

**VILLAGE OF COTTAGE GROVE
REQUEST FOR SITE PLAN APPROVAL**

APPLICANT: RG Huston Company – Wade Huston

APPLICANT ADDRESS: 2561 Coffeytown Rd, Cottage Grove, Wisconsin 53527

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PROJECT LOCATION: 4672 County Highway TT, Cottage Grove, Wisconsin 53590

DESCRIPTION OF PROPOSED PROJECT:

A hotel situated at County Highway TT and County Highway N

APPLICATION SUBMITTAL REQUIREMENTS:

1. Submittal requirements per 325-112(C), see following pages.
2. Fee of \$275.
3. Escrow deposit of \$500 for consultant review. If actual review fees are less, excess will be returned. If actual review fees exceed escrow amount, applicant will be billed for the excess.

Date

Applicant Signature

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

See civil plan set.

(c) Description of existing environmental features.

A site situated north of Interstate 94 at the intersection of County Highway TT and County Highway N. The proposed development is west of and existing park and ride facility.

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

Open field with minimal vegetation at the west side of the property.

Building Area - Level 1: 14,467 SF
Level 2: 14,374 SF
Level 3: 14,374 SF
Level 4: 14,374 SF
Gross Building Area: 57,589 SF

(e) Proposed land uses for the subject property.

Commercial indoor lodging.

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

Residents: 0

Employees: 20 **see new page inserted after this page**

Customers: 96 rooms

Site Area: 86,693 SF
FAR = .66 = 57,589 / 86,693

(g) Proposed amount of dwelling units, floor area, impervious surface area and landscape surface area and resulting site density, floor area ratio, impervious surface area ratio and landscape surface area ratio.

Total of 96 rooms.

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

see new page inserted after this page

(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 development shall comply with all requirements of Article VI. Light pole locations are shown on the site plan based upon the prototype design. Footcandle calculations will be provided at the PIP level.

(j) Exterior building and fencing materials.

ADD FENCE AROUND PATIO

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

No expansion is planned.

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

see new page inserted after this page

(2) A small location map scalable at 11 inches by 17 inches showing the subject property, all properties within 300 feet and illustrating its relationship to the nearest street. intersection. (A photocopy of the pertinent section of the Village's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

See civil plan set.

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

(a) A title block which indicates the name, address and phone number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for the project.

(b) The date of the original plan and the latest date of revision to the plan.

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

Level 1: 18 units - 14,616 SF
Level 2: 22 units - 14,381 SF
Level 3: 28 units - 14,381 SF
Level 4: 28 units - 14,381 SF

Total: 96 units 57,759 SF

f. Projected number of residents, employees and daily customers.

1. Residents - long term stays are not anticipated at this hotel.
2. Employees: 20
3. Based on the average hotel occupancy rate in the US is 62%, half of travelers stay one night, and typically there are 2 people in a room, the number of guests at the hotel will vary between 60 to an anticipated 120 daily. If there are families staying in hotel rooms, the total guest occupant load within the hotel could be higher.

i Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings and traffic generation

Hotels typically have guests check-out by 10:00 a.m. or 11:00 a.m. and guest check-in after 3:00 p.m. In addition, guest check-ins extend into the evening hours with later check-ins decreasing by 10:00 p.m. Normal water usage would occur throughout the day by those guests staying longer than one night. Peak water usage occurs between 6 a.m. and 10 a.m. The hotel will be connected to the sanitary sewer system. Traffic generation created by the hotel will include the guests, employees and locals visiting the hotel. Based on the 62% average occupancy rate, the combined guest and employee traffic will contribute an additional 80 to 140 automobiles to the existing Cottage Grove traffic.

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

The hotel is located near adjacent farm land, existing businesses on the outskirts of Cottage Grove, Wisconsin and has excellent interstate access to I-94. In addition, Madison Wisconsin is relatively close to the proposed site. The high profile IHG brand of the Atwell Suites lends brand identity and prominence to domestic and business travelers as well as local community members. The public amenity areas such as the restaurant may become a gathering spot for hotel guests and locals. Due to the hotel being a member of the IHG brand, it will contribute to providing hotel rooms to large conferences in Madison, WI as well as providing accommodations to domestic travelers & business people.

- (c) A North arrow and a graphic scale. Said scale shall not be smaller than one inch equals 100 feet.
 - (d) A legal description of the subject property.
 - (e) All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
 - (f) All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
 - (g) All required building setback lines.
 - (h) All existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, walls and utility and drainage systems, connections and fixtures.
 - (i) The location and dimension (cross section and entry throat) of all access points onto public streets.
 - (j) The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter.
 - (k) The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
 - (l) The location of all outdoor storage areas and the design of all screening devices.
 - (m) The location, type, height, size and lighting of all signage on the subject property.
 - (n) The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including the clear demonstration of compliance with a limit of 1.0 footcandles at nonresidential property lines and 0.5 footcandles at residential property lines.
 - (o) The location and type of any permanently protected green space areas.
 - (p) The location of existing and proposed drainage facilities.
 - (q) In the legend, data for the subject property: [1] Lot area; [2] **Floor area**; [3] **Floor area ratio (b/a)**; [4] Impervious surface area; [5] Impervious surface ratio (d/a); and [6] **Building height**.
- (4) A detailed landscaping plan of the subject property, at the same scale as the main plan (and reduction scalable at 11 inches by 17 inches), showing the location of all required bufferyard and landscaping areas and existing and proposed landscape point 4/11/16 fencing and berm options for meeting said requirements. The landscaping plan shall demonstrate complete compliance with the requirements of Village landscaping requirements. (NOTE: the individual plant locations and species, fencing types and heights and berm heights need to be provided.)
- (5) A grading and erosion control plan at the same scale as the main plan (and reduction scalable at 11 inches by 17 inches) showing existing and proposed grades, including retention walls and related devices, and erosion control measures per Wisconsin Administrative Code, COMM Chapter 21, Uniform Dwelling Code, and Chapter 65, Commercial Construction.
- (6) Elevation drawings of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials, texture, color and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.**
- (7) A certified survey may be required by the Zoning Administrator in instances where he determines compliance with setback requirements may be difficult. The survey shall be prepared by a

registered land surveyor and shall depict property lines and proposed buildings, structures and paved areas.

In Madison, WI area, peak occ. rates are in August.

Exhibit 'A'.
Land Use Map

Figure 6-27

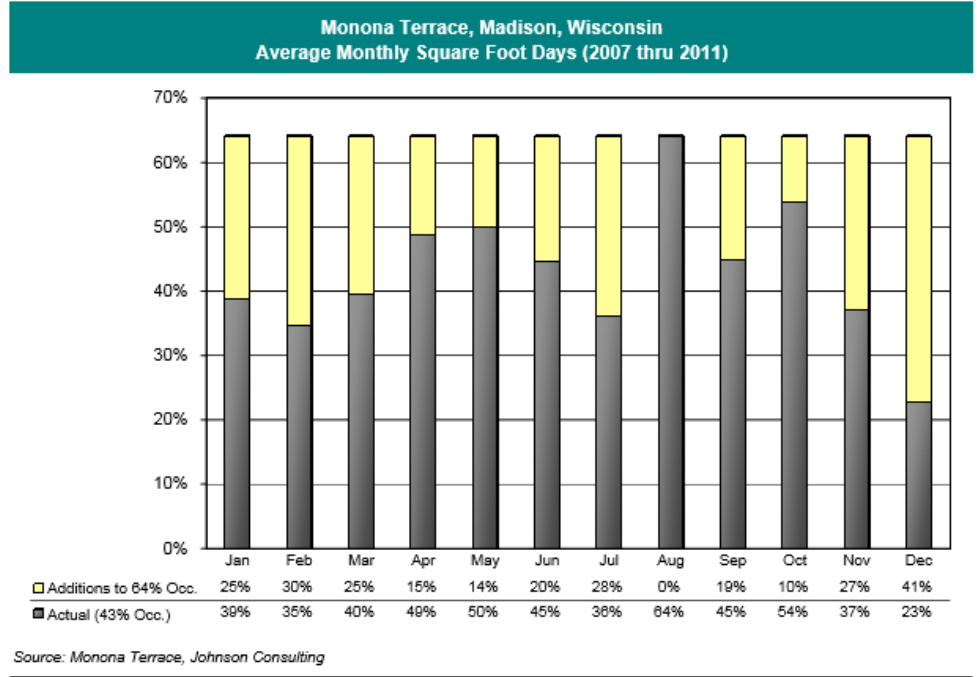
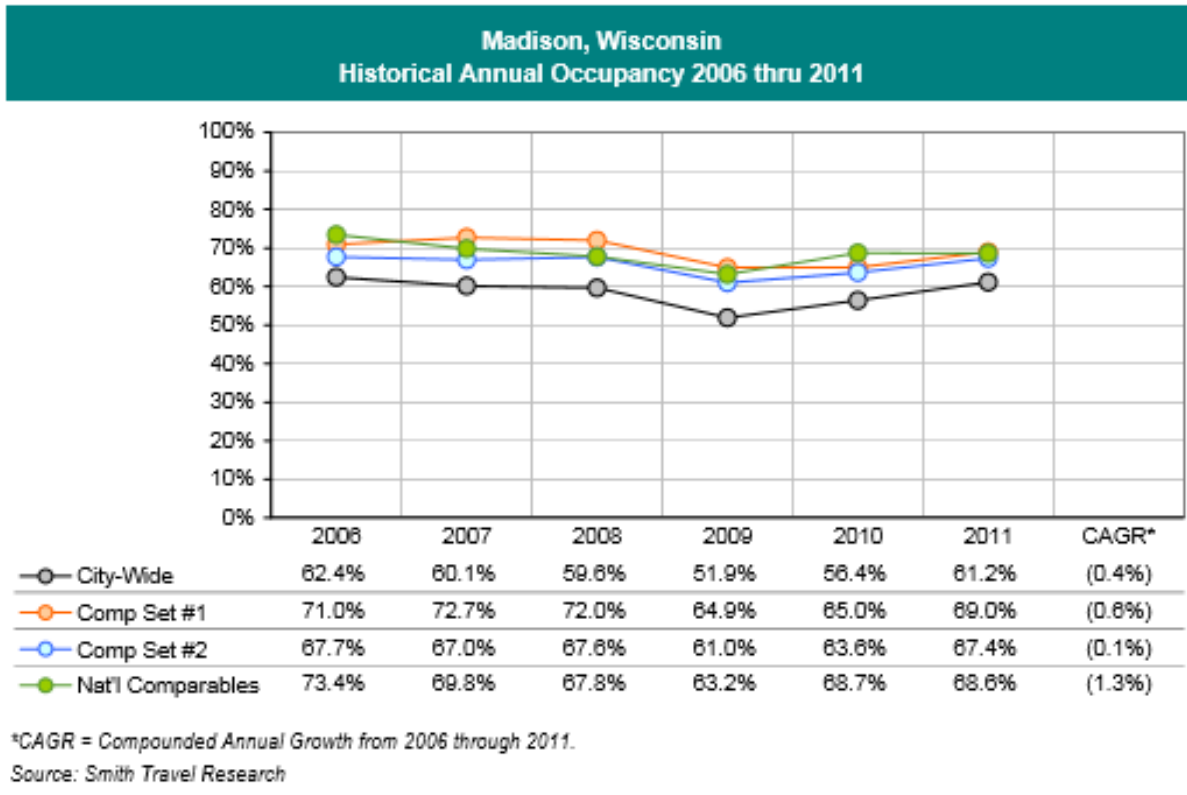


Figure 6-18



As shown on the, occupancy rate of the national comparable properties experienced different trend but was in between Madison's two competitive sets in 2011.

Exhibit 'B'

Site Plan

Exhibit 'C'

Lighting Plan

