

Village of Cottage Grove

Notice of Public

Meeting

## PLAN COMMISSION

Tuesday, September 15, 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/92217252536>. You can also participate via phone by dialing 1 312 626 6799 and use Meeting ID: 922 1725 2536 #. 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](mailto: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 August 12, 2020.

Documents:

[8-12-2020 PLAN COMMISSION MINUTES.PDF](#)

6. PUBLIC HEARING: Opportunity For Public To Provide Input Regarding A Proposed General Development Plan From Movin' Out, Inc. For Glen Grove, A 100-Unit Apartment Project Proposed On Parcels #0711-043-0006-0, #0711-043-0017-3, And #0711-043-0028-0.

Documents:

[CG\\_GLENGROVE-GDP\\_2020-09-09.PDF](#)

[MSA\\_00094071 MOVIN OUT GLEN GROVE APARTMENTS GDP 09032020.PDF](#)

[200909 - REVISED GDP SUBMITTAL DRAFT\\_REDUCED .PDF](#)

7. Discuss And Consider A Proposed General Development Plan From Movin' Out, Inc. For Glen Grove, A 100-Unit Apartment Project Proposed On Parcels #0711-043-0006-0, #0711-043-0017-3, And #0711-043-0028-0.
8. PUBLIC HEARING: Opportunity For Public To Provide Input Regarding A Proposed Conditional Use Permit For Dolphin Swim Academy To Allow And Indoor Institutional Land Use (Swim School) On Lot 15 In The Cottage Grove Commerce Park.

Documents:

[CG\\_VAR\\_ARC\\_DOLPHINSWIM\\_2020-09-11.PDF](#)  
[CG\\_DOLPHINSWIM\\_SITE CUP\\_REV\\_2020-09-08.PDF](#)  
[MSA\\_00094071 DOLPHIN SWIM REVIEW 09032020.PDF](#)  
[48885\\_DOLPHIN SWIM ACADEMY - PLAN REVIEW SUBMISSION 08-26-2020\\_RAMAKER.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](#)  
[DOLPHIN SWIM ACADEMY\\_SITE PLAN REVIEW APPLICATION UPDATES - 09-05-2020.PDF](#)  
[DOLPHIN SWIM ACADEMY\\_SITE PLAN REVIEW APPLICATION WRITEUP - 09-05-2020.PDF](#)  
[DOLPHIN SWIM ACADEMY - EXTERIOR FINISH STUDY\\_PROGRESS - 09-05-2020.PDF](#)

9. Discuss And Consider A Proposed Conditional Use Permit For Dolphin Swim Academy To Allow And Indoor Institutional Land Use (Swim School) On Lot 15 In The Cottage Grove Commerce Park.
10. Discuss And Consider An Application From Dolphin Swim Academy For Approval Of A Site Plan For A Swim School On Lot 15 Of The Cottage Grove Commerce Park.
11. Presentation By Jordan Schulz Regarding Pocket Neighborhoods.

Documents:

[COTTAGE GROVE INTRO 09 15 2020.PDF](#)

12. Discuss And Consider Public Participation Plan For Proposed Comprehensive Plan Amendment For Planned Mixed Use Area #2.

Documents:

[CG\\_PUBPART\\_2020-09-10.PDF](#)

13. Discuss Potential Zoning Amendment Related To Setbacks In Parks.

Documents:

[CG\\_PARKSETBACKS\\_2020-09-10.PDF](#)

14. Discuss Plan Commission Representative To Village Of Cottage Grove Housing Task Force.

Documents:

[LTR\\_HOUSINGTF-PCMEMBER\\_2020-09-10.PDF](#)

15. Future Agenda Items

16. Adjournment

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, August 12, 2020**

**MINUTES**

**1. Call to order**

The Plan Commission meeting for August 12, 2020 was called to order by Village President John Williams at 6:30 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, Alex Jushchyshyn, Melissa Ratcliff, Kim Sale and Fred Schulze arrived at 6:50 pm. Kyle Broom was absent and excused. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, Village Engineer Kevin Lord, Public, Public Works and Properties 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.**

David Peterson-1012 Damascus Trl. was present to support the proposed amendment of the Village of Cottage Grove Comprehensive Plan regarding the Homburg property.

Joe Bowers-143 E Reynolds was present to express concerns with the change to the comprehensive plan to allow multi-family in the proposed area due to traffic and impact to the schools.

Heidi Murphy- 3002 Pheasant Run- was present to support the proposed amendment to the comprehensive plan as this will fulfill a current housing need for the Village.

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

**Motion** by Jushchyshyn to approve the minutes from the July 15, 2020 Plan Commission meeting, seconded by Sale **Motion** carried with a voice vote of 5-0-0.

**6. Discuss and Consider the Proposed Amendment of The Village of Cottage Grove Comprehensive Plan Regarding Parcels #0711-043-0006-0, #0711-043-0017-3, and #0711-043-0028-0.**

Andrew Homburg was present and gave a brief overview of the property and how difficult it has been to get the area developed over the years as there has not been much interest. Megan Schuetz from Movin Out was present to indicate that tonight was to focus on the amendment of the comprehensive plan and that other approvals would be needed if this is passed tonight. Lord explained the traffic memo in the packet which would allow of traffic for this type of development. **Motion** by Brinkmeier to approve the proposed amendment of the Village of Cottage Grove Comprehensive Plan for parcels #0711-043-0006-0, #0711-043-0017-3 and #0711-043-0028-0, seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-0.

**7. Discuss and Consider Site Plan Amendment for 1855 Saloon At 218 S. Main Street.**

Andy Meessmann and Mike Calkins from Snyder and Associates were present for the site plan amendment for 1855 Saloon at 218 S. Main Street and they received the comments and they do not see any issues with them.

**Motion** by Jushchyshyn to approve the site plan amendment for 1855 Saloon at 218 S Main street with conditions in the staff reports, seconded by Sale. **Motion** carried with a voice vote of 7-0-0.

**8. Presentation by Kevin Metcalfe For Potential Project on North Side of W. Cottage Grove Road Between Cork Crossing and Sandpiper Trail.**

Kevin Metcalfe was present to give an overview of the potential project on the north side of W. Cottage Grove Road between Cork Crossing and Sandpiper Trail for an owner-occupied condo project on the vacant parcel they currently own.

**9. Review Village Board Priorities.**

President Williams explained the memo in the packet and the process the Village Board went through to arrive at the top priorities for this year.

**10. Future Agenda Items**

Comprehensive Plan amendment for the fourth parcel owned by Homburg.

**14. Adjournment**

**Motion** by Ratcliff to adjourn at 7:50 pm, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-0-0.

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:** September 9, 2020

**MTG. DATE:** **SEPTEMBER 15, 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:** **Glen Grove Apartments – General Development Plan**

## BACKGROUND

Property Owner: Homburg Equipment (pending sale to Movin' Out)

Location: Parcels #0711-043-0006-6, #0711-043-0017-3, and #0711-043-0028-0

Area: approx. 3.16 acres

Agent: Megan Schuetz – Movin' Out  
Andy Chitwood – JLA Architects

Existing Zoning: Planned Business

Proposed Zoning: Planned Unit Development

Future Land Use Plan: Planned Mixed Use Area #3

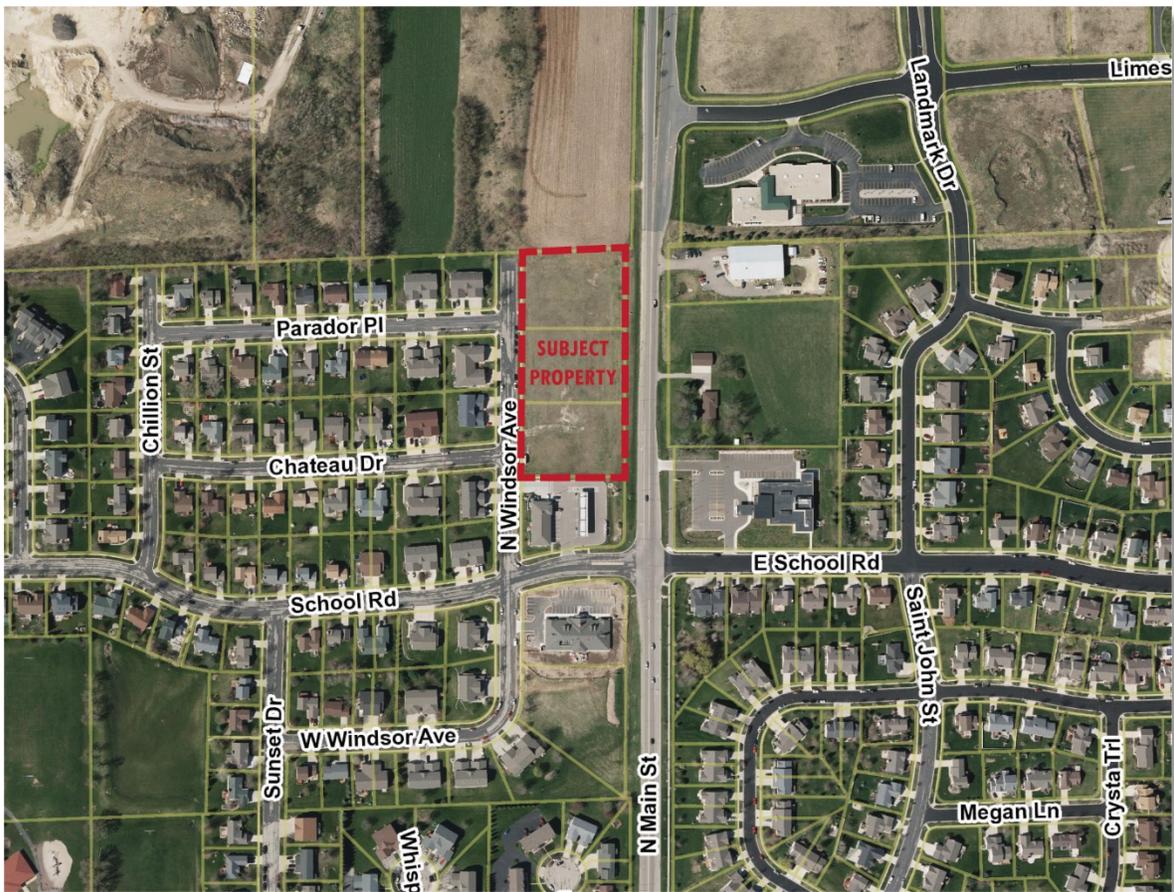
## OVERVIEW

The applicant is seeking approval of a General Development Plan (the first of two steps for approval of a Planned Unit Development) for a 131,000 sq. ft., 100-unit apartment building to be owned and operated by Movin' Out, Inc. Movin' Out is a "state-wide nonprofit housing organization whose mission is to provide affordable housing options to households that include a family member with a permanent disability and military veterans." Units in the proposed

project will be set aside in support of that mission. The proposed project includes 15 one bedroom units, 40 two bedroom units, and 45 three bedroom units.

The proposed project's amenities include 128 underground parking spaces, 69 surface parking spaces, bicycle storage for 106 bicycles, a fitness room, on-site leasing office, club room, and an outdoor gathering area including an open play area, playground equipment, and raised garden beds for tenant use.

## LOCATION MAP



## COMPREHENSIVE PLAN CONSISTENCY

### Land Use Chapter

Per the Comprehensive Plan's Future Land Use Map, the site is designated as part of Planned Mixed Use Area #3.

The Comprehensive Plan states that the parcels can be developed for commercial use as currently zoned, or as an alternative may be developed with up to 100 units if the three parcels are combined and underground parking is maximized.

The proposed project uses all three parcels to provide 100 units. The entire lower level is utilized for underground parking and therefore the parking can be considered 'maximized.'

### Housing Chapter

The proposed project is consistent with the goals of the housing chapter, including:

- *Provide housing and neighborhoods that foster the physical, mental, and social well-being of residents.*
- *Diversify the Village's housing stock (in terms of size, type, and value) to accommodate a broad range of demographics.*

Specific housing policies supported by the proposed project include:

- *Ensure neighborhoods are well-served by sidewalks, bicycle routes, and other non-motorized facilities, and provide linkages between neighborhoods whenever possible.*
- *Encourage the inclusion of zero, one, and two bedroom units in new multi-family structures to address a deficit in those types of units.*
- *Seek opportunities to keep rents comparable to those in neighboring communities by adding smaller units and increasing the overall volume of units.*

## **ZONING ORDINANCE CONSISTENCY**

The subject property is currently zoned Planned Business. 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 zoning category.

While the Comprehensive Plan allows multi-family residential, the current Planned Business zoning does not. Therefore, the parcel must be rezoned to category that allows the use for the project to move forward.

The highest density multi-family residential zoning district in the zoning ordinance is MR-12, which allows up to 12 units per acre in buildings up to four units each (or eight with a conditional use permit). Since the proposed project exceeds those regulations, the project must be approved as a Planned Unit Development.

The fact that the base zoning districts do not allow a project of this density or scope should not be interpreted to mean that the Village does not want larger projects, that such projects are inherently incompatible with Village development, or that the Village is permitting something

its rules do not allow. It does mean the Village recognizes that larger projects have a greater impact on their surroundings and should require a more detailed review process. The ordinance includes an alternate set of rules, the Planned Unit Development (PUD) process, to accommodate such projects. A PUD is a two-step approval process that also requires a neighborhood meeting, which the applicant held previously.

The most similar zoning district for the proposed use is MR-12. In addition to density and building size the following aspects of the project exceed the MR-12 regulations triggering the need for PUD approval:

- The proposed building is approximately 40 feet tall, while the MR-12 zoning allows a maximum of 35 feet.
- The proposed landscape surface ratio for the property is 43%, while the minimum in the MR-12 district is 50%.
- The floor area ratio of the proposed project is approximately 0.95, while the maximum allowed in the MR-12 district is 0.275.
- The max. building coverage of the proposed project is 33%, while the maximum allowed in the MR-12 district is 30%.
- The size of the proposed signage exceeds the limits of the MR-12 district.

The zoning ordinance requires 2.5 parking spaces for every 3 bedroom unit and 2 spaces for every 1 or 2 bedroom unit. Given the proposed unit breakdown, a total of 223 spaces would be required. The applicant is proposing to provide 197 spaces (128 underground and 69 surface) or just under 2 spaces per unit, regardless of size. Therefore, the applicant is seeking an exception for 26 parking spaces. The applicants have developed a number of similar projects in the past and in their experience their projects use less parking than other multi-family projects.

The project meets the setback requirements of the MR-12 district.

## **STAFF RECOMMENDATIONS**

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

1. The planned unit development shall include the following variations from MR-12 district regulations:
  - a. The building height may exceed 35' per the submitted building elevations.
  - b. The landscape surface ratio may be less than 50% as shown on the submitted site plan.
  - c. The floor area ratio may exceed 0.275 as shown on the submitted site plan and building plans.
  - d. The building coverage may exceed 30% as shown on the submitted site plan.
  - e. The number of parking spaces
2. All signage will require a sign permit prior to installation. Final signage shall be substantially similar in size and location to that shown on the submitted plans.

**ENGINEERING REVIEWER:**

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

**DATE:**

September 3, 2020



Movin' Out Glen Grove Apartments

**REVIEW COMMENTS**

MSA has reviewed the General Development plans submitted for the Movin' Out Glen Grove Apartments on September 2, 2020.

**INCLUDED**

1. General Development Plan

MSA has the following comments on the plan provided.

**Site Plan Comments:**

1. Sidewalk should be along and within the public right-of-way on CTH N to match to the future sidewalk when extended from the intersection of CTH N and School Road.
2. A 6" watermain connection is planned along the north property line from the existing Village 16" main. Existing services are 2" that are stubbed to the lots.
3. A clean out or manhole should be located within the property where the connection to the 8" sanitary service stub and 6" sanitary lateral to the building is shown.
4. The signs provided appear to exceed Village ordinances. The sign locations should be shown on the plans. The signs are labeled as East and West entrances and a smaller one at the Main entrance and I am unclear where these will be located.
5. Stormwater appears to be planned for underground storage and a bioretention basin which seems appropriate for the planned site.



**JLA**  
ARCHITECTS

**JLA ARCHITECTS + PLANNERS**  
800 W Broadway – Suite 200  
Monona, Wisconsin 53713  
[www.jla-ap.com](http://www.jla-ap.com)

August 20, 2020

Erin Ruth  
Village of Cottage Grove – Depart of Planning & Zoning  
221 E Cottage Grove Road  
Cottage Grove, WI 53527

re: General Development Plan/PUD Submittal for Glen Grove Apartments

Dear Erin,

Enclosed you will find our submittal for the GDP review and public hearing of our Planned Unit Development at the September 9<sup>th</sup>, 2020, Planning Commission meeting. This project proposes a multi-family apartment building owned and operated by Movin' Out, Inc., with a specific program targeted at families with members who are disabled and veterans.

The multi-family building will include 100 residential units, and enclosed parking and bicycle storage for the tenants. The apartments will be a mix 1 bedroom, 2 bedroom, and 3 Bedroom units. The building will provide the tenants with an array of amenities that include a fitness room, on site leasing office, club room, and an exterior gathering area with open play area, playground equipment, and raised garden beds for tenant use.

We believe there is a need to take advantage of the option for Planned Development District Zoning for the Glen Grove Apartments Development in order to accomplish the goals of providing a quality infill development and maintaining the more urban feel desired. This is outlined in greater detail in the submittal document.

Please look at the submittal and let me know if you need additional information or if you have any questions.

Andy Chitwood  
Project Manager  
JLA Architects & Planners

# GLEN GROVE APARTMENTS MULTI-FAMILY DEVELOPMENT

COTTAGE GROVE, W I S C O N S I N



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- PAGE 7 LAND USE
- PAGE 8 SITE DESIGN AND GENERAL INFORMATION
- PAGE 9 PLANNED UNIT DEVELOPMENT DESIGN STANDARDS AND EXEMPTIONS
- PAGE 10 APPENDIX 'A' – CONCEPTUAL MASTERPLAN AND SITE PLANS, AREA OWNER INFORMATION
- PAGE 11 APPENDIX 'B' – PRELIMINARY CIVIL AND LANDSCAPE PLANS
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**PROJECT TEAM:**



MOVIN' OUT, INC.  
902 Royster Oaks Drive, Suite 105  
Madison, Wisconsin 53718  
Contact: Meagan Schuetz  
608.229.6910



JLA ARCHITECTS + PLANNERS  
800 W Broadway, Suite 200  
Monona, Wisconsin 53713  
Contact: Andy Chitwood  
608.442.3858



WYSER ENGINEERING, LLC  
312 E. Main Street  
Mt. Horeb, Wisconsin  
Contact: Wade Wyse  
608.843.3388

## PROJECT LOCATION & GENERAL DESCRIPTION

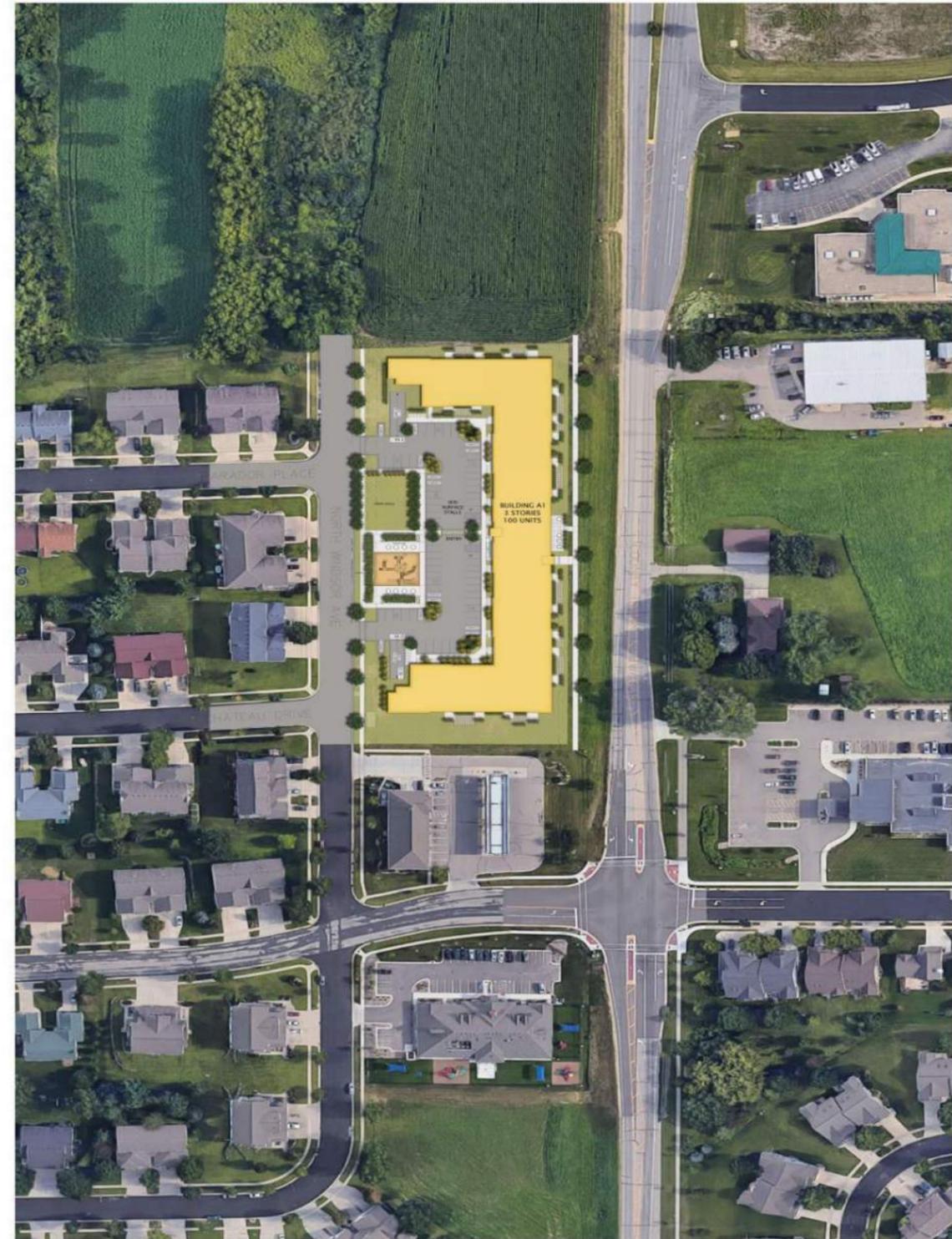
Glen Grove Apartments will be a quality community serving the increased demand for quality, higher density housing in the Cottage Grove area over the next five years and beyond. It will be located on what is an approximately 3.15 acre parcel. This community will be built and managed by Movin' Out Inc., a state-wide nonprofit housing organization whose mission is to provide affordable housing options to households that include a family member with a permanent disability and military veterans.

### Surrounding Context

The project site is in an urban neighborhood surrounded by existing businesses, elementary school, parks, and recreation areas, with a mix of residential apartments, townhouses, and homes. The property borders County Highway N on the east with ongoing development to the north. The property is located between Hwy N and N. Windsor Avenue, half of a block north of School Road. It will be able to utilize sewer, water, and storm water services that currently exist in the Village of Cottage Grove.

### Existing Topography

The project site has a change in elevation of about 10 feet from the northeast corner boundary, dropping to the southwest site boundary corner. There are no wetlands within the boundary of the parcel, and little to no existing vegetation. Extensive landscaping will be included as part of the project development.



## CONSISTENCY WITH COMPREHENSIVE PLAN

This project is consistent with the Village of Cottage Grove's Comprehensive Plan. The following is a summary of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

- 1) This project will address expected long range population growth with well built and affordable housing.
- 2) As an infill project this development will provide additional housing without destroying valuable natural resources such as woodlands and farm land.
- 3) As an infill project the development not require the building of any new roadways or interchanges.
- 4) Due to it's location, this building will be able to utilize existing municipal sewer, water, and storm water management systems.
- 5) The tenants of this development will be provided with continuing on site management and social services which will ensure a quality of life consistant with Village goals.
- 6) The location of this site makes it a short and safer walk to both Taylor Prairie Elementary School and Northlawn Park.

- 7) The construction of this project will utilize high quality design and materials, such as fiber cement siding and full size masonry, along with extensive landscaping.
- 8) The location of this project makes use of a long under used infill site.
- 9) The proposed development adds a new housing type to a neighborhood that contains single and small multi-family developments, adding to the diversity of housing types in the neighborhood.
- 10) To try and achieve a logical transition to the business to the south an approximately 40 ' buffer is being provided for additional landscaping barriers.

## RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to take advantage of the option for Planned Development District Zoning for the Glen Grove Apartments Development in order to accomplish the goals of providing a quality infill development and maintaining the more urban feel desired.

To accomplish these goals, we reference the City's eCode360 for the MR-12 zoning district as the most comparable standard zoning district with the following reasons:

- Section 325-40 (2) – Permitted Uses: This property is currently zoned PB Planned Business District. As such projects for residential housing are not allowed. The PUD would allow the proposed residential use of the property and provide the long term stability afforded under a permanent zoning classification.
- Section 325-38 (F) – Multifamily Residential-12: The MR-12 zoning district is the most comparable existing zoning district but designed to accommodate the construction of smaller structures than that proposed for this property. The establishment of a PUD would allow greater flexibility in providing a high quality design for the intended use.
- Section 325-38 (F)(6)(a) – Maximum Gross Density: Allowable MGD for this property is 12.00 dwelling units per acre. A PUD will allow the greater density required for this project to be successful.
- Section 325-38 (F)(6)(a) Maximum Landscape Surface Ratio: Current zoning requires a minimum LSR of 50%. The building proposed for the

site and the required parking will leave slightly less than the required 50% at approximately 43%.

- Section 325-38 (F)(6)(a) Maximum building coverage: Current zoning sets maximum building coverage on a lot at 30%. The proposed building would slightly over the maximum covering 33% of the site
- Section 325-38 (F)(6)(b) Minimum Setbacks: This section sets the setback requirements within the MR-12 zoning district. While we anticipate meeting the requirements at this point in the design process, we would like the ability to adjust those, with final approval, if necessitated by design.
- Section 325-38 (F)(6)(b) Maximum Building Height: MR-12 zoning sets maximum building height at 35'. With design features such as parapet walls and grade considerations we expect the building to be approximately 40' high from grade in some areas.
- Section 325-49 (A)(1)(g)(1) Parking Requirements: This portion of the zoning code requires 2.5 spaces per 3 bedroom unit, and 2 spaces per 2 and 1 bedroom units. Our experience designing this type of building, together with the owner's experience with the targeted tenants needs, indicates that less than that is required to meet the projects needs. While we will be providing a sufficient number of spaces, both covered and surface, for the tenants and their guests, we need the flexibility to do so that a PUD would provide.

## **ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING**

The Environmental Benefits of using Planned Unit Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the Village's High Density Residential Zoning.

### Reduction of Sprawl

Because of PUD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would otherwise be required under the City's High Density Residential Zoning.

### Less Impervious Surface Area

Because of PUD Zoning, there is greater flexibility in the amount of vehicular parking that must be provided on site. In our Development Team's experience, the parking requirements of the Village's MR-12 Residential Zoning District are excessive for this project - and would result in more impervious surface area across the site than what our plan proposes. Utilizing PUD Zoning for this project will decrease run-off and allow additional landscaped areas.

### Enhanced Public Realm

With PUD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PUD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm. This also provides additional land area behind the buildings - so surface parking can be kept to the interior of the site and reduce its visual impact on the public streets.

**LAND USE**

When complete, this project will contain multi-family residential use. This 3.15 acre parcel will be consistent with the Village's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 100 affordable housing units along with their associated common amenity spaces. At the time of this General Development Plan, the mix of residential units is as follows:

- 1 Bedroom Units: 15%
- 2 Bedroom Units: 40%
- 3 Bedroom Units: 45%

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 771 square feet. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, the project will contain various common space amenities integrated within the building or around the site. At the time of this General Implementation Plan, the anticipated common amenities are:

- On-site Management/ Leasing Office
- Community Room with Common Space Access
- Exterior Common Space with the Following Amenities:
  - Extensive Landscaping
  - Children's Play Area
  - Gathering Area for Tenant Use
  - Raised Bed Garden Plots for Tenant Use
- Fitness Center
- Other Green and/or Open Space for passive and active activities

| BUILDING DATA |       |     |     |       |      |          |        |         |        | PARKING PROVIDED |         |         |       |        |
|---------------|-------|-----|-----|-------|------|----------|--------|---------|--------|------------------|---------|---------|-------|--------|
| FLOOR         | UNITS |     |     |       |      | LEASABLE | COMMON |         |        |                  | COVERED | SURFACE | RATIO | BIKES* |
|               | 1BR   | 2BR | 3BR | TOTAL | BR'S | S.F.     | S.F.   | GSF     | EFF    |                  |         |         |       |        |
| 3             | 5     | 14  | 15  | 34    | 78   | 35,717   | 8,145  | 43,862  | 81.40% |                  |         |         |       |        |
| 2             | 5     | 14  | 15  | 34    | 78   | 35,717   | 8,145  | 43,862  | 81.40% |                  |         |         |       |        |
| 1             | 5     | 12  | 15  | 32    | 74   | 34,915   | 8,947  | 43,862  | 79.60% |                  |         |         |       |        |
| LL            |       |     |     |       |      |          |        | 43,862  |        |                  |         |         |       |        |
| T             | 15    | 40  | 45  | 100   | 230  | 106,349  | 25,237 | 131,586 | 80.80% | 128              | 69      | 1.97/U  | 106   |        |
| %             | 15%   | 40% | 45% |       |      |          |        |         |        |                  |         | .86/BR  |       |        |

\*NOTE: INCLUDES (40) COVERED SURFACE STALLS; (40) COVERED WALL-HUNG STALLS; (26) EXTERIOR SURFACE STALLS

| GLEN GROVE APARTMENTS - DEVELOPMENT VALUES – AS OF AUGUST 20, 2020 (SUBJECT TO CHANGE) |                      |            |              |                              |
|----------------------------------------------------------------------------------------|----------------------|------------|--------------|------------------------------|
| ZONING REQUIREMENT                                                                     | CURRENT DESIGN VALUE |            | CALCULATIONS |                              |
| SITE DENSITY                                                                           | 31.75                | Units/Acre | 100          | Units / 3.15 AC. = 31.75     |
| BUILDING COVERAGE                                                                      | 32.58%               | of Parcel  | 44,707       | S.F. / 137,214 S.F. = 32.58% |
| LANDSCAPE AREA                                                                         | 43.25%               | of Parcel  | 59,349       | S.F. / 137,214 S.F. = 43.25% |
| IMPERVIOUS SURFACE                                                                     | 24.17%               | of Parcel  | 33,158       | S.F. / 137,214 S.F. = 24.17% |

## SITE DESIGN & GENERAL INFORMATION

The Masterplan for THE Glen Grove Apartments Development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

### Masterplan Design Highlights:

- The building is located & orientated to address the street edge and to help define the public realm.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.
- The site contains dedicated open space containing play/gathering areas, and raised garden beds, for tenant use.

### Off Street Parking:

The Village's typical parking requirements require 2.0/2.5 parking stalls per residential dwelling unit. Based on our experience with multi-family developments, and considering the unit mix, we find that this requirement would be excessive. Therefore, we are proposing a minimum of 1.75 parking stalls per dwelling unit. This includes 128 interior parking stalls as well as 69 surface spaces. We believe that providing this level of parking will be appropriate for this project and will minimize the visual impact of surface parking lots on the site and the surrounding areas.

### Bicycle Parking:

In addition to off-street vehicular parking, we are providing a minimum of 80 bicycle storage spaces in the lower level, as well as 26 exterior surface spaces.

### Landscape Design:

The new landscape design for this project will meet all Village of Cottage Grove landscape design requirements. Please see Appendix 'B' of this document for the Preliminary Landscape Plan. This plan will be further developed, and additional detail and information will be provided with the subsequent Specific Implementation Plan submittals.

### Refuse & Recycling Storage & Removal:

This building will have two refuse & recycling rooms for tenant convenience, located in the Lower Level. One will be located at each end of the building. A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

### General Development Plan Data

At the time of this General Development Plan, the Masterplan Data is as follows. This data is subject to change as the design of the project proceeds. However, final Masterplan Data that meets the "Planned Unit Development Zoning Standards" below will be provided in the subsequent Specific Implementation Plans for this project.

**Planned Unit Development Zoning Standards**

Under the proposed Planned Development Zoning, the project shall meet the following Zoning Standards:

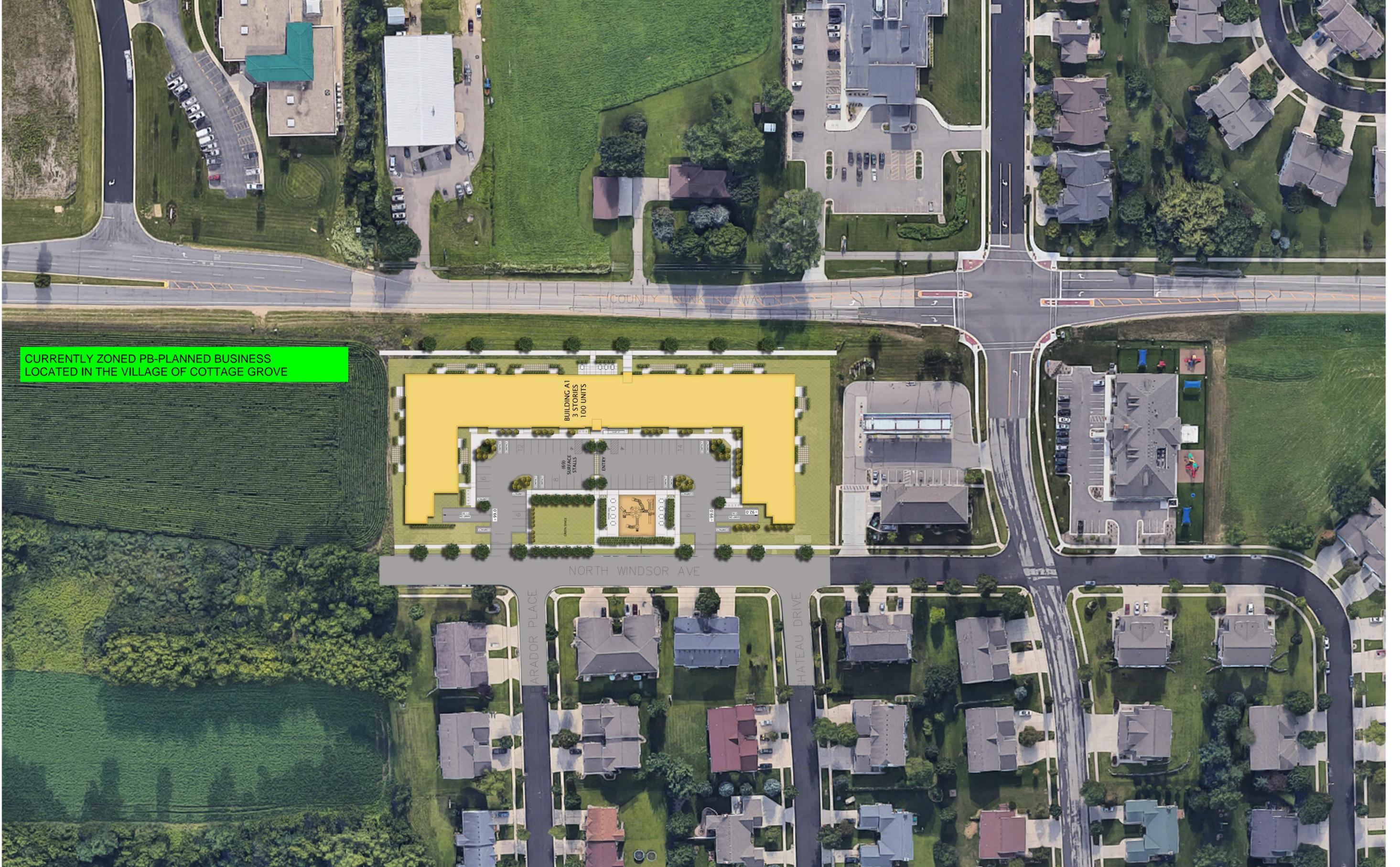
- Residential Density: 35 units per acre (maximum)
- Building Height: Maximum of 3.5 Stories and 45'
  
- Front Street Setback: 15' (minimum)  
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Street Setback: 5' (minimum)  
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 5' (minimum)  
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 35' (minimum)  
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
  
- Building Coverage: 35% of Parcel Area (maximum)
- Floor Area Ratio: 1.25 (maximum)
- Impervious Surface Ratio: 28% of Parcel Area (Less Building) (maximum)
- Off-Street Parking: 1.75 Auto Spaces per Dwelling Unit (minimum)

**Proposed Exemptions From Underlying Zoning District (MR-12)**

Following are items for which an exemption would be requested from the requirements of the underlying zoning district.

- The current limitation of 12 dwelling units per acre
- The current landscape ratio of 50%
- The current maximum building coverage of 30%
- The maximum height limitation of 35'
- The current setback requirements as outlined above
- The current parking ratios as outlined above

APPENDIX "A"  
GENERAL DEVELOPMENT PLAN  
CONCEPTUAL MASTER PLAN, LOCATIONMAP, VICINITY MAP, RESIDENT LIST



CURRENTLY ZONED PB-PLANNED BUSINESS  
LOCATED IN THE VILLAGE OF COTTAGE GROVE

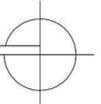


**JLA**  
ARCHITECTS

# MOVIN' OUT INC. – GLEN GROVE APARTMENTS

## MASTERPLAN & DENSITY STUDY – CONTEXT PLAN

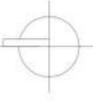
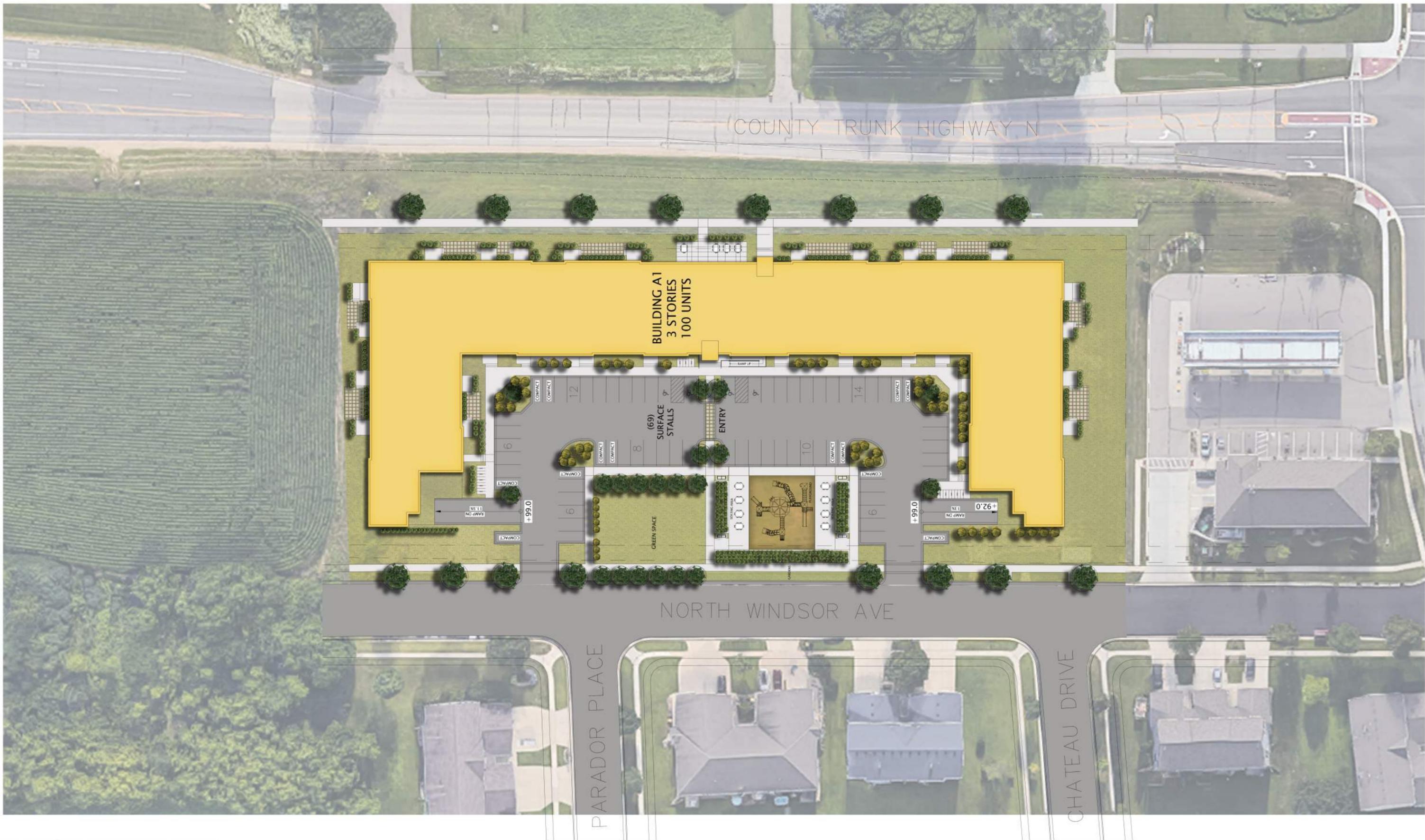
AUGUST 19, 2020  
1" = 50' @ 24" x 36"  
1" = 100' @ 12" x 18"



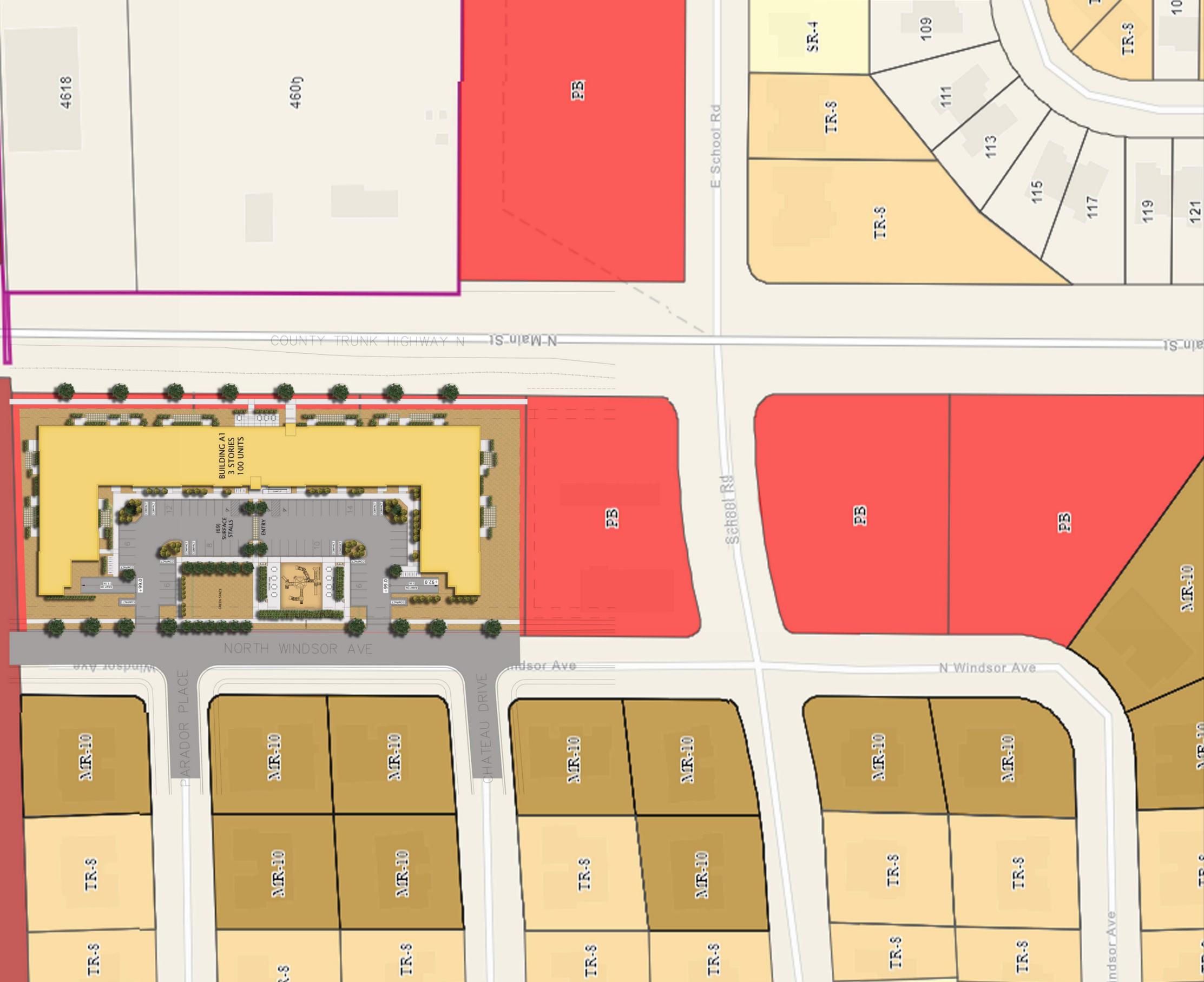
**OWNERS OF PROPERTY LOCATED WITH IN 300' OF SUBJECT PROPERTY  
AS PROVIDED BY THE VILLAGE OF COTTAGE GROVE**

| <b>NAME</b>                             | <b>ADDRESS</b>                     |
|-----------------------------------------|------------------------------------|
| Dwight Huston                           | 2561 Coffeytown Road               |
| KLM Grove Holdings                      | 401 Tyanna Court                   |
| Landmark Services Cooperative           | PO Box 277                         |
| Dennis Viney                            | 3707 County Highway N              |
| Jeffrey Bowers                          | 4600 County Highway N              |
| Live Grove LLC                          | 2248 Deming Way, Suite 200         |
| McFarland Meadows LLC                   | 1972 Barber Drive, #5              |
| 3 Willow Lake LLC                       | 1972 Barber Drive, #3              |
| MDC Coast 16 LLC                        | 650 NE Holladay Street, Suite 1400 |
| Stop N Go of Madison, Inc.              | 2934 Fish Hatchery Road            |
| Property Owner                          | 6701 Raymond Road                  |
| Weber & Weber II LLC                    | PO Box 10 C                        |
| Property Owner                          | 2022 Koshkonong Road               |
| Property Owner                          | 1238 Van Ells Way                  |
| Schleif Rev. Tr., Dean & Helen          | 208 Chateau Drive                  |
| Nicole Mathweg                          | 216 Chateau Drive                  |
| Jeffrey Miller & Stephanie Smith-Miller | 218 Chateau Drive                  |
| L Connor LLC                            | 1201 Windsor Avenue                |
| Matthew & Jennifer Kornstedt            | 207 Donkel Court                   |
| Jeffrey Gladem & Therese Ott            | 217 Chateau Drive                  |
| Constance Dreger & Chandra Kleinsmith   | 5474 Patriot Way                   |
| Property Owner                          | PO Box 258                         |
| Bruce Langer                            | 776 Hemphill Avenue                |
| BZ Living Tr.                           | 216 Parador Place                  |
| Richard & Catherine Schmitz             | 818 N. Parkview Street             |
| Leonard & Martha Kaplan                 | 1410 Seminole Highway              |
| Judah Rinzel                            | 217 Parador Place                  |
| Jessica Grosso                          | 4648 Meadowlark Street             |





CURRENTLY ZONED  
PB-PLANNED BUSINESS  
PER VILLAGE OF  
COTTAGE GROVE  
ZONING MAP

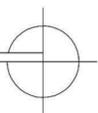


**JLA**  
ARCHITECTS

# MOVIN' OUT INC. - GLEN GROVE APARTMENTS

## MASTERPLAN & DENSITY STUDY - ZONING PLAN

AUGUST 19, 2020  
1" = 50' @ 24" x 36"  
1" = 100' @ 12" x 18"



APPENDIX 'B'  
GENERAL DEVELOPMENT PLAN  
PRELIMINARY CIVIL SITE, &  
LANDSCAPE PLANS



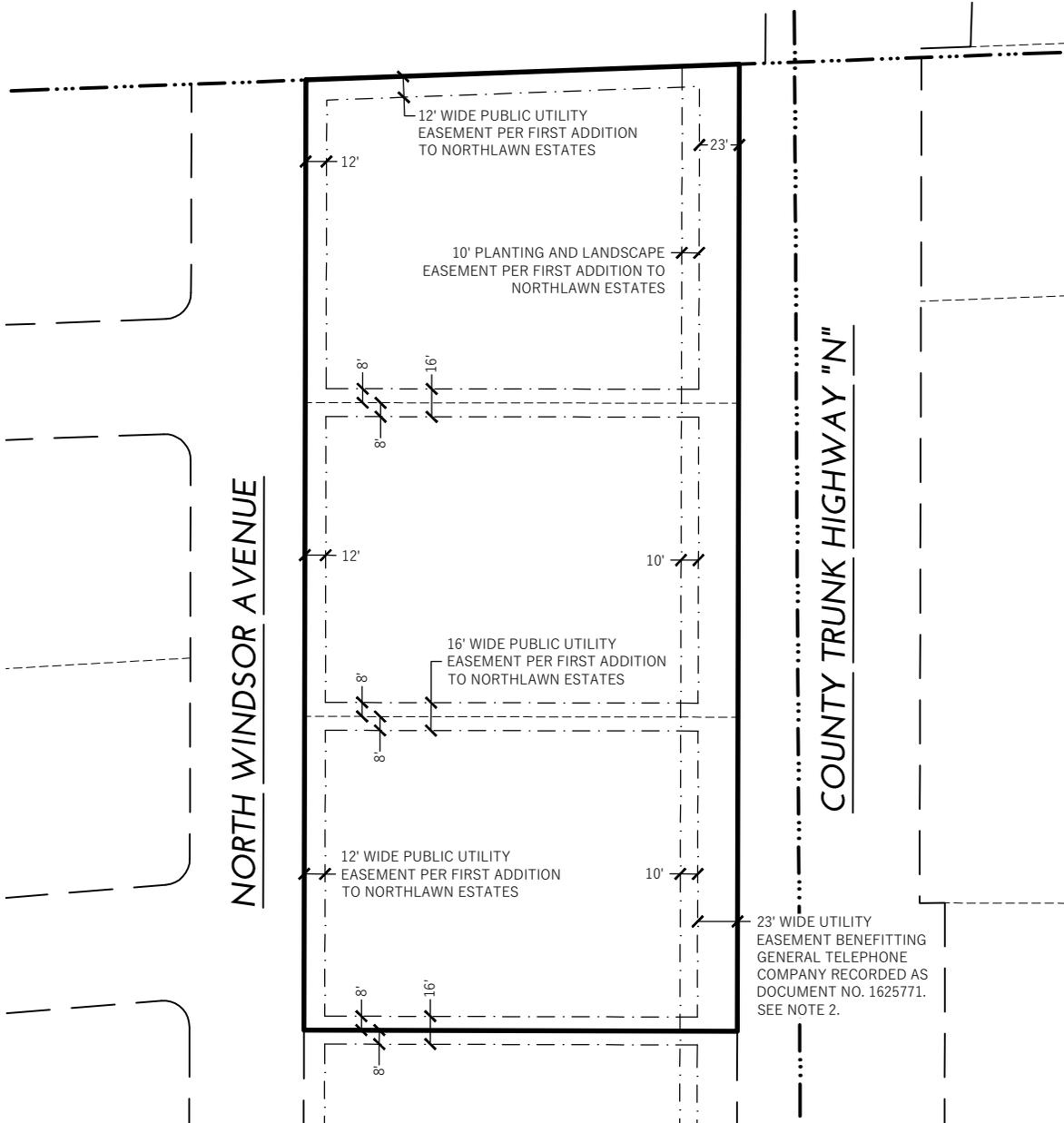




**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

A CONSOLIDATION OF LOTS 86, 87, AND 88 OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED ON OCTOBER 1, 1996 IN VOLUME 57-61A OF PLATS ON PAGES 243-244 AS DOCUMENT NO. 2800152, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

**EXISTING EASEMENT DETAIL**

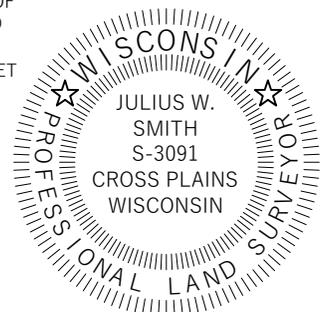


**LEGEND**

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT

**NOTES:**

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. THE 23' WIDE UTILITY EASEMENT PER DOCUMENT NO. 1625771 WAS RECORDED PRIOR TO THE FIRST ADDITION OF NORTHLAWN ESTATES AND WAS WRITTEN AS A TWO-ROD (33 FEET) WIDE STRIP. THE FIRST ADDITION OF NORTHLAWN ESTATES DEDICATED AN ADDITIONAL 10 FEET OF RIGHT-OF-WAY TO COUNTY TRUNK HIGHWAY "N", RESULTING IN THE 23 FOOT WIDE EASEMENT SHOWN HEREON.



File: C:\Projects\200720\_JLA - Glen Grove - Cottage Grove, WI\DWG\200720-CSM.dwg Layout: CSM 2 OF 4 User: Zach Plotted: Aug 19, 2020 - 4:46pm

|  |                                                                                           |                                                                                         |                                                       |                                        |                                                             |
|--|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------|-------------------------------------------------------------|
|  | PREPARED BY:<br>312 EAST MAIN STREET<br>MOUNT HOREB, WI 53572<br>www.wyserengineering.com | PREPARED FOR:<br>MOVIN' OUT, INC.<br>902 ROYSTER OAKS DR., STE 105<br>MADISON, WI 53714 | SURVEYED BY: MAL<br>DRAWN BY: ZMR<br>APPROVED BY: JWS | PROJECT NO: 200720<br>SHEET NO: 2 of 4 | VOL. _____ PAGE _____<br>DOC. NO. _____<br>C.S.M. NO. _____ |
|  | _____                                                                                     |                                                                                         |                                                       |                                        |                                                             |

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

A CONSOLIDATION OF LOTS 86, 87, AND 88 OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED ON OCTOBER 1, 1996 IN VOLUME 57-61A OF PLATS ON PAGES 243-244 AS DOCUMENT NO. 2800152, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

| PLSS SECTION CORNER MONUMENT TABLE |                                                                       |                                       |                                  |
|------------------------------------|-----------------------------------------------------------------------|---------------------------------------|----------------------------------|
| MON. #                             | DESCRIPTION                                                           | DANE COUNTY COORDINATES NAD 83 (2011) |                                  |
| 1                                  | FOUND 1" IRON PIPE<br>W CORNER OF SECTION 4- T7N - R11E               | N: 492,582.61                         | E: 867,799.52                    |
| 2                                  | FOUND ALUMINUM CAP MONUMENT<br>(*) N CORNER OF SECTION 4- T7N - R11E  | N: 495,152.34<br>(N: 495,152.36)      | E: 870,458.71<br>(E: 870,458.65) |
| 3                                  | FOUND ALUMINUM CAP MONUMENT<br>E CORNER OF SECTION 4- T7N - R11E      | N: 492,777.50                         | E: 873,157.91                    |
| 4                                  | FOUND ALUMINUM CAP MONUMENT<br>(**) S CORNER OF SECTION 4- T7N - R11E | N: 490,007.55<br>(N: 490,007.57)      | E: 870,486.35<br>(E: 870,486.38) |
| 5                                  | FOUND NUMBER 12 REBAR<br>(*) CENTER OF SECTION 4- T7N - R11E          | N: 492,679.78<br>(N: 492,679.71)      | E: 870,471.96<br>(E: 870,471.90) |

(\*) PER 2013 BOWDEN TIE SHEET                      NOTE: FOUND ALL TIES OF RECORD  
(\*\*) PER 2020 RIESOP TIE SHEET

**MATTERS AS NOTED ON TITLE REPORT PROVIDED**

CONDITIONS AND OTHER MATTERS CONTAINED IN THE CONVEYANCE OF LAND FOR HIGHWAY PURPOSES TO DANE COUNTY RECORDED OCTOBER 26, 1953 IN VOLUME 263 OF MISCELLANEOUS, PAGE 219 AS DOCUMENT NO. 863124.

EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF WISCONSIN AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 18, 1979 IN VOLUME 1069 OF RECORDS, PAGE 477 AS DOCUMENT NO. 1625771.

ORDINANCE REGARDING THE ANNEXATION OF LANDS FROM THE TOWN OF COTTAGE GROVE TO THE VILLAGE OF COTTAGE GROVE RECORDED AUGUST 31, 1995 IN VOLUME 30704 OF RECORDS, PAGE 27 AS DOCUMENT NO. 2700671.

EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE PLAT OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED OCTOBER 1, 1996 AS DOCUMENT NO. 2800152, REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS.

DRAINAGE ARROWS. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER, UNLESS MODIFIED WITH APPROVAL OF THE CITY ENGINEER.

NO DIRECT VEHICULAR ACCESS ALONG COUNTY TRUNK HIGHWAY "N".

DECLARATIONS OF COVENANTS AND RESTRICTIONS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 29, 1996 AS DOCUMENT NO. 2807919.

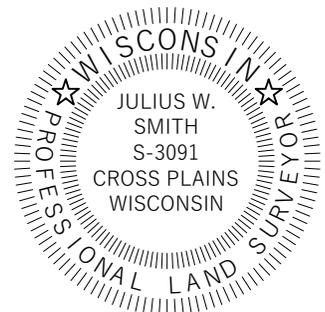
**LEGAL DESCRIPTION**

ALL OF LOTS 86, 87, AND 88 OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED OCTOBER 1, 1996 IN VOLUME 57-61A OF PLATS ON PAGES 243-244 AS DOCUMENT NO. 2800152, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 11 EAST, IN THE VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 137,416 SQUARE FEET OR 3.15 ACRES.

**SURVEYOR'S CERTIFICATE**

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF MOVIN' OUT, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF COTTAGE GROVE AND DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
JULIUS W. SMITH, S-3091  
WISCONSIN PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
MOVIN' OUT, INC.  
902 ROYSTER OAKS DR., STE 105  
MADISON, WI 53714

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: JWS

PROJECT NO: 200720  
SHEET NO: 3 of 4

File: C:\Projects\200720\_JLA - Glen Grove - Cottage Grove, WI\DWG\200720-CSM.dwg Layout: CSM 3 OF 4 User: Zach Plotted: Aug 19, 2020 - 4:47pm

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

A CONSOLIDATION OF LOTS 86, 87, AND 88 OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED ON OCTOBER 1, 1996 IN VOLUME 57-61A OF PLATS ON PAGES 243-244 AS DOCUMENT NO. 2800152, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

MOVIN' OUT, INC., AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE VILLAGE OF COTTAGE GROVE FOR APPROVAL.

BY: \_\_\_\_\_  
MANAGING MEMBER  
MOVIN' OUT, INC.

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THE ABOVE NAMED

MANAGING MEMBER FOR MOVIN' OUT, INC., \_\_\_\_\_ TO ME KNOWN TO BE THE  
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**CONSENT OF MORTGAGEE**

\_\_\_\_\_, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: \_\_\_\_\_  
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THE ABOVE  
NAMED BANKING ASSOCIATION , \_\_\_\_\_ AUTHORIZED OFFICER

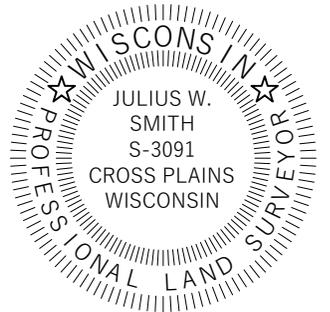
\_\_\_\_\_ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING  
INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**VILLAGE OF COTTAGE GROVE APPROVAL**

APPROVED FOR RECORDING PER THE VILLAGE BOARD OF THE VILLAGE OF  
COTTAGE GROVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
LISA KALATA, CLERK DATE \_\_\_\_\_  
VILLAGE OF COTTAGE GROVE



OFFICE OF THE REGISTER OF DEEDS  
\_\_\_\_\_  
COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_,  
20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_  
\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

File: C:\Projects\200720\_JLA - Cien Grove - Cottage Grove, WI\DWG\200720-CSM.dwg Layout: CSM 4 of 4 User: Zach Plotted: Aug 19, 2020 - 4:51pm



PREPARED BY:  
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MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
MOVIN' OUT, INC.  
902 ROYSTER OAKS DR., STE 105  
MADISON, WI 53714

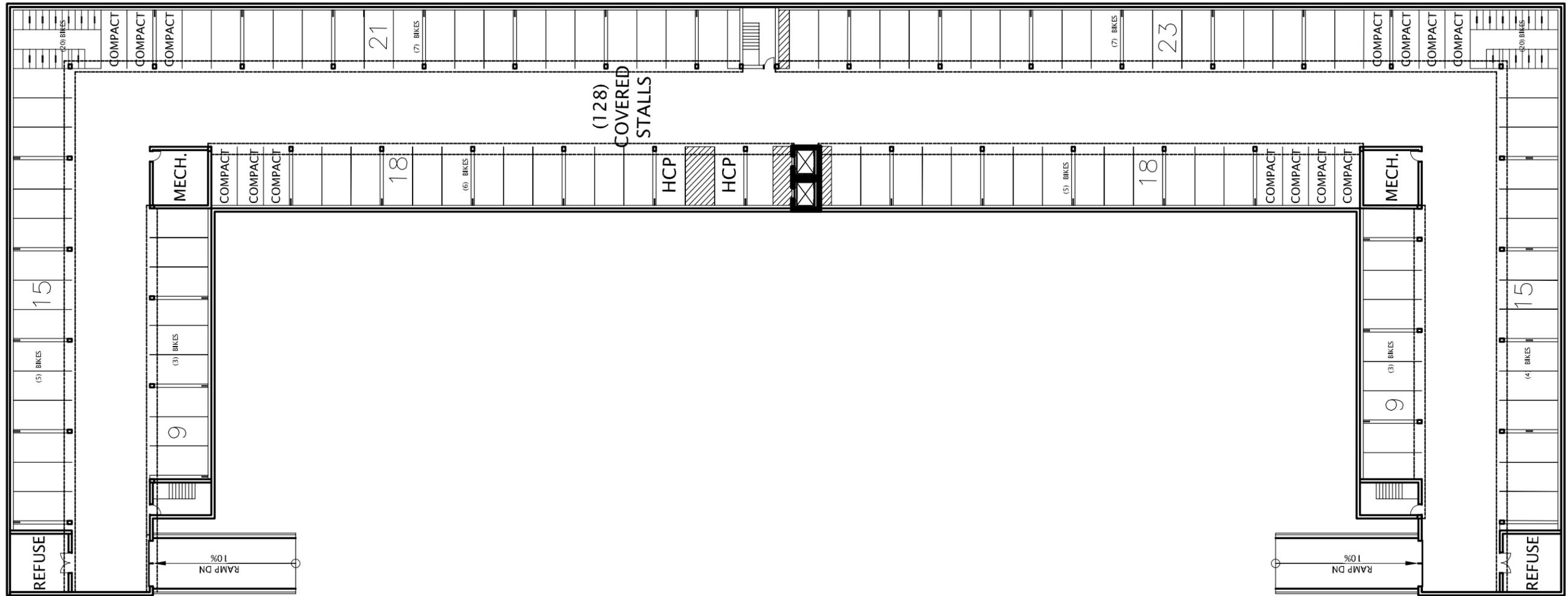
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DRAWN BY: ZMR  
APPROVED BY: JWS

PROJECT NO: 200720  
SHEET NO: 4 of 4

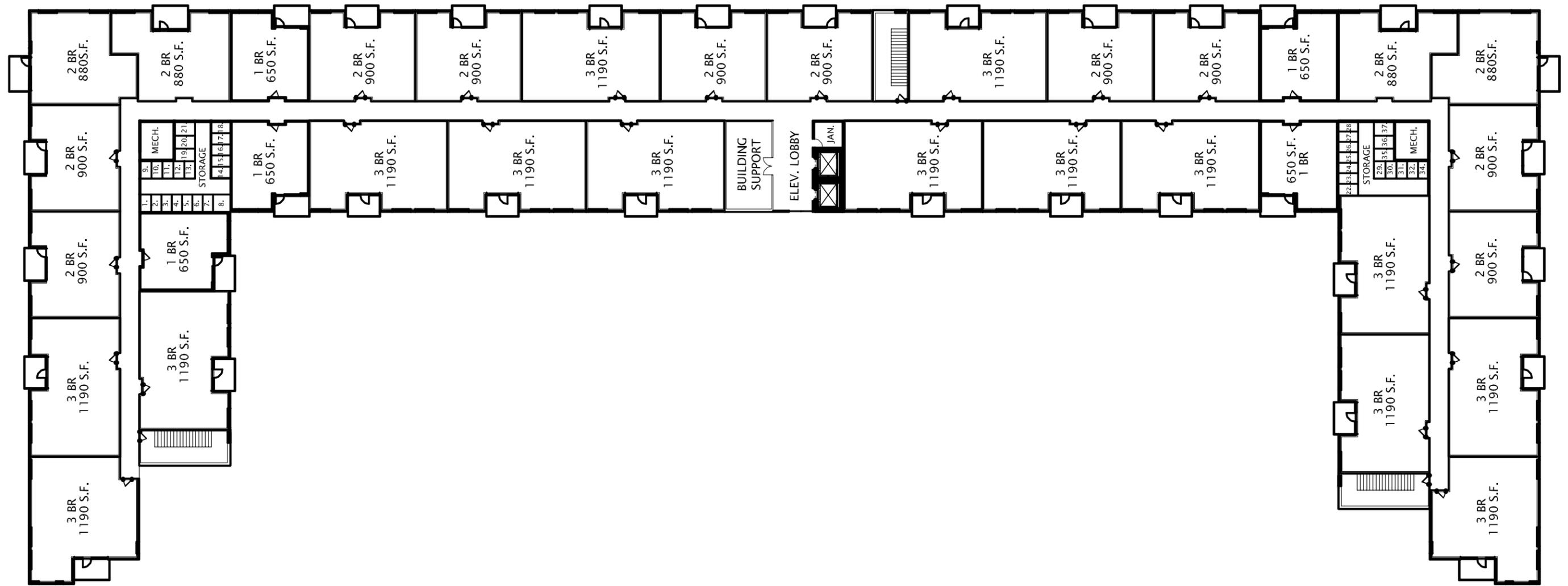


APPENDIX 'C'  
GENERAL DEVELOPMENT PLAN  
PRELIMINARY FLOOR PLANS

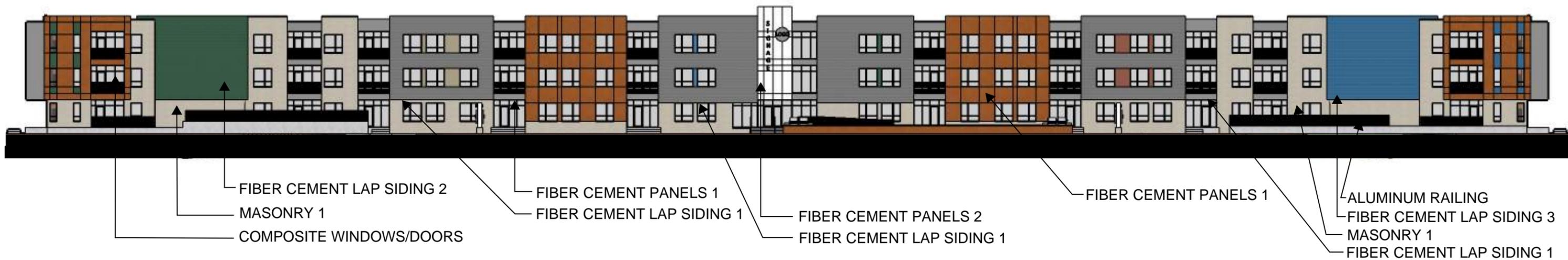
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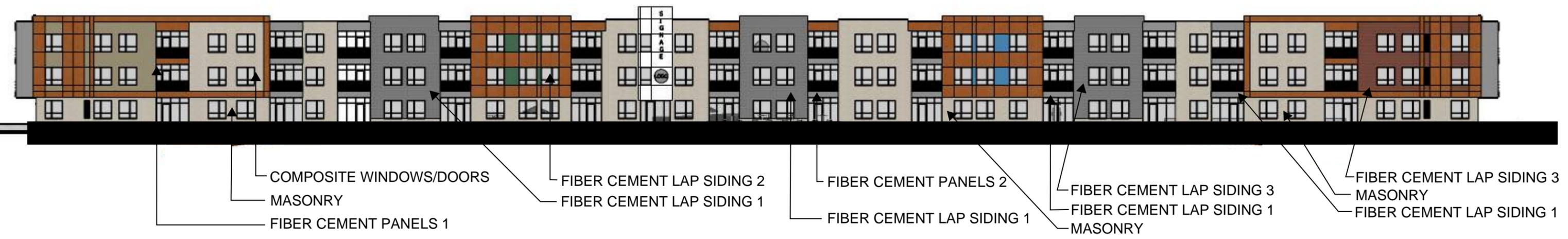
APPENDIX 'D'  
GENERAL DEVELOPMENT PLAN  
ELEVATIONS, PERSPECTIVES, CONTEXT



**JLA**  
ARCHITECTS

# MOVIN OUT - GLEN GROVE APARTMENTS

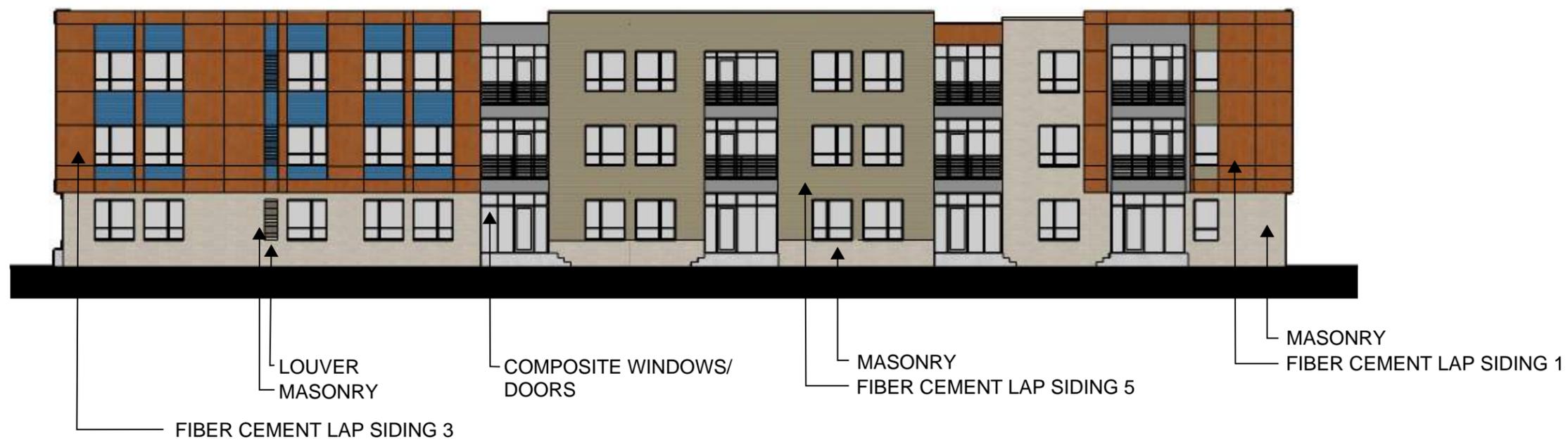
## ELEVATIONS



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ARCHITECTS

# MOVIN OUT - GLEN GROVE APARTMENTS

## ELEVATIONS



**JLA**  
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# MOVIN OUT - GLEN GROVE APARTMENTS

## ELEVATIONS



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# MOVIN OUT - GLEN GROVE APARTMENTS

---

## ELEVATIONS



COMPOSITE WINDOWS/ DOORS  
FIBER CEMENT LAP SIDING 4  
FIBER CEMENT PANELS 1

FIBER CEMENT LAP SIDING 4

MASONRY

FIBER CEMENT LAP SIDING 2  
FIBER CEMENT PANELS 1

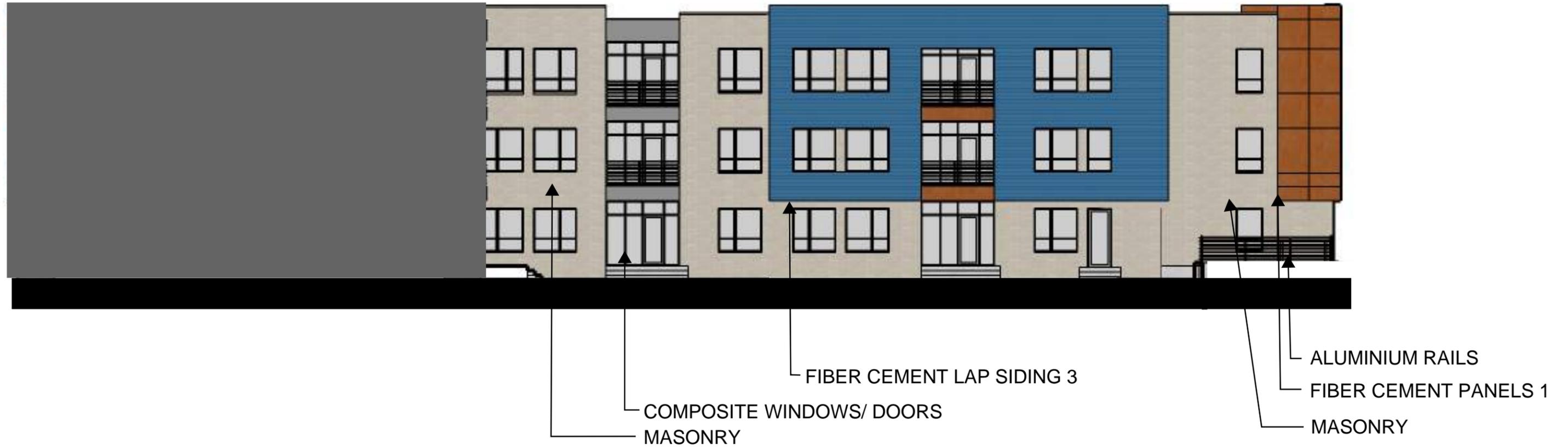


**JLA**  
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# MOVIN OUT - GLEN GROVE APARTMENTS

---

## ELEVATIONS



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# MOVIN OUT - GLEN GROVE APARTMENTS

## ELEVATIONS

**VIEW FROM SW1**

**GLEN GROVE APARTMENTS**



Google Earth

© 2020 Google

100 ft



**VIEW FROM NE**  
**GLEN GROVE APARTMENTS**



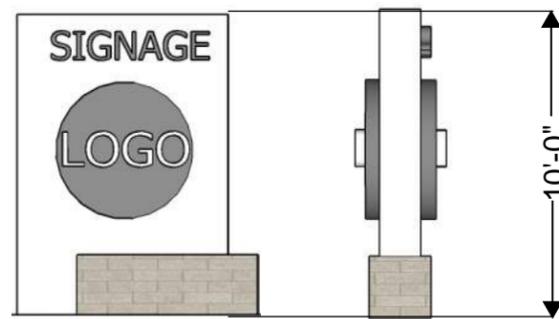
Google Earth

© 2020 Google

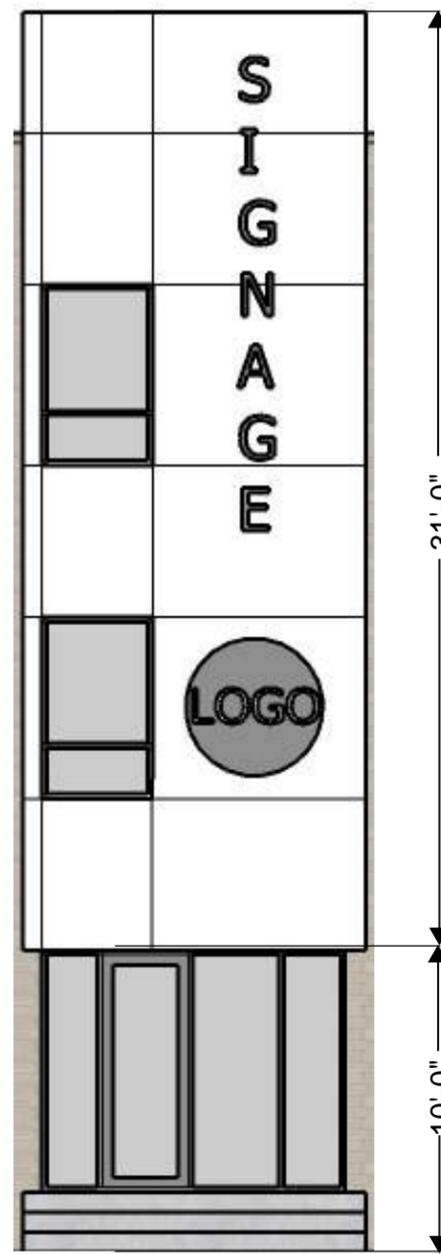


80 ft

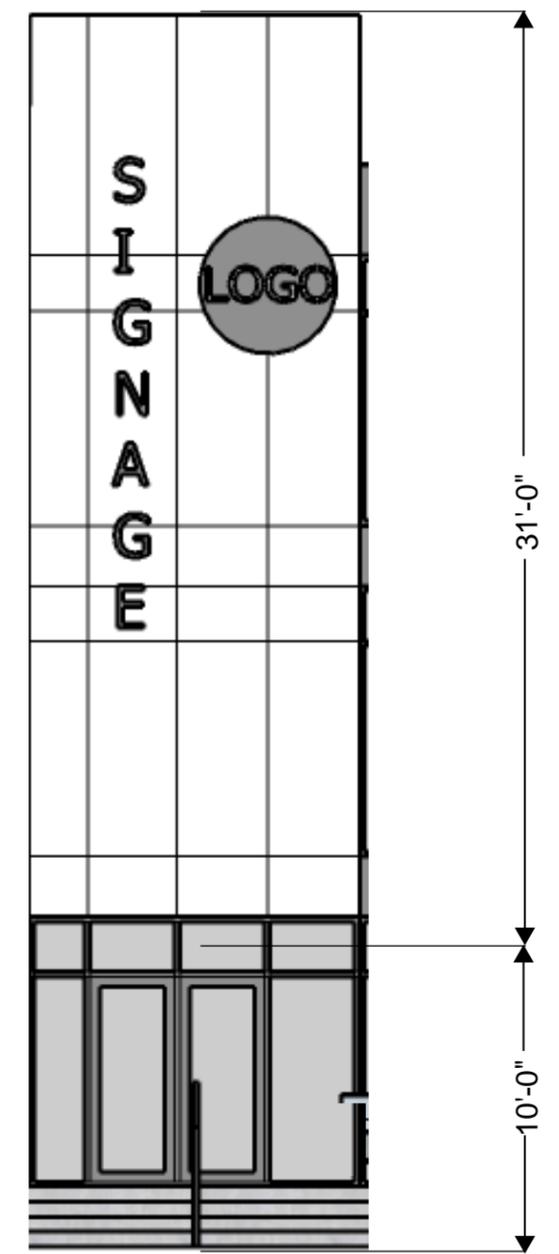
APPENDIX 'E'  
GENERAL DEVELOPMENT PLAN  
CONCEPTUAL SIGNAGE AND  
SITE LIGHTING



① SIGNAGE AT MAIN ENTRY



② SIGNAGE AT WEST ENTRY



③ SIGNAGE AT EAST ENTRY



# CONCEPTUAL

## SIERRA 4000 G LED

Specification

Pure in form yet bold in statement, Sierra provides a striking appearance, day or night. The translucent matte acrylic lens diffuses light uniformly along its length through direct and indirect reflector elements. Extruded aluminum body features a horizontal cut at the transition to the lens. Illuminated column in ceramic metal halide lamp is top mounted in the cap for easy relamping and increased efficiency. RGBW model is for visual accenting only. Electrical assembly is housed in a weatherproof enclosure, accessible through the handhole. A complementary low-level bollard is also available.

Luminaire Schedule  
Label  
BC

.hess



| Model   | Lamp | Color Temperature | Volt           | Pole              | Finish             | Option                                                  |
|---------|------|-------------------|----------------|-------------------|--------------------|---------------------------------------------------------|
| SE4000G | LED  | WW - 3000K        | UNV - 120-277V | 13RB - 13' Column | SG - Silver Grey   | DIM - 0-10vDC Dimming                                   |
|         |      | NW - 4000K        |                | 16RB - 16' Column | DG - Dark Grey     | EFBC - External flange with base cover and anchor bolts |
|         |      | R - Red           |                |                   | GG - Graphite Grey | N - None                                                |
|         |      | G - Green         |                |                   | BLK - Matte Black  |                                                         |
|         |      | B - Blue          |                |                   | BRZ - Dark Bronze  |                                                         |
|         |      | RB - Royal Blue   |                |                   | CC - Custom Color  |                                                         |
|         |      | A - Amber         |                |                   |                    |                                                         |

### Ordering Information

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Illuminating Columns > SIERRA 4000 G

[https://www.hessamerica.com/Products/Lighting/Illuminating\\_Columns/SIERRA\\_4000\\_G/](https://www.hessamerica.com/Products/Lighting/Illuminating_Columns/SIERRA_4000_G/)

**SIERRA 4000 G LED**

Specification

## DESCRIPTION

Contemporary LED light column for pathway or area illumination.

## HOUSING

Cylindrical base with horizontal cut at top of shaft is constructed from 0.197" nominal wall, 6082 aluminum tubing. Hand hole cover is plasma cut with kerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Cylindrical lens is impact-resistant matte acrylic. Lens assembly is secured with stainless steel socket head cap screws from inside the base. Fabricated aluminum top cap is gasketed to create a weather-tight seal to the lens. Top cap is secured to the lens with two socket head cap screws. Nominal column height is 13' or 16'.

## OPTICS

LED column designed for pathway or area illumination. Cylindrical lens is impact-resistant, non-yellowing, matte acrylic. Lens shall have excellent diffusion properties to produce homogeneous, uniform horizontal and vertical distribution. The textured lens surface is fingerprint and scratch resistant for enhanced service life.

Single high-power white LED engine is mounted at the base of the matte acrylic cylindrical lens. The LED, combined with a high-efficiency reflector, projects light upward onto specular reflector located in the top cap to provide even illumination of the lens.

Single color LED models consist of an array of nine 3 watt high brightness LEDs arranged in a circular pattern mounted at the base of the matte acrylic cylindrical lens. LEDs fitted with narrow beam lenses project light upward onto the specular reflector located in the top cap to provide even illumination of the cylindrical lens.

## ELECTRICAL

Universal LED driver is mounted in a weather-proof enclosure at the base of the column. Input voltage to universal driver is 120v through 277v AC, 50/60 Hz.

## BUG RATING

B1-U4-G2 for all white LED models

## DELIVERED LUMEN OUTPUT (WHITE) / POWER CONSUMPTION

3000K: 3738 lumens / 37 watts

4000K: 3831 lumens / 37 watts

## LED LUMEN OUTPUT (Not Delivered) / POWER CONSUMPTION

Blue: 330 lumens / 41 watts

Royal Blue: 3820 mW / 41 watts

Green: 737 lumens / 41 watts

Red: 337 lumens / 30 watts

Amber: 220 lumens / 30 watts

## MOUNTING

Standard mounting is internal flange with anchor bolts consisting of four hot-dip galvanized anchor bolts ( $\varnothing 5/8"$  x 18" x 3") with two leveling nuts and washers per bolt. Optional mounting for external flange with anchor bolts and base cover. Base cover is fabricated from 0.080" spun aluminum and finished to match luminaire. Four hot-dip galvanized anchor bolts ( $\varnothing 1/2"$  x 15" x 3") with two leveling nuts and washers per bolt. Anchor bolts may be pre-shipped in advance upon request.

WEIGHT: 13' column = 80lbs / 16' column =

EPA: 13' column = 7.75 sq. ft / 16' column = 9.6 sq.ft.

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Illuminating Columns > SIERRA 4000 G

[https://www.hessamerica.com/Products/Lighting/Illuminating\\_Columns/SIERRA\\_4000\\_G/](https://www.hessamerica.com/Products/Lighting/Illuminating_Columns/SIERRA_4000_G/)

CONCEPTUAL

.hess

#### FINISH

Standard finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request.

#### WARRANTY

Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.

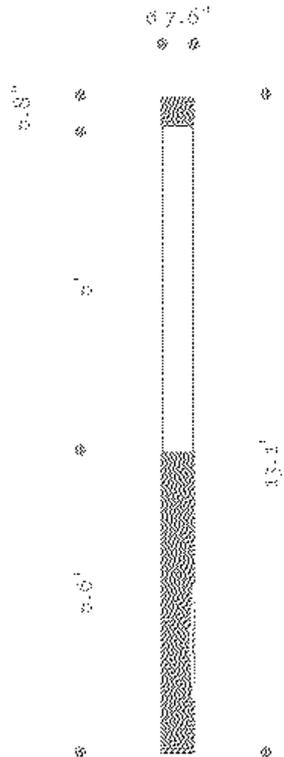
Specifications are subject to change without notification

HessAmerica › Products › Lighting Products › Illuminating Columns › SIERRA 4000 G  
[https://www.hessamerica.com/Products/Lighting/Illuminating\\_Columns/SIERRA\\_4000\\_G/](https://www.hessamerica.com/Products/Lighting/Illuminating_Columns/SIERRA_4000_G/)

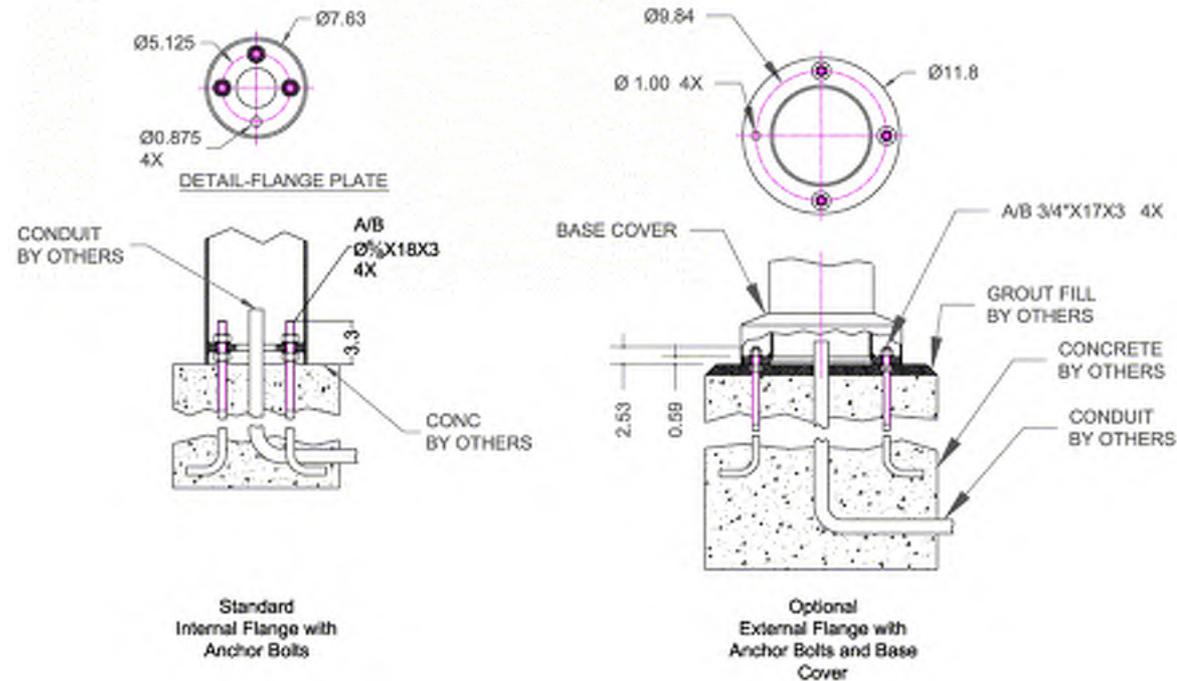
Page 3

## Additional information

### Dimensions



### Mounting detail



Specifications are subject to change without notification

Date: \_\_\_\_\_ Customer: \_\_\_\_\_

Project: \_\_\_\_\_

Type: \_\_\_\_\_ Qty: \_\_\_\_\_



# Saturn Cutoff LED



**Luminaire Schedule  
Label  
P3 P4 P5**

Order Code: SACL \_\_\_\_\_

**Pole Order Code:** \_\_\_\_\_

|                      | Series                                 | Height                                         | Finish                                                         | Options                                                        |                            |                             |                           |                                                                                                                                                                                                                                              |
|----------------------|----------------------------------------|------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|----------------------------|-----------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>SACL</u>          | Series<br>SACL<br>Saturn Cutoff<br>LED | <b>P3</b>                                      | <b>P4</b>                                                      | <b>P5</b>                                                      |                            |                             |                           |                                                                                                                                                                                                                                              |
| Optics               | R1<br>Type I                           | R2<br>Type II                                  | <b>R3</b><br>Type III                                          | R3W<br>Type III<br>(Wide)                                      | <b>R4</b><br>Type IV       | R5R<br>Type V<br>(Round)    | R5S<br>Type V<br>(Square) | <b>R5Q</b><br>Type V<br>(Rectangular)                                                                                                                                                                                                        |
| Mounting             | <b>1</b><br>Single                     | 1A<br>Single Arm<br>Mount                      | 2<br>Double                                                    | W<br>Wall Mount                                                |                            |                             |                           |                                                                                                                                                                                                                                              |
| Light Engine         | 5G450<br>39W/4442lm                    | <b>5G700</b><br>62W/6644lm                     | 5G105<br>93W/9241lm                                            |                                                                |                            |                             |                           | <sup>1</sup> Based on R1 distribution in<br>3000K CCT                                                                                                                                                                                        |
| CCT                  | 27 <sup>1</sup><br>2700K               | 30 <sup>1</sup><br>3000K                       | 40<br>4000K                                                    |                                                                |                            |                             |                           | <sup>1</sup> IDA Approved<br><sup>2</sup> For other CCT please consult<br>factory                                                                                                                                                            |
| Power Cord<br>Length | 8*<br>8'                               | 10*<br>10'                                     | 12*<br>12'                                                     | 14*<br>14'                                                     | 16*<br>16'                 | 18*<br>18'                  | XX*<br>XX'                | <sup>3</sup> For 1 mounting use the pole<br>height. For 1A or 2 mounting use<br>the pole height +2                                                                                                                                           |
| Finish               | WH<br>White                            | BK<br>Black                                    | BL<br>Semi-Matte<br>Black                                      | BZ<br>Bronze                                                   | SV<br>Silver               | SP<br>Specify Premium Color |                           |                                                                                                                                                                                                                                              |
| Voltage              | UNV<br>120- 277                        | 120<br>120V                                    | 240<br>240V                                                    | 277<br>277V                                                    | 347 <sup>2</sup><br>347V   | 480 <sup>2</sup><br>480V    |                           | <sup>2</sup> Equipped with step-down<br>transformer                                                                                                                                                                                          |
| Options              | DM <sup>4</sup><br>Dimming<br>(0-10V)  | HS <sup>3</sup><br>House Side<br>Shield (180°) | HL30 <sup>4,5</sup><br>Hi-Lo<br>Switching<br>Low Output<br>30% | HL50 <sup>4,5</sup><br>Hi-Lo<br>Switching<br>Low Output<br>50% | DS<br>No Uplight<br>Finish | PCT<br>Photocell<br>Tenon   |                           | <sup>3</sup> Type I, II, III, and IV only<br><sup>4</sup> DM, HLXX, TLR or IMS only. Cannot<br>be combined.<br><sup>5</sup> 120V, 240V or 277V only<br><sup>6</sup> Only available at 120/230/240/277V.<br>Consult factory for 208/347/480V. |

**Pole Motion Sensor<sup>6</sup>**  
with optional photocell  
See page 3 for order code

**Product Modifications**

Please list modification requirements for review by factory:

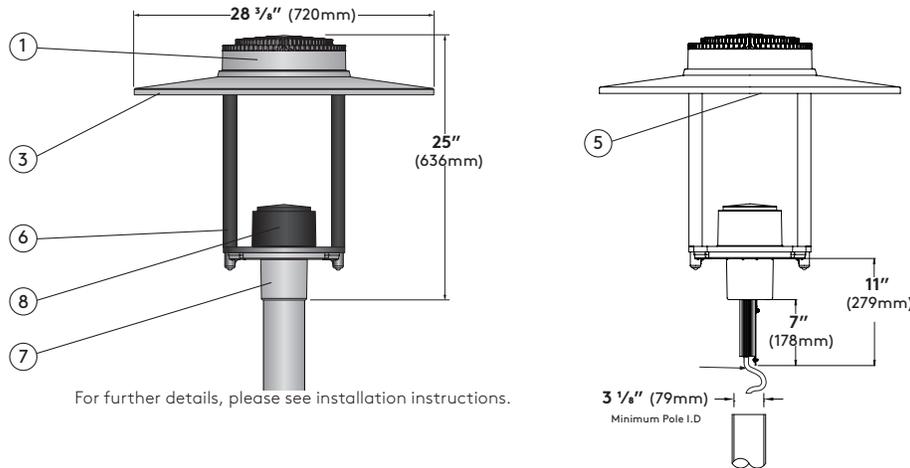
CONCEPTUAL

**Approvals**

Date: \_\_\_\_\_



## SACL-1-XX-DS



For further details, please see installation instructions.

### Specifications

**1. Luminaire Cover** - Die cast aluminum cover made from low copper alloy, designed to ensure optimal thermal management for extra long life time of LED light engine.

**2. Gasketing** - (not shown) Continuous gasket provides weatherproofing, dust and insect control at all fixture connections.

**3. Luminaire Hood** - Aluminum shade with white painted interior.

**4. LED Array** - (not shown) High flux LEDs mounted to PC boards and attached to aluminum heat sink for maximum LED performance and life. CCT tolerance 1/4 step binning for 3000K, and 4000K. CRI minimum 80. Complete light engine can be removed easily for future upgrade. LED light engine provides a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours..

**5. LED Optics** - Technical Optics (R1, R2, R3, R3W, R4, R5S, R5Q and R5R) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Internal micro house side shield available for distributions types I, II, III & IV. Clear glass option as well as flat diffuse, and diffuse bowl.

**6. LED Driver** - (not shown) LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10%, meets the requirements of IP66. Driver assembly located inside the head.

**7. Hood Supports** - Two aluminum arms support shade and optic assembly and attach to the die cast aluminum pole fitter (shown painted matte black for DS option).

**8. Pole Fitter** - Self-leveling, die-cast low-copper aluminum alloy, fitter base secured to pole with three, stainless steel, Allen head set screws. Fitter for 3 1/2" (90mm) O.D. poles.

**9. Driver cover** - Die cast aluminum cover made from low copper alloy, removes for tool-less access to driver. Driver secured to removable tray for ease of maintenance (shown painted matte black for DS option).

**10. Surge Protector** - (not shown) Designed to protect luminaire from electrical surge (20kA).

**11. Power Cord** - (not shown) Pre-installed at factory. Please specify power cord length in accordance to height of the pole. Add 2 feet to power cord length if double mounting (2) is specified.

**Exterior Luminaire Finish** - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI. Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

### 5 Year Limited LED Luminaire Warranty -

Selux offers a 5 Year Limited Warranty to the original purchaser that the Saturn Cutoff LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

**Listings and Ratings:** Luminaire and LED tested to IP65 and IESNA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature.

**Luminaire suitable for ambient temperature of 45°C. Minimum operating temperature of luminaire at -40°C (-40°F)**

**NRTL Listed (i.e. UL, CSA)**

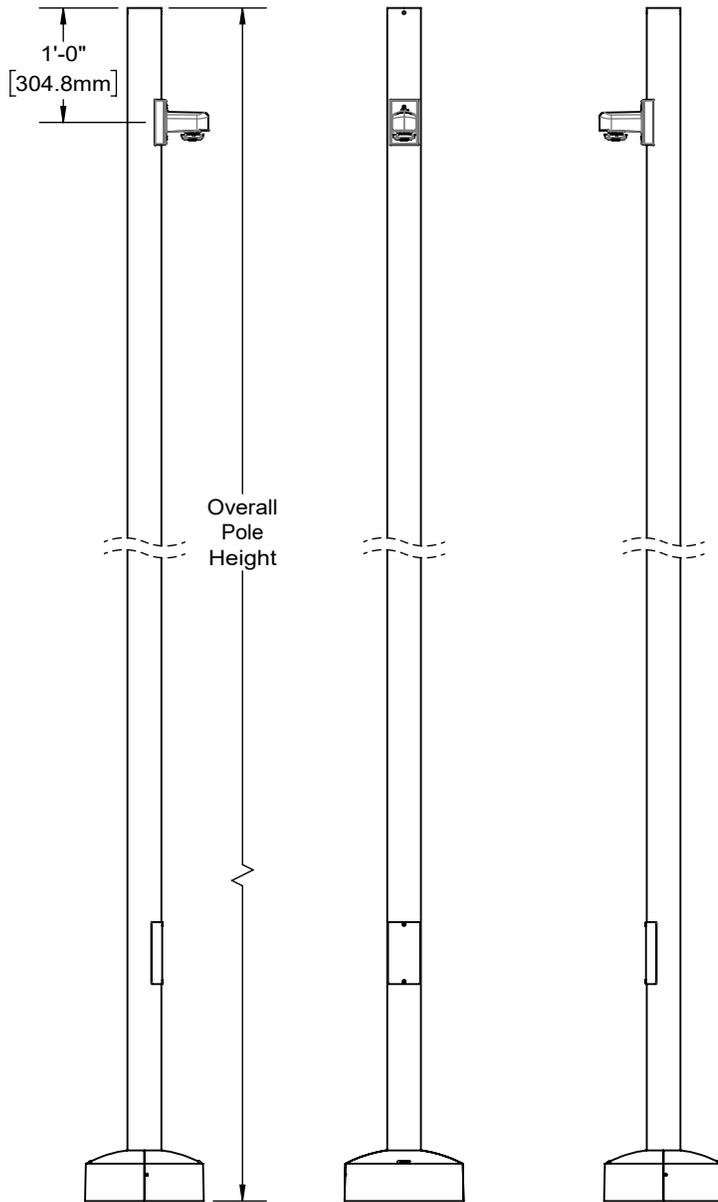
**Visit [selux.us](http://selux.us) for our LED End of Life recycling policy.**

# CONCEPTUAL

## Pole Motion Sensor

The Selux outdoor rated sensor incorporates Passive Infrared (PIR) Technology for motion sensing and also includes a built in photocell. Designed to mount to a single gang faceplate on a pole/column, the FSP-211 utilizes 100% Digital Passive Infrared (PIR) Technology that is tuned for walking size tasks while preventing false tripping from the environment.

| Series              | Optics                          | Hand Hole Orientation                     | Voltage                             |
|---------------------|---------------------------------|-------------------------------------------|-------------------------------------|
| MS<br>Motion Sensor | 1 270° coverage - Single Sensor | <b>00</b><br>0° Clockwise from handhole   | <b>UNV</b><br>(120-277V)            |
|                     |                                 | <b>09</b><br>90° Clockwise from handhole  | <b>347</b><br>(347V*)               |
|                     |                                 | <b>18</b><br>180° Clockwise from handhole | <b>480</b><br>(480V*)               |
|                     |                                 | <b>27</b><br>170° Clockwise from handhole | * Consult factory for 347V and 480V |



### Factory Defaults:

**Time Delay:** 5 minutes

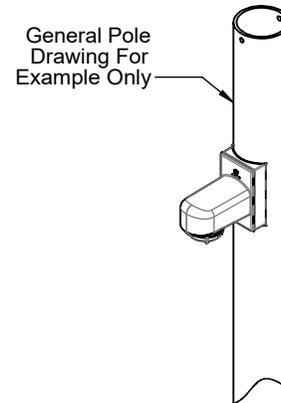
**Cutoff:** 1 hour

**Sensitivity:** Maximum

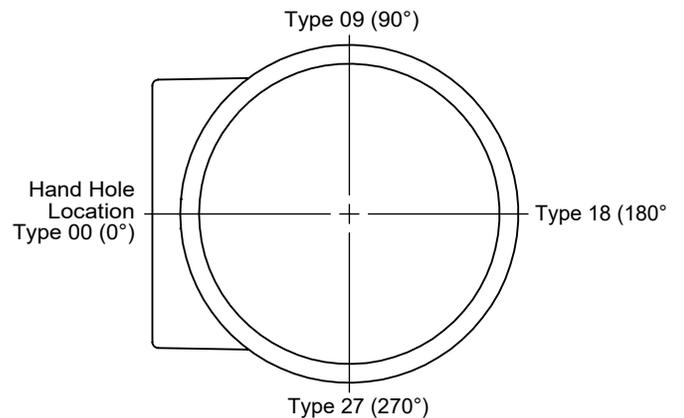
**Ramp Up Time:** Disabled

**Photo Cell:** Disabled

**Factory Programming:** Consult Factory



Sensor angular orientation from hand hole 0° 90° increments clockwise around pole (Type 00, 09, 18, 27 )



CONCEPTUAL

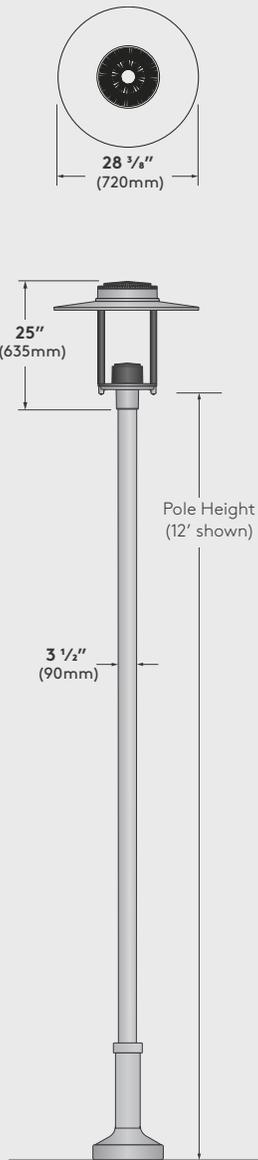
Mounting

Single (1)

Die-cast aluminum fitter base secured to pole with three stainless steel, Allen head set screws.

EPA = 1.3ft<sup>2</sup> (0.12m<sup>2</sup>)

Weight = 39lbs. (17.7kg)



Single Arm Mount (1A)

Die-cast aluminum single luminaire mounting arm secured to pole with four stainless steel, Allen head set screws. Outer slip fitter for 3 1/2" O.D. tenon.

EPA = 2.3ft<sup>2</sup> (0.21m<sup>2</sup>)

Weight = 53lbs. (24.0kg)

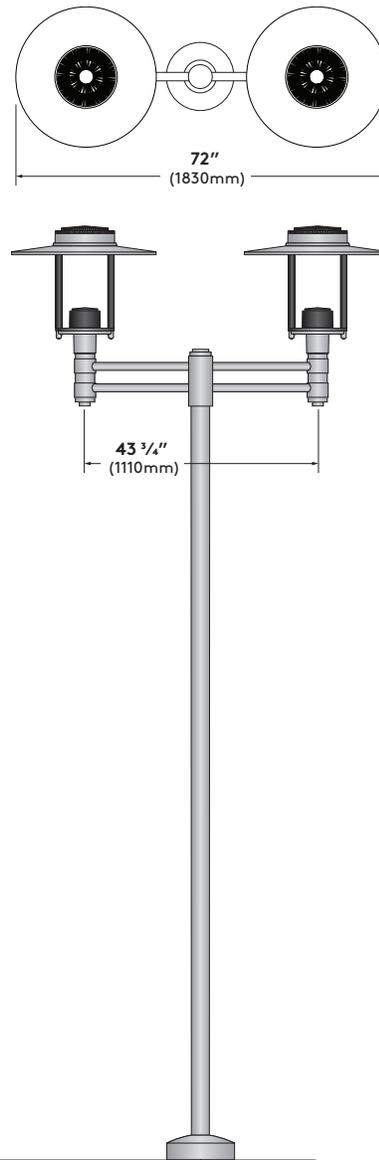


Double (2)

Die-cast aluminum double luminaire mounting arm secured to pole with four stainless steel, Allen head set screws. Outer slip fitter for 3 1/2" O.D. tenon.

EPA = 4.2ft<sup>2</sup> (0.39m<sup>2</sup>)

Weight = 100lbs. (45.3kg)

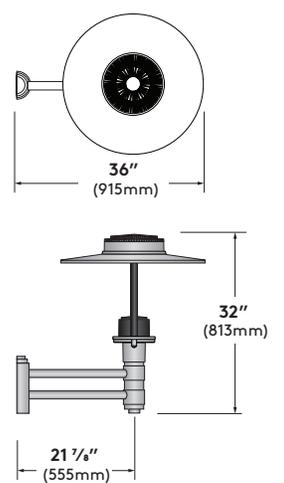


Wall (W)

Die-cast aluminum double round wall mount arm. Secured to wall with 1/4" diameter threaded fasteners (by others).

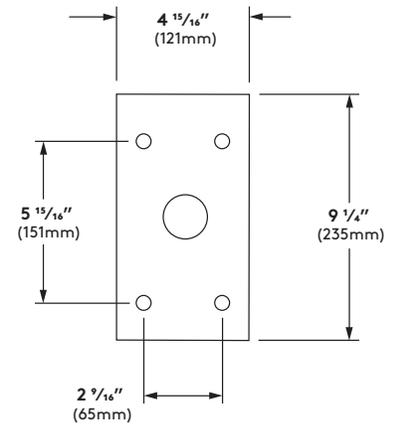
EPA = 2.1ft<sup>2</sup> (0.20m<sup>2</sup>)

Weight = 50lbs. (22.7kg)



Wall Arm Mounting Detail

(Conduit and mounting hardware by others).



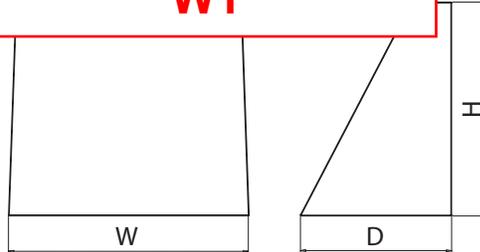


# WDGE1 LED

## Architectural Wall Sconce



Luminaire Schedule Label W1



### Specifications

**Depth:** 5.5"  
**Height:** 8"  
**Width:** 9"  
**Weight:** 9 lbs  
 (without options)

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

### WDGE LED Family Overview

| Luminaire | Standard EM, 0°C | Cold EM, -20°C | Sensor              | Lumens (4000K) |        |        |        |        |        |
|-----------|------------------|----------------|---------------------|----------------|--------|--------|--------|--------|--------|
|           |                  |                |                     | P1             | P2     | P3     | P4     | P5     | P6     |
| WDGE1 LED | 4W               | --             | --                  | 1,200          | 2,000  | --     | --     | --     | --     |
| WDGE2 LED | 10W              | 18W            | Standalone / nLight | 1,200          | 2,000  | 3,000  | 4,500  | 6,000  | --     |
| WDGE3 LED | 15W              | 18W            | Standalone / nLight | 7,500          | 8,500  | 10,000 | 12,000 | --     | --     |
| WDGE4 LED | --               | --             | Standalone / nLight | 12,000         | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 |

### Ordering Information

**EXAMPLE:** WDGE1 LED P2 40K 80CRI VF MVOLT PE DDBXD

| Series    | Package  | Color Temperature                                                          | CRI            | Distribution                                              | Voltage                   | Mounting                                                                                                                                                                                                                                    |
|-----------|----------|----------------------------------------------------------------------------|----------------|-----------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WDGE1 LED | P1<br>P2 | 27K 2700K<br>30K 3000K<br>35K 3500K<br>40K 4000K<br>50K <sup>1</sup> 5000K | 80CRI<br>90CRI | VF Visual comfort forward throw<br>VW Visual comfort wide | MVOLT<br>347 <sup>2</sup> | <b>Shipped included</b><br>SRM Surface mounting bracket<br><br><b>Shipped separately</b><br>AWS 3/8inch Architectural wall spacer<br>BBW Surface-mounted back box<br>PBBW Premium surface-mounted back box (top, left, right conduit entry) |

| Options                                                                                               | Finish                           |
|-------------------------------------------------------------------------------------------------------|----------------------------------|
| E4WH <sup>3</sup> Emergency battery backup, CEC compliant (4W, 0°C min)                               | DDBXD Dark bronze                |
| PE <sup>4</sup> Photocell, Button Type                                                                | DBLXD Black                      |
| DS Dual switching ( comes with 2 drivers and 2 light engines; see page 3 for details)                 | DNAXD Natural aluminum           |
| DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) | DWHXD White                      |
| BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.                        | DSSXD Sandstone                  |
|                                                                                                       | DDBTXD Textured dark bronze      |
|                                                                                                       | DBLTXD Textured black            |
|                                                                                                       | DNATXD Textured natural aluminum |
|                                                                                                       | DWHGXD Textured white            |
|                                                                                                       | DSSTXD Textured sandstone        |

### Accessories

Ordered and shipped separately.

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| WDGEAWS DDBXD U   | WDGE 3/8inch Architectural Wall Spacer (specify finish) |
| WDGE1PBBW DDBXD U | WDGE1 Premium surface-mounted back box (specify finish) |
| WSBBW DDBXD U     | Surface - mounted back box (specify finish)             |

CONCEPTUAL

### NOTES

- 1 50K not available in 90CRI.
- 2 347V not available with E4WH, DS or PE.
- 3 E4WH not available with PE or DS.
- 4 PE not available with DS.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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WDGE1 LED  
 Rev. 01/07/20

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Performance Package | System Watts | Dist. Type | 27K (2700K, 80 CRI) |     | 30K (3000K, 80 CRI) |     | 35K (3500K, 80 CRI) |     | 40K (4000K, 80 CRI) |     | 50K (5000K, 80 CRI) |     |
|---------------------|--------------|------------|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                     |              |            | Lumens              | LPW |
| P1                  | 10W          | VF         | 1,120               | 112 | 1,161               | 116 | 1,194               | 119 | 1,227               | 123 | 1,235               | 123 |
|                     |              | VW         | 1,122               | 112 | 1,163               | 116 | 1,196               | 120 | 1,229               | 123 | 1,237               | 124 |
| P2                  | 15W          | VF         | 1,806               | 120 | 1,872               | 125 | 1,925               | 128 | 1,978               | 132 | 1,992               | 133 |
|                     |              | VW         | 1,809               | 120 | 1,876               | 125 | 1,929               | 128 | 1,982               | 132 | 1,996               | 133 |

### Electrical Load

| Performance Package | System Watts | Current (A) |       |       |       |       |
|---------------------|--------------|-------------|-------|-------|-------|-------|
|                     |              | 120V        | 208V  | 240V  | 277V  | 347V  |
| P1                  | 10W          | 0.082       | 0.049 | 0.043 | 0.038 | --    |
|                     | 13W          | --          | --    | --    | --    | 0.046 |
| P2                  | 15W          | 0.132       | 0.081 | 0.072 | 0.064 | --    |
|                     | 18W          | --          | --    | --    | --    | 0.056 |

### Lumen Multiplier for 90CRI

| CCT | Multiplier |
|-----|------------|
| 27K | 0.845      |
| 30K | 0.867      |
| 35K | 0.845      |
| 40K | 0.885      |
| 50K | 0.898      |

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient      | Lumen Multiplier |
|--------------|------------------|
| 0°C / 32°F   | 1.03             |
| 10°C / 50°F  | 1.02             |
| 20°C / 68°F  | 1.01             |
| 25°C / 77°F  | 1.00             |
| 30°C / 86°F  | 0.99             |
| 40°C / 104°F | 0.98             |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours          | 0   | 25,000 | 50,000 | 100,000 |
|--------------------------|-----|--------|--------|---------|
| Lumen Maintenance Factor | 1.0 | >0.96  | >0.95  | >0.91   |

CONCEPTUAL

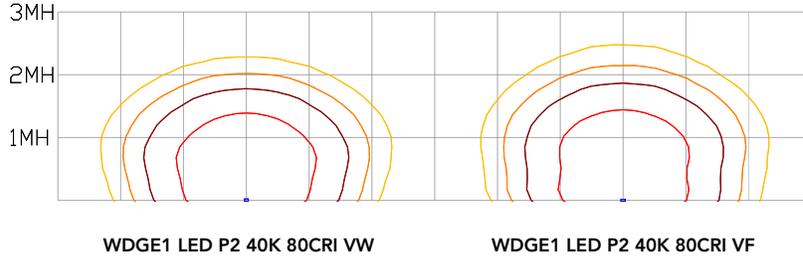
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

### LEGEND



MH = 8ft  
Grid = 8ft x 8ft



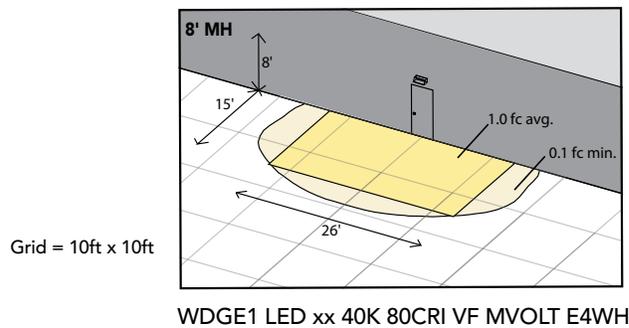
## Emergency Egress Options

### Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

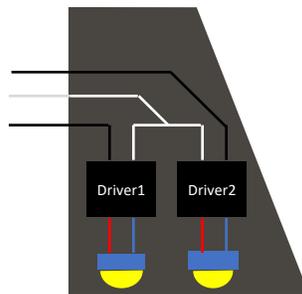
The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



### Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



CONCEPTUAL



**E4WH – 4W Emergency Battery Backup**

D = 5.5"

H = 8"

W = 9"



**CONCEPTUAL**

**PBBW – Premium Back Box**

D = 1.75"

H = 8"

W = 9"



**BBW – Standard Back Box**

D = 1.5"

H = 4"

W = 5.5"



**AWS – 3/8inch Architectural Wall Spacer**

D = 0.38"

H = 4.4"

W = 7.5"

## FEATURES & SPECIFICATIONS

### INTENDED USE

Common architectural look, with clean rectilinear shape, of the WEDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

### FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WEDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



# VILLAGE ACTION REPORT

**PROJECT: Dolphin Swim Academy CUP & Site Plan**

**APPLICANT: Brittany Ballweg - owner**

**PROJECT LOCATION: Lot 15, Commerce Park**

**REPORT DATE: September 11, 2020**

**PROJECT DESCRIPTION:** The applicant is seeking approval of a site plan and conditional use permit to build and operate Dolphin Swim Academy on Lot 15 of the Cottage Grove Commerce Park (on the NE corner of Limestone Pass and Commerce Parkway). The proposed building is 7,400 sq. ft. including a 2,000 sq. ft. pool with two 8' wide, 25-yard long lanes.

**ARCHITECTURAL REVIEW COMMITTEE MEETING: September 11, 2020**

**STAFF REPORT PROVIDED BY:** X Planner, X Engineer, \_\_\_ Public Works

**MOTION:** by Hackel (1st), Knudtson (2nd)

The Site Plan was APPROVED WITH CONDITIONS, with the conditions as follows:

1. Dumpster area shall be screened with materials matching the building. Details shall be provided for staff approval prior to construction.
2. All rooftop and ground mounted mechanical equipment shall be screened. Details shall be provided for staff approval prior to construction.
3. Final landscaping and photometric plans shall be provided for staff approval.
4. Curb and gutter shall be provided along driveways, facing streets, and on parking islands.
5. Exterior building materials shall be masonry, architectural metal panels, or prefinished metal panels with no exposed fasteners.
6. Signage shall be reviewed at a later date.

**VOTE:** 4 Aye, 0 Nay, 0 Abstain

## **APPLICANT COMMENTS:**

- (Brittany Ballweg - Owner) – available for questions.
- (Joe Gallagher & Rhonda Hegge – architects, Ramaker) – provided an overview of the project including various renderings.

## **ARC COMMENTS:**

- (Knudtson) – asked about screening of the dumpster area. Gallagher suggested temporary landscape screening until building to north is built. Hackel noted screening

provided solely by landscaping has not been allowed because it may lose effectiveness if not maintained.

- (Hackel) – said this is an outstanding project and a great fit for the park but had a few concerns. Wood siding has not previously been allowed. While this is a higher quality wood product, architectural metal panels would be preferable. Noted that curb and gutter should be provided in parking lot at driveways, islands, and edges facing streets. Asked about mechanical locations. Jesse Messner of Ramaker stated the final locations are still being finalized.
- (Williams) – agreed this is a great addition to the Commerce Park and a great amenity for the Village.

**PUBLIC COMMENTS:**

- None

**STAFF COMMENTS:**

- See staff reports.



# PLANNING STAFF REPORT

**MEMO DATE:** Revised September 8, 2020

**ARC DATE:** September 11, 2020

**PC 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 proposed mix of daytime, evening, and weekend hours increases activity in the park throughout the week.

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 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.
  - 4. 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.
  - 5. 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.

## **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(1)(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 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 and 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

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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.

**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.

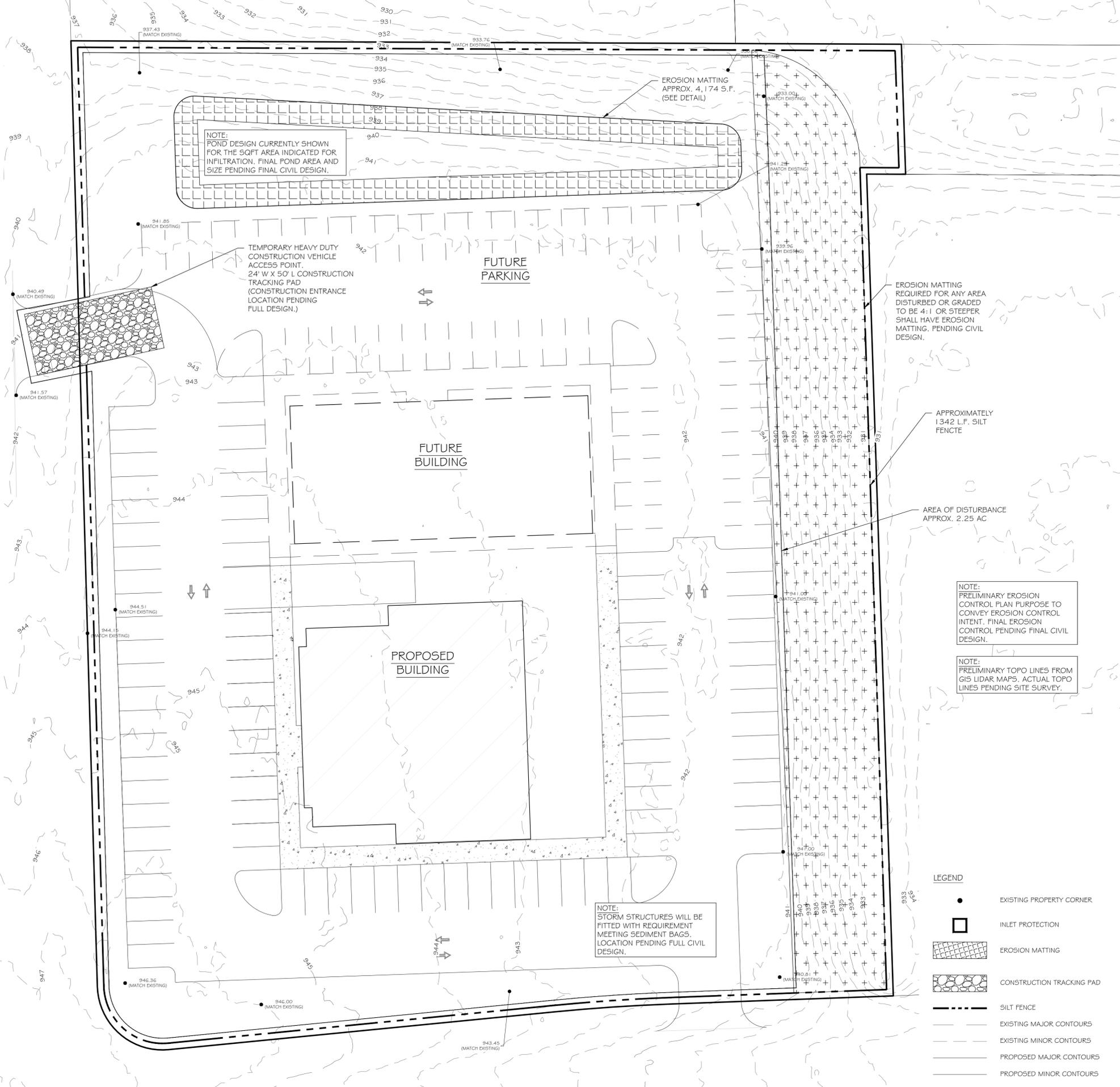
**AREAS OF SITE**

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 OWNER: BRITTANY BALLWEG  
 PROJECT LOCATION: COTTAGE GROVE, WI  
 SHEET TITLE: EROSION CONTROL PLAN

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

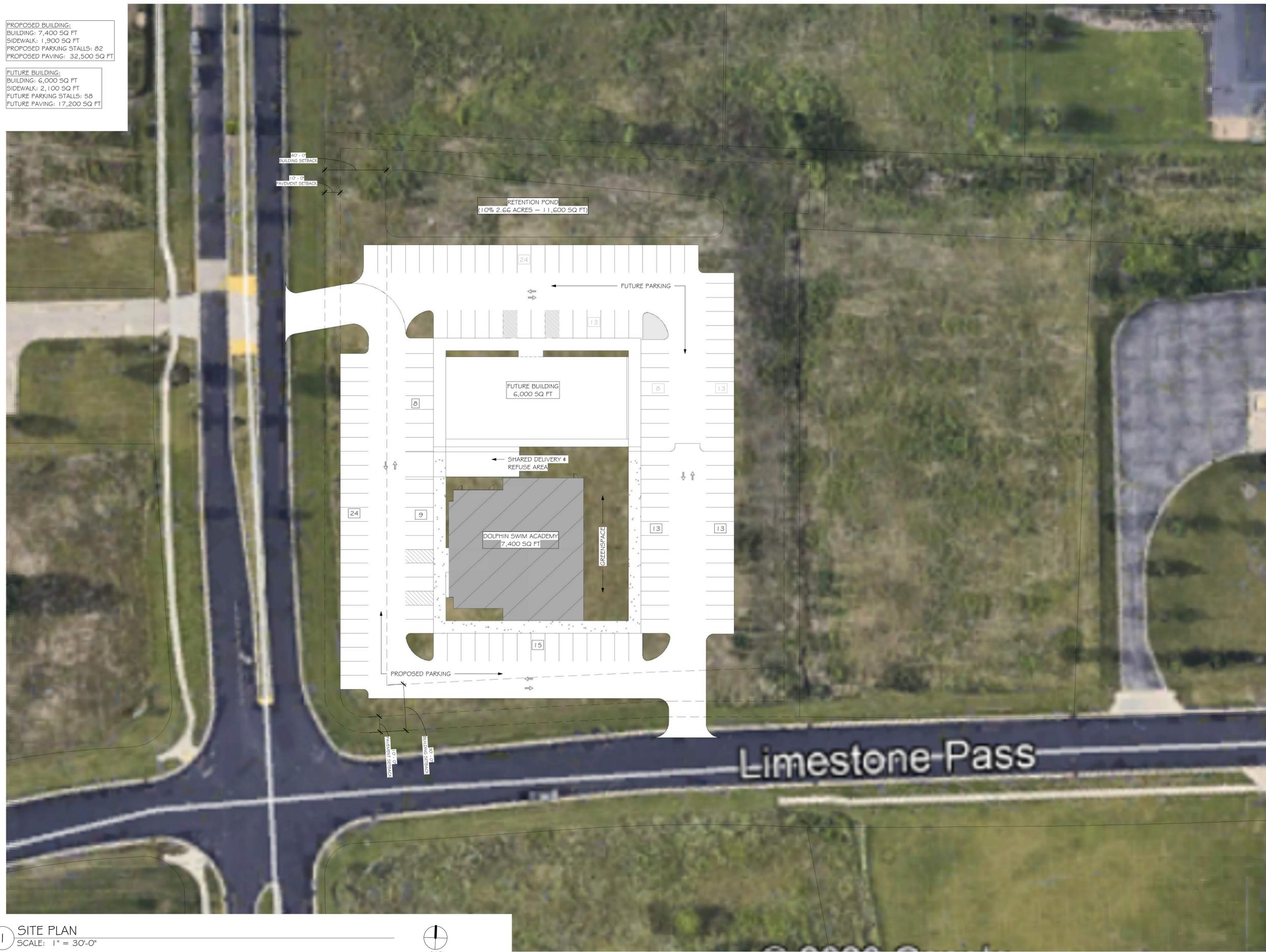
0 10' 20' 40'

1 1/4" x 17" - 1" = 40'  
 22" x 34" - 1" = 20'

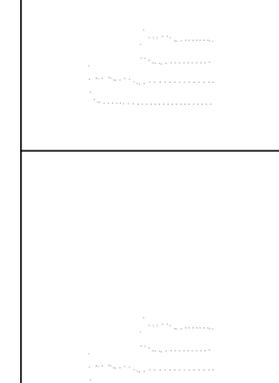
PROJECT NUMBER: 48885  
 SHEET NUMBER: C500

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

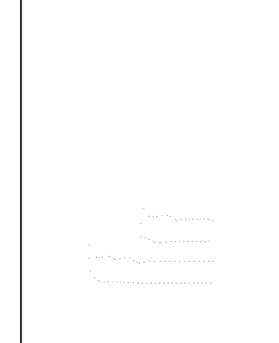
FUTURE BUILDING:  
 BUILDING: 6,000 SQ FT  
 SIDEWALK: 2,100 SQ FT  
 FUTURE PARKING STALLS: 58  
 FUTURE PAVING: 17,200 SQ FT



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)**

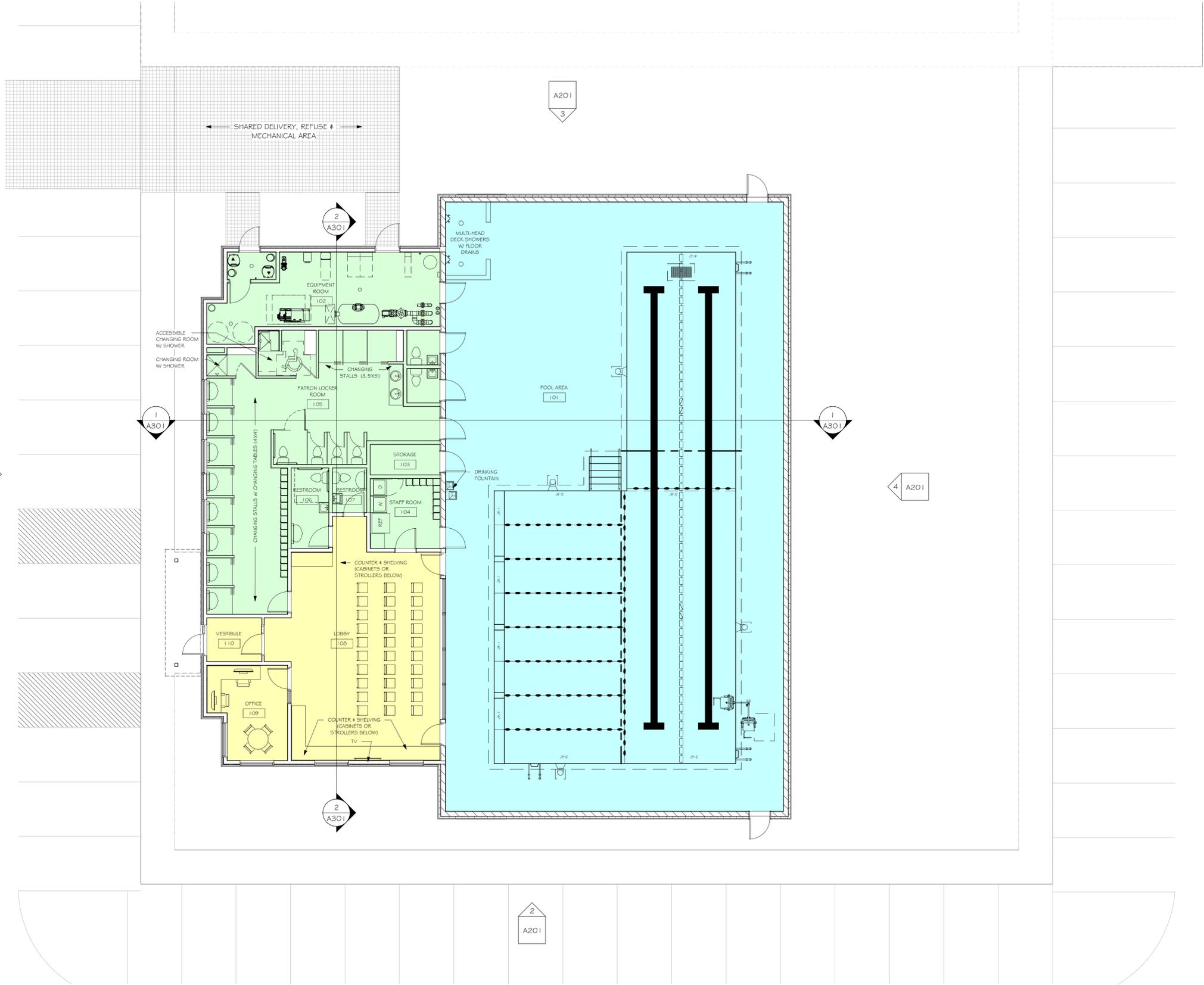
|                            |          |
|----------------------------|----------|
| POOL AREA:                 | 1,995 SF |
| POOL DECK AREA:            | 2,410 SF |
| OFFICE/LOBBY AREAS:        | 925 SF   |
| MECHANICAL & LOCKER AREAS: | 1,525 SF |

**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**

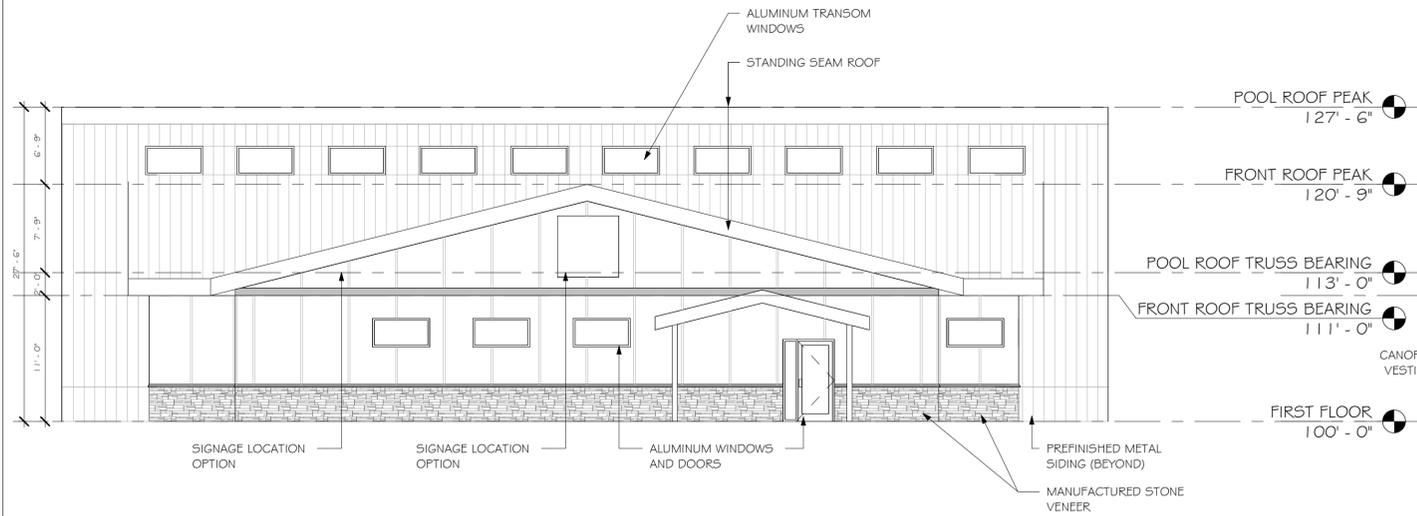
PROJECT OWNER  
**BRITTANY BALLWEG**

PROJECT LOCATION  
**COTTAGE GROVE, WI**

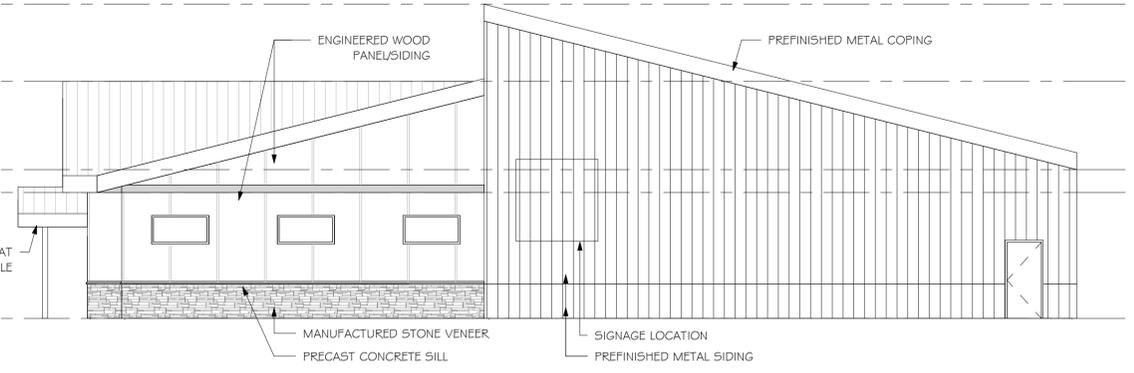
SHEET TITLE  
**FIRST FLOOR PLAN**

PROJECT NUMBER  
**48885**

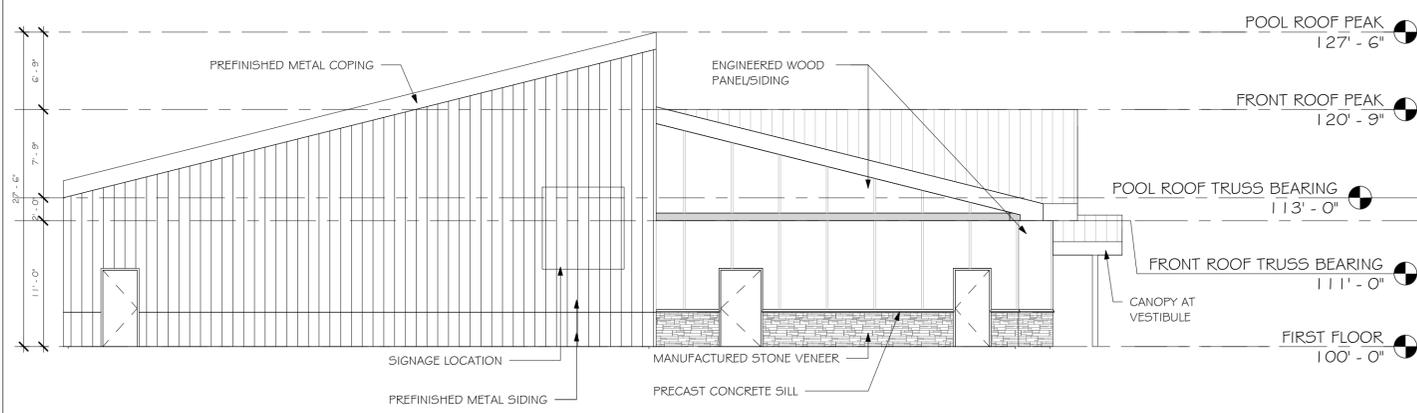
SHEET NUMBER  
**A101**



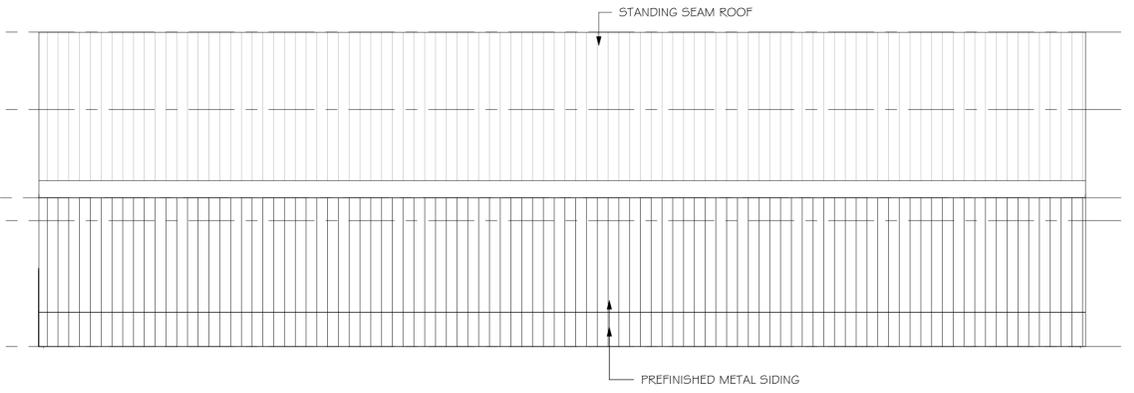
**1 WEST EXTERIOR ELEVATION**  
 SCALE: 1/8" = 1'-0"



**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**

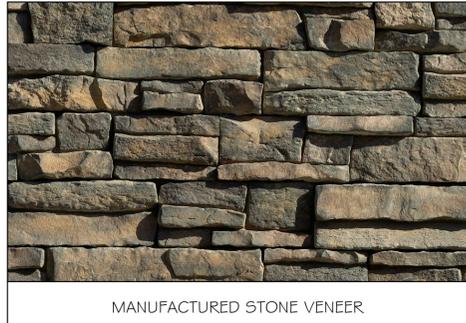
PROJECT OWNER  
**BRITTANY BALLWEG**

PROJECT LOCATION  
**COTTAGE GROVE, WI**

SHEET TITLE  
**EXTERIOR ELEVATIONS & 3D VIEW**

PROJECT NUMBER  
**48885**

SHEET NUMBER  
**A201**



**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,



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

\*\*\*\*\*

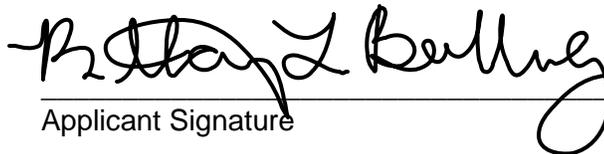
LOCATION OF SITE:

(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

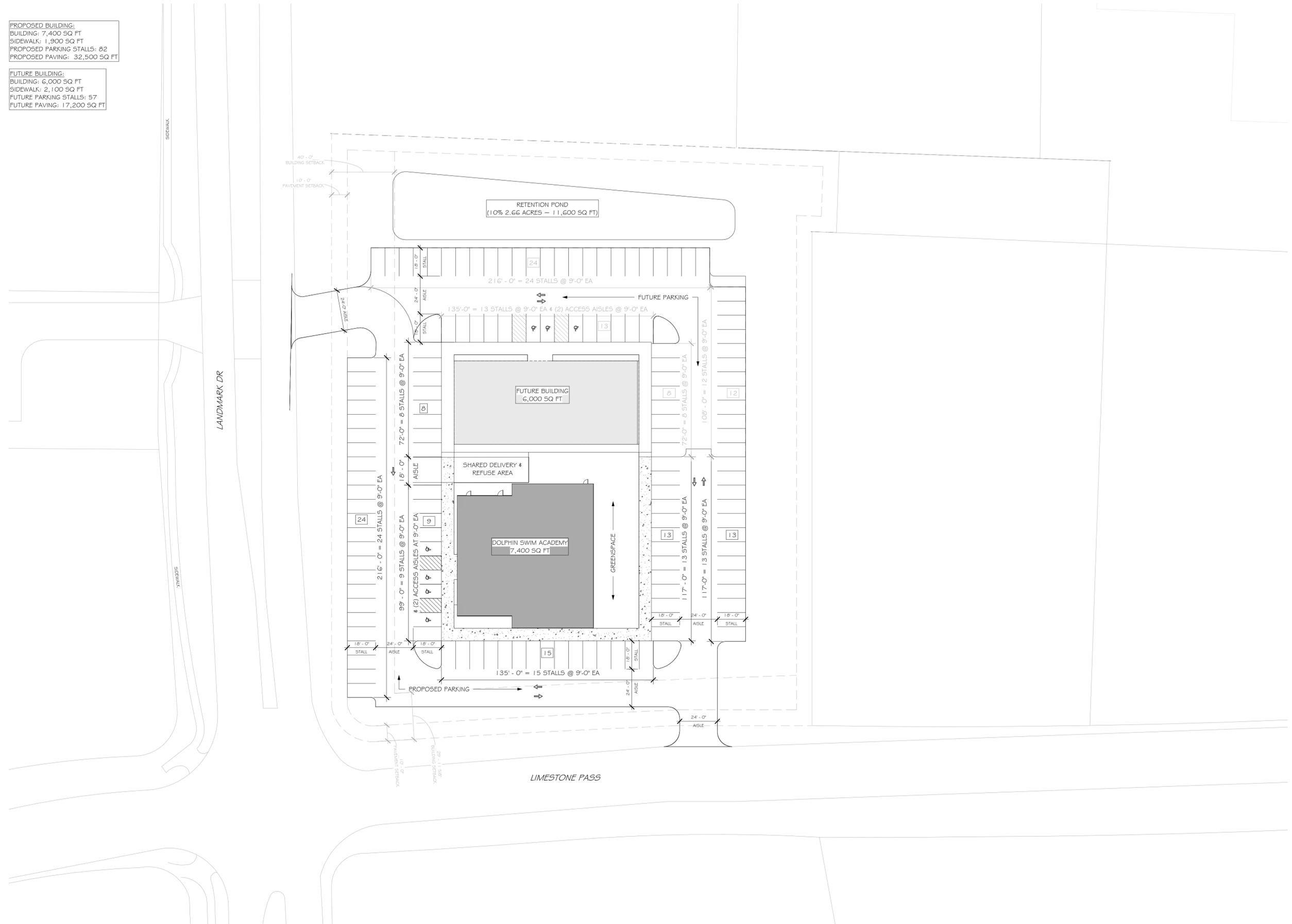
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**For office use only:**

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

**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: 57  
 FUTURE PAVING: 17,200 SQ FT



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



**PRELIMINARY**  
 FOR REVIEW  
 PURPOSES ONLY

| REV                       | DATE             |
|---------------------------|------------------|
| DATE ISSUED               | 09/04/2020       |
| 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             |

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 DRAWN BY: Author CHECKED BY: Checker  
 9/4/2020 7:09:48 PM  
 C:\Users\megge\Documents\48885-ARH-DolphinSwimAcademy\_CottageGrove-WI-R2018\_megge.rvt

**SITE INFORMATION**

PARCEL NO.: 1120711-041-9030-1  
 LOT NO.: 15  
 LOT SIZE: 2.66 ACRES  
 ZONING: (PI) PLANNED INDUSTRIAL DISTRICT  
 MUNICIPALITY: VILLAGE OF COTTAGE GROVE

**DEVELOPMENT INFORMATION**

**PROPOSED DEVELOPMENT:**  
 PAVED AREA: 32,500 SF  
 BUILDING PERIMETER: 358 LF  
 BUILDING FLOOR AREA: 7,400 SF  
 STREET FRONTAGE: 570 LF  
 PARKING STALLS: 82 STALLS (4 ACC, 78 STD)

**FUTURE DEVELOPMENT:**  
 PAVED AREA: 17,200 SF  
 BUILDING PERIMETER: 342 LF  
 BUILDING FLOOR AREA: 6,000 SF  
 PARKING STALLS: 57 STALLS (3 ACC, 54 STD)

**LANDSCAPING REQUIREMENTS - PROPOSED DEVELOPMENT**

(325 ATTACHMENT 1)

**PAVED AREA: 123 POINTS REQUIRED**

30 POINTS PER 20 PARKING STALLS -OR- 10,000 SF OF PAVED AREA  
 = 82 STALLS / 20 STALLS = 4.1 X 30 = 123 -OR-  
 = 32,500 SF / 10,000 SF = 3.25 X 30 = 97.5  
 HIGHER OF THE TWO, ROUNDED UP = 123 POINTS REQUIRED

**BUILDING PERIMETER: 108 POINTS REQUIRED**

30 POINTS PER 100 FEET OF BUILDING FOUNDATION  
 = 358 LF / 100 LF = 3.58 X 30 = 107.4, ROUNDED UP TO 108

**BUILDING FLOOR AREA: 74 POINTS REQUIRED**

10 POINTS PER 1,000 SF OF BUILDING FOOTPRINT  
 = 7,400 SF / 1,000 SF = 7.4 X 10 = 74 POINTS REQUIRED

**STREET FRONTAGE: 171 POINTS REQUIRED**

30 POINTS PER 100 LF OF STREET FRONTAGE  
 = 570 LF / 100 = 5.70 X 30 = 171 POINTS REQUIRED

**TOTAL POINTS REQUIRED IN PROPOSED DEVELOPMENT: 476 POINTS REQUIRED**

**LANDSCAPING REQUIREMENTS - FUTURE DEVELOPMENT**

(325 ATTACHMENT 1)

**PAVED AREA: 86 POINTS REQUIRED**

30 POINTS PER 20 PARKING STALLS -OR- 10,000 SF OF PAVED AREA  
 = 57 STALLS / 20 STALLS = 2.85 X 30 = 85.5 -OR-  
 = 17,200 SF / 10,000 SF = 1.72 X 30 = 51.6  
 HIGHER OF THE TWO, ROUNDED UP = 86 POINTS REQUIRED

**BUILDING PERIMETER: 103 POINTS REQUIRED**

30 POINTS PER 100 FEET OF BUILDING FOUNDATION  
 = 342 LF / 100 LF = 3.42 X 30 = 102.6, ROUNDED UP TO 103

**BUILDING FLOOR AREA: 60 POINTS REQUIRED**

10 POINTS PER 1,000 SF OF BUILDING FOOTPRINT  
 = 6,000 SF / 1,000 SF = 6 X 10 = 60 POINTS REQUIRED

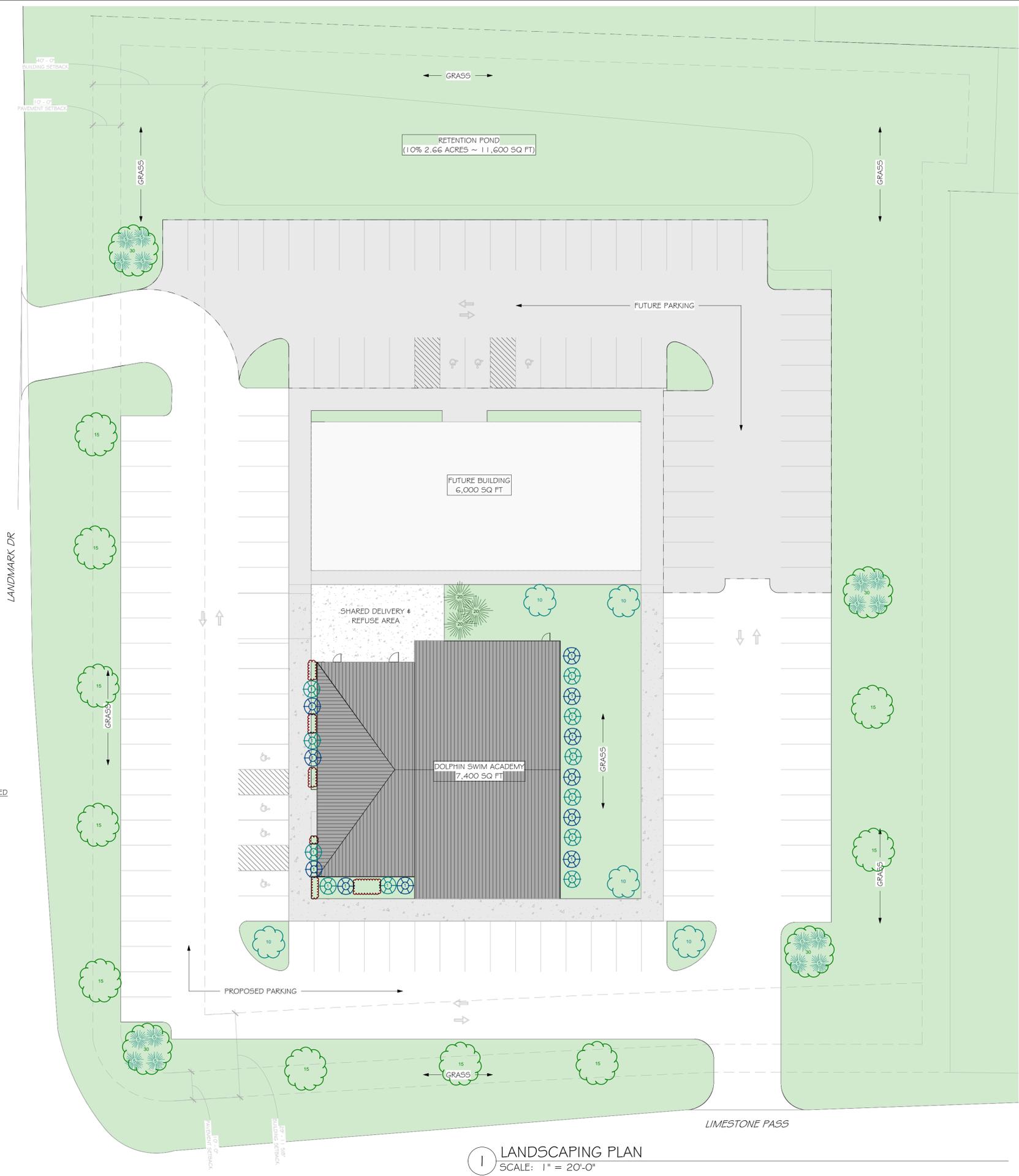
**STREET FRONTAGE: 0 POINTS REQUIRED**

REQUIREMENT ACHIEVED ABOVE IN PROPOSED DEVELOPMENT

**TOTAL POINTS REQUIRED IN FUTURE DEVELOPMENT: 249 POINTS REQUIRED**

| SYMBOL | PLANT CATEGORY         | INSTALLATION SIZE | SPECIES           | POINTS PER | QTY PROVIDED                 | POINTS PROVIDED |
|--------|------------------------|-------------------|-------------------|------------|------------------------------|-----------------|
|        | TALL DECIDUOUS TREE    | 1-1/2" CALIPER    | MAPLE: RED        | 30         | 4                            | 120             |
|        | MEDIUM DECIDUOUS TREE  | 6' TALL           | BIRCH: PAPER      | 15         | 10                           | 150             |
|        | MEDIUM EVERGREEN TREE  | 4' TALL           | AMER. ARBORVITAE  | 20         | 3                            | 60              |
|        | LOW DECIDUOUS TREE     | 4' TALL           | DOWNY HAWTHORN    | 10         | 5                            | 50              |
|        | MEDIUM EVERGREEN SHRUB | 18" TALL/WIDE     | JUNIPER: PFITZER  | 5          | 16                           | 80              |
|        | LOW DECIDUOUS SHRUB    | 18" TALL          | JAPANESE BARBERRY | 1          | 11                           | 11              |
|        | LOW DECIDUOUS SHRUB    | 18" TALL          | SNOWMOUND SPIREA  | 1          | 11                           | 11              |
|        | INCIDENTAL PLANTINGS   | ---               | SEASONAL          | --         | --                           | --              |
|        |                        |                   |                   |            | <b>TOTAL POINTS PROVIDED</b> | <b>482</b>      |

NOTE: 250 SQ FT LANDSCAPING PROVIDED IN EACH ISLAND



**LANDSCAPING PLAN**  
SCALE: 1" = 20'-0"



**PRELIMINARY**  
**FOR REVIEW**  
**PURPOSES ONLY**

|                           |                  |
|---------------------------|------------------|
| REV                       | DATE             |
| DATE ISSUED               | 09/04/2020       |
| ISSUE PHASE               | SCHEMATIC DESIGN |
| PROJECT TITLE             |                  |
| DOLPHIN SWIM ACADEMY - CG |                  |
| PROJECT OWNER             |                  |
| BRITTANY BALLWEG          |                  |
| PROJECT LOCATION          |                  |
| COTTAGE GROVE, WI         |                  |
| SHEET TITLE               |                  |
| LANDSCAPING PLAN          |                  |
| PROJECT NUMBER            | 48885            |
| SHEET NUMBER              | LOO1             |

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**PRELIMINARY**  
 FOR REVIEW  
 PURPOSES ONLY

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



**BUILDING SUMMARY (NET SF)**

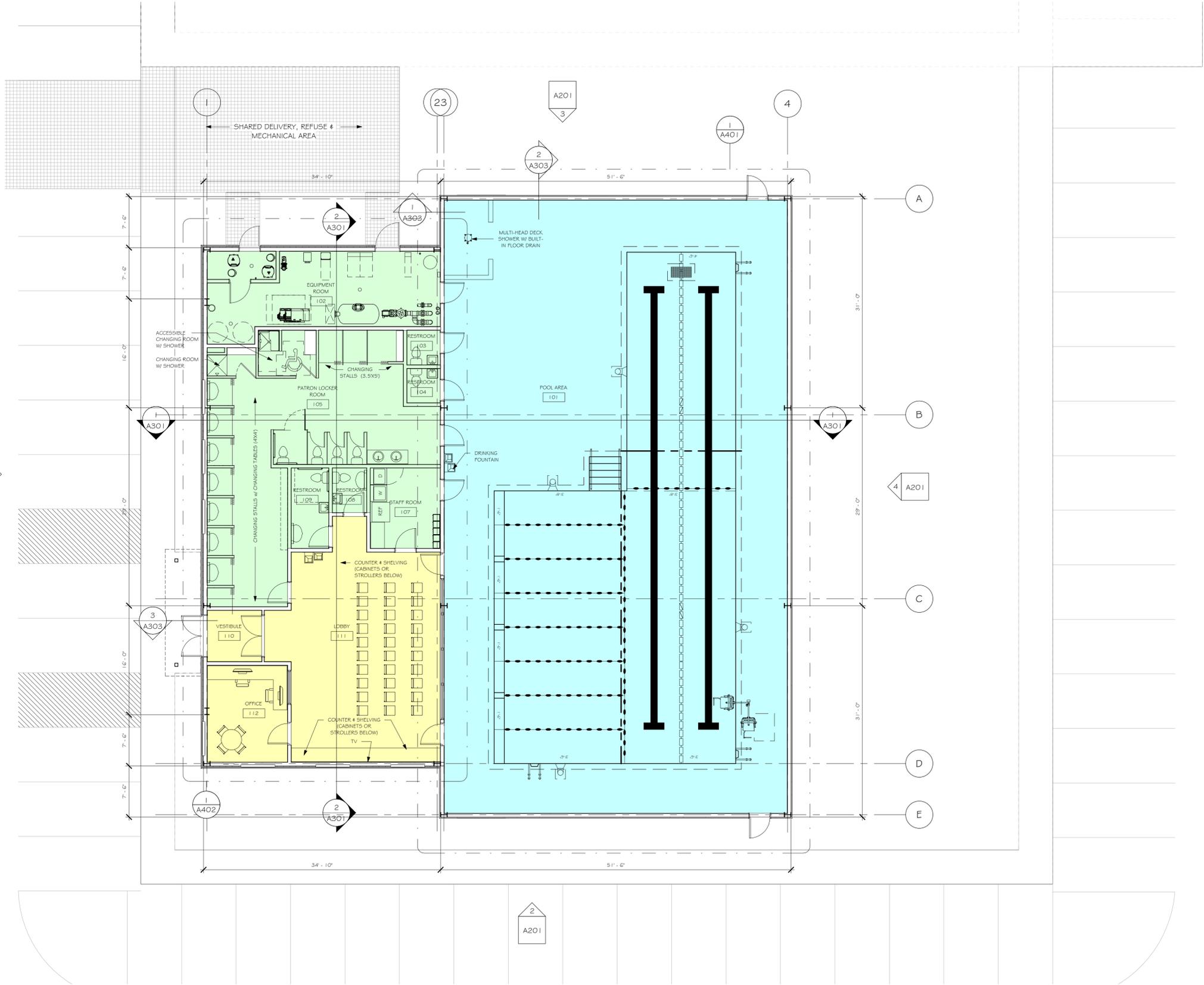
|                            |          |
|----------------------------|----------|
| POOL AREA:                 | 1,995 SF |
| POOL DECK AREA:            | 2,410 SF |
| OFFICE/LOBBY AREAS:        | 925 SF   |
| MECHANICAL & LOCKER AREAS: | 1,525 SF |

**TOTAL BUILDING AREA (GROSS SF)**

|          |
|----------|
| 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 | 09/04/2020       |
| 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**

**DATE: SEPTEMBER 05, 2020**

**PROJECT NO. 48885**

**DOLPHIN SWIM ACADEMY SITE PLAN REVIEW – 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

**WRITTEN DESCRIPTION OF THE INTENDED USE:**

**(a) Existing zoning district(s) [and proposed zoning district(s) if different].**

The Lot 15 parcel within the Cottage Grove Commerce Park is zoned as Planned Industrial District. The use of the proposed facility is that of an Inside, Institutional use, which is a conditional use of the PI district. We are submitting a Conditional Use Permit application in conjunction with the Site Plan Review application.

**(b) Land use plan map designation(s).**

Please refer to proposed site plan and proposed grading/erosion control plan.

**(c) Description of existing environmental features.**

The site is Lot 15 of the Cottage Grove Commerce Park, which is currently an open lot, with minimal vegetation aside from grass. It sits on the Northeast corner of Landmark Drive and Limestone Pass.

**(d) Current land uses present on the subject property.**

Not being used at this time.

**(e) Proposed land uses for the subject property.**

The client would like to construct a new Swim school facility to provide swim instruction to the surrounding Cottage Grove community.

**(f) Projected number of residents, employees, and daily customers.**

The Swim Academy's pool is designed to have a possibility of 10 instructors teaching at one time. The total staff of the facility would range from 12-15 employees. The max capacity for swimmers during (1) 30-minute lesson time frame would be 40 students. Daily total customers will vary day to day.

**(g) Proposed 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.**

Please refer to proposed site plan and proposed building plan.

**(h) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings and traffic generation.**

The proposed hours of operation for Dolphin Swim Academy (subject to change over the years) are:

- Monday through Thursday mornings 8:00am to 12:00pm
- Monday through Thursday evenings 3:00pm to 8:30pm
- Fridays we are currently closed, but if we decide to have Friday hours it would follow weekday hours.
- Saturday 8:00am to 1:00pm, private parties or open swim 1:30pm to 4:30pm
- Sunday 1:00pm to 6:00pm, private parties or open swim 11am to 12:30pm

**(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.**

The proposed site layout and building design shall comply with all requirements of Article VI. Light pole locations will be provided on a photometric plan with Foot-candle calculations accompanying the drawing. Photometric plan will be presented for review prior to Plan Commission presentation.

**(j) Exterior building and fencing materials.**

Please refer to the proposed building elevations and material studies. Additional renderings to be provided during the Architectural Review Committee discussion and Plan Commission presentations. Renderings to be provided for public use following the Plan Commission review date.

**(k) Possible future expansion and related implications for § 325-112C(1)(a) through (j) above.**

There is space designated for future growth of the facility and/or a future building adjacent to the facility. At this time, plans for this second building are in discussion and are not ready to be made public. The client is happy to share potential future ideas; however, it is requested that this discussion be a closed session and Non-Disclosure Agreements are signed. The goal is to stay focused on the swimming facility at this time.

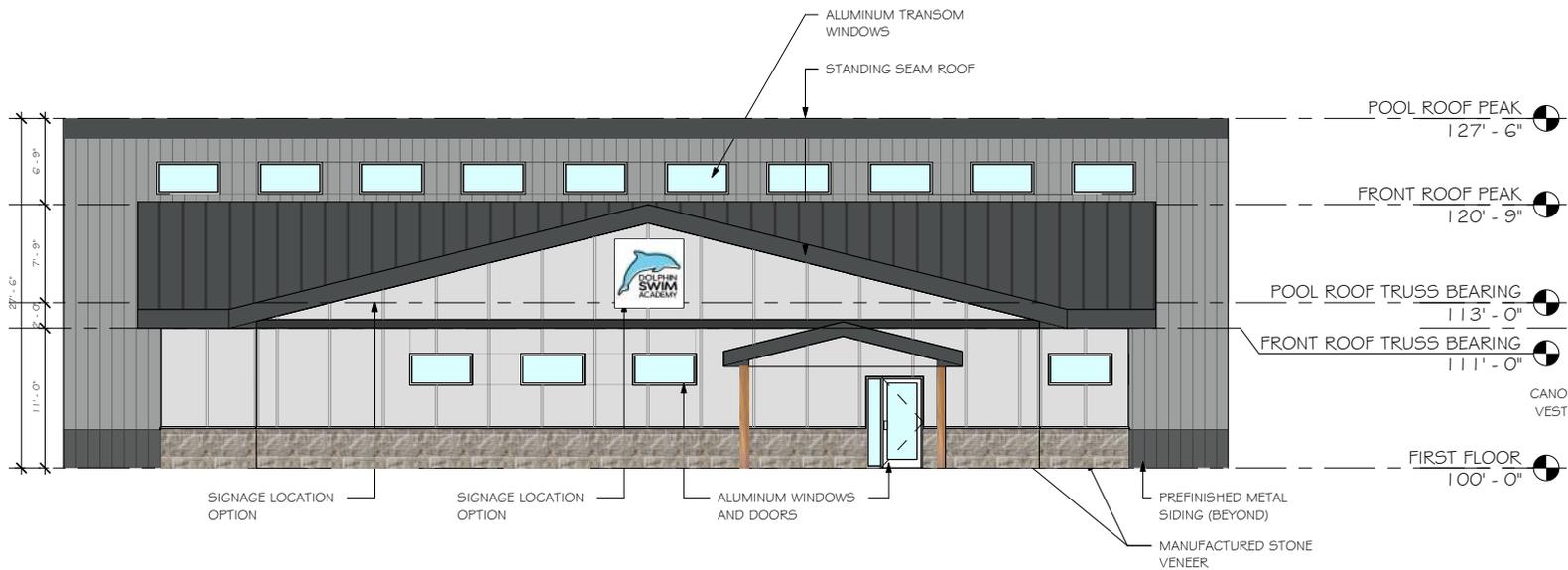
**(l) Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.**

In general, Dolphin Swim Academy is excited at the prospect of bringing swim instruction and swim safety to the forefront of the Cottage Grove community! 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,



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



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

**Firestone UnaClad**



**Charcoal Gray**

- Wainscot at back
- Metal Coping at back
- Soffit & Fascia at front
- Standing Seam Roof



**Cityscape**

- Above wainscot at back

**County Materials**



**Reflection Stone - Enchantment**

- Wainscot at front

**Special-Lite**



**Slate Grey #5572**

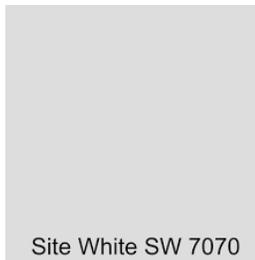
- Slab Doors

**Clear Aluminum**



- Windows
- Doors w/ glazing

**Sherwin Willams**



**Site White SW 7070**

- Paint on siding at front -
- 4'x8' LP Smartside Panels w/
- 1x4 LP smartside trim battens at seams

## 1. INTRODUCTION:

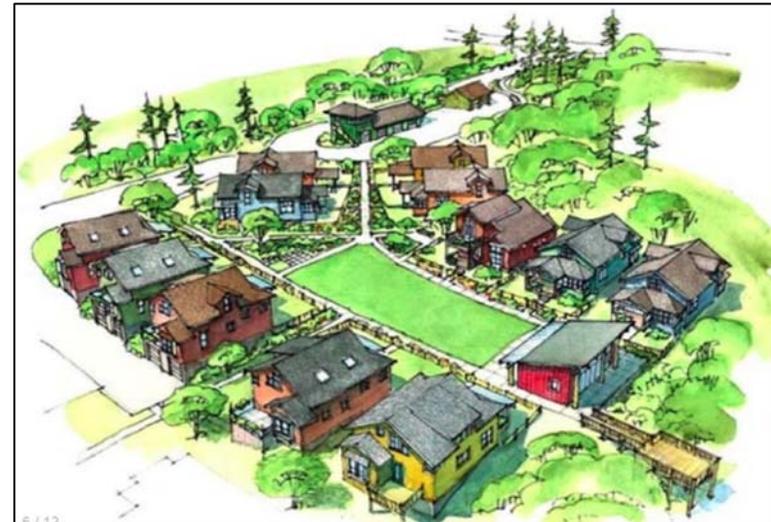
Jordan Schulz, Keel Partners Inc.

## 2. DEVELOPMENT CONCEPT:

What is a Pocket Neighborhood/Community?

- A micro neighborhood of 10-20 smaller homes or townhomes circling a shared green space, located within a larger neighborhood/context.
- Yards and set-backs are purposefully decreased so that community connections increase.
- Oftentimes a community building is included in the development.

## 3. EXAMPLES:



rosschapin.com

## 4. PURPOSE:

Why develop a Pocket Neighborhood?

- Increase community connections through community space and higher density, while retaining a level of independence and privacy.
- Add to the social fabric of the village community.
- Smaller households of 1-2 people (for both millennials and baby boomers) comprise over 60% of the population and often:
  1. Still desire homeownership over renting, but options are limited
  2. Are not interested in large homes or high levels of yard/home maintenance
  3. Desire social connections and neighborliness in an age of decreasing personal interaction

5. EXAMPLES IN DANE COUNTY:

Cottages at Chapel View, Middleton (pre-selling, under construction)

Troy Gardens, Madison's north side (built 2007)



Troy Garden



Cottages at Chapel View

4. NEXT STEPS:

Where are we in the planning process?

1. Site search (+/- 2 acres per neighborhood phase)
2. Home design
  - a. Single Family
  - b. Townhome
3. Approvals
  - a. PUD, rezoning, etc.

How can the Planning Commission help?

1. Collaboration
2. Questions



# PLANNING STAFF REPORT

**MEMO DATE:** September 10, 2020

**MTG. DATE:** **SEPTEMBER 15, 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:** **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.

Another 2020 amendment is being requested by Kevin Metcalfe as the owner of several parcels located north of Highway BB between Cork Crossing and Sandpiper Trail within Mixed Use Area #2.

Further development by the applicant will require a plat and likely a Planned Unit Development (PUD). Both the PUD and plat processes require the applicant to hold a neighborhood meeting. The applicants are pursuing a timeline in which they would hold the neighborhood meeting prior to the October Plan Commission meeting and then seek GDP, preliminary plat, and comp plan amendment approvals at the October meeting.

## **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 required for the PUD and plat function as an opportunity for input on the Comp Plan amendment.
- Class 1 public hearing notice published no less than 30 days prior to the public hearing.
- A public hearing at the October Plan Commission meeting.



# PLANNING STAFF REPORT

**MEMO DATE:** September 10, 2020

**MTG. DATE:** **SEPTEMBER 15, 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:** **Zoning Ordinance Amendment – Park Setbacks**

## BACKGROUND

The Village has started planning efforts for the proposed community park in the future Westlawn phases as well as the 0.8-acre pocket park in the NW corner of Westlawn 4<sup>th</sup> Addition. Park designers have identified the zoning ordinance's setback requirements as a problematic issue related to locating amenities in the pocket park.

## OVERVIEW

Playground equipment and similar amenities are considered an 'active outdoor public recreation' land use. Per 325-49(C)(a)(2), "all structures and active recreational areas shall be located a minimum of 50 feet from any residentially zoned property."

This setback works in a typical park but becomes problematic when equipping a pocket park which could be as small as a typical 80' wide residential lot. Such parks are a more recent trend and were likely not a consideration when the setback language was initially drafted.

Staff is seeking input from the Plan Commission regarding a potential amendment to the ordinance. A possible solution is to reduce the setback as low as 15' in a park less than one acre, with a required landscaping buffer (meeting the requirements for a 0.5 opacity buffer per the landscaping ordinance).

## STAFF RECOMMENDATION

Staff is seeking input on a proposed amendment. If the Plan Commission wishes to move forward with an amendment, staff will schedule a public hearing for the next meeting.

## **VILLAGE OF COTTAGE GROVE**

221 E. Cottage Grove Road Cottage Grove, WI 53527



September 10, 2020

Dear Plan Commissioner:

The Village of Cottage Grove Board of Trustees recently authorized Village President John Williams to form a Housing Task Force to study housing issues in the community. Affordability, variety, and accommodating the needs of current and future residents and businesses will be among the issues studied.

Affordability in particular presents a growing problem in Dane County. The Dane County Housing Task Force produced a video on the topic that provides a good introduction: [video link](#)

The Village is seeking interested people from a variety of backgrounds to represent the varied needs of residents and businesses in Cottage Grove. We are reaching out to you in hope that either you, or someone from your organization, will choose to participate. We expect the workload to be one meeting per month for approximately one year. During that time the task force will work to create a document presenting findings and suggestions that can be used by Village Staff, the Plan Commission, the Community Development Authority, and the Village Board for future decision making, and to educate the community about this important issue.

If you are interested in participating, or if you would like to learn more, please contact Village President John Williams ([jwilliams@village.cottage-grove.wi.us](mailto:jwilliams@village.cottage-grove.wi.us)).

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erin Ruth', is written over a light blue horizontal line.

Erin Ruth, AICP

Director of Planning & Development

**Village of Cottage Grove Board**  
**Application for Appointment to Village Commissions/Committees**

If you are interested in serving the community as a committee member, please complete this application form and return it by email to the village clerk: [lkalata@village.cottage-grove.wi.us](mailto:lkalata@village.cottage-grove.wi.us) or you can mail it to Village Hall, c/o Lisa Kalata, 221 E. Cottage Grove Road, Cottage Grove, WI 53527. Committee applications are kept on file and reviewed as necessary to fill vacancies. For more information about committees, please refer to our website: [www.village.cottage-grove.wi.us](http://www.village.cottage-grove.wi.us). If you have additional questions, please contact Village hall at (608) 839-4704, or Lisa Kalata at [lkalata@village.cottage-grove.wi.us](mailto:lkalata@village.cottage-grove.wi.us). Thank you for your interest!

|                 |        |           |
|-----------------|--------|-----------|
| Name:           |        |           |
| Street Address: |        |           |
| City:           | State: | Zip Code: |
| Phone #:        | Email: |           |

| <b>Choose a Committee(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Ad Hoc Architectural Review Committee<br><input type="checkbox"/> Ad Hoc Glacial Drumlin Bike Path Committee<br><input type="checkbox"/> Board of Review<br><input type="checkbox"/> Community Development Authority<br><input type="checkbox"/> Emergency Government Committee<br><input type="checkbox"/> Finance and Personnel Committee<br><input type="checkbox"/> Flynn Hall Committee<br><input type="checkbox"/> Housing Task Force<br><input type="checkbox"/> Law Enforcement Committee<br><input type="checkbox"/> Library Planning Committee<br><input type="checkbox"/> Ordinance Review Committee | <input type="checkbox"/> Parks, Recreation & Forestry Committee<br><input type="checkbox"/> Peer Court Steering Committee<br><input type="checkbox"/> Plan Commission<br><input type="checkbox"/> Police Commission<br><input type="checkbox"/> Public Relations Committee<br><input type="checkbox"/> Public Works & Properties Committee<br><input type="checkbox"/> Sustainability Committee<br><input type="checkbox"/> Tourism Commission<br><input type="checkbox"/> Utility Commission<br><input type="checkbox"/> Zoning Board of Appeals<br><input type="checkbox"/> Other (please specify): _____ |

|                                                             |
|-------------------------------------------------------------|
| Background (related experiences, skills or qualifications): |
|-------------------------------------------------------------|

|                                              |
|----------------------------------------------|
| Why you are interested in this committee(s): |
|----------------------------------------------|