



January 31, 2018

**Village of Cottage Grove
Plan Commission
221 E. Cottage Grove Road
Cottage Grove, WI 53527**

Re: Letter of Intent; Site Plan, Architectural Review, Conditional Use Application
Jimmy Johns
1579 Landmark Drive
Cottage Grove, WI

Commission members:

On behalf of James Buggs - JSB Ventures, LLC., I am submitting this letter of intent and application to the Village of Cottage Grove Plan Commission for a Conditional Use of a drive-thru at the proposed Jimmy Johns to be located at 1579 Landmark Drive. The proposed development is a new stand-alone restaurant which will be located in the village business park, along Cnty Hwy N adjacent to the newly constructed Culver's restaurant. The land is being purchased from the Village, and will be developed by Mr. Buggs for a Jimmy Johns restaurant.

Project Overview:

The proposed parcel is zoned Planned Business (PB). A restaurant is a permitted use within that zoning district. The existing lot is undeveloped, and currently owned by the Village of Cottage Grove. The surrounding areas including the subject parcel is undeveloped grasslands, having gently rolling hills. Immediately to the north is a Culver's restaurant, built in the year 2017. To the west, south, and east is undeveloped land. The nearest major intersection being Cnty Hwy N to the west and Commerce Parkway to the north. Site access will be from Landmark Drive to the east.

The Jimmy Johns restaurant will be a 1,450 sf building, and 20 ft. in height. It is designed as (4) four-sided architecture, with utility services and roof access located on the southern elevation. The main entrance is to be located on the east, with customer seating predominately located to the north. Floor to ceiling glazing wraps the north end of the building providing a view to the north directed at the major intersection of Cnty Hwy N and Commerce parkway. The proposed drive-thru will circle around the northern end of the building with the pickup window facing east, then continue around the south end of the building returning to the main entrance driveway to the east. Windows will be accented with canvas awnings. The main building material on the exterior will be brick masonry, accented at the top with a stepped EIFS cornice. The design is a Jimmy Johns corporate standard prototype, and will follow their construction requirements and details for a consistent look. The interior is constructed using durable, quality materials, as is the steel structural frame.

Jimmy Johns anticipates approximately 175 patrons per day, 365 days a year. They also anticipate between 15-20 employees, including sandwich delivery drivers. Hours of operation are set by Jimmy Johns Corporate, but are typically between the hours of 10am and 10 pm.



The restaurant generates little waste for this type of use, as they do not use any oils, grills, etc. that produce any grease. An enclosed trash area is located to the east of the building. This location was selected for ease of access to garbage trucks, and out of the way for public traffic and visibility. The enclosure will be constructed from concrete masonry units (cmu) and faced with brick masonry to match the buildings exterior. A painted steel gate will provide access into the enclosure.

Due to the narrow site, limited site lighting will be used as to limit the amount of overspill onto adjacent properties. Located around the perimeter of the site, 20 ft. tall poles have been placed on 4 ft. tall concrete bases, with fully shielded LED fixture heads. Every attempt was made to limit the footcandles to within 0.5 at the property lines as specified in the zoning ordinance.

The site will be fully landscaped per the zoning ordinance, with a focus being around the building and to the west along Cnty Hwy N. Due to the sloping grade between parcels, a retaining wall will be required to be constructed at some length between the proposed site and the Culver's restaurant to the north. Future construction to the south may result in a retaining wall installed by the adjacent tenant, depending on their site design.

Project Data:

Project Name:	Jimmy Johns
Address:	1579 Landmark Drive
Lot size:	34,182 sf
Impervious Area:	25,147 sf
Building size:	1,480 sf
Proposed Use:	Restaurant
Automobile Parking:	24 spaces including 2 Handicapped
Paved area:	73.7% Lot Coverage (75% allowed)

Zoning District:

The property is currently zoned PB (Planned Business).
Restaurant uses are permitted in a PB zoning. Drive-thru windows are a Conditional Use.

Project Schedule:

The project construction schedule will be as follows:

Construction Start:	May 1, 2018
Substantial Completion:	October 1, 2018

Respectfully,

Brad Koning, AIA
Partner
Sketchworks Architects, LLC



Land Owner Information within 300 ft.:

North Parcel

Parcel Number: 071104120251
Owner: BOJO PROPERTIES LLC
Site Address: 1599 Landmark Dr., Cottage Grove WI 53527
Municipality: Village of Cottage Grove
Assessed Acres: 2.179
Square Feet: 94,904
Legal Description: CSM 14220

West Parcel

Parcel Number: 071104295019
Owner: KLM GROVE HOLDINGS LLC *
Co-owner: *
Site Address: 401 Tyanna Ct. Cottage Grove 53527
Municipality: Village of Cottage Grove
Assessed Acres: 19.94
Square Feet: 779,049.31
Legal Description: SEC 4-7-11 E1/2 SE1/4 NW1/4 EXC BEG 660 FT N OF SE COR TH W 219.5 FT TH N 206.2 FT TH E 219.5 FT TH S 206.2 FT TO POB EXC DOC 1494422 (R744/293) & CSM 13768

West Parcel - Cemetery

Parcel Number: 071104299417
Owner: PRAIRIE CEMETERY ASSOC *
Co-owner: *
Site Address: 221 E. Cottage Grove Rd., Cottage Grove WI 53527
Municipality: Village of Cottage Grove
Assessed Acres: 1.04
Square Feet: 44,530.11
Legal Description: SEC 4-7-11 PRT SE1/4 NW1/4 BEG 40 RODS N OF SE COR TH W 219.5 FT (13 RDS 5 FT) TH N 206.2 FT (12.5 RODS) TH E 219.5 FT TH S 206.2 FT TO POB

South parcel

Parcel Number: 071104120451
Owner: COTTAGE GROVE, VILLAGE OF *
Co-owner: *
Site Address: 221 E. Cottage Grove Rd., Cottage Grove WI 53527
Municipality: Village of Cottage Grove
Assessed Acres: 6.41
Square Feet: 278,979.86
Legal Description: LOT 2 CSM 14220 CS96/217&219-4/14/2016 F/K/A LOT 2 CSM 12857 CS81/268&270-2/16/2010 F/K/A COTTAGE GROVE INTERSTATE COMMERCE PARK LOT 1 DESCR AS SEC 4-7-11 PRT SW1/4NE1/4 (6.405 ACRES)

East Parcel

Parcel Number: 071104129731
Owner: COTTAGE GROVE, VILLAGE OF *
Co-owner: *
Site Address: 221 E. Cottage Grove Rd., Cottage Grove WI 53527
Municipality: Village of Cottage Grove
Assessed Acres: 4.50
Square Feet: 195,832.02
Legal Description: COTTAGE GROVE INTERSTATE COMMERCE PARK LOT 11