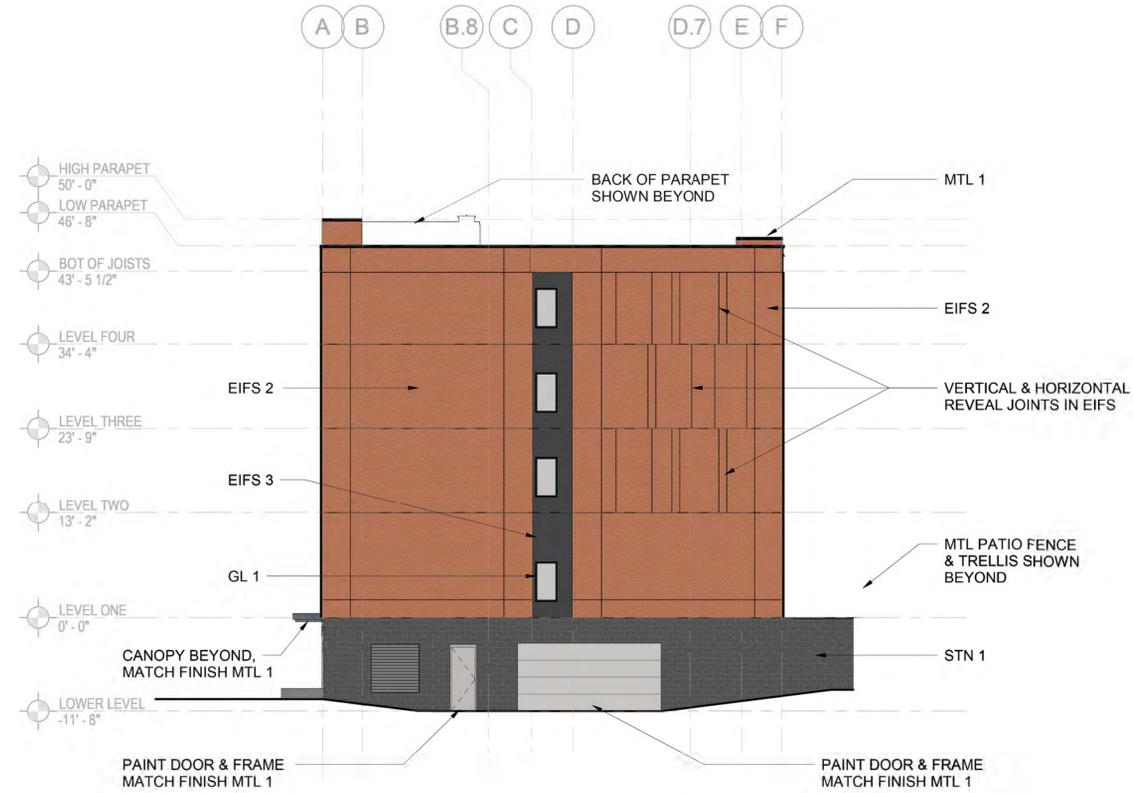
EAST ELEVATION
SCALE: 3/32" = 1'-0"

Exterior Material Key:
ST1 - SPLIT-FACE CMU
EIFS 1 - EIFS PANEL (COTTON)
EIFS 2 - EIFS PANEL (SIESTA)
EIFS 3 - EIFS PANEL (WINTERS EVE)
WDT 1 - WOOD TILE (CIPRESSO)
GL 1 - LOW-E GLASS
MTL 1 - METAL PANEL (CHARCOAL)

	Area		EIFS		Metal		Wood Tile		Glass		Stone	
	(SF)		(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)
EAST TOTAL	16,671sf		12,791 sf	76%	612 sf	4%	21 sf	0%	1926 sf	12%	1322 sf	8%
NORTH TOTAL	3,490 sf		2,673 sf	72%	237 sf	7%	--	--	55 sf	1%	525 sf	15%
WEST TOTAL	13,334 sf		10,505 sf	79%	681 sf	5%	72 sf	1%	1640 sf	12%	446 sf	3%
SOUTH TOTAL	2,845 sf		2,036 sf	71%	68 sf	2%	186 sf	7%	556 sf	20%	--	--
TOTAL	36,352 sf		28,042 sf	77%	1,588 sf	4%	279 sf	1%	4,150 sf	11%	2,293 sf	7%

Elevations





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05/20/2020

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Elevations

A210

NORTH ELEVATION

SCALE: 3/32" = 1'-0"

Exterior Material Key:

- ST1 - SPLIT-FACE CMU
- EIFS 1 - EIFS PANEL (COTTON)
- EIFS 2 - EIFS PANEL (SIESTA)
- EIFS 3 - EIFS PANEL (WINTERS EVE)
- WDT 1 - WOOD TILE (CIPRESSO)
- GL 1 - LOW-E GLASS
- MTL 1 - METAL PANEL (CHARCOAL)

	Area		EIFS		Metal		Wood Tile		Glass		Stone	
	(SF)		(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)
EAST TOTAL	16,671sf		12,791 sf	76%	612 sf	4%	21 sf	0%	1926 sf	12%	1322 sf	8%
NORTH TOTAL	3,490 sf		2,673 sf	72%	237 sf	7%	--	--	55 sf	1%	525 sf	15%
WEST TOTAL	13,334 sf		10,505 sf	79%	681 sf	5%	72 sf	1%	1640 sf	12%	446 sf	3%
SOUTH TOTAL	2,845 sf		2,036 sf	71%	68 sf	2%	186 sf	7%	556 sf	20%	--	--
TOTAL	36,352 sf		28,042 sf	77%	1,588 sf	4%	279 sf	1%	4,150 sf	11%	2,293 sf	7%

West Elevation



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05/20/2020

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Cottage Grove, Wisconsin
20-028.00

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Elevations
A220

WEST ELEVATION
SCALE: 3/32" = 1'-0"

Exterior Material Key:
ST1 - SPLIT-FACE CMU
EIFS 1 - EIFS PANEL (COTTON)
EIFS 2 - EIFS PANEL (SIESTA)
EIFS 3 - EIFS PANEL (WINTERS EVE)
WDT 1 - WOOD TILE (CIPRESSO)
GL 1 - LOW-E GLASS
MTL 1 - METAL PANEL (CHARCOAL)

	Area		EIFS		Metal		Wood Tile		Glass		Stone	
	(SF)		(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)
EAST TOTAL	16,671sf		12,791 sf	76%	612 sf	4%	21 sf	0%	1926 sf	12%	1322 sf	8%
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WEST TOTAL	13,334 sf		10,505 sf	79%	681 sf	5%	72 sf	1%	1640 sf	12%	446 sf	3%
SOUTH TOTAL	2,845 sf		2,036 sf	71%	68 sf	2%	186 sf	7%	556 sf	20%	--	--
TOTAL	36,352 sf		28,042 sf	77%	1,588 sf	4%	279 sf	1%	4,150 sf	11%	2,293 sf	7%



Atwell Hotel

Cottage Grove, Wisconsin

20-028.00

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Elevations

A230

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

Exterior Material Key:

- ST1 - SPLIT-FACE CMU
- EIFS 1 - EIFS PANEL (COTTON)
- EIFS 2 - EIFS PANEL (SIESTA)
- EIFS 3 - EIFS PANEL (WINTERS EVE)
- WDT 1 - WOOD TILE (CIPRESSO)
- GL 1 - LOW-E GLASS
- MTL 1 - METAL PANEL (CHARCOAL)

	Area		EIFS		Metal		Wood Tile		Glass		Stone	
	(SF)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	
EAST TOTAL	16,671sf	12,791 sf	76%	612 sf	4%	21 sf	0%	1926 sf	12%	1322 sf	8%	
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WEST TOTAL	13,334 sf	10,505 sf	79%	681 sf	5%	72 sf	1%	1640 sf	12%	446 sf	3%	
SOUTH TOTAL	2,845 sf	2,036 sf	71%	68 sf	2%	186 sf	7%	556 sf	20%	--	--	
TOTAL	36,352 sf	28,042 sf	77%	1,588 sf	4%	279 sf	1%	4,150 sf	11%	2,293 sf	7%	

Exterior Materials



Atwell Hotel Looking Northwest

WDT1



ST1 - SPLIT FACE CMU (ONYX)
 Vendor/Supplier: RCP Block & Brick or Similar
 Model: RCP Block or Similar
 Color: Onyx
 Use: Field Material, Exposed Foundation



EIFS 1 - EIFS PANEL (COTTON)
 Vendor/Supplier: Dryvit or Similar
 Model: Reveal Panel or Similar
 Color: Cotton
 Use: Field Material



EIFS 2 - EIFS PANEL (SIESTA)
 Vendor/Supplier: Dryvit or Similar
 Model: Reveal Panel or Similar
 Color: Siesta
 Use: Field Material



EIFS 3 - EIFS PANEL (WINTEREVE)
 Vendor/Supplier: Dryvit or Similar
 Model: Reveal Panel or Similar
 Color: Wintereve
 Use: Field Material



WDT 1 - WOOD TILE (CIPRESSO)
 Vendor/Supplier: Palermo or Similar
 Model: Flush Panel or Similar
 Color: Cipresso or Similar
 Use: Trim at Entryway



GL1 - LOW-E GLASS
 Vendor/Supplier: Vitro or Similar
 Model: SN 68, Insulated, Low-E coating or Similar
 Color: Starphire
 Use: All glass



MTL 1 - METAL PANEL
 Vendor/Supplier: A&C or Similar
 Model: Flush Panel or Similar
 Color: Charcoal or Similar
 Use: Mics Metal



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PIP SUBMITTAL -
 VILLAGE OF COTTAGE GROVE, WI
 05/20/2020

Atwell Hotel

Cottage Grove, Wisconsin

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Exterior Materials

A240



Atwell Hotel Looking Northwest



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05/20/2020

Atwell Hotel

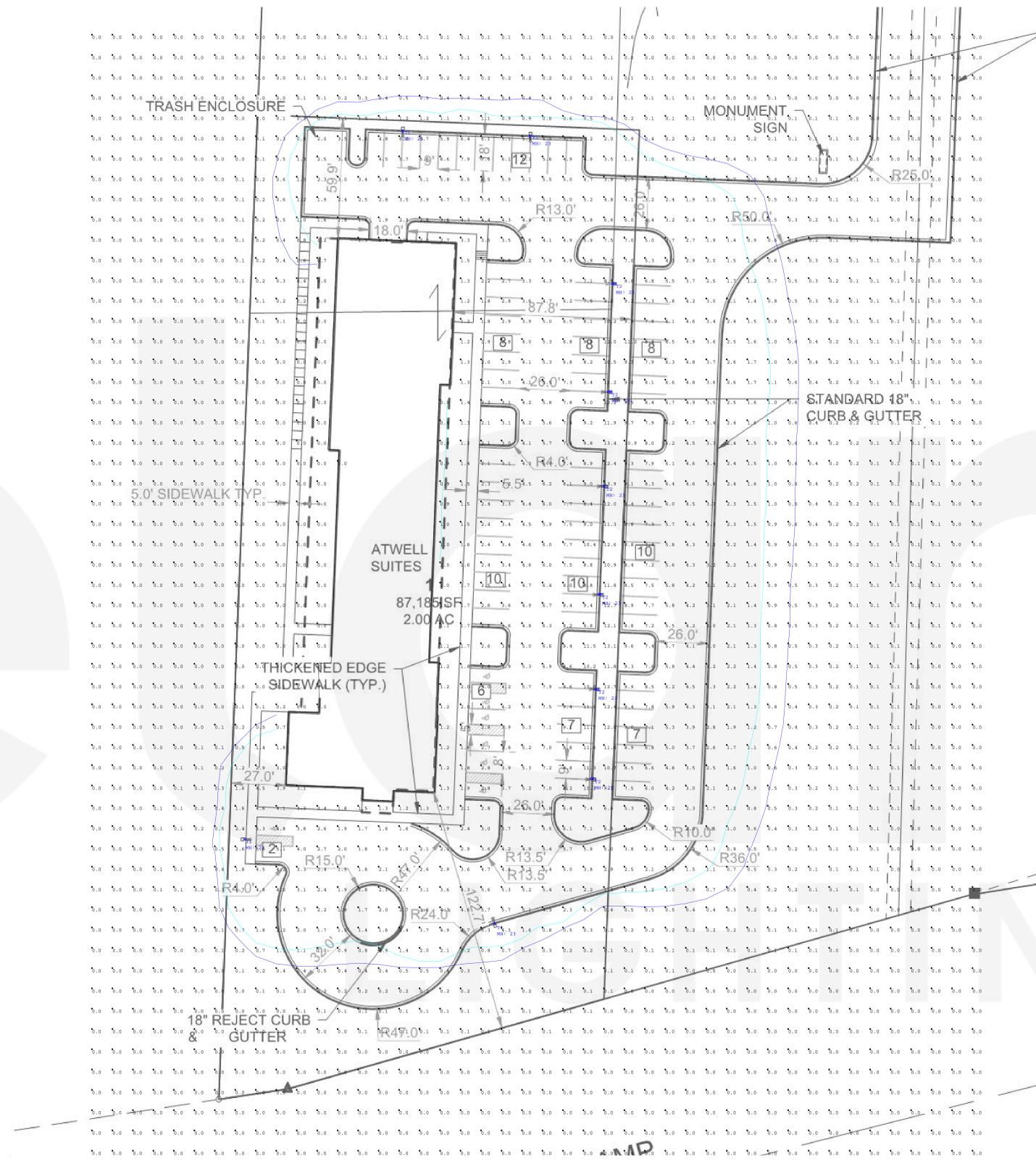
Cottage Grove, Wisconsin

20-028.00

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Renderings

A400



Scale: 1 inch= 25 Ft.

Luminaire Schedule			Manufacturer		Catalog Number		Lumens	LLF	Watts
Symbol	Label	Quantity							
	T1	4	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)		GLEON-AF-04-LED-E1-SL4-7030-1200		24208	0.900	258
	T2	6	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)		GLEON-AF-04-LED-E1-SL4-7030-1200		24208	0.900	258

Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	Units
SITE	1.43	13.9	0.0	N.A.	N.A.	Fc

Milwaukee Main Office
16350 W. Glendale Dr.
New Berlin, WI 53151
Phone: 262-785-0144
layouts@elanlighting.com



THESE CALCULATIONS ARE ESTIMATES
BASED ON INFORMATION AVAILABLE
AT TIME OF LAYOUT REQUEST AND
DO NOT REPRESENT ON-SITE
CONDITIONS WITH 100% ACCURACY.

Date: 5/19/2020

Paper Size: ARCH E1 - 30x42

ATWELL SUITES SITE
COTTAGE GROVE, WI

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



GLEON GALLEON LED

1-10 Light Squares
Solid State LED

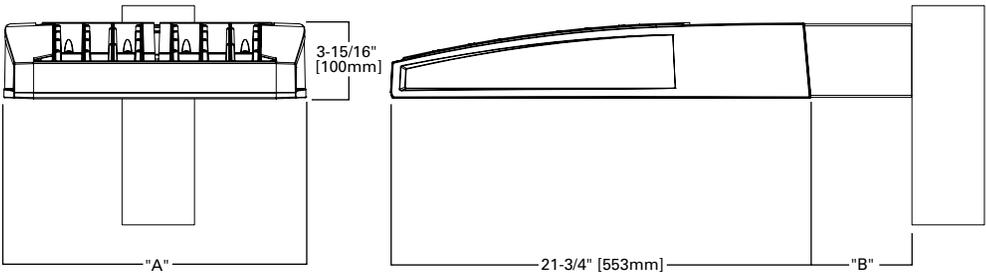
AREA/SITE LUMINAIRE



LumenSafe Technology
[CLICK HERE](#)

WaveLinx

DIMENSIONS

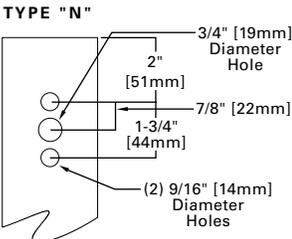


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

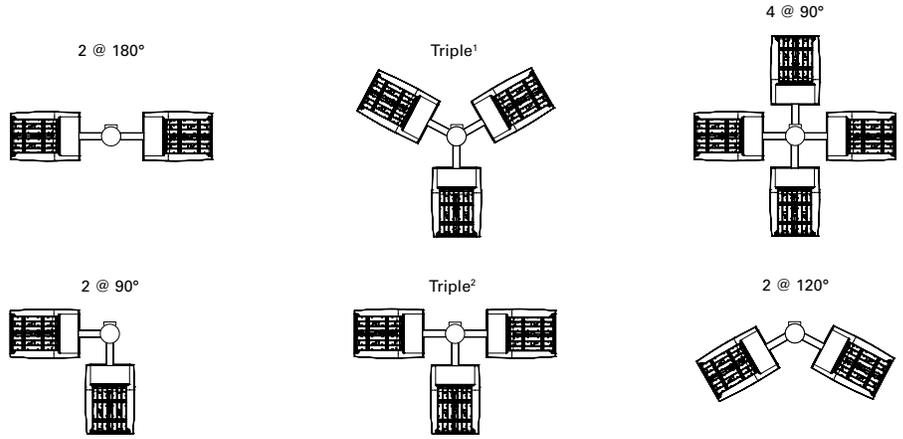
3G Vibration Rated
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

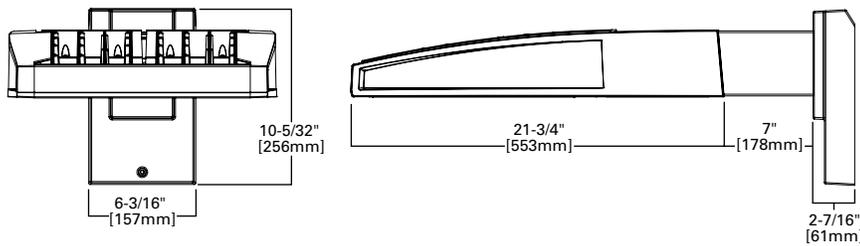
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

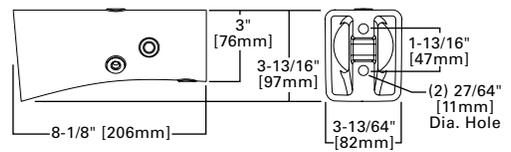


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

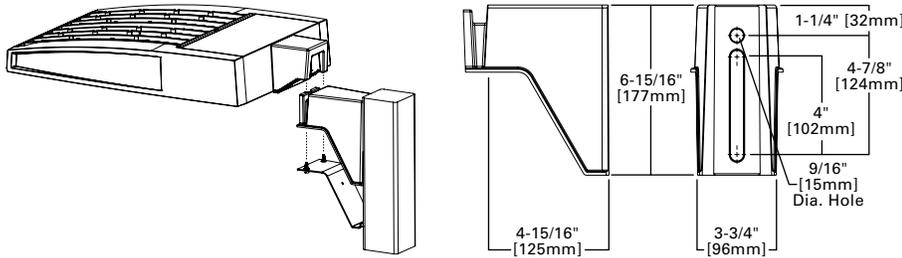
STANDARD WALL MOUNT



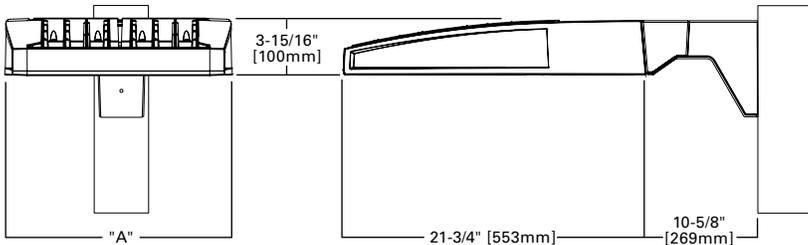
MAST ARM MOUNT



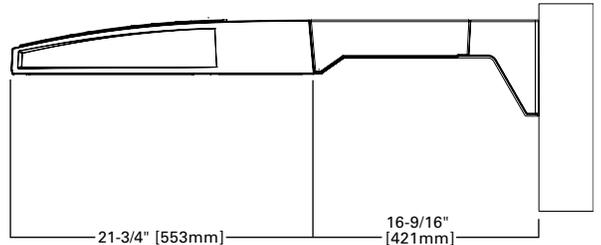
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

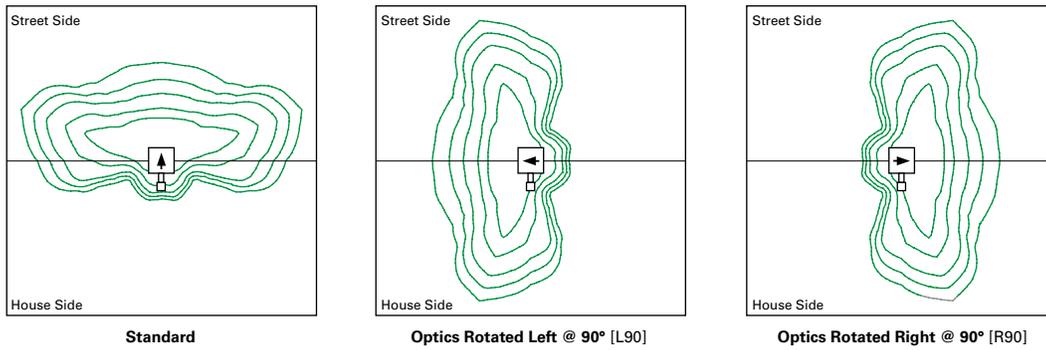


QUICK MOUNT ARM DATA

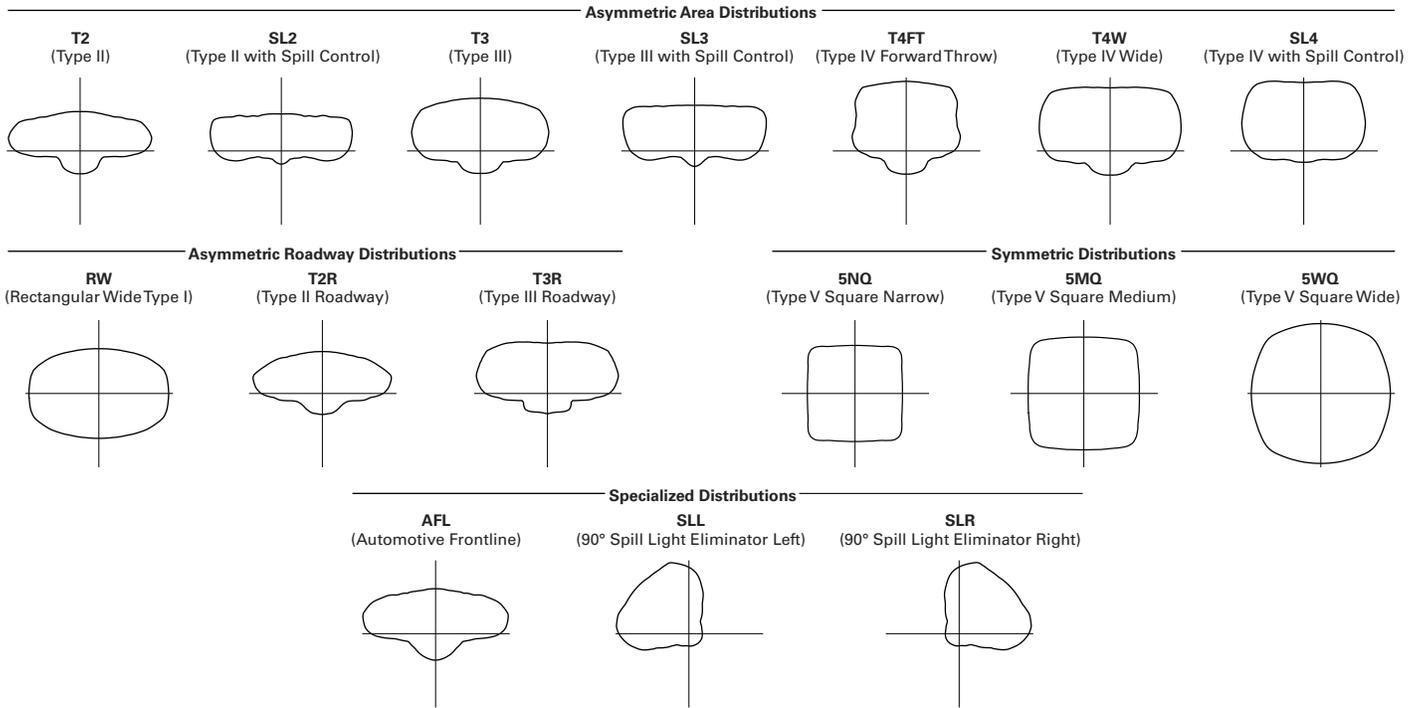
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	N/A	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS

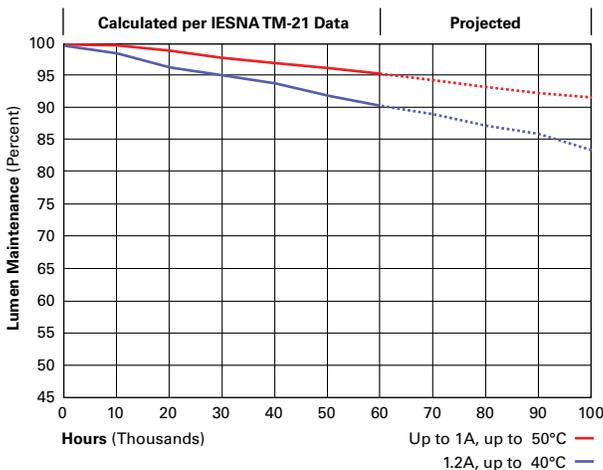


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1.2A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	67	129	191	258	320	382	448	511	575	640	
Input Current @ 120V (A)	0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87	
Input Current @ 208V (A)	0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14	
Input Current @ 240V (A)	0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71	
Input Current @ 277V (A)	0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36	
Input Current @ 347V (A)	0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92	
Input Current @ 480V (A)	0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45	
Optics											
T2	4000K/5000K Lumens	6,863	13,412	20,011	26,441	32,761	39,205	46,364	52,534	58,601	64,880
	3000K Lumens	6,489	12,681	18,919	25,000	30,974	37,066	43,836	49,668	55,405	61,341
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,285	14,238	21,246	28,072	34,780	41,621	49,221	55,770	62,212	68,878
	3000K Lumens	6,888	13,462	20,087	26,541	32,884	39,351	46,537	52,729	58,819	65,122
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,995	13,670	20,397	26,951	33,391	39,959	47,256	53,544	59,728	66,130
	3000K Lumens	6,613	12,924	19,284	25,480	31,570	37,780	44,679	50,624	56,471	62,524
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	7,150	13,973	20,850	27,549	34,134	40,846	48,307	54,734	61,056	67,598
	3000K Lumens	6,761	13,212	19,713	26,046	32,272	38,619	45,673	51,750	57,726	63,911
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	7,036	13,748	20,515	27,107	33,586	40,191	47,530	53,854	60,074	66,512
	3000K Lumens	6,652	12,999	19,397	25,629	31,754	37,999	44,938	50,917	56,797	62,885
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,945	13,571	20,249	26,756	33,152	39,671	46,917	53,160	59,298	65,653
	3000K Lumens	6,566	12,831	19,146	25,297	31,344	37,508	44,358	50,260	56,064	62,072
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,851	13,388	19,977	26,396	32,704	39,137	46,283	52,444	58,498	64,768
	3000K Lumens	6,477	12,658	18,888	24,957	30,920	37,003	43,759	49,584	55,308	61,235
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,994	13,668	20,394	26,947	33,388	39,953	47,249	53,537	59,720	66,119
	3000K Lumens	6,612	12,922	19,281	25,477	31,567	37,774	44,673	50,618	56,463	62,514
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,645	12,986	19,378	25,603	31,723	37,962	44,893	50,868	56,743	62,824
	3000K Lumens	6,282	12,279	18,321	24,207	29,993	35,892	42,445	48,094	53,648	59,398
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,214	14,097	21,036	27,795	34,437	41,210	48,734	55,220	61,597	68,199
	3000K Lumens	6,820	13,329	19,888	26,279	32,558	38,962	46,077	52,208	58,237	64,479
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,347	14,356	21,423	28,306	35,071	41,969	49,632	56,237	62,730	69,454
	3000K Lumens	6,947	13,573	20,254	26,762	33,158	39,680	46,925	53,170	59,309	65,667
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,366	14,396	21,480	28,381	35,164	42,080	49,765	56,386	62,898	69,639
	3000K Lumens	6,964	13,610	20,308	26,833	33,247	39,786	47,050	53,311	59,468	65,842
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,147	12,010	17,921	23,679	29,339	35,109	41,521	47,046	52,478	58,102
	3000K Lumens	5,811	11,355	16,944	22,388	27,739	33,194	39,256	44,479	49,617	54,933
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	7,149	13,970	20,846	27,543	34,126	40,837	48,295	54,722	61,042	67,582
	3000K Lumens	6,760	13,208	19,709	26,041	32,264	38,610	45,661	51,738	57,713	63,897
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,175	14,021	20,921	27,643	34,249	40,986	48,470	54,920	61,262	67,828
	3000K Lumens	6,784	13,256	19,780	26,136	32,381	38,750	45,827	51,925	57,922	64,129
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	59	113	166	225	279	333	391	445	501	558	
Input Current @ 120V (A)	0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07	
Input Current @ 208V (A)	0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75	
Input Current @ 240V (A)	0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39	
Input Current @ 277V (A)	0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09	
Input Current @ 347V (A)	0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68	
Input Current @ 480V (A)	0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28	
Optics											
T2	4000K/5000K Lumens	6,256	12,225	18,242	24,104	29,865	35,739	42,265	47,888	53,420	59,144
	3000K Lumens	5,915	11,559	17,248	22,789	28,236	33,790	39,960	45,277	50,506	55,919
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,642	12,979	19,366	25,589	31,705	37,941	44,870	50,840	56,711	62,789
	3000K Lumens	6,280	12,271	18,311	24,193	29,976	35,872	42,423	48,068	53,619	59,365
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,377	12,461	18,593	24,568	30,439	36,426	43,077	48,810	54,447	60,282
	3000K Lumens	6,029	11,781	17,580	23,229	28,781	34,441	40,731	46,150	51,480	56,997
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,518	12,739	19,006	25,113	31,116	37,235	44,036	49,895	55,658	61,622
	3000K Lumens	6,029	11,781	17,579	23,229	28,779	34,440	40,729	46,148	51,478	56,995
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,414	12,533	18,702	24,710	30,616	36,637	43,328	49,093	54,763	60,631
	3000K Lumens	6,064	11,849	17,681	23,363	28,946	34,638	40,966	46,417	51,776	57,325
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,331	12,372	18,459	24,391	30,221	36,163	42,769	48,459	54,056	59,849
	3000K Lumens	5,986	11,697	17,452	23,061	28,572	34,192	40,436	45,817	51,108	56,585
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,245	12,205	18,212	24,062	29,813	35,677	42,192	47,807	53,326	59,042
	3000K Lumens	5,904	11,539	17,218	22,750	28,187	33,732	39,891	45,199	50,418	55,822
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,376	12,460	18,591	24,564	30,436	36,421	43,072	48,803	54,439	60,273
	3000K Lumens	6,028	11,780	17,578	23,224	28,776	34,435	40,723	46,141	51,471	56,986
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,058	11,838	17,664	23,340	28,918	34,605	40,924	46,370	51,727	57,269
	3000K Lumens	5,727	11,193	16,701	22,067	27,341	32,718	38,692	43,841	48,906	54,146
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,577	12,851	19,176	25,336	31,392	37,566	44,426	50,337	56,151	62,170
	3000K Lumens	6,218	12,151	18,131	23,955	29,680	35,517	42,003	47,592	53,089	58,779
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,697	13,088	19,528	25,803	31,970	38,258	45,243	51,264	57,185	63,313
	3000K Lumens	6,332	12,374	18,463	24,395	30,227	36,171	42,776	48,468	54,066	59,861
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,715	13,122	19,580	25,871	32,055	38,360	45,365	51,401	57,337	63,482
	3000K Lumens	6,348	12,406	18,513	24,461	30,307	36,268	42,891	48,599	54,210	60,021
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,604	10,949	16,337	21,586	26,745	32,004	37,850	42,886	47,838	52,965
	3000K Lumens	5,298	10,351	15,446	20,409	25,287	30,258	35,786	40,547	45,229	50,077
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,517	12,735	19,002	25,107	31,109	37,227	44,025	49,883	55,644	61,607
	3000K Lumens	6,162	12,040	17,965	23,738	29,413	35,197	41,623	47,163	52,609	58,247
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,541	12,781	19,072	25,199	31,221	37,362	44,185	50,065	55,846	61,831
	3000K Lumens	6,184	12,084	18,032	23,825	29,519	35,325	41,775	47,334	52,801	58,459
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	44	85	124	171	210	249	295	334	374	419	
Input Current @ 120V (A)	0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80	
Input Current @ 208V (A)	0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12	
Input Current @ 240V (A)	0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84	
Input Current @ 277V (A)	0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67	
Input Current @ 347V (A)	0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52	
Input Current @ 480V (A)	0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96	
Optics											
T2	4000K/5000K Lumens	5,054	9,878	14,739	19,475	24,129	28,875	34,148	38,691	43,159	47,785
	3000K Lumens	4,779	9,338	13,935	18,412	22,813	27,301	32,286	36,581	40,805	45,179
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,366	10,486	15,647	20,675	25,616	30,654	36,252	41,076	45,819	50,730
	3000K Lumens	5,074	9,914	14,794	19,548	24,218	28,982	34,276	38,835	43,320	47,964
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,153	10,068	15,022	19,849	24,593	29,430	34,805	39,436	43,990	48,705
	3000K Lumens	4,872	9,519	14,203	18,766	23,251	27,825	32,907	37,285	41,591	46,048
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,266	10,292	15,356	20,290	25,140	30,084	35,578	40,312	44,968	49,786
	3000K Lumens	4,979	9,731	14,518	19,184	23,769	28,443	33,638	38,114	42,516	47,071
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,182	10,126	15,109	19,964	24,736	29,600	35,006	39,664	44,245	48,987
	3000K Lumens	4,899	9,574	14,285	18,876	23,387	27,986	33,097	37,501	41,832	46,315
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,115	9,995	14,914	19,706	24,417	29,218	34,554	39,152	43,674	48,354
	3000K Lumens	4,836	9,450	14,100	18,631	23,085	27,624	32,670	37,017	41,292	45,717
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	5,046	9,860	14,713	19,441	24,087	28,825	34,089	38,625	43,085	47,702
	3000K Lumens	4,771	9,322	13,911	18,381	22,774	27,253	32,229	36,518	40,735	45,101
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,152	10,067	15,020	19,846	24,591	29,426	34,800	39,431	43,984	48,698
	3000K Lumens	4,871	9,518	14,200	18,764	23,249	27,822	32,902	37,280	41,585	46,042
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,894	9,565	14,271	18,857	23,364	27,959	33,065	37,465	41,792	46,270
	3000K Lumens	4,627	9,043	13,492	17,829	22,090	26,434	31,261	35,422	39,513	43,746
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,313	10,383	15,493	20,470	25,363	30,351	35,893	40,669	45,367	50,229
	3000K Lumens	5,024	9,817	14,647	19,354	23,980	28,696	33,936	38,452	42,893	47,490
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,411	10,574	15,778	20,848	25,830	30,911	36,554	41,418	46,202	51,154
	3000K Lumens	5,117	9,997	14,917	19,710	24,421	29,225	34,561	39,160	43,682	48,364
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,426	10,603	15,820	20,903	25,899	30,992	36,652	41,529	46,325	51,290
	3000K Lumens	5,130	10,025	14,958	19,763	24,486	29,302	34,654	39,263	43,799	48,493
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,528	8,846	13,199	17,440	21,609	25,858	30,580	34,649	38,651	42,792
	3000K Lumens	4,281	8,364	12,480	16,489	20,430	24,448	28,912	32,759	36,543	40,459
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,265	10,289	15,353	20,285	25,134	30,077	35,569	40,303	44,958	49,775
	3000K Lumens	4,978	9,727	14,516	19,179	23,763	28,437	33,629	38,105	42,506	47,060
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,285	10,327	15,409	20,360	25,225	30,186	35,699	40,450	45,120	49,956
	3000K Lumens	4,996	9,763	14,569	19,249	23,849	28,540	33,752	38,244	42,659	47,232
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	34	66	96	129	162	193	226	257	290	323	
Input Current @ 120V (A)	0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89	
Input Current @ 208V (A)	0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63	
Input Current @ 240V (A)	0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43	
Input Current @ 277V (A)	0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33	
Input Current @ 347V (A)	0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99	
Input Current @ 480V (A)	0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77	
Optics											
T2	4000K/5000K Lumens	4,121	8,055	12,019	15,881	19,676	23,547	27,847	31,552	35,196	38,967
	3000K Lumens	3,896	7,615	11,363	15,015	18,604	22,263	26,328	29,831	33,276	36,842
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,376	8,552	12,760	16,860	20,890	24,998	29,563	33,497	37,365	41,369
	3000K Lumens	4,138	8,085	12,064	15,941	19,751	23,635	27,951	31,670	35,328	39,113
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,201	8,210	12,251	16,187	20,055	23,999	28,383	32,159	35,873	39,718
	3000K Lumens	3,973	7,763	11,583	15,304	18,961	22,691	26,835	30,406	33,916	37,552
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	4000K/5000K Lumens	4,294	8,393	12,523	16,546	20,501	24,532	29,014	32,875	36,671	40,600
	3000K Lumens	4,060	7,936	11,840	15,644	19,383	23,195	27,432	31,082	34,671	38,386
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,226	8,257	12,321	16,280	20,172	24,139	28,547	32,346	36,082	39,948
	3000K Lumens	3,996	7,807	11,649	15,392	19,071	22,822	26,990	30,582	34,114	37,770
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,171	8,151	12,162	16,071	19,912	23,827	28,178	31,928	35,615	39,432
	3000K Lumens	3,943	7,706	11,498	15,194	18,825	22,527	26,642	30,187	33,673	37,281
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,114	8,041	11,998	15,854	19,643	23,506	27,799	31,498	35,135	38,901
	3000K Lumens	3,890	7,603	11,344	14,989	18,572	22,224	26,282	29,780	33,219	36,779
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	4000K/5000K Lumens	4,200	8,209	12,249	16,184	20,053	23,996	28,379	32,154	35,869	39,712
	3000K Lumens	3,972	7,762	11,580	15,302	18,960	22,688	26,831	30,400	33,913	37,546
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,992	7,799	11,638	15,378	19,053	22,801	26,964	30,552	34,081	37,733
	3000K Lumens	3,774	7,374	11,003	14,539	18,015	21,557	25,493	28,886	32,222	35,674
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,333	8,467	12,634	16,694	20,683	24,751	29,271	33,166	36,996	40,961
	3000K Lumens	4,097	8,005	11,945	15,784	19,555	23,401	27,674	31,357	34,978	38,727
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,413	8,622	12,867	17,000	21,064	25,207	29,810	33,777	37,677	41,715
	3000K Lumens	4,173	8,152	12,165	16,073	19,915	23,832	28,185	31,934	35,623	39,440
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,424	8,646	12,900	17,046	21,120	25,274	29,890	33,866	37,778	41,826
	3000K Lumens	4,182	8,175	12,197	16,117	19,968	23,896	28,260	32,018	35,717	39,545
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,692	7,214	10,763	14,222	17,621	21,086	24,937	28,256	31,519	34,897
	3000K Lumens	3,491	6,820	10,176	13,447	16,660	19,937	23,577	26,715	29,800	32,994
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,293	8,390	12,520	16,542	20,496	24,527	29,007	32,866	36,662	40,591
	3000K Lumens	4,059	7,932	11,837	15,640	19,378	23,189	27,425	31,074	34,662	38,377
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,310	8,421	12,566	16,602	20,571	24,616	29,112	32,986	36,795	40,738
	3000K Lumens	4,074	7,962	11,881	15,697	19,448	23,273	27,525	31,187	34,788	38,516
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

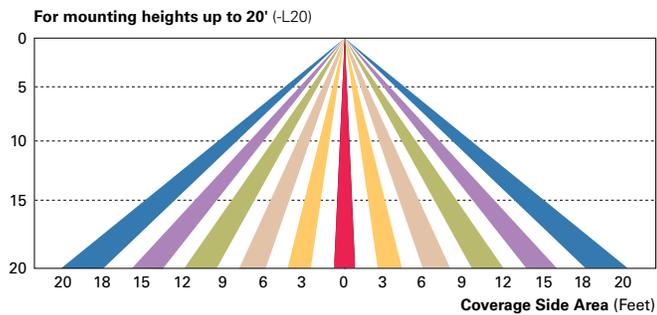
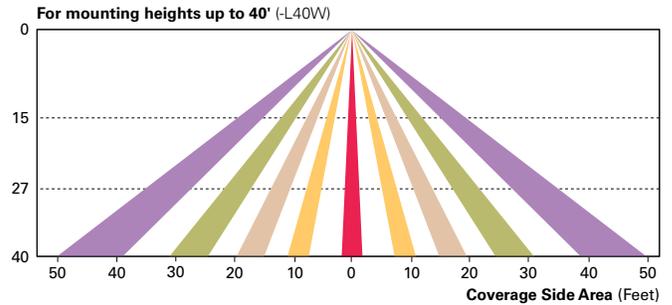
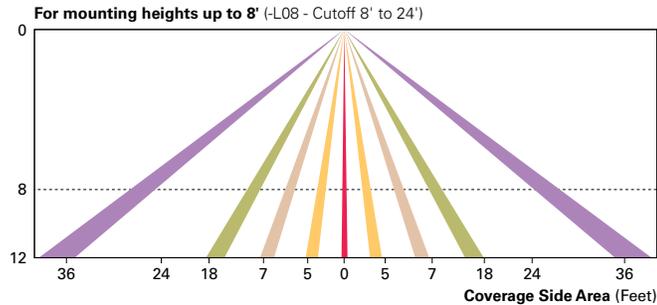
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

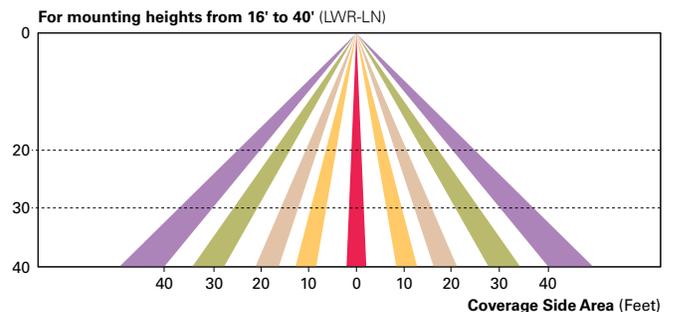
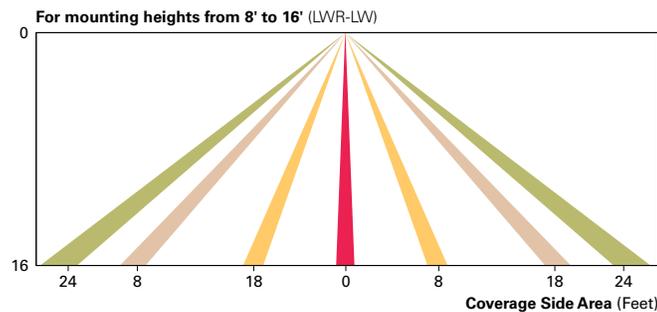
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting		
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 ⁵ 08=8 ⁵ 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ^{2,8}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4T=Type IV Forward Throw T4W=Type IV Wide 5N0=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²		
Options (Add as Suffix)						Accessories (Order Separately)			
<p>7027=70 CRI 2700K ¹³ 7030=70 CRI 3000K ¹³ 8030=80 CRI 3000K ¹³ 7050=70 CRI 5000K ¹³ 7060=70 CRI 6000K ¹³ 600=Drive Current Set to Nominal 600mA ¹⁵ 800=Drive Current Set to Nominal 800mA ¹⁵ 1200=Drive Current Set to Nominal 1200mA ^{15,16} F=Single Fuse (120, 277 or 347V. Specify Voltage) FF=Double Fuse (208, 240 or 480V. Specify Voltage) 2L=Two Circuits ^{17,18} DIM=External 0-10V Dimming Leads ^{19,20} DIM10=Synapse Integrated Control Module ^{14,19} AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² HA=50°C High Ambient ²³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Installed Mesh Top TH=Tool-less Door Hardware HSS=Installed House Side Shield ²⁸ CE=CE Marking ²⁹ LCF=Light Square Trim Painted to Match Housing ²⁷</p>						<p>P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ²¹ PER7=NEMA 7-PIN Photocontrol Receptacle ²¹ R=NEMA Photocontrol Receptacle ²¹ MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ²⁴ MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/DIM-L08= Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ²⁴ MS/DIM-L20= Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{24,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{24,25} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ^{19,33} ZW-SWPD4XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{19,33,34} ZW-SWPD5XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{19,33,34}</p>		<p>OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹¹ GLEON-QMEA=Quick Mount Extended Arm Kit ¹² LS/HSS=Field Installed House Side Shield ^{28,30} WOLC-7P-10A=WaveLinX Outdoor Control Module ^{19,31} SWPD4-XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{19,32,33,34} SWPD5-XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{19,32,33,34}</p>	

NOTES:
 1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. 14 Available in 800mA only. 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Replace X with number of Light Squares operating in low output mode. 26 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 27 Not available with house side shield (HSS). 28 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 29 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 30 One required for each Light Square. 31 Requires PER7. 32 Requires ZW. 33 WAC Gateway required to enable field-configurability; Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 34 Replace XX with sensor color (WH, BZ, or BK).

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology* 	D=Dome Camera, Standard H=Dome Camera, Hi-Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility.

Memorandum

To: Kevin Lord, P.E.
Village of Cottage Grove

Date: 5/21/2020

From: Brian Arcand

CC:

RE: Atwell Suites

Village of Cottage Grove Stormwater Requirements for the site:

- Rate Control:
 - 1-year, 24-hour storm event
 - 2-year, 24-hour storm event
 - 10-year, 24-hour storm event
 - 100-year, 24-hour storm event (and safely pass)
- Total Suspended Solids (TSS):
 - Reduce, to the maximum extent practicable, TSS loads leaving the site by eighty percent (80%)
- Phosphorus Reduction
 - Reduce by 54%
- Infiltration:
 - Post-development infiltration volume shall be at least ninety percent (90%) of the pre-development infiltration volume, based on an average annual rainfall

CARPC Stormwater Requirements for the site:

- Rate Control:
 - 1-year, 24-hour storm event
 - 2-year, 24-hour storm event
 - 10-year, 24-hour storm event
 - 100-year, 24-hour storm event
- Total Suspended Solids (TSS):
 - Reduce, to the maximum extent practicable, TSS loads leaving the site by eighty percent (80%)
- Recharge

- Maintain pre-development groundwater recharge rates from the Wisconsin Geological and Natural History Survey’s 2009 report, *Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model* or by a site specific analysis.
- Infiltration:
 - Post-development infiltration volume shall be at least ninety percent (90%) of the pre-development infiltration volume, based on an average annual rainfall

Grading/Erosion Control has been previously approved and permitted. This memo will address stormwater management for the hotel site, private road, and any offsite directed to the hotel site only. Future development will be responsible for their own stormwater management.

An underground ADS StormTech system will be utilized under the hotel parking lot (and additional parking to the east of the hotel lot) to meet TSS, infiltration, and rate control requirements for the hotel area as well as infiltration requirements for the private road. An underground StormTrap system (which can be expanded in the future as the other lots develop and the private road is extended) will be utilized in the northeast to meet TSS and rate control requirements for the private road.

Drainage area SP-5 will require deep tilling.

Rate Control:

	Pre-Development (Developed Area Only) (cfs)
1-Year	0.34
2-Year	0.74
10-Year	3.24
100-Year	10.74

	Post-Development (Developed Area Only) (cfs)
1-Year	0.18
2-Year	0.31
10-Year	1.62
100-Year	10.49

TSS:

	Particulate Solids Yield (lbs.)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	1254	
Outfall Total with Controls	185.6	85.2
Annualized Total After Outfall Controls	186.1	

Infiltration:

Condition	Runoff Volume (cu. ft.)	Percent Infiltrated
Pre-Development	17,180	
Post-Development	43,024	90.4

Recharge:

Condition	Recharge Volume (acre*ft./yr.)	Percent Recharged
Pre-Development	2.19	
Post-Development	5.54	252.8

Model Assumptions

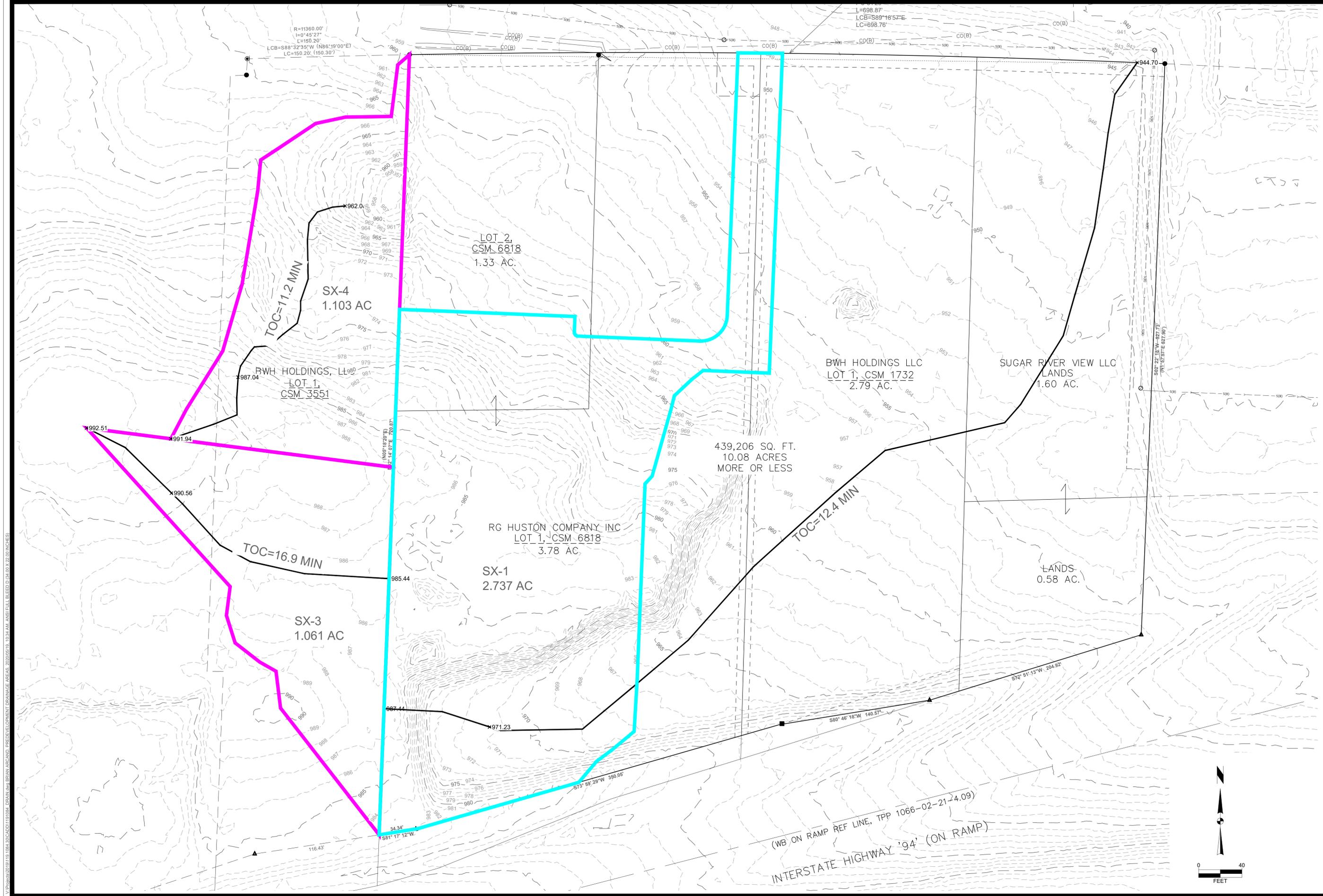
Notes:

1. WinSLAMM model is based on the post-development HydroCAD model for the proposed project site along with the assumptions stated below.

Assumptions:

1. Stormwater Management is designed for 2.737 acres, which includes SX-1 (Atwell Suites and private road).
2. Remainder of lots will require their own stormwater management upon development.
3. Pre-development WinSLAMM model assumes normal silty soil.
4. Post-development WinSLAMM model assumes normal clayey soil for any disturbed areas to account for compaction during construction, except area SP-5 and off-site grading to the west which will require deep tilling.
5. Post-development HydroCAD model lowers permeable areas by one permeability class to account for compaction during construction, except area SP-5 and off-site grading to the west which will require deep tilling.





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MARK	PIP SUBMITTAL	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 03-30-2020	T-R-S: TTN-RRW-SS
Technician: TECH			
Scale: 1" =			Sheet APP A
Project No: 119.1084.30			

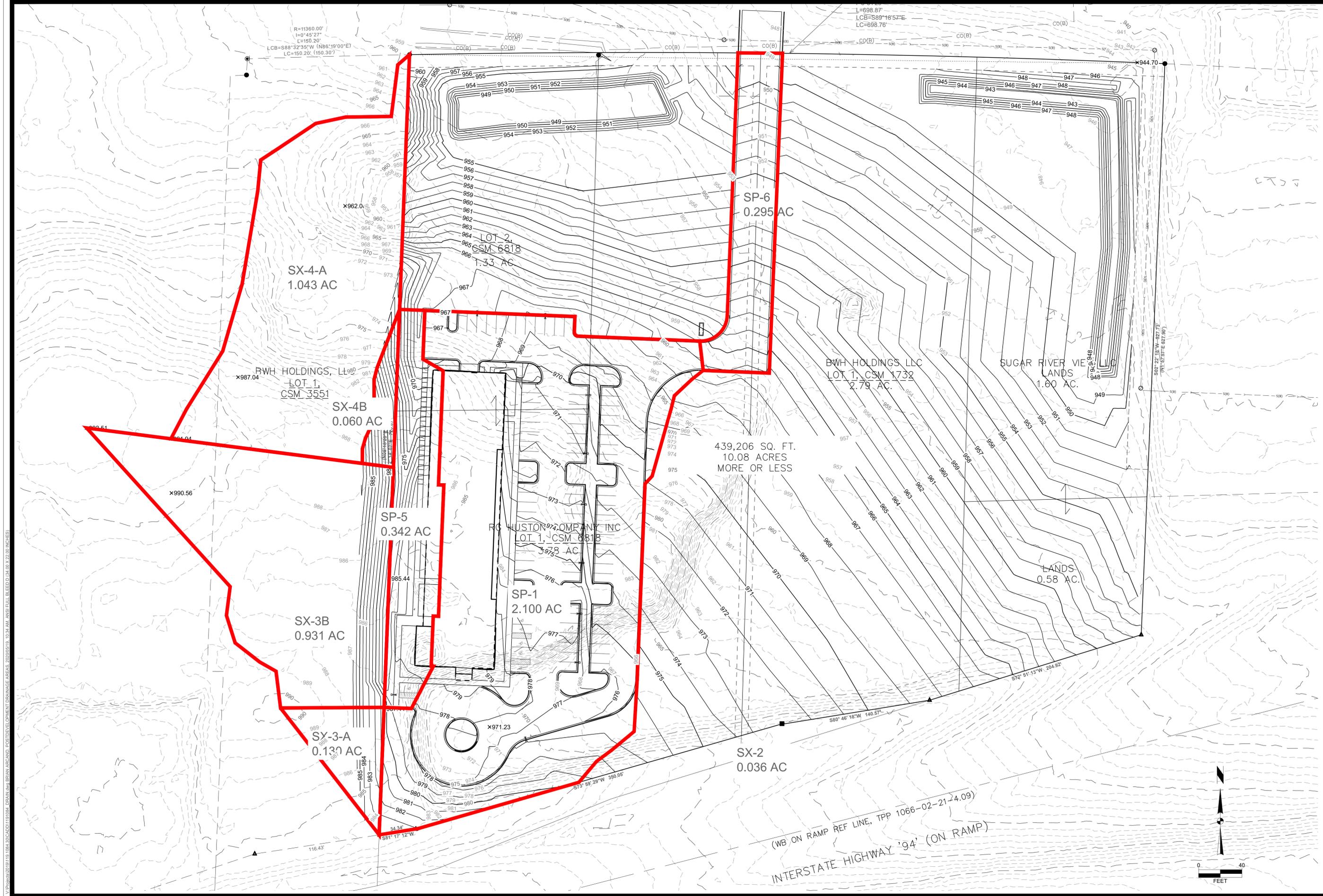
ATWELL SUITES
PREDEV. DRAINAGE AREAS
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com



SNYDER & ASSOCIATES

Project No: 119.1084.30
 Sheet APP A



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PIP SUBMITTAL	9/21/2020	BCA
REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =
Technician: TECH	Date: 03-30-2020	T-R-S; TTN-RRW-SS
Project No: 119.1084.30		
Sheet APP B		

ATWELL SUITES
POSTDEV. DRAINAGE AREAS
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |

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 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES
 Project No: 119.1084.30
 Sheet APP B



Infiltration Calculations

Average Annual Rainfall = 28.81 inches

Notes:

- 1.) Infiltration calculations are based on runoff volume outputs from WinSLAMM v10.2.1
- 2.) [Redacted] = Cells That Require Data Input.

Pre-Development Infiltration Calculations:

1.) Pre-development Project Site Area = **2.737** acres

$$2.737 \text{ acres} * (43,560 \text{ sq. ft./1 acre}) = 119,224 \text{ sq. ft.}$$

2.) Pre-development runoff volume = **17,180** cu. ft.

3.) Pre-development runoff depth = (17,180 cu. ft. / 119,224 sq. ft.)

$$= 0.14 \text{ ft.}$$

$$= 1.73 \text{ in.}$$

4.) Pre-development stay-on depth = (28.81 in. - 1.73 in.)

$$= 27.08 \text{ in}$$

Target Post-Development Stay-On Depth = **90.0%** of Pre-Development Stay-On Depth

5.) Target Post-development stay-on = (27.08 in. * 0.9)

$$= \mathbf{24.37 \text{ in.}}$$

Post-Development Infiltration Calculations:

1.) Post-development Project Site Area = 2.737 acres

$$2.737 \text{ acres} * (43,560 \text{ sq. ft./1 acre}) = 119,224 \text{ sq. ft.}$$

2.) Post-development runoff volume = **43,024** cu. ft.

3.) Post-development runoff depth = (43,024 cu. ft. / 119,224 sq. ft.)

$$= 0.36 \text{ ft.}$$

$$= 4.33 \text{ in.}$$



Post-Development Infiltration Calculations (Continued):

4.) Post-development stay-on depth = (28.81 in. - 4.33 in.)

$$= \quad \mathbf{24.48 \text{ in}}$$

5.) Post-development stay-on percentage as compared to pre-development stay-on:

$$= (24.48 \text{ in.} / 27.08 \text{ in.})$$

$$= \quad \mathbf{90.4\%}$$

The post-development project site infiltrates approximately **90.4%** of the pre-development infiltration volume.



Recharge Calculations

Atwell Suites
S&A Project No. 119.1084.30
5/19/2020

Average Annual Rainfall = 28.81 inches

Notes:

- 1.) Recharge calculations are based on Column #29 "Volume Infiltrated" outputs from WinSLAMM v10.2.1 and pervious areas for project site.
- 2.) Infiltration calculation DOES include runoff volume from off-site area to the east of the project site (HydroCAD/WinSLAMM Node 10A).
- 3.) [redacted] = Cells That Require Data Input.

Pre-Development/Existing Conditions Recharge Calculations:

1.) Pre-development Project Site Area = [redacted] **2.737** acres

$$2.737 \text{ acres} * (43,560 \text{ sq. ft./1 acre}) = 119,224 \text{ sq. ft.}$$

2.) Pre-development Average Annual Recharge Rate = [redacted] **9.61** in./yr.

3.) Pre-development Recharge Volume = 2.737 acres * (9.61 in./yr. * (1 ft. / 12 in.))

$$= \mathbf{2.19 \text{ acre*ft./yr.}}$$

4.) Required Percent Of Pre-development Recharge Volume To Be Recharged Post-Development:

$$= \mathbf{100\%}$$

4.) Required Post-Development Recharge Volume:

$$= \mathbf{2.19 \text{ acre*ft./yr.}}$$

Post-Development Recharge Calculations:

1.) Post-development Project Site Area = 2.737 acres

2.) Post-development Basin Recharge Volume (WinSLAMM Control Practices, Column #29):

*Note: Column #29 "Volume Infiltrated" results should only be summed for infiltration basins and bioretention basins. Infiltration basins and bioretention basins need to incorporate appropriate evapotranspiration input values in the facility prior to running the model. All other facilities should have a typical evapotranspiration value of best engineering judgement applied (19 in./yr. is common for Madison, WI area) to the value in Column #29.



Post-Development Recharge Calculations (Continued):

2.) Post-development Basin Recharge Volume (WinSLAMM Control Practices, Column #29):

$$= 213,548 \text{ cu. ft./yr.}$$

$$= 4.90 \text{ acre*ft./yr.}$$

3.) Post-development Project Site Pervious Area = 0.80 acres

4.) Post-development Project Site Percent Pervious Area = (.80 acres / 2.737 acres) * 100

$$= 29.2\%$$

5.) Post-development Pervious Area Recharge = .80 acres * (9.61 in./yr. * (1 ft. / 12 in.))

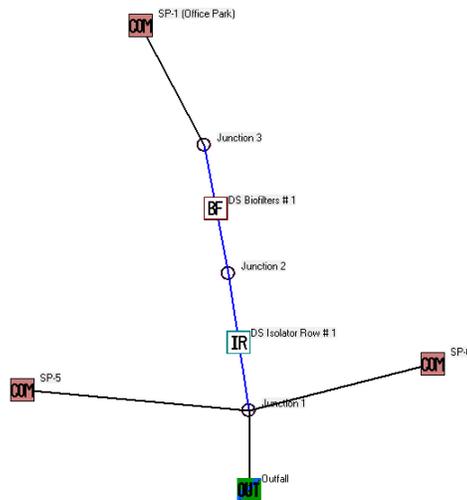
$$= 0.64 \text{ acre*ft./yr.}$$

6.) Post-development Total Recharge Provided = Basin Recharge + Pervious Area Recharge

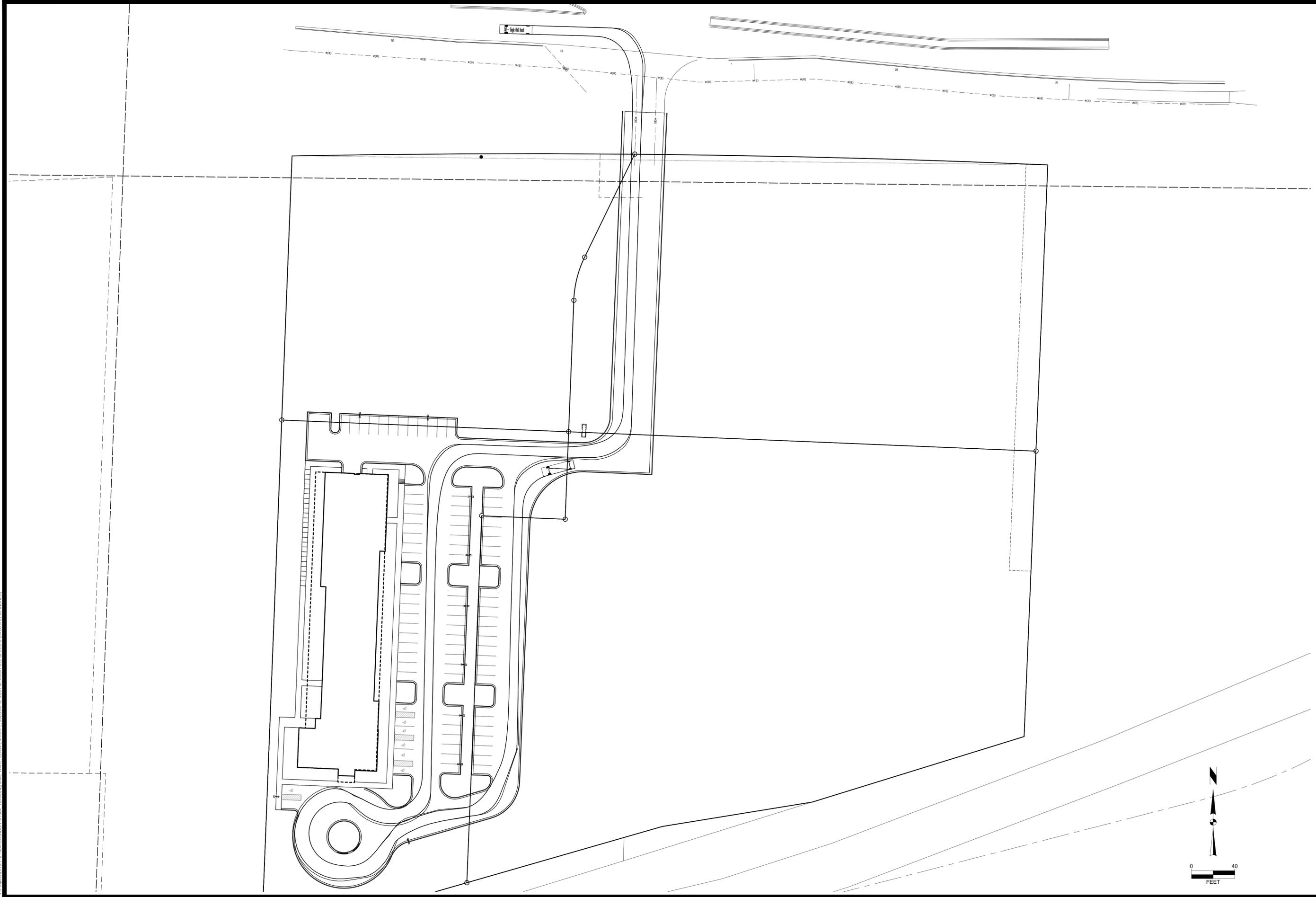
$$= 4.9 \text{ acre*ft./yr.} + .64 \text{ acre*ft./yr.}$$

$$= 5.54 \text{ acre*ft./yr.}$$

The post-development project site recharges approximately 252.8% of the pre-development recharge volume.



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MARK	REVISION	DATE	BY

Engineer: BCA Checked By: MLC Scale: 1" = 40'
 Technician: MW Date: 05/19/2020 T-R-S:
 Project No: 119.1084.30 Sheet FIG 1

ATWELL SUITES
TURNING MOVEMENTS - 30' BOX TRUCK
VILLAGE OF COTTAGE GROVE, WI

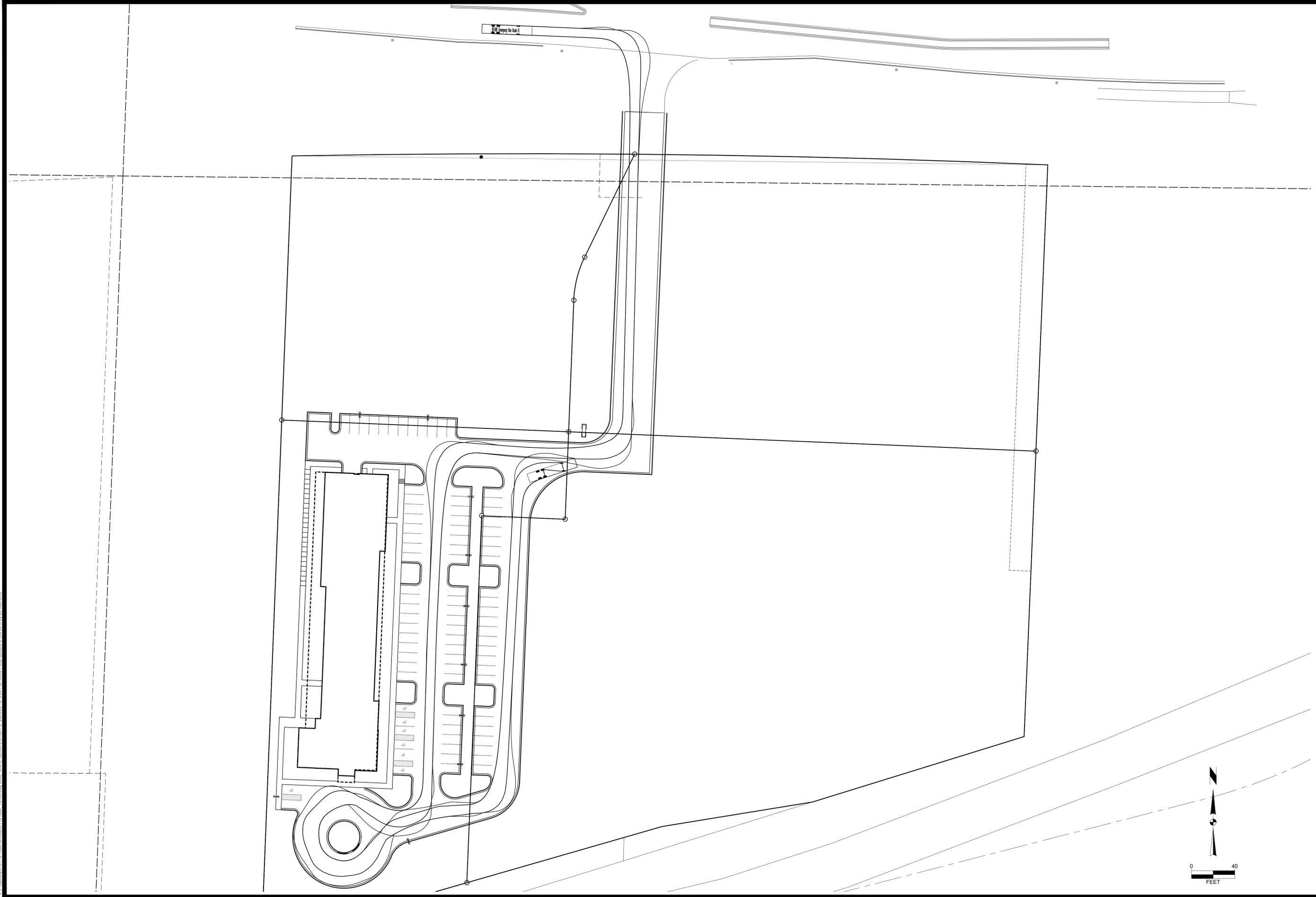


SNYDER & ASSOCIATES

Project No: 119.1084.30
 Sheet FIG 1

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 ANKENY, IOWA 50023
 515-984-2020 | www.snyder-associates.com

V:\Projects\2019\119_1084_30\CADD\1191084_TURN.dwg, MIKE WAHL, 2/23/24 EXHIBIT L, 2020/05/19, 3:04 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



ATWELL SUITES		TURNING MOVEMENTS - 46' LADDER TRUCK		VILLAGE OF COTTAGE GROVE, WI	
SNYDER & ASSOCIATES, INC. 		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-984-2020 www.snyder-associates.com		Project No: 119.1084.30	
Project No: 119.1084.30		Sheet FIG 1		Sheet FIG 1	

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 40'	
Technician: MW	Date: 05/19/2020	T-R-S:	

**VILLAGE OF COTTAGE GROVE
REQUEST FOR PRECISE IMPLEMENTATION PLAN APPROVAL**

APPLICANT: Huston Hotel Partners LLC

APPLICANT ADDRESS: 2561 Coffeytown Road
Cottage Grove WI 53527

TELEPHONE: 320 493-6272

EMAIL ADDRESS: hoekstratroy@gmail.com

PROJECT LOCATION:

See attached.

DESCRIPTION OF PROPOSED PROJECT:

96 room Atwell Suites by IHG including underground

parking and typical hotel ammenities.

APPLICATION SUBMITTAL REQUIREMENTS:

1. Submittal requirements per 325-115(H)(1), see following pages.
2. Fee of \$500.
3. Escrow deposit of \$500 for consultant review. If actual review fees are less, excess will be returned. If actual review fees exceed escrow amount, applicant will be billed for the excess.

1/15/2020
Date


Applicant Signature

.....
For office use only:

Date Received:
Planning Commission Meeting Date:
Village Board Meeting Date:

SUBMITTAL REQUIREMENTS PER 325-112(H)(1):

After the effective date of the rezoning to PUD/GDP, the applicant may file an application for a proposed precise implementation plan (PIP) with the Plan Commission. This submittal packet shall contain all of the following items prior to its acceptance by the Zoning Administrator and placement of the item on a Commission agenda for PUD review. Required items that are deemed to be not applicable to the proposed project may be waived by the Zoning Administrator. Submittal materials may be submitted as pdf files via email in lieu of printed copies by arrangement with the Village Planning Director.

- (a) A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the Village of Cottage Grove Land Use Plan Map.
- (b) A vicinity map of the subject property showing all lands for which the planned unit development is proposed and all other lands within 400 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County. Said map shall clearly indicate the current zoning of the subject property and its environs and the jurisdiction(s) that maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale and a North arrow shall be provided.
- (c) A general written description of proposed PIP including:
 - [1] Specific project themes and images.
 - [2] The specific mix of land uses, including (if applicable) dwelling unit types.
 - [3] Specific residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio (the total floor area divided by the site area) and impervious surface area ratio (the total impervious surface area divided by the site area).
 - [4] The specific treatment of natural features.
 - [5] The specific relationship to nearby properties and to public streets, utilities and facilities.
 - [6] A statement of rationale as to why PUD zoning is proposed. This shall identify the barriers that the applicant perceives in the form of requirements of standard zoning districts and the opportunities for community betterment the applicant suggests are available through the proposed PUD zoning.
 - [7] A complete list of zoning standards of the most comparable standard zoning district(s) which will not be met by the proposed PIP and the location(s) in which

they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. The purpose of this list shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit and in regard to the mitigation of potential adverse impacts created by design flexibility. List items shall include:

- [a] Land use exemptions.
- [b] Density and intensity exemptions.
- [c] Bulk exemptions.
- [d] Landscaping exceptions.
- [e] Access, parking and loading requirements exceptions.
- [f] Exemptions related to other municipal ordinances and plans.

(d) A precise implementation plan drawing, at a minimum scale of one inch equals 100 feet (11 inches by 17 inches scalable reduction shall also be provided by the applicant), of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

- [1] A PIP site plan conforming to any and all the requirements of the site plan review and approval procedures required by the Village. If the proposed planned unit development is a cluster development or a group development, a proposed preliminary plat or conceptual plat shall be provided in addition to the required site plan.
- [2] Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
- [3] Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging and any other plans required by the Plan Commission or Village Board.
- [4] Notations relating the written information provided in § 325-115G(1)(c)[1] through [5] above to specific areas on the PIP drawing.

(e) A landscaping plan for subject property, specifying the location, species and installed size of all trees and shrubs. This plan shall also include a chart that provides a cumulative total for each species, type and required location (foundation, yard, street,

paved area or bufferyard) of all plants. Land uses exempted by this chapter from required landscaping such as agricultural uses and detached single-family dwellings are not required to provide conceptual or detailed landscaping plans.

(f) A series of building elevations for the entire exterior of all buildings in the PUD, including detailed notes as to the materials and colors proposed except for single-family detached and duplex dwellings which shall follow general design guidelines established by the developer and approved as part of the PIP.

(g) A general signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as streetlight fixtures and/or poles or street sign faces and/or poles) and group development signage themes which are proposed to vary from Village standards or common practices.

(h) A general outline of the intended organizational structure for a property owners' association, if any, deed restrictions and provisions for private provision of common services, if any.

(i) A written description which demonstrates the full consistency of the proposed PIP with the approved GDP.

(j) Any and all deviations between the requirements of the applicable PUD/GDP zoning district and the proposed PIP development.

(k) The applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of all public and private improvements associated with the proposed development.

(l) The area included in a precise implementation plan may be only a portion of the area included in a previously approved general implementation plan.

(m) The PIP submission may include site plan and design information as required by the Village per 325-112(C), allowing the Plan Commission to combine design review and review of the PIP. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth.

(n) The Plan Commission or Village Board may specify other plans, documents or schedules that must be submitted prior to consideration or approval of the PIP, as such may be relevant to review, as based on potential relationship to the public health, safety and general welfare.



PLANNING STAFF REPORT

MEMO DATE: June 5, 2020

MTG. DATE: JUNE 10, 2020

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

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

RE: Farris Auto Site Plan Amendment

BACKGROUND

Property Owner: Farris Auto

Location: 212 W. Cottage Grove Road

Area: 1.4 acres

Agent: Jon and Gerard Farris

Existing Zoning: PB, Planned Business

Proposed Zoning: PB, Planned Business

OVERVIEW

Farris Auto received approval on a revised conditional use permit in February 2020. The conditional use permit was based on a conceptual site plan with the understanding that a site plan amendment would need approval when more details are available.

Now Farris Auto is seeking approval of that site plan amendment. The proposed site plan is generally similar to the concept plan, with the exception that the new sales building has been rotated 90 degrees from the concept, so the long axis is now north to south.



ZONING ORDINANCE CONSISTENCY

The subject property is zoned PB, Planned Business. Per 325-40(B)(1)(a), “this district is intended to permit large and small scale commercial development that is compatible with the desired overall community character in the area in general.”

325-40(B)(1)(a) also states that “in order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.” The Ollie Street entrance to this property is across from another commercial use and may be maintained.

325-40(B)(2)(b) states that ‘vehicle repair and maintenance’ and ‘outdoor display’ are permitted as conditional uses in the PB district. As stated above Farris Auto received an amended conditional use permit in February.

The ‘outdoor display’ land use is regulated by 325-49(D)(4). The ordinance specifically lists vehicle sales as an example of this land use. Regulations of particular applicability to this proposal include (a)(3) “in no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of 325-75”; and (a)(7) “inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.” The space used for parking any vehicles for sale shall not be included in the space allocated for required parking. Inoperable vehicles and vehicles used for salvage shall not be stored on site.

The ‘vehicle repair and maintenance service’ land use is regulated by 325-49(D)(17). Regulations include (a)(1) “storage of abandoned vehicles is prohibited”; (a)(2) “facility shall provide a bufferyard with a minimum opacity of 0.6 along all property boundaries abutting residentially zoned property”; and (b) “parking requirements one space per 300 sq. ft. of gross floor area.” The southern boundary of the subject property is adjacent to a residentially zoned property, and the existing landscape buffer meets the requirement. In addition, the applicants are planning a privacy fence in phase 1 of the proposed project that will block all views of the new rear lot from adjacent properties.

COMPREHENSIVE PLAN CONSISTENCY

The Land Use Chapter of the Comprehensive Plan states, “some areas of existing businesses within the Village are expected to be appropriate for façade improvements, redevelopment, or rehabilitation to comply more closely with the Planned Business category over time... This type of revitalization typically involves a reinvestment in the building façade as well as landscaping and signage.”

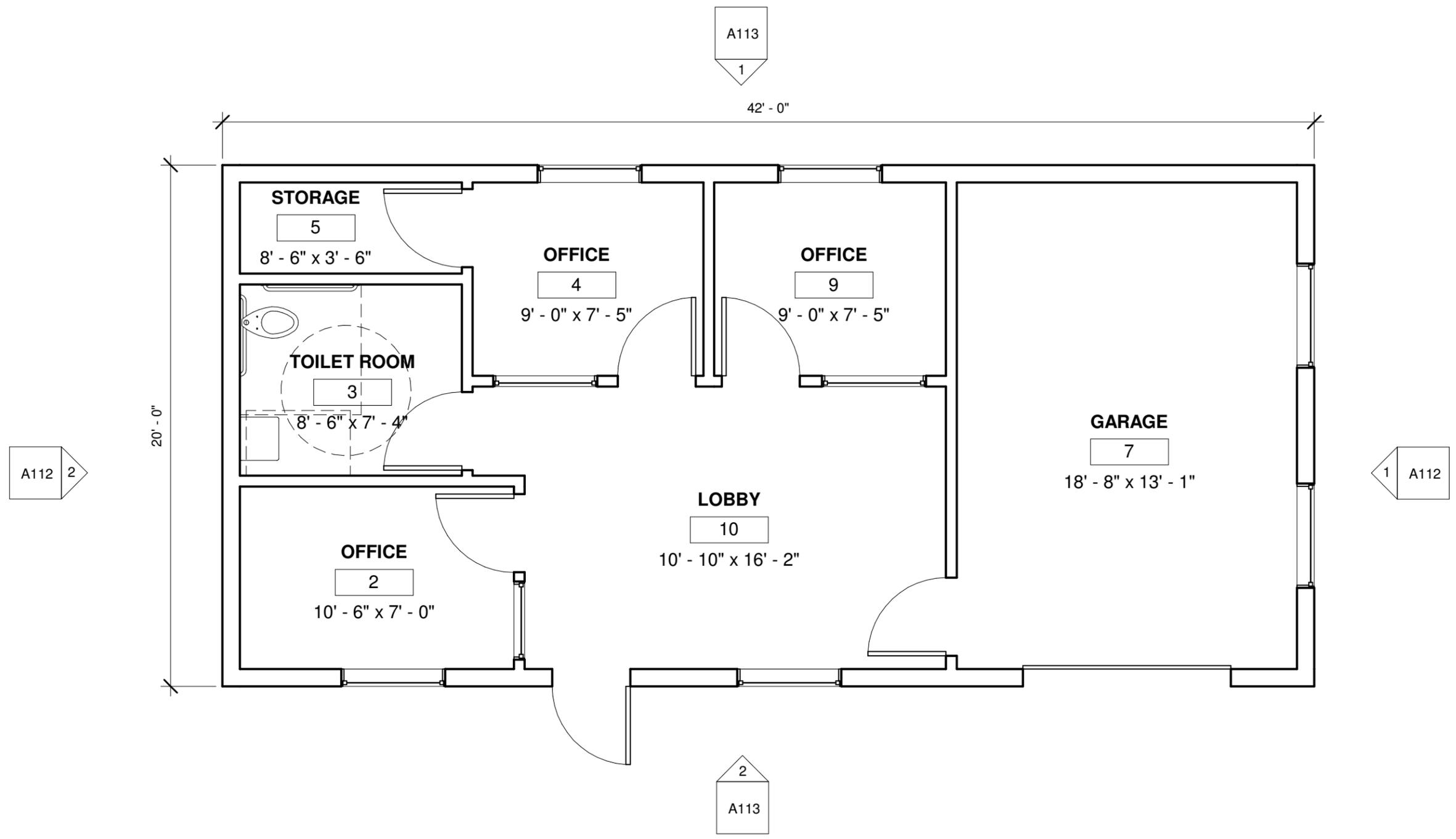
The proposed project is intended to improve the aesthetics of the site and functionality of the business while also better integrating it into the neighborhood through the type of incremental improvements mentioned above.



STAFF RECOMMENDATION

Staff recommends the amended Site Plan Amendment be **APPROVED WITH CONDITIONS**, with the following conditions:

1. Obtain a sign permit for any new or revised signage prior to installation if applicable.
2. New fence shall be 6' privacy fence matching examples provided during GDP approval. Confirm materials and gate locations with staff and obtain a fence permit from the Village Building Inspector prior to installation.
3. The fence shall completely enclose all sides of the new parking area where enclosure is not provided by buildings.
4. Site shall conform with the requirements of the Village Landscaping Ordinance. Confirm landscaping layout with staff prior to installation.
5. Additional details will be required to verify the adequacy of the pond design for stormwater management purposes. The Village Engineer shall sign off on erosion control, grading, and stormwater management features prior to issuance of a building permit.
6. Building elevation materials shall conform to the materials list provided by the applicant via April 20, 2020 email, with the exception that the brick base shall be provided on the north and east sides of the building (facing the street and the parking lot). Trim shall be provided around all windows and doors.
7. The building location varies from the concept provided during approval of the conditional use permit, therefore the parking layout requires adjustment. Prior to issuance of a building permit the applicant shall provide a revised parking layout showing parking lot striping to reflect the revised building location. Parking lot shall be striped prior to issuance of an occupancy permit.



1 FLOOR PLAN
 1/4" = 1'-0" 0 2 8'
 1 4

FoxArneson
 5972 Executive Drive
 Suite 100
 Madison, WI 53719
 608.276.4400
 FOXARNESON.COM

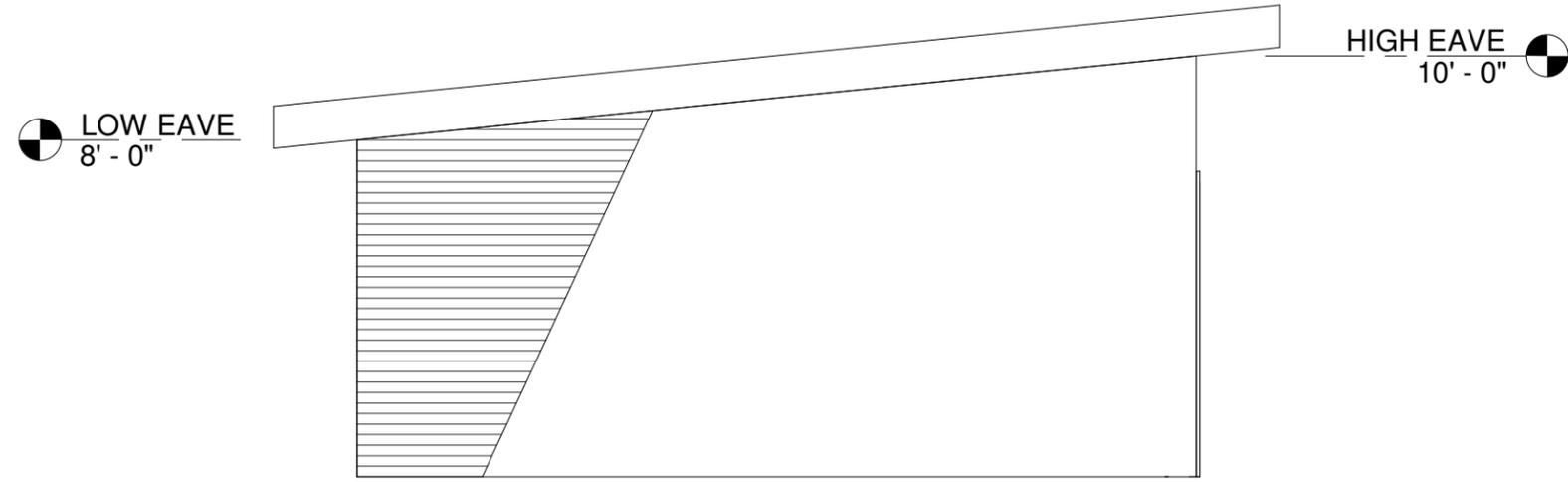


**SAMLL OFFICE BUILDING
 KALSCHUEUR CONCRETE
 COTAGE GROVE, WI**

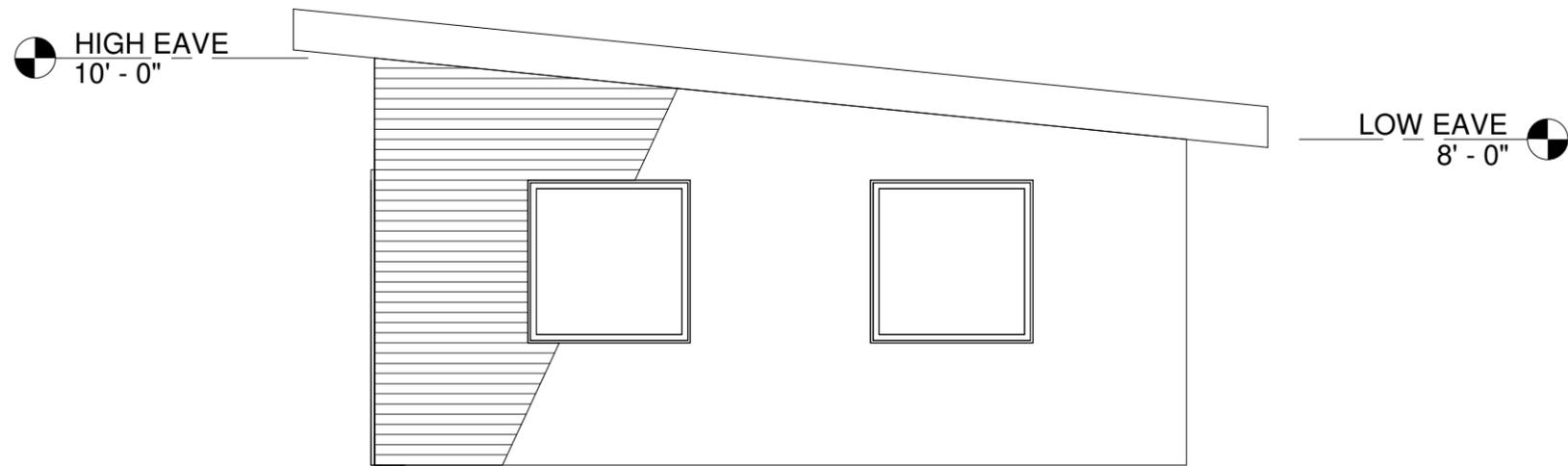
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 184.007455-0004

ISSUED FOR: DATE	
DRAWN	JTR
APPROV.	JRA

DATE:	2-21-20
DRAWING NO.	OPTION 3
SHEET NO.	A111



1 ELEVATION #1
 1/4" = 1'-0" 0 2 8'
 1 4



2 ELEVATION #2
 1/4" = 1'-0" 0 2 8'
 1 4

FoxArneson
 5972 Executive Drive
 Suite 100
 Madison, WI 53719
 608.276.4400
 FOXARNESON.COM

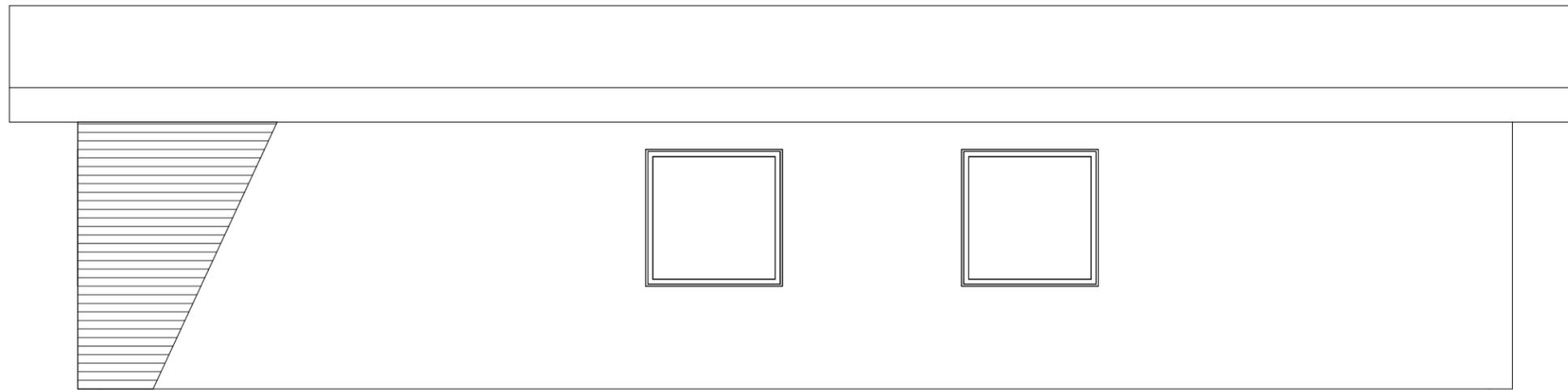


SAMLL OFFICE BUILDING
 KALSCHUEUR CONCRETE
 COTAGE GROVE, WI

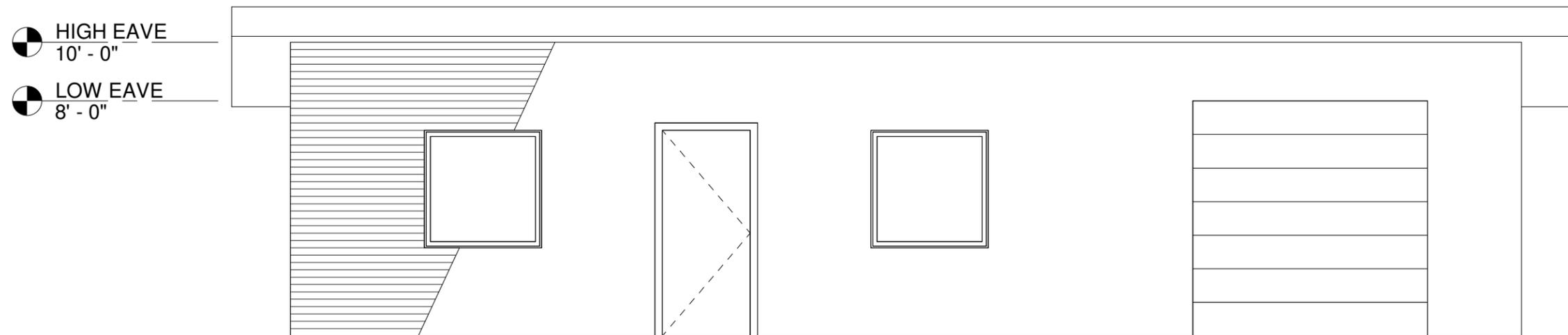
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 184.007455-0004

ISSUED FOR: DATE	
DRAWN	JTR
APPROV.	JRA

DATE:	2-21-20
DRAWING NO.	OPTION 3
SHEET NO.	A112



1 **ELEVATION #3**
 1/4" = 1'-0" 0 2 8'
 1 4



2 **ELEVATION #4**
 1/4" = 1'-0" 0 2 8'
 1 4

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 COTAGE GROVE, WI

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ISSUED FOR: DATE	
DRAWN	JTR
APPROV.	JRA

DATE:	2-21-20
DRAWING NO.	OPTION 3
SHEET NO.	A113



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PLAT OF SURVEY-PLOT PLAN

SURVEYOR'S CERTIFICATE:

I, Mark A. Pynnönen, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

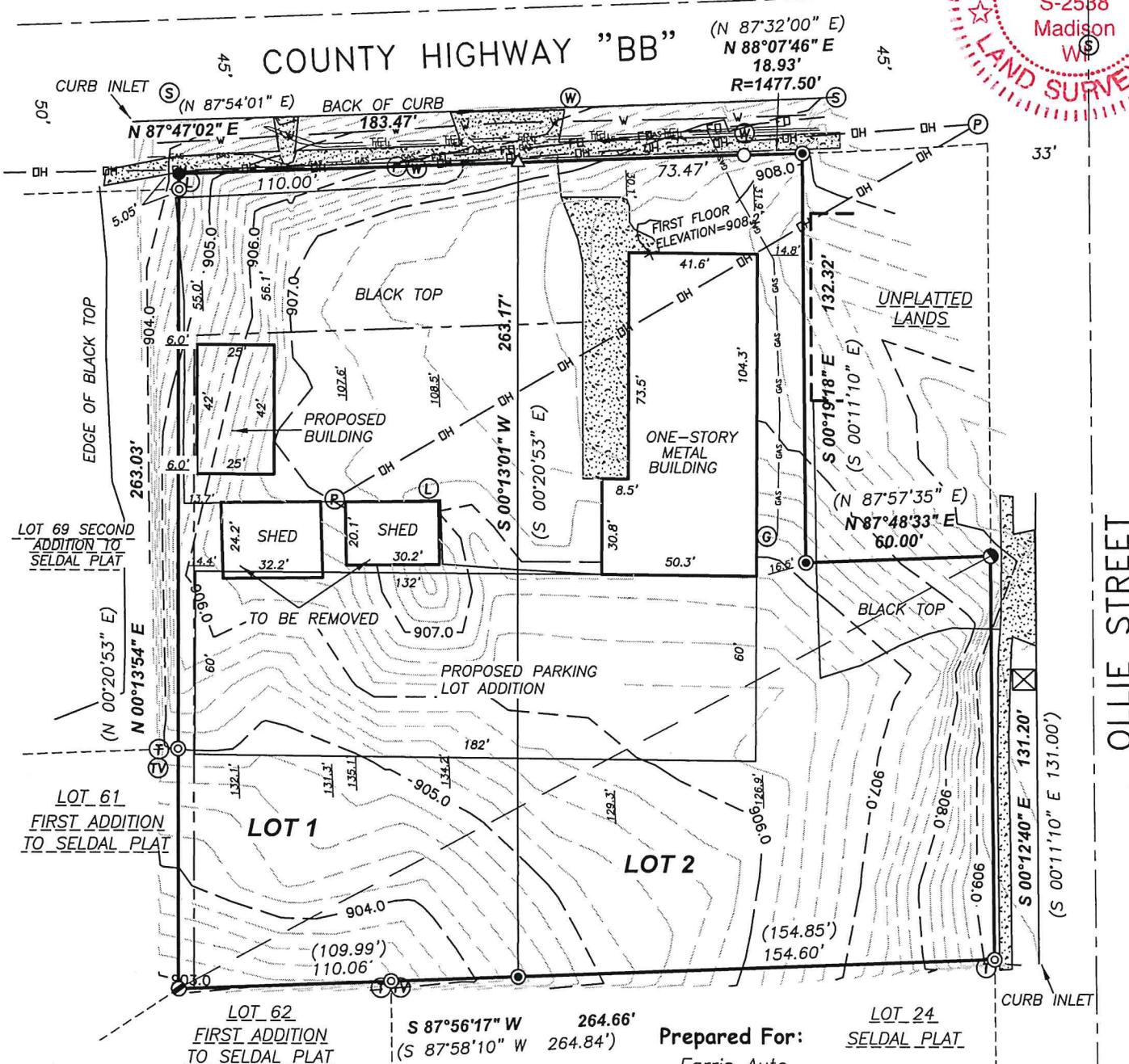
Mark A. Pynnönen 4/24/2020

Mark A. Pynnönen
Wisconsin Professional Land Surveyor No. S-2538.

Description:

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 7851, LOCATED IN THE NORTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 9, T7N, R11E, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SCALE 1" = 50'



Legend:

- TV = Cable Pedestal
- L = Light Pole
- TV = Buried Television
- SAN = Sanitary Sewer
- W = Water Main
- TEL = Buried Telephone
- GAS = Buried Gas Main
- DH = Overhead Utilities
- FO = Buried Fiber Optic
- () = Recorded as data
- W = Water Shutoff
- S = Sewer Manhole
- xxx.x' = Existing Elevations
- T = Telephone Pedestal
- ☒ = Transformer
- P = Power Pole
- G = Gas Meter
- = Found 3/4" Iron Bar
- ⊙ = Found 1 1/4" Iron Bar
- ⊙ = Found 1 1/4" Iron Pipe
- ⊙ = Found 1/2" Iron Pipe
- = Found Railroad Spike
- = 3/4"x24" Iron Bar set min.wt.=1.50#/ln.ft.
- Δ = Mag Nail set

Dated: April 24, 2020
Dated: March 24, 2020
Surveyed: T.A.S.
Drawn: B.T.S./B.E.R.
Checked: M.A.P.
Approved: M.A.P.
Field book: 377/40-41
Comp. File: J:\2020\CARLSON
Office Map No. 200199A

Prepared For: LOT 24 SELDAL PLAT

Farris Auto
212 W. Cottage Grove Road
Cottage Grove, WI 53527
(608)-438-5359

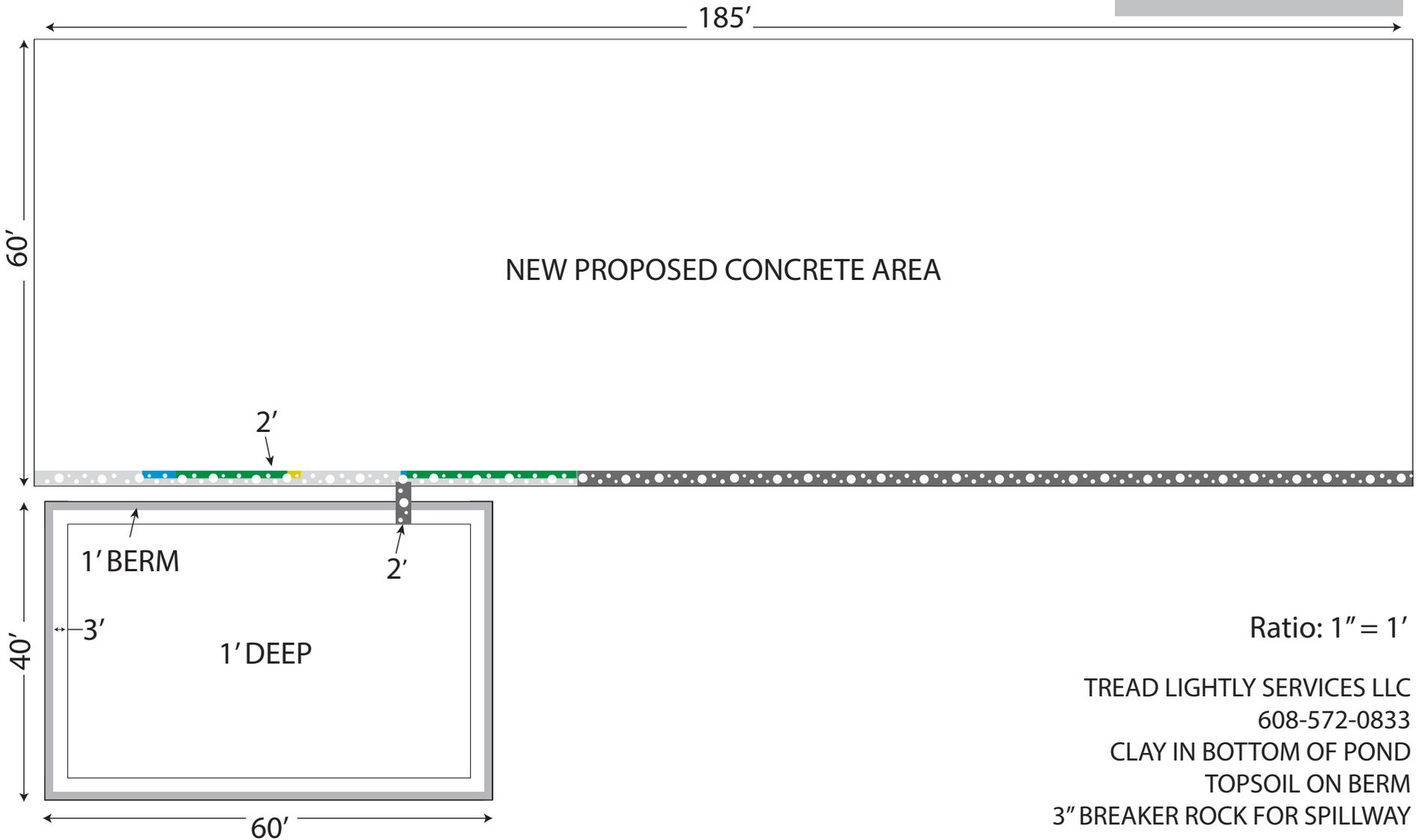
Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes. Wetlands, if present have not been delineated. This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures. Contour interval = 1 foot Elevations Referenced To: NAVD 88.

Bearings referenced to the West line of Lot 1, bearing N 00°13'54" E



Farris Auto, Inc.
Retention Pond/Parking Lot
Stage 1



**VILLAGE OF COTTAGE GROVE
REQUEST TO AMEND AN APPROVED SITE PLAN**

In accordance with Ordinance 325-112(F) "any and all variations between development and/or land use activity on the subject property and the approved site plan is a violation of this chapter. An approved site plan shall be revised and approved via the procedure of Section 325-112(B) and (C), so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications."

APPLICANT: Jon Farris

APPLICANT ADDRESS: 212 W. Cottage Grove Rd, Cottage Grove, WI 53527

TELEPHONE: 608-839-0779

EMAIL ADDRESS: farris1903@yahoo.com

PROJECT LOCATION:

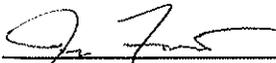
212 W. Cottage Grove Rd, Cottage Grove, WI 53527

PROPOSED SITE PLAN MODIFICATION IS:

APPLICATION SUBMITTAL REQUIREMENTS:

1. Submittal requirements per 325-112(C), see following pages.
2. Fee of \$200.
3. Escrow deposit of \$500 for consultant review. If actual review fees are less, excess will be returned. If actual review fees exceed escrow amount, applicant will be billed for the excess.

3-26-2020
Date


Applicant Signature

For office use only:

Date Received:
Planning Commission Meeting Date:
Village Board Meeting Date:

SUBMITTAL REQUIREMENTS PER 325-112(C):

Required items that are deemed to be not applicable to the proposed project may be waived by the Zoning Administrator. Detailed site analysis per 325-112(C)(8) may be required; verify with Village staff. Submittal materials may be submitted as pdf files via email in lieu of printed copies by arrangement with the Village Planning Director.

- (1) Written description of the intended use describing in reasonable detail the:
 - (a) Existing zoning district(s) [and proposed zoning district(s) if different].
 - (b) Land use plan map designation(s).
 - (c) Description of existing environmental features.
 - (d) Current land uses present on the subject property.
 - (e) Proposed land uses for the subject property.
 - (f) Projected number of residents, employees and daily customers.
 - (g) Proposed amount of dwelling units, floor area, impervious surface area and landscape surface area and resulting site density, floor area ratio, impervious surface area ratio and landscape surface area ratio.
 - (h) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings and traffic generation.
 - (i) Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VI, including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage and hazardous materials. If no such nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VI), then the statement "The proposed development shall comply with all requirements of Article VI" shall be provided.
 - (j) Exterior building and fencing materials.
 - (k) Possible future expansion and related implications for § 325-112C(1)(a) through (j) above.
 - (l) Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

- (2) A small location map scalable at 11 inches by 17 inches showing the subject property, all properties within 300 feet and illustrating its relationship to the nearest street

intersection. (A photocopy of the pertinent section of the Village's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

(3) A property site plan drawing (and reduction scalable at 11 inches by 17 inches) which includes:

- (a) A title block which indicates the name, address and phone number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for the project.
- (b) The date of the original plan and the latest date of revision to the plan.
- (c) A North arrow and a graphic scale. Said scale shall not be smaller than one inch equals 100 feet.
- (d) A legal description of the subject property.
- (e) All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- (f) All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- (g) All required building setback lines.
- (h) All existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, walls and utility and drainage systems, connections and fixtures.
- (i) The location and dimension (cross section and entry throat) of all access points onto public streets.
- (j) The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter.
- (k) The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
- (l) The location of all outdoor storage areas and the design of all screening devices.
- (m) The location, type, height, size and lighting of all signage on the subject property.
- (n) The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including the clear demonstration of

compliance with a limit of 1.0 footcandles at nonresidential property lines and 0.5 footcandles at residential property lines.

(o) The location and type of any permanently protected green space areas.

(p) The location of existing and proposed drainage facilities.

(q) In the legend, data for the subject property:

[1] Lot area;

[2] Floor area;

[3] Floor area ratio (b/a);

[4] Impervious surface area;

[5] Impervious surface ratio (d/a); and

[6] Building height.

(4) A detailed landscaping plan of the subject property, at the same scale as the main plan (and reduction scalable at 11 inches by 17 inches), showing the location of all required bufferyard and landscaping areas and existing and proposed landscape point fencing and berm options for meeting said requirements. The landscaping plan shall demonstrate complete compliance with the requirements of Village landscaping requirements. (NOTE: the individual plant locations and species, fencing types and heights and berm heights need to be provided.)

(5) A grading and erosion control plan at the same scale as the main plan (and reduction scalable at 11 inches by 17 inches) showing existing and proposed grades, including retention walls and related devices, and erosion control measures per Wisconsin Administrative Code, COMM Chapter 21, Uniform Dwelling Code, and Chapter 65, Commercial Construction.

(6) Elevation drawings of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials, texture, color and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

(7) A certified survey may be required by the Zoning Administrator in instances where he determines compliance with setback requirements may be difficult. The survey shall be prepared by a registered land surveyor and shall depict property lines and proposed buildings, structures and paved areas.

AGREEMENT TO REIMBURSE VILLAGE FOR COSTS INCURRED

PETITIONER / DEVELOPER / SUBDIVIDER (APPLICANT) Jon Farris

PROJECT DESCRIPTION New Parking lot in back of property.

Remodeling 212 a property with attached plans.

APPLICANT agrees to reimburse the actual costs the VILLAGE incurs to review the submittal which shall include but not be limited to costs of notice, publication, building and design construction, inspection, any required testing and associated administrative, legal, engineering, planning, accounting, public safety and staff time (collectively referred to as COSTS).

APPLICANT shall deposit an escrow amount per the Village of Cottage Grove Development Fee Schedule.

VILLAGE staff shall draw against such deposit for payment of all COSTS incurred by the VILLAGE.

If at any time the deposit shall be insufficient to reimburse the VILLAGE for these COSTS, APPLICANT shall deposit an additional amount with ten (10) days notice from the VILLAGE.

After the VILLAGE has completed review of the SUBMITTAL / PROJECT, the actual COSTS will be totaled and the difference if any shall be paid by or refunded to the APPLICANT.

The VILLAGE shall not commence review of any SUBMITTAL / PROJECT until the required deposit has been made.

FOR INFORMATIONAL PURPOSES ONLY a Summary of Fees currently charged to the VILLAGE by its Consultants is attached as EXHIBIT A and incorporated herein as if fully set forth.

FEES shall be billed as invoiced to the VILLAGE.

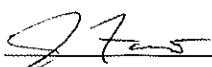
Dated this 26 day of March, 2020.

APPLICANT NAME (print) Jon Farris

MAILING ADDRESS: 212 W. Cottage Grove Rd

Cottage Grove, WI 53527

E-MAIL ADDRESS: farris1903@yahoo.com PHONE NUMBER 608-839-0779

SIGNATURE OF APPLICANT: 

AGREEMENT TO REIMBURSE VILLAGE FOR COSTS INCURRED

EXHIBIT A FEE SCHEDULE

VILLAGE STAFF

Department Head	\$60/hour
Clerical	\$27/hour
Crewmember	\$35/hour

MSA PROFESSIONAL SERVICES* (3-12)

Engineering	\$70- \$130/hour
Clerical	\$48- \$63 /hour

VILLAGE ATTORNEY* \$200/hour

VILLAGE AUDITOR* \$150 - \$275/hour

- * **THIS FEE SCHEDULE IS ATTACHED FOR INFORMATIONAL PURPOSES ONLY**
- * **FEES ARE BILLED AS INVOICED TO THE VILLAGE**
- * **A SERVICE CHARGE OF 1.5 % PER MONTH (18% PER ANNUM) WILL BE CHARGED ON ACCOUNTS 30 DAYS PAST DUE**



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

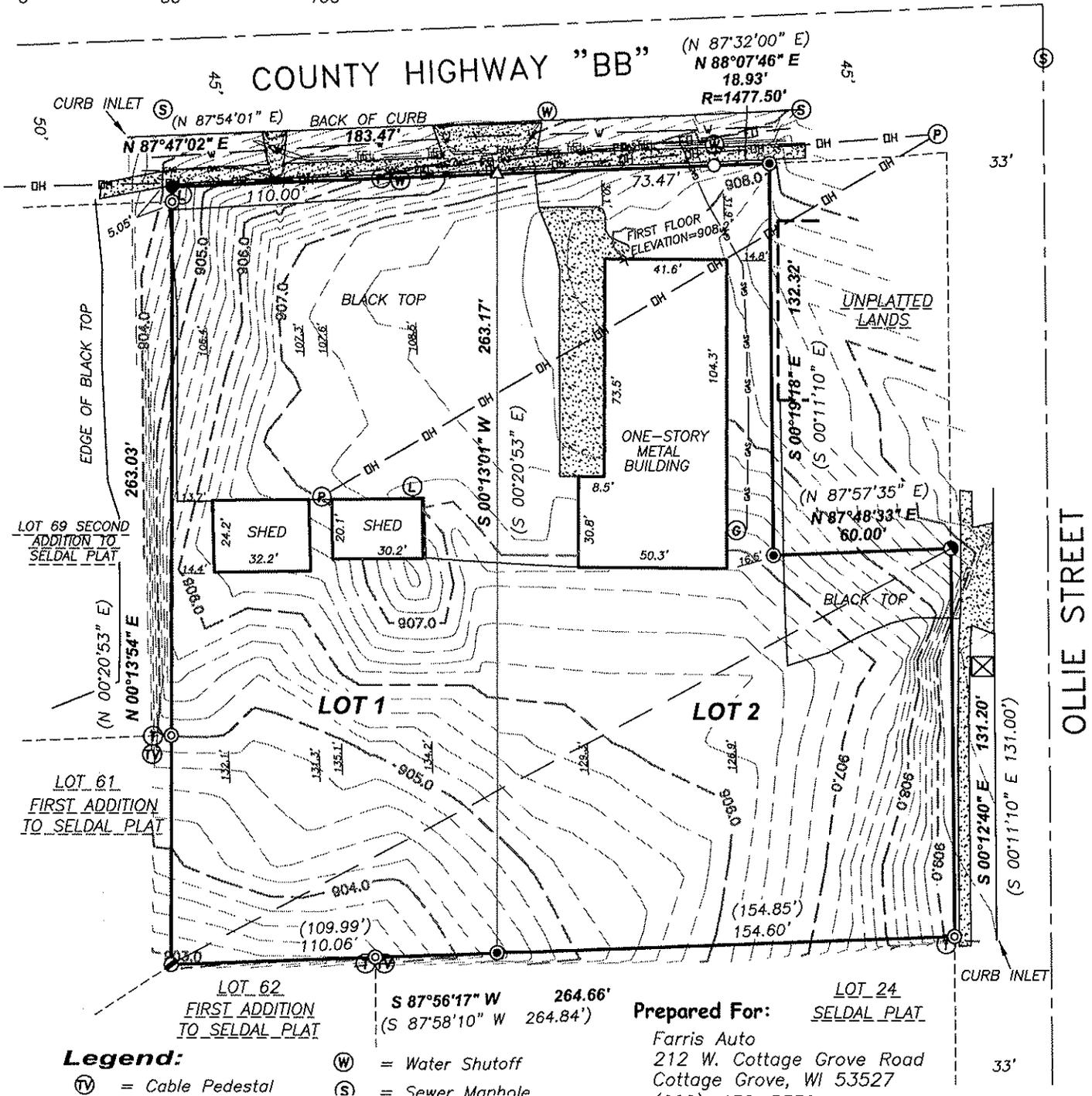
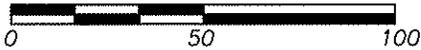
I, Mark A. Pynnonen, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Mark A. Pynnonen
Wisconsin Professional Land Surveyor No. S-2538.

Description:

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 7851, LOCATED IN THE NORTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 9, T7N, R11E, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SCALE 1" = 50'



Legend:

(TV) = Cable Pedestal

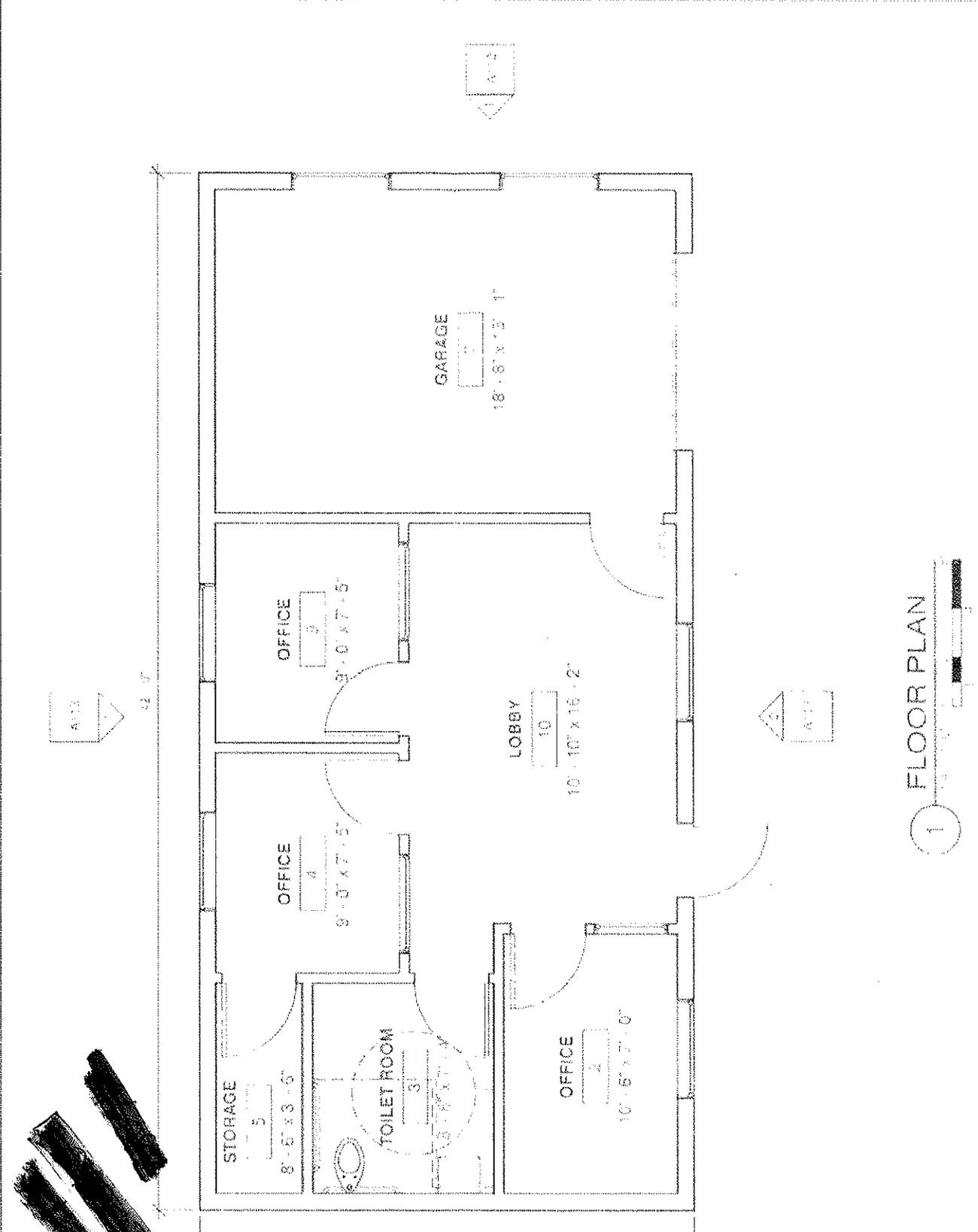
(W) = Water Shutoff

(S) = Sewer Manhole

Prepared For:

Farris Auto
212 W. Cottage Grove Road
Cottage Grove, WI 53527

LOT 24
SELDAL PLAT





PLANNING STAFF REPORT

MEMO DATE: June 4, 2020

MTG. DATE: JUNE 10, 2020

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

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

RE: Request from Town of Sun Prairie to Engage in Boundary Agreement Discussions

BACKGROUND

The Village of Cottage Grove is pursuing an amendment to its Urban Service Area to add territory north of I-94. Some of the proposed amendment area is adjacent to the Town of Sun Prairie and as a result the Town and Village have met and corresponded regarding issues of mutual interest related to the proposed amendment area.

OVERVIEW

Stemming from these discussions, Village President John Williams received a letter dated May 27, 2020 from Town Chairman Lyle Updike formally requesting that the Village reengage on discussions of mutual interest (see attached letter).

Village President Williams and staff are seeking feedback from the Plan Commission regarding this request including terms of engagement and prioritization of this request relative to other tasks. While some initial discussions can be conducted by Village staff, eventually legal and engineering consultants will need to work on the project and their fees should be considered.

Benefits of a Boundary Agreement

Chairman Updike discusses many benefits of boundary agreements in his letter to President Williams. Staff agrees that many benefits can be achieved. Village growth inherently causes tension with adjacent Towns as the Village cannot grow without the Town losing territory. Village development will have a higher intensity of use and higher standard for infrastructure improvements and there is often friction regarding transition points at boundaries. This friction



must be dealt with at some point, either advance in an agreement or as growth occurs. Dealing with them ahead of time establishes expectations for the municipalities and property owners and can avoid costly and time-consuming challenges later that can disrupt the development process.

An agreement can also explore options for shared services or other mutually beneficial collaborations.

Other Considerations

The Village is currently engaged with the City of Madison and Town of Cottage Grove on a similar boundary agreement. The Village has a more extensive boundary with the Town of Cottage Grove than the Town of Sun Prairie, has more intergovernmental agreements and shared services with the Town of Cottage Grove than with the Town of Sun Prairie, and is geographically closer to the City of Madison to the west through the Town of Cottage Grove than to the northwest through the Town of Sun Prairie. For those reasons, and because discussions are already underway, staff recommends prioritizing that agreement. There may also be efficiencies gained by completing one agreement for use as a template for the next one.

It should be noted that the City of Madison continues to grow into the Town of Sun Prairie toward the Village. While conflicts between Madison and the Village are not likely to occur in the short term, it would appear to make sense to explore a three-party agreement similar to the one involving the Town of Cottage Grove. This would provide the opportunity to establish a long-term continuous boundary between Madison and the Village.

Staff also recommends that the Village and Town establish a mechanism for sharing the costs related to preparation of the agreement prior to expending significant consultant fees.

CONCLUSION

Staff is seeking feedback from the Plan Commission regarding if or when to engage in boundary agreement discussions involving the Town of Sun Prairie.



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

RE: Public Hearing Draft for Comprehensive Plan Amendment

OVERVIEW

At several previous meetings the Plan Commission has provided feedback on concepts for two proposed amendments to the Future Land Use Map and Land Use Chapter:

- An expansion and reconfiguration of Planned Neighborhood #6/the Widen Olson neighborhood
- An expansion of Planned Mixed Use Area #3 to include the three Homburg parcels located north of Stop N Go, and identification of those parcels as suitable for multi-family residential use

The specific text and map amendments are shown below. While not shown, the amendment would include the necessary associated changes to the Future Land Use, Planned Neighborhood, and Mixed Use Area maps to make them consistent with the proposed changes.

STAFF RECOMMENDATION

Staff recommends the approval of the attached amendment as the Public Hearing Draft of the amended Comprehensive Plan. Scheduling the public hearing will occur under a separate agenda item.



PROPOSED AMENDMENTS

Planned Neighborhood #6

The text under the heading for Planned Neighborhood #6 on page 5-25 shall be amended to read as follows:

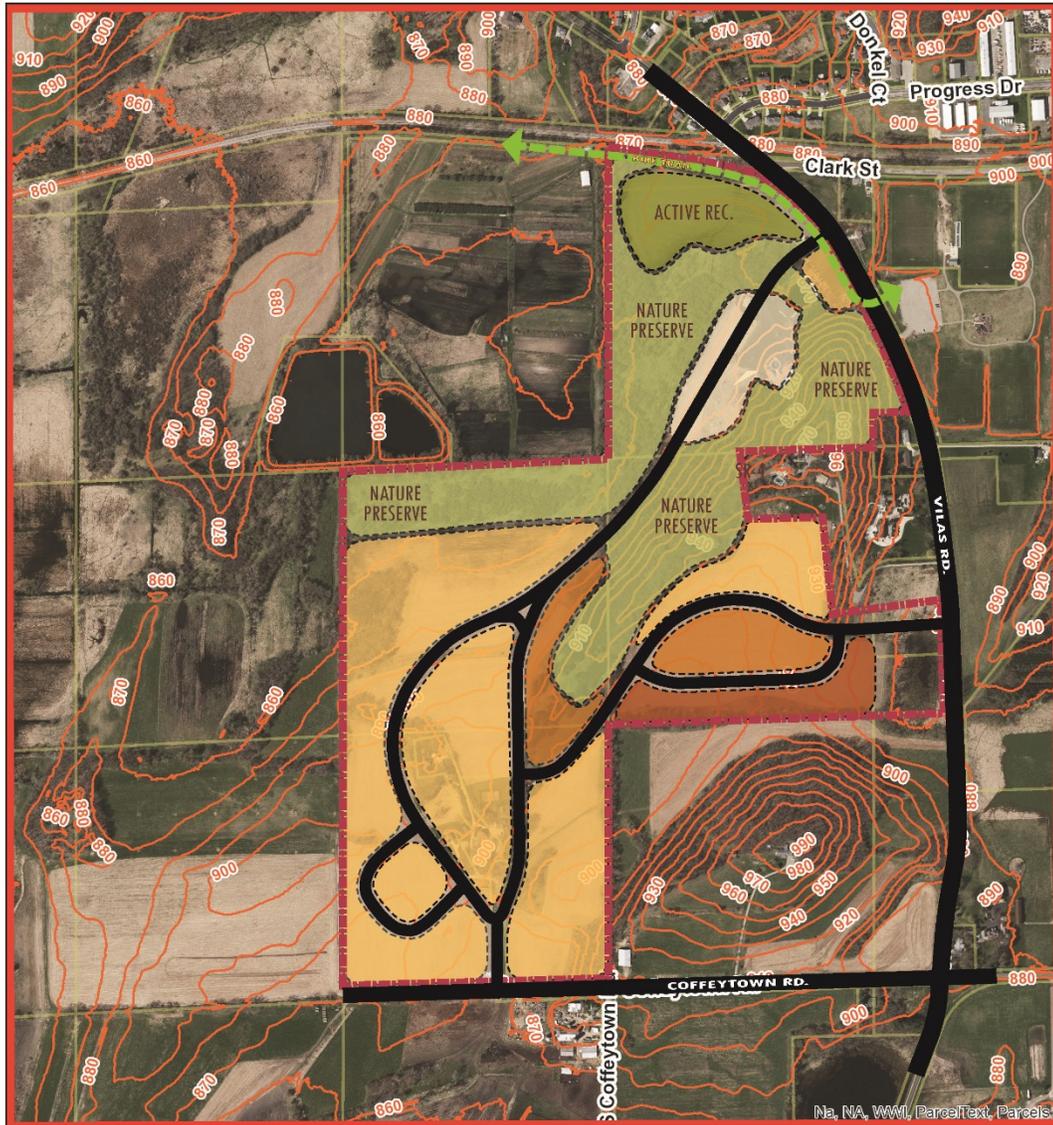
The multi-family portion of this neighborhood should be located near Vilas Road. The number of units should not exceed 10% of the total units in the neighborhood. These would likely be comprised of townhomes or small multiplexes in this neighborhood. A small number of duplexes may be incorporated into the single-family areas, not to exceed 10% of the total number of units.

A variety of single-family residential lot sizes are proposed throughout the neighborhood, with smaller lots near the multi-family area and larger lots in the northern portion of the neighborhood. This mix may be achieved through the application of SR-4 and SR-6 zoning or by developing the neighborhood as a Planned Unit Development. A Planned Unit Development may consider lots smaller than those allowed by SR-6 zoning in exchange for open preservation and amenities.

The Glacial Drumlin Trail shall be accommodated through this development as needed and treated as a design feature. A neighborhood bike/pedestrian trail should link the Glacial Drumlin Trail to Coffeytown Road through the neighborhood. The use of the active recreation area in the north end of the neighborhood should be coordinated with the Parks Department. The neighborhood features large areas of wetlands, woodlands, and steep slopes. These areas should generally be protected and used as a design feature.

The road network shown is a suggestion and may be altered following more extensive design and engineering work. The final alignment should include no less than the three neighborhood access points shown (two on Vilas and one on Coffeytown Road). Any necessary public improvements to Coffeytown Road should be coordinated with the Town of Cottage Grove as they have a Transfer of Development Rights (TDR) receiving area shown on their Comprehensive Plan immediately to the west of this neighborhood that would also make use of Coffeytown Road.

Also, the map of Planned Neighborhood #6 shall be replaced with the following (next page):



LEGEND

- | | | | |
|---|---------------------------------|---|-------------------|
|  | LARGE LOT SINGLE-FAMILY RES. |  | NATURE PRESERVE |
|  | STANDARD LOT SINGLE-FAMILY RES. |  | ACTIVE RECREATION |
|  | SMALL LOT SINGLE-FAMILY RES. | | |
|  | MULTI-FAMILY RES. | | |

0 435 870 1,740 Feet





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. Four vacant parcels remain, one 1.7-acre parcel located south of the daycare and three approximately 1 acre parcels 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. The southern parcel has a relatively narrow street frontage limiting access to one driveway. Also, at this location Windsor Ave. continues into a single-family neighborhood. Along the northern parcels Windsor Ave. will extend north into a mixed use area and ultimately to Gaston Road. Given these limitations, a lower density is recommended on the southern parcel not to exceed 12 units per acre.

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





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

RE: **Public Participation Plan for Comprehensive Plan Amendment**

OVERVIEW

The process for adopting or amending a Comprehensive Plan is regulated by 66.1001 of the Wis. Statutes. The process requires adoption of written procedures for public participation. At a minimum the amendment process requires a public hearing with a Class 1 notice published no less than 30 days prior to the hearing and notification to adjacent municipalities and other entities identified by the statute.

You may recall the 2019 Comprehensive Plan amendment included a variety of public participation elements beyond the minimum requirement including multiple surveys and an open house. The higher level of participation was warranted by the wide-ranging expense of the 2019 update in which every chapter was reviewed and most were updated.

The proposed 2020 amendments are being requested by specific property owners related to specific parcels (the Homburg parcels north of Stop N Go and the parcels comprising the western portion of the proposed Widen Olson neighborhood). No other requests have been received and no general updates or changes are anticipated. Therefore, staff feels a more minimal public participation program is warranted.

Note that Movin' Out is pursuing approval of a Planned Unit Development on the Homburg parcels. The PUD process requires the applicant to hold a neighborhood meeting. They plan to hold this meeting toward the end of June, prior to the public hearing for the Comprehensive Plan. Because the PUD requires a Comprehensive Plan amendment, this meeting essentially provides additional input from neighbors regarding the proposed amendment.



STAFF RECOMMENDATION

Staff recommends that the public participation for the 2020 Comprehensive Plan amendment includes the following:

- Written notification to the entities identified in Wis. Stat. 66.1001.
- The neighborhood meeting to be held by the PUD applicant for the Homburg parcels.
- Class 1 public hearing notice published no less than 30 days prior to the public hearing.
- A public hearing at the July Plan Commission meeting – staff proposes the July meeting be moved from July 8 to July 15 to accommodate the required notice period.



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

RE: **Subdivision Ordinance Amendment Related to CSM Recording Deadlines**

BACKGROUND

The Village recently received an inquiry from Homburg Equipment regarding deadlines for recording a certified survey map. The Homburgs had three CSMs in Coyle South approved last April, but they had not recorded the document.

There were two applicable deadlines, 12 months in the Wisconsin Statutes and 30 days in the Village Subdivision Ordinance, both of which had passed. The Village Board renewed its approval so those CSMs could be recorded.

OVERVIEW

In staff's opinion, the 30-day deadline in the Village Ordinance seems unnecessarily strict given the 12-month deadline in the Wisconsin Statute per Wis. Stat. 236.34(2). Therefore, staff recommends amending the Subdivision Ordinance as follows:

*274-22(E) – Recordation. The Subdivider or Land Divider shall record the map with the County Register of Deeds within ~~30 days of its approval by the Village Board~~ **the deadlines established by the applicable Wisconsin Statutes.***

STAFF RECOMMENDATION

Staff recommends holding a public hearing at the July Plan Commission meeting prior to acting to amend the Subdivision Ordinance as described above.



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

RE: **Changing Date of July Plan Commission Meeting to July 15, 2020**

OVERVIEW

Applicants are seeking amendments to the Village of Cottage Grove Comprehensive Plan. These proposed amendments will be discussed at the June Plan Commission meeting. Prior to acting on whether to approve the proposed amendments the Village must hold a public hearing. Per Wis. Stat. the hearing must be noticed in the newspaper of record at least 30 days prior to the date of the hearing.

On its regular schedule the July Plan Commission meeting would be held on July 8, 2020 which would not allow for the 30-day notice period, thus pushing the hearing to the August meeting or requiring an additional special meeting.

STAFF RECOMMENDATION

Assuming a quorum can be achieved, staff recommends moving the July Plan Commission meeting from Wednesday, July 8 to the following Wednesday, July 15. This would allow adequate time for the required notice to be published in advance of the meeting.

Please note that the second Village Board meeting in July will occur on Monday, July 20 so moving the Plan Commission date would not impact the timeline for any potential Village Board approvals.