

**VILLAGE OF COTTAGE GROVE
REQUEST FOR GENERAL DEVELOPMENT PLAN APPROVAL**

APPLICANT: Huston Hotel Partners LLC

APPLICANT ADDRESS: 2561 Coffeytown Road Cottage Grove WI 53527

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PROJECT LOCATION:

Intersection of County Rd TT and parallel to I-94. (also see attached)

DESCRIPTION OF PROPOSED PROJECT:

96 room Atwell Suites by IHG including underground parking.

APPLICATION SUBMITTAL REQUIREMENTS:

1. Submittal requirements per 325-115(G), see following pages.
2. Fee of \$500.
3. Escrow deposit of \$1,000 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.

4/19/2020
Date


Applicant Signature Managing Partner

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For office use only:

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

SUBMITTAL REQUIREMENTS PER 325-112(G):

The applicant shall provide the Zoning Administrator with a draft GDP plan submittal packet for a determination of completeness prior to placing the proposed GDP on the Plan Commission agenda for GDP review. This submittal packet shall contain all of the following items, prior to its acceptance by the Zoning Administrator and placement of the item on a Plan Commission agenda for GDP review. Required items that are deemed to be not applicable to the proposed project may be waived by the Zoning Administrator. Submittal materials may be submitted as pdf files via email in lieu of printed copies by arrangement with the Village Planning Director.

(a) A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the Village of Cottage Grove Comprehensive Master Plan Land Use Plan Map.

(b) A vicinity map of the subject property showing all lands for which the planned unit development is proposed and all other lands within 400 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County. Said map shall clearly indicate the current zoning of the subject property and its environs and the jurisdiction(s) that maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale and a North arrow shall be provided.

(c) A general written description of proposed PUD including:

[1] General project themes and images.

[2] The general mix of land uses, including (if applicable) dwelling unit types.

[3] Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio (the total floor area divided by the site area) and impervious surface area ratio (the total impervious surface area divided by the site area).

[4] The general treatment of natural features.

[5] The general relationship to nearby properties, streets, utilities and facilities.

[6] The general relationship of the project to the Comprehensive Master Plan.

[7] A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the applicant perceives in the form of the requirements of standard zoning districts and the opportunities for community betterment the applicant suggests are available through the proposed PUD zoning.

[8] A complete list and description of zoning standards of the most comparable standard zoning district(s) which will not be met by the proposed PUD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PUD and the location(s) in which they apply shall be identified. The purpose of this list shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit and in regard to the mitigation of potential adverse impacts created by design flexibility. List items shall be provided, including:

[a] Land use exemptions.

[b] Density and intensity exemptions.

[c] Bulk exemptions.

[d] Landscaping exceptions.

[e] Access parking and loading requirements exceptions.

[f] Exemptions related to other municipal ordinances and plans.

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

[1] A conceptual plan drawing (scalable at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11 inches by 17 inches scalable reduction.

[2] Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.

[3] Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging and any other plans required by the Plan Commission or Village Board.

[4] Notations relating the written information provided in § 325-115G(1)(c)[1] through [6] above to specific areas on the GDP drawing.

(e) A general conceptual landscaping plan for subject property, noting in text and/or general map labels, the anticipated general compliance with requirements for the locations of foundation, street, yard and paving, landscaping and anticipated instances of noncompliance with the landscaping requirements of this chapter (as noted in the listing of exceptions) and the anticipated use of extra landscaping and bufferyards. Land uses exempted by this chapter from required landscaping such as agricultural uses and detached single-family dwellings are not required to provide conceptual or detailed landscaping plans.

(f) For single-building planned unit developments, a series of general conceptual building elevations depicting the general architectural theme for the planned unit development, including notes as to the general range of materials and colors proposed. For multibuilding planned unit developments, a written description of the proposed range of architectural character(s) for the planned unit development and sample drawings and/or photos for this project or other developments that provide visual examples of such character(s).

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

(h) Written justification for the proposed planned unit development. (The applicant is advised to use the requirements of the Zoning Map amendment procedure to develop said written justification.) The applicant must demonstrate that the generally desired balance between public and private benefits associated with standard development is improved in the public's favor with the approval of the proposed planned unit development.