

**VILLAGE OF COTTAGE GROVE  
REQUEST FOR PRECISE IMPLEMENTATION PLAN APPROVAL**

**APPLICANT:** Huston Hotel Partners LLC

**APPLICANT ADDRESS:** 2561 Coffeytown Road  
Cottage Grove WI 53527

**TELEPHONE:** 320 493-6272

**EMAIL ADDRESS:** hoekstratroy@gmail.com

**PROJECT LOCATION:**

See attached.

**DESCRIPTION OF PROPOSED PROJECT:**

96 room Atwell Suites by IHG including underground

parking and typical hotel ammenities.

**APPLICATION SUBMITTAL REQUIREMENTS:**

1. Submittal requirements per 325-115(H)(1), see following pages.
2. Fee of \$500.
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.

1/15/2020  
**Date**

  
**Applicant Signature**

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**For office use only:**

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

## **SUBMITTAL REQUIREMENTS PER 325-112(H)(1):**

*After the effective date of the rezoning to PUD/GDP, the applicant may file an application for a proposed precise implementation plan (PIP) with the Plan Commission. 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 Commission agenda for PUD 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 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 PIP including:
  - [1] Specific project themes and images.
  - [2] The specific mix of land uses, including (if applicable) dwelling unit types.
  - [3] Specific 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 specific treatment of natural features.
  - [5] The specific relationship to nearby properties and to public streets, utilities and facilities.
  - [6] A statement of rationale as to why PUD zoning is proposed. This shall identify the barriers that the applicant perceives in the form of requirements of standard zoning districts and the opportunities for community betterment the applicant suggests are available through the proposed PUD zoning.
  - [7] A complete list of zoning standards of the most comparable standard zoning district(s) which will not be met by the proposed PIP and the location(s) in which

they apply and a complete list of zoning standards which will be more than met by the proposed PIP 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 include:

- [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 precise implementation 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 PIP site plan conforming to any and all the requirements of the site plan review and approval procedures required by the Village. If the proposed planned unit development is a cluster development or a group development, a proposed preliminary plat or conceptual plat shall be provided in addition to the required site plan.
- [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 precise areas of all 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 [5] above to specific areas on the PIP drawing.

(e) A landscaping plan for subject property, specifying the location, species and installed size of all trees and shrubs. This plan shall also include a chart that provides a cumulative total for each species, type and required location (foundation, yard, street,

paved area or bufferyard) of all plants. 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) A series of building elevations for the entire exterior of all buildings in the PUD, including detailed notes as to the materials and colors proposed except for single-family detached and duplex dwellings which shall follow general design guidelines established by the developer and approved as part of the PIP.

(g) A general signage plan for the project, including all 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 signage themes which are proposed to vary from Village standards or common practices.

(h) A general outline of the intended organizational structure for a property owners' association, if any, deed restrictions and provisions for private provision of common services, if any.

(i) A written description which demonstrates the full consistency of the proposed PIP with the approved GDP.

(j) Any and all deviations between the requirements of the applicable PUD/GDP zoning district and the proposed PIP development.

(k) The applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of all public and private improvements associated with the proposed development.

(l) The area included in a precise implementation plan may be only a portion of the area included in a previously approved general implementation plan.

(m) The PIP submission may include site plan and design information as required by the Village per 325-112(C), allowing the Plan Commission to combine design review and review of the PIP. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth.

(n) The Plan Commission or Village Board may specify other plans, documents or schedules that must be submitted prior to consideration or approval of the PIP, as such may be relevant to review, as based on potential relationship to the public health, safety and general welfare.