

VILLAGE OF COTTAGE GROVE
MEETING

NOTICE OF PUBLIC

AD HOC ARCHITECTURAL REVIEW COMMITTEE

Friday, September 11, 2020

8:00 a.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/97297684094> . You can also participate via phone by dialing 1 312 626 6799 and use Meeting ID: 972 9768 4094 #. 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. Roll Call
3. Discuss And Consider Minutes From The May 15, 2020 ARC Meeting.

Documents:

[5-15-20 ARC MINUTES.PDF](#)

4. Discuss And Consider A Request From Dolphin Swim Academy For Approval Of A Site Plan For A 7,400 Sq. Ft. Facility On Lot 15 Of The Commerce Park.

Documents:

[CG_DOLPHINSWIM_SITE CUP_2020-09-02 \(1\).PDF](#)
[MSA_00094071 DOLPHIN SWIM REVIEW 09032020.PDF](#)
[DOLPHIN SWIM ACADEMY - VILLAGE OF COTTAGE GROVE CONDITIONAL USE APPLICATION WRITEUP_08-26-2020.PDF](#)
[DOLPHIN SWIM ACADEMY - VILLAGE OF COTTAGE GROVE CONDITIONAL USE PERMIT APPLICATION_08262020.PDF](#)
[DOLPHIN SWIM ACADEMY - VILLAGE OF COTTAGE GROVE SITE PLAN REVIEW APPLICATION_08262020.PDF](#)
[48885_DOLPHIN SWIM ACADEMY - PLAN REVIEW SUBMISSION 08-26-2020_RAMAKER.PDF](#)

5. Adjournment

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

**AD HOC
ARCHITECTURAL
REVIEW COMMITTEE**

**May 15, 2020
MINUTES**

- 1.) **Call to order.** President John Williams called the meeting to order at 8:03 a.m. This was a zoom meeting.
- 2.) **Roll call.** Present were: John Williams, Melissa Ratcliff, Jim Knudtson, Mike Hackel and Mike Elder. Also, in attendance were: Director of Planning and Development Erin Ruth, Lisa Kalata Village Clerk and Todd Rizzo from Greywolf Partners.
- 3.) **Discuss and consider minutes from the March 16, 2020 ARC meeting.**
Motion by Hackel to approve the March 16, 2020 ARC minutes, seconded by Knudtson. **Motion** carried with a voice vote of 5-0-0.
- 4.) **Discuss and Consider A Request from Badger Hotel Group/Greywolf For Approval of a Precise Implementation Plan for a Comfort Suites Hotel, Located at Parcel #0711-041-2120-1 In the Commerce Park.**
Todd Rizzo from Greywolf Partners gave a brief overview of the changes from the previous plan which entailed the color changes of the brand, elevation and materials. The concern was the placement and size of monument signs. Todd Rizzo indicated that he would get confirmation from the franchise to change the size of the monument sign on Landmark Drive and would also meet with his team on the signage need on County N.
Motion by Hackel to approve the Precise Implementation Plan for a Comfort Suites Hotel, located at parcel #0711-041-2120-1 in the Commerce Park with the exception of the monument signage, seconded by Knudtson. **Motion** carried with a voice vote of 5-0-0.
- 5.) **Adjournment.**
Motion by Knudtson to adjourn at 8:40 a.m., seconded by Elder. **Motion** carried with a voice vote of 5-0-0.

Erin Ruth, Director of Planning and Development
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.



PLANNING STAFF REPORT

MEMO DATE: September 2, 2020

MTG. DATE: September 15, 2020

TO: Village of Cottage Grove Plan Commission
Village of Cottage Grove Architectural Review Committee

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

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

RE: **Dolphin Swim Academy – Site Plan & Conditional Use Permit**

BACKGROUND

Property Owner: Dolphin Swim Academy

Location: Lot 15, Cottage Grove Commerce Park (NE corner of Limestone Pass and Landmark Drive)

Area: 2.66 acres

Agent: Brittany Ballweg – Owner
Joe Gallagher – Architect, Ramaker

Existing Zoning: PI, Planned Industrial

Proposed Zoning: Planned Office/Industrial

OVERVIEW

The applicant is seeking approval of a site plan and conditional use permit to build and operate the Dolphin Swim Academy on Lot 15 in the Commerce Park (on the NE corner of Limestone Pass and Commerce Parkway).

The proposed building is 7,400 square feet, including a 2,000 square foot pool with two 8' wide, 25-yard long lanes.

A swim school is not a land use that is specifically addressed in the land use chapter of the zoning ordinance. In the opinion of staff, the land use in the ordinance that best captures the intent of the project is 'indoor institutional.' Indoor institutional includes "all indoor public and not for profit recreational facilities" specifically including gyms, swimming pools, schools, and "similar land uses." The proposed swim school is essentially a combination of a gym, pool, and school. While not public or non-profit, staff would consider the project a "similar land use." Indoor institutional is permitted as a conditional use within the Planned Industrial district.

STAFF RECOMMENDATION

- A. Staff recommends the Conditional Use Permit be **APPROVED**.

- B. Staff recommends the Site Plan be **APPROVED WITH CONDITIONS**, with the following conditions:
 - 1. All rooftop mechanical equipment shall be architecturally screened and all ground based mechanical equipment shall be screened by landscaping elements. The applicant shall verify equipment locations and provide details of screening methods for staff review prior to installation.
 - 2. A sign permit must be obtained prior to installation of any signage.
 - 3. The applicant shall submit a landscaping plan for staff review per 325-112(C)(4) to verify compliance with Article V of the ordinance. It is possible the parking lot may require minor adjustments such as converting one or more spaces to landscaping to meet the ordinance.
 - 4. The parking lot shall be lit to comply with 325-75(F)(3) and 325-78. The applicant shall submit a lighting/photometric plan for staff review per 325-112(C)(3)(n) to verify compliance.
 - 5. The site plan submitted shows a 6,000 sq. ft. "future building." A separate site plan review and approval will be required prior to initiating construction of this building to verify use and design details.
 - 6. Areas designated for future parking or buildings shall be planted with turf or other acceptable landscaping and maintained until those elements are constructed. This condition shall be shown and the method of landscaping shall be defined on the above referenced landscaping plan.
 - 7. The applicant shall provide dimensions of parking spaces and parking lot aisle widths to verify compliance with 325-75 of the ordinance.

ADDITIONAL BACKGROUND

Comprehensive Plan Consistency

The subject parcel is designated as Planned Office/Industrial on the Future Land Use Map in the Comprehensive Plan. Per the land use chapter the Planned Office/Industrial category is intended to attract a number of light industrial and office uses as well as “supporting commercial uses” with examples including day care, health clubs, and restaurants. In the opinion of staff, the swim school is a supporting use similar to a health club.

The Planned Office/Industrial chapter includes several design guidelines. The proposed project generally meets those guidelines. It should be noted that non-architectural materials such as metal siding with exposed fasteners should not be allowed in areas that are easily visible. It is not clear whether the metal panels on the proposed building facades have exposed fasteners.

Commerce Park Covenants

Article IV(l)(C) provides building standards for the Planned Industrial portions of the park. Paragraph 1 states that “wood siding” is not allowed. The proposed building includes an engineered wood panel system on the front entry portion of the building. In the opinion of staff, these engineered wood panels are employed in a manner similar to an architectural metal panel as opposed to a residential style wood siding the covenants intend to prohibit and should be considered an acceptable material.

The covenants require screening of all exterior mechanical equipment. The applicant should verify locations of all equipment and provide details showing the method of providing adequate screening. This applies to both the architectural screening of rooftop equipment and using landscaping to screen ground mounted equipment.

The covenants require all occupied facilities to have fire protection sprinkler systems.

The applicant shall provide a landscaping plan for staff review to verify compliance with the covenants.

Zoning Ordinance Consistency

The proposed project generally meets the requirements of the zoning ordinance, with the following exceptions.

The applicant shall submit a landscaping plan for staff review per 325-112(C)(4) to verify compliance with Article V of the ordinance.

The applicant shall submit a lighting/photometric plan for staff review per 325-112(C)(3)(n) to verify compliance with Article VI of the ordinance.

Conditional Use Permit Criteria

325-111(D)(2) of the zoning ordinance requires a proposed conditional use to be compliant with standards (a) to (f) of that section. In the opinion of staff, the proposed use is compliant with those standards as outlined below.

- a) *The proposed conditional use (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies, and standards of the Village of Cottage Grove's Comprehensive Master Plan, this chapter and any other plan, program, or ordinance adopted or under consideration pursuant to official notice by the Village.*

Staff believes the proposed use meets the above criteria by diversifying the tax base, providing employment, and providing a new service within the Village.

- b) *The proposed conditional use (in its specific location) is in harmony with the purposes, goals, objectives, policies, and standards of the Village of Cottage Grove's Comprehensive Master Plan, this chapter and any other plan, program, or ordinance adopted or under consideration pursuant to official notice by the Village.*

As noted above, the proposed project is consistent with the Planned Office/Industrial requirements in the Comprehensive Plan.

- c) *The proposed conditional use, in its proposed location and as depicted on the required site plan, does not result in substantial or undue adverse impacts on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights of way, or other matters affecting the public health, safety, or general welfare either as they now exist or as they may in the future be developed as a result of implementation of the provisions of this chapter, the Comprehensive Master Plan, or any other plan, program, map or ordinance adopted or under consideration pursuant to official notice by the Village or other government agency having jurisdiction to guide development.*

No adverse impacts are expected to be created by the proposed project.

- d) *The proposed conditional use maintains the desired consistency of land uses, land use intensities and land use impacts as related to the environs of the subject property.*

The intensity of land use fits expectations for the Commerce Park.

- e) *The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.*

The full range of urban services are available at the subject property and to the existing building, and the proposed use will not add an undue burden to any public utility or service.

- f) *The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.*

There are no negative impacts expected. Potential benefits include the addition of a business that expands the hours of activity within the park. Swimmers and their families are likely to patronize other businesses in the park, specifically the restaurants.

ENGINEERING REVIEWER:

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

DATE:

September 3, 2020



Proposed Dolphin Swim Academy

REVIEW COMMENTS

MSA has reviewed the concept plans submitted for the Dolphin Swim Academy on September 2, 2020.

INCLUDED

1. Site Erosion Control Plan
2. Architectural Site Plan
3. First Floor Plan
4. Building Elevation Plan

MSA has the following comments on the plans provided.

Site Plan Comments:

1. A detailed construction plan will be required for review.
2. Parking areas should have curb and gutter around the perimeter per Section 325-75 F.(2) of the Village code. Parking stalls shall meet the Village standards.
3. A lighting plan will be required.
4. Consider breaking up long parking runs with 20 or more stalls with landscape islands. Landscaping to meet Village code.
5. ADA stalls and pathways shall be noted on the final plans.
6. Sidewalk should be installed on the west side of the property along with a planned crossing of Limestone Pass to the south for a continued sidewalk on the easterly side of Landmark Drive. Sidewalk on the entire south frontage is not included within properties further to the east of this development.

PROJECT REVIEW

7. Utility plans and sizes will need to be included.

Stormwater Comments:

1. MSA is currently working on evaluating the soils based on soil borings on the site and plan to initiate a correspondence with the WDNR to determine if infiltration is exempt on the site or to what rate would have to be provided for the site based on the soil conditions. The final stormwater design will reflect the DNR response.
2. The Developer will have to provide a rain garden equal to 10% of the roof area per the Commerce Park covenants.
3. A Long Term Maintenance Agreement will be required for the site and approved by the Village prior to being recorded by the Developer.

DATE: AUGUST 26, 2020

PROJECT NO. 48885

CONDITIONAL USE PERMIT APPLICATION – VILLAGE OF COTTAGE GROVE, WI

CLIENT

Brittany Ballweg
Owner & Program Director
Dolphin Swim Academy
208 Dorn Drive
Waunakee, WI 53597

PROJECT DESCRIPTION

Dolphin Swim Academy
New Swim School Facility
(Lot 15) Cottage Grove Commerce Park
Cottage Grove, WI

PROJECT DESCRIPTION

Dolphin Swim Academy (DSA) is purchasing Lot 15, a 2.66-acre site in the Commerce Park of Cottage Grove, WI, northeast of Landmark Drive and Limestone Pass intersection. The intent is to construct a new swim school facility, featuring a +/- 2000 SF single teaching pool having two 8 ft wide – 25-yard long practice lanes and 720 SF of dedicated swim lesson space.

In addition to the pool, the building will have locker rooms, a viewing area, entry lobby/reception area, office(s) and additional ancillary spaces. CMU building construction is proposed for the pool area with conventional steel framing for the remainder of the building. A steel roof joist is proposed for the building. The design intent of the new building is to follow the commerce park comprehensive plan to establish a cohesive aesthetic that blends well with the Village's vision!

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE:

- 1) The development of indoor, institutional use is an allowed conditional within the Planned Industrial district. As the Cottage Grove commerce park has evolved, placed like Kid Safari Day Care and BB Jacks' Family Entertainment have moved into the area. Dolphin Swim Academy looks to bring an educational swim school to the park, providing swimming instruction to people of all ages. Its proximity to Kid Safari will provide a unique opportunity for those younger children to be aware of swim safety and have a close-by offering to provide that instruction. In general, the offerings will greatly benefit the Village.
- 2) Echoing the sentiments of answer A – Dolphin Swim Academy provides a great opportunity for swim safety education and in a close proximity to the largest day care in the Village.
- 3) Locating Dolphin Swim Academy within the commerce park and on the end of the park closest to the adjacent neighborhood, allows for a neighborhood friendly use of space rather than abutting residential homes with the industrial use. The comprehensive plan and ordinance requirements of the development are no different than what would be required for that of an industrial use, and arguably more favorable to the public than an industrial use itself would be. The swimming instruction provided here will enhance individuals' safety.

- 4) The use of the site for swimming instruction maintains and enhances the use of the commerce park, by attracting outside users to make their way into the park for a use other than an industrial designation. The increased presence of outsiders participating in the swimming instruction may provide a catalyst for future development within that end of the park, as the remaining lots for sale in the park are at that end.

- 5) The proposed conditional use is located at an intersection with direct access to highway N and will attribute to minimal impact on the roadways within the commerce park. The concentration of use will be along landmark, with opportunity for increased vehicular traffic at the main intersection around which food options are currently situated – an enhanced benefit of the location within the commerce park.

- 6) The major public benefit of Dolphin Swim Academy is the swimming instruction that will be provided there daily. Providing the community with an opportunity for localized swimming instruction will enhance water safety within the village for years to come. There are no negative impacts of the use and/or its specified location within the commerce park.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely, on behalf of Brittany Ballweg and Dolphin Swim Academy,

A handwritten signature in cursive script that reads "Joseph C. Gallagher".

Joseph C. Gallagher, AIA, NCARB
Registered Architect - Ramaker

**CONDITIONAL USE PERMIT APPLICATION
VILLAGE OF COTTAGE GROVE**

APPLICANT: BRITTANY BALLWEG

APPLICANT ADDRESS: 208 DORN DRIVE, WAUNAKEE, WI 53597

APPLICANT TELEPHONE: 608-852-5676

APPLICANT EMAIL ADDRESS: bballweg08@gmail.com

Note: Applicant must be owner of the property where conditional use is requested, or signed letter from property owner acknowledging application must be provided.

PROPERTY ADDRESS: (Lot 15) - Cottage Grove Commerce Park - Cottage Grove, WI

ZONING CLASSIFICATION: (PI) Planned Industrial District

CONDITIONAL USE REQUESTED: 325-41 Industrial Districts A. (2)(b)[2] - Indoor Institutional

Applicant Signature:  **Date:** 08-26-2020

PROVIDE THE FOLLOWING ITEMS:

1. Submittal materials per 325-111(C) of the Zoning Ordinance, as described on the following pages.
2. Fee of \$350.
3. Escrow deposit of \$250 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.

Mail or deliver the completed application form, submittal materials, and fees to the Village Hall.

**Village of Cottage Grove
221 E. Cottage Grove Road
Cottage Grove, WI 53527
Telephone: (608) 839-4704
Office Hours: M-F 7:30 a.m. to 4:30 p.m.**

For Office Use Only

Date Received:
Plan Commission meeting date:
Village Board meeting date:

VILLAGE OF COTTAGE GROVE
SITE PLAN REVIEW APPLICATION

APPLICANT: BRITTANY BALLWEG - Owner of Dolphin Swim Academy

APPLICANT ADDRESS: 208 DORN DRIVE, WAUNAKEE, WI 53597

TELEPHONE: 608-852-5676 FAX: _____

EMAIL ADDRESS: bballweg08@gmail.com

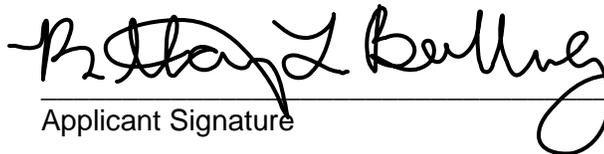
LOCATION OF SITE:

(Lot 15) - Cottage Grove Commerce Park - Cottage Grove, WI

PROPOSED USE OF SITE/BRIEF DESCRIPTION OF SITE:

Please refer to Project Description as outlined in Conditional Use Application submitted in conjunction with this Site Plan Review application, by Joe Gallagher, AIA of Ramaker.

08-26-2020
Date


Applicant Signature

For office use only:

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

EROSION CONTROL NOTES

1. CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES.
2. ALL SILT FENCES SHALL BE INSPECTED DAILY. CLEANING, ADJUSTING AND REPLACING EROSION MEASURES SHALL BE DONE AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS OR AS DIRECTED BY THE ENGINEER.
4. SEDIMENT FROM OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING SILT FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
5. EXISTING VEGETATION SHALL BE REMOVED ONLY AS NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF LARGE AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE PERMITTED.
6. ALL DISTURBED AREAS SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE AFTER DISTURBANCE.
7. EROSION MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.
8. TEMPORARY STABILIZE DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.
9. STABILIZE AREAS WITHIN 7 DAYS OF COMPLETING FINAL GRADING.
10. ALL AREAS OF EXPOSED SOIL SHALL BE COVERED WITH A STRAW MULCH. MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS PER ACRE, MINIMUM IMMEDIATELY AFTER SPREADING, THE STRAW MULCH SHALL BE PROTECTED BY COVERING WITH A MAT OR CRIMPING. MULCHING SHALL BE REPLACED AND CRIMPED AS NECESSARY TO MAINTAIN ADEQUATE COVER UNTIL PERMANENT.
11. CONTRACTOR MUST INSTALL PERIMETER CONTROL AROUND ANY CONSTRUCTION STOCKPILES AND STABILIZE STOCKPILE THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
12. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL GRADED AND/OR CLEARED AREAS UNTIL PERMANENT GROUND COVER IS ESTABLISHED. ANY AREAS DAMAGED BY EROSION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION AND PROTECTED FROM FURTHER EROSION AT NO ADDITIONAL COST TO THE OWNER.
13. STONE TRACKING PAD(S) SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL. CONTRACTOR MUST TAKE ALL NECESSARY MEASURES TO MINIMIZE TRACKING MUD ONTO PAVED ROADWAY FROM CONSTRUCTION AREAS. TRACKED SOIL SHALL BE COLLECTED FROM PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE AT THE END OF EACH WORKING DAY OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION PHASING

1. CONSTRUCTION IS ANTICIPATED TO BEGIN IN THE SEASON OF XXXX. DEMOLITION AND REMOVAL OF ANY EXISTING MATERIALS WILL OCCUR FIRST
2. PRIOR TO ANY LAND DISTURBING ACTIVITIES, EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AND MAINTAINED UNTIL SOIL STABILIZATION HAS TAKEN PLACE
3. AFTER EROSION CONTROL MEASURES ARE IN-PLACE, SITE GRADING AND UTILITY INSTALLATION WORK CAN BEGIN
4. FOLLOWING INITIAL GRADING WORK, THE CONCRETE BUILDING FOUNDATION/SLAB CAN BE CONSTRUCTED
5. CONSTRUCTION ON THE BUILDING CAN THEN BEGIN IN COORDINATION WITH REMAINING SITE IMPROVEMENTS, INCLUDING AGGREGATE BASE COURSE INSTALLATION, CURB AND GUTTER CONSTRUCTION, ASPHALT PAVING, CONCRETE WORK, ETC.
6. PRIOR TO FINAL SITE SEEDING/STABILIZATION, CONTRACTOR SHALL SCARIFY ALL PERVIOUS (LANDSCAPED & GRASSY) AREAS OF THE SITE TO A MINIMUM DEPTH OF 6-INCHES.

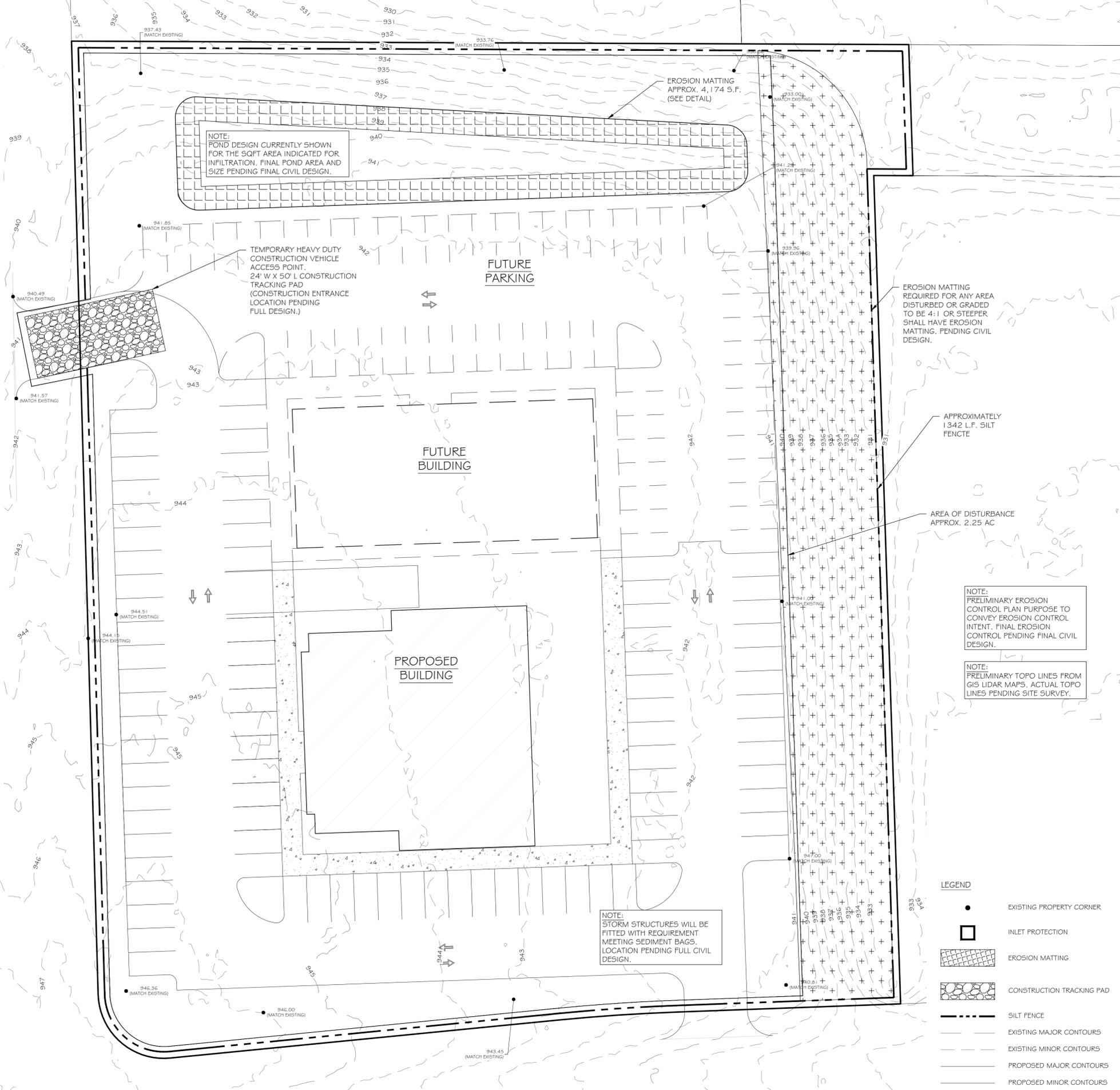
AREAS OF SITE

1. TOTAL AREA OF SITE = TBD ACRES
2. TOTAL AREA OF DISTURBANCE = ± TBD ACRES

EROSION CONTROL / SEEDING

PROVIDE VEGETATIVE COVER TO NEWLY GRADED AREAS BY ACCEPTABLE SEEDING METHODS AND MIXTURES. SEEDING FOR TEMPORARY EROSION CONTROL SHALL BE AS FOLLOWS:

SPECIES	LBS./ACRE	* SPRING AND SUMMER SEEDING	** FALL SEEDING
OATS	131*		
CEREAL RYE	131**		
WINTER WHEAT	131**		
ANNUAL RYEGRASS	80**		



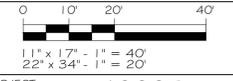

Certification & Seal:

PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

MARK	DATE	DESCRIPTION
DATE ISSUED:		
ISSUE PHASE:		PRELIMINARY
PROJECT TITLE:	DOLPHIN SWIM ACADEMY - CG	
PROJECT OWNER:	BRITTANY BALLWEG	
PROJECT LOCATION:	COTTAGE GROVE, WI	
SHEET TITLE:	EROSION CONTROL PLAN	
PROJECT NUMBER:	48885	
SHEET NUMBER:	C500	

LEGEND

- EXISTING PROPERTY CORNER
- INLET PROTECTION
- ▨ EROSION MATTING
- ⊘ CONSTRUCTION TRACKING PAD
- - - SILT FENCE
- EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- - - PROPOSED MINOR CONTOURS



PROPOSED BUILDING:
 BUILDING: 7,400 SQ FT
 SIDEWALK: 1,900 SQ FT
 PROPOSED PARKING STALLS: 82
 PROPOSED PAVING: 32,500 SQ FT

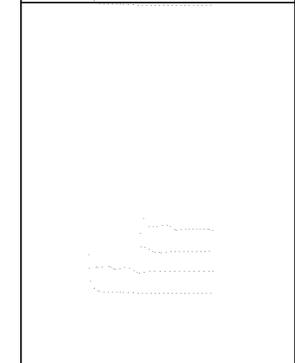
FUTURE BUILDING:
 BUILDING: 6,000 SQ FT
 SIDEWALK: 2,100 SQ FT
 FUTURE PARKING STALLS: 58
 FUTURE PAVING: 17,200 SQ FT



1 SITE PLAN
 SCALE: 1" = 30'-0"



PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY



REV	DATE
DATE ISSUED	08/26/2020

ISSUE PHASE: SCHEMATIC DESIGN

PROJECT TITLE
DOLPHIN SWIM ACADEMY - CG

PROJECT OWNER
 BRITTANY BALLWEG

PROJECT LOCATION
 COTTAGE GROVE, WI

SHEET TITLE
 ARCHITECTURAL SITE PLAN

PROJECT NUMBER
 48885

SHEET NUMBER
 A001

PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

1 FIRST FLOOR
 SCALE: 1/8" = 1'-0"



BUILDING SUMMARY (NET SF)

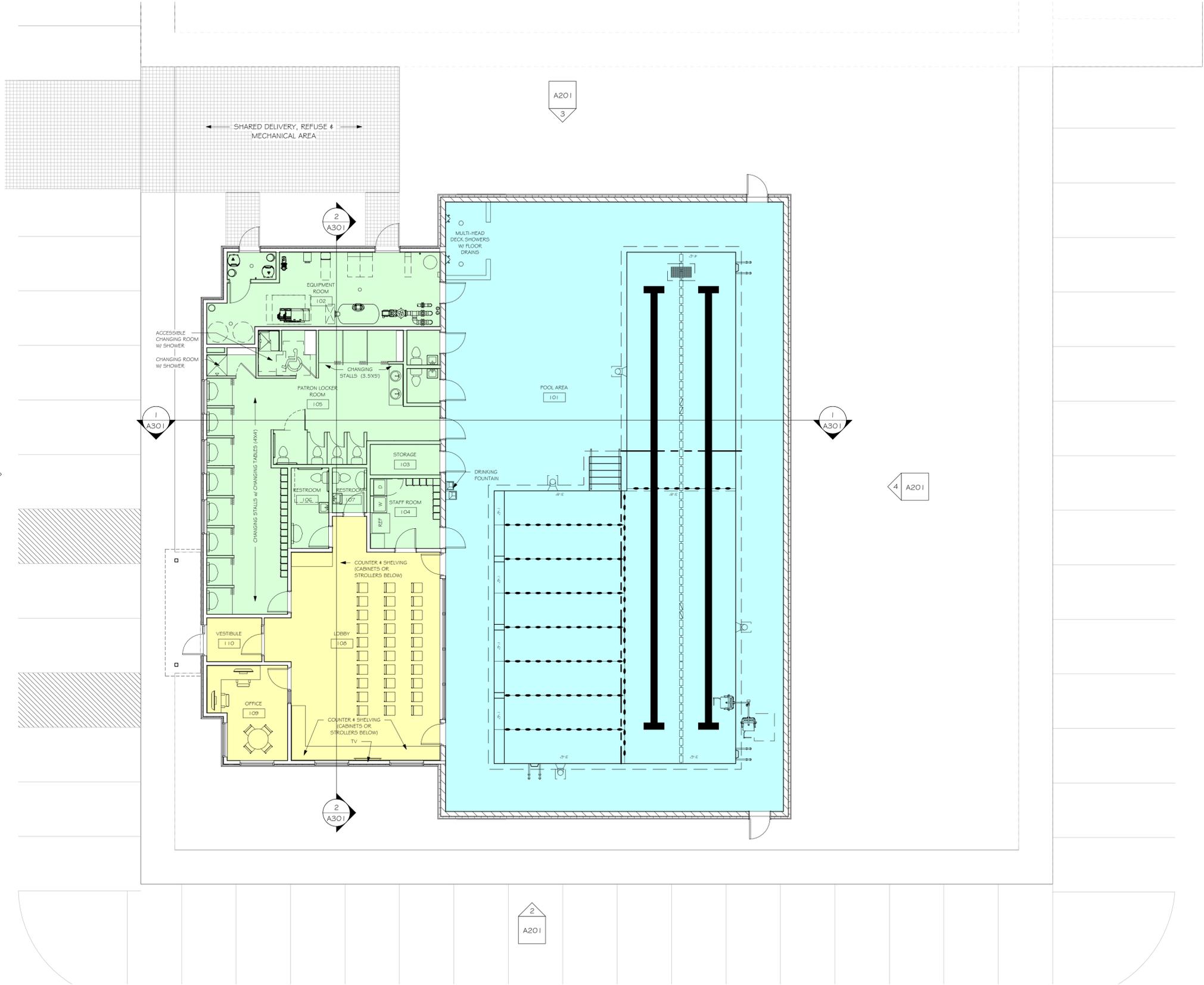
POOL AREA:	1,995 SF
POOL DECK AREA:	2,410 SF
OFFICE/LOBBY AREAS:	925 SF
MECHANICAL & LOCKER AREAS:	1,525 SF

TOTAL BUILDING AREA (GROSS SF)

TOTAL BUILDING AREA (GROSS SF)	7,350 SF
--------------------------------	----------

TOILET FIXTURE SUMMARY

	REQUIRED:	PROVIDED:
TOILETS:	2	6
LAVATORIES:	2	4
SHOWERS:	2	2
DECK SHOWERS:	0	4
DR. FOUNTAIN:	1	1



REV	DATE
DATE ISSUED	08/26/2020
ISSUE PHASE	SCHEMATIC DESIGN

PROJECT TITLE
DOLPHIN SWIM ACADEMY - CG

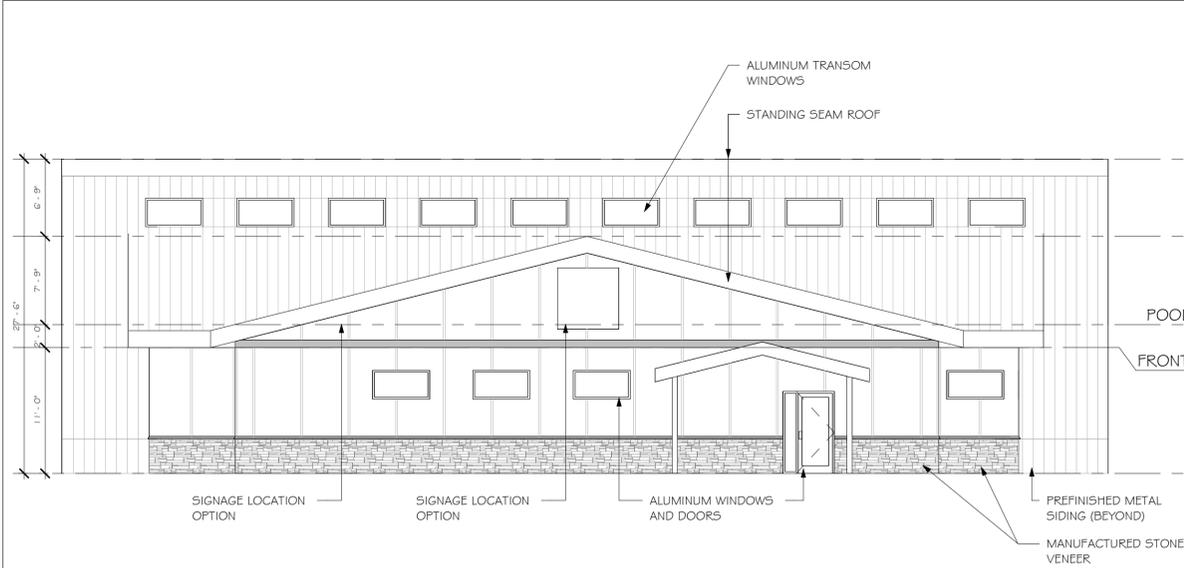
PROJECT OWNER
BRITTANY BALLWEG

PROJECT LOCATION
COTTAGE GROVE, WI

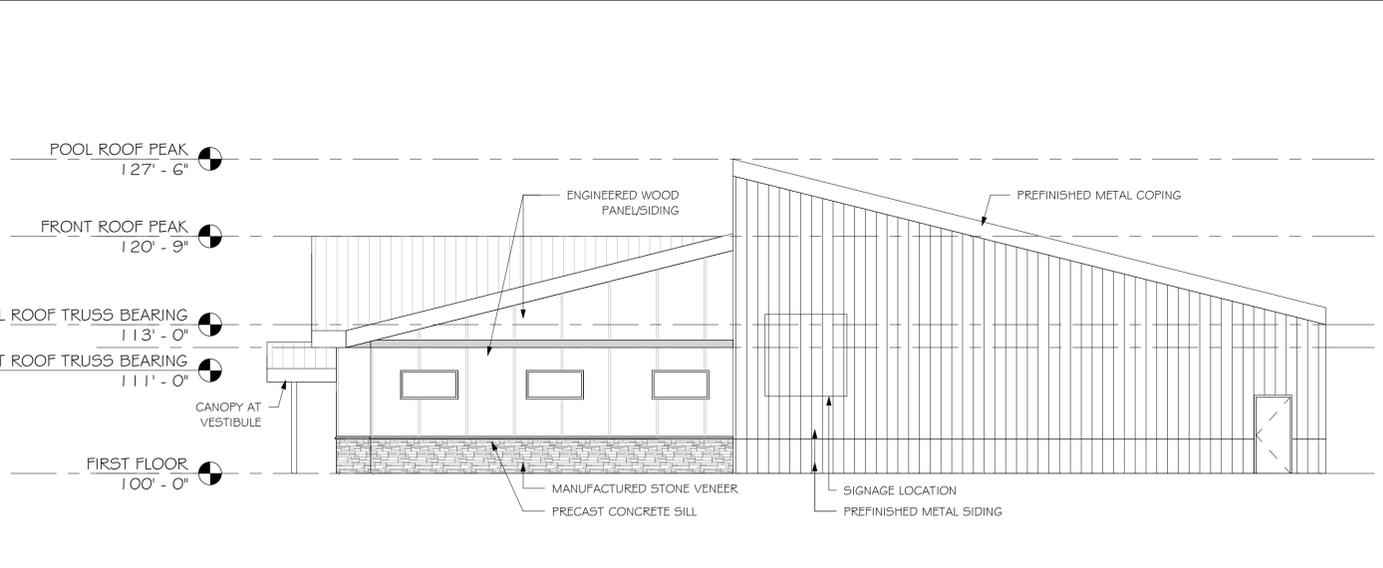
SHEET TITLE
FIRST FLOOR PLAN

PROJECT NUMBER
48885

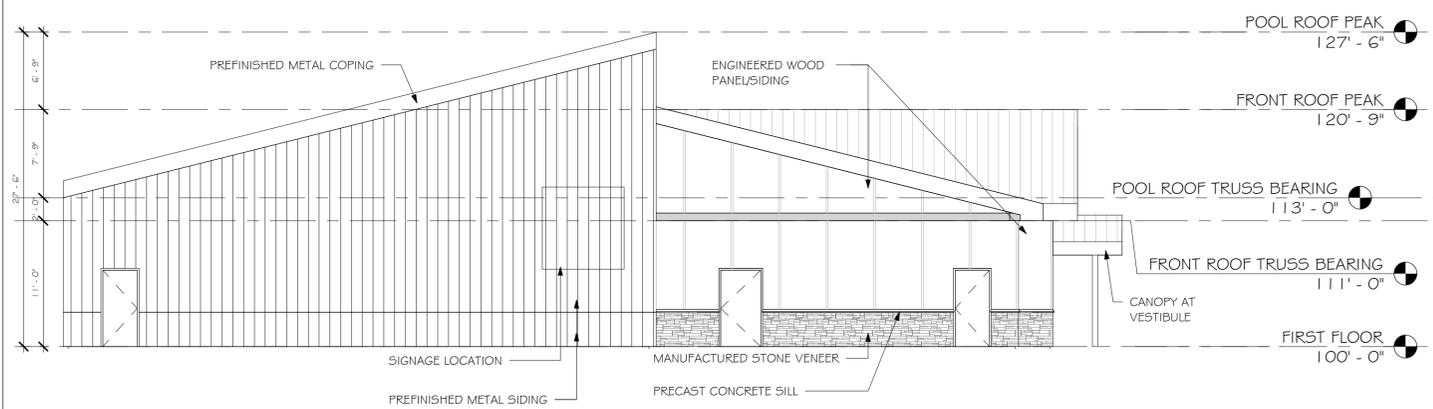
SHEET NUMBER
A101



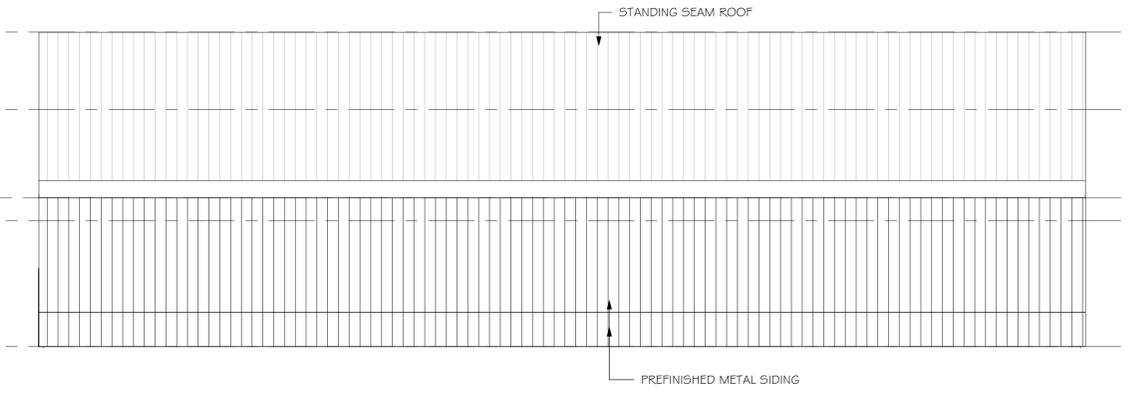
1 WEST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



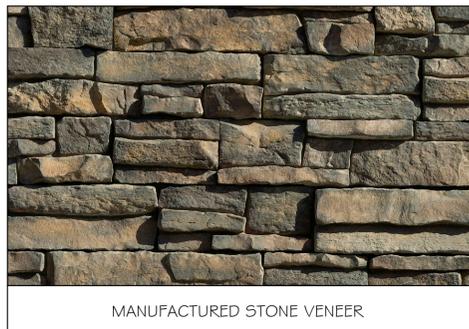
2 SOUTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

REV	DATE
DATE ISSUED	08/26/2020
ISSUE PHASE	SCHEMATIC DESIGN

PROJECT TITLE
 DOLPHIN SWIM ACADEMY - CG

PROJECT OWNER
 BRITTANY BALLWEG

PROJECT LOCATION
 COTTAGE GROVE, WI

SHEET TITLE
 EXTERIOR ELEVATIONS & 3D VIEW

PROJECT NUMBER
 48885

SHEET NUMBER
 A201