

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,

A handwritten signature in black ink that reads "Joseph C. Gallagher". The signature is written in a cursive style with a large, prominent "G" and "A".

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