



VILLAGE ACTION REPORT

PROJECT: Dolphin Swim Academy CUP & Site Plan

APPLICANT: Brittany Ballweg - owner

PROJECT LOCATION: Lot 15, Commerce Park

REPORT DATE: September 16, 2020

PROJECT DESCRIPTION: The applicant is seeking approval of a site plan and conditional use permit to build and operate Dolphin Swim Academy on Lot 15 of the Cottage Grove Commerce Park (on the NE corner of Limestone Pass and Commerce Parkway). The proposed building is 7,400 sq. ft. including a 2,000 sq. ft. pool with two 8' wide, 25-yard long lanes.

ARCHITECTURAL REVIEW COMMITTEE MEETING: September 11, 2020

STAFF REPORT PROVIDED BY: X Planner, X Engineer, Public Works

MOTION: by Hackel (1st), Knudtson (2nd)

The Site Plan was APPROVED WITH CONDITIONS, with the conditions as follows:

1. Dumpster area shall be screened with materials matching the building. Details shall be provided for staff approval prior to construction.
2. All rooftop and ground mounted mechanical equipment shall be screened. Details shall be provided for staff approval prior to construction.
3. Final landscaping and photometric plans shall be provided for staff approval.
4. Curb and gutter shall be provided along driveways, facing streets, and on parking islands.
5. Exterior building materials shall be masonry, architectural metal panels, or prefinished metal panels with no exposed fasteners.
6. Signage shall be reviewed at a later date.

VOTE: 4 Aye (Williams, Ratcliff, Hackel, Knudtson), 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- (Brittany Ballweg - Owner) – available for questions.
- (Joe Gallagher & Rhonda Hegge – architects, Ramaker) – provided an overview of the project including various renderings.

ARC COMMENTS:

- (Knudtson) – asked about screening of the dumpster area. Gallagher suggested temporary landscape screening until building to north is built. Hackel noted screening

provided solely by landscaping has not been allowed because it may lose effectiveness if not maintained.

- (Hackel) – said this is an outstanding project and a great fit for the park but had a few concerns. Wood siding has not previously been allowed. While this is a higher quality wood product, architectural metal panels would be preferable. Noted that curb and gutter should be provided in parking lot at driveways, islands, and edges facing streets. Asked about mechanical locations. Jesse Messner of Ramaker stated the final locations are still being finalized.
- (Williams) – agreed this is a great addition to the Commerce Park and a great amenity for the Village.

PUBLIC COMMENTS:

- None

STAFF COMMENTS:

- See staff reports.

PLAN COMMISSION MEETING: September 15, 2020

STAFF REPORT PROVIDED BY: X Planner, X Engineer, Public Works

MOTION #1: by Ratcliff (1st), Jushchyshyn (2nd)

The Conditional Use Permit was APPROVED without conditions.

VOTE: 5 Aye (Williams, Ratcliff, Brinkmeier, Jushchyshyn, Sale), 0 Nay, 1 Abstain (Broom)

MOTION #2: by Brinkmeier (1st), Ratcliff (2nd)

The Site Plan was APPROVED WITH CONDITIONS, with the conditions as follows:

Planning, based on ARC approval

1. Dumpster area shall be screened with materials matching the building. Details shall be provided for staff approval prior to construction.
2. All rooftop and ground mounted mechanical equipment shall be screened. Details shall be provided for staff approval prior to construction.
3. Final landscaping and photometric plans shall be provided for staff approval.
4. Curb and gutter shall be provided along driveways, facing streets, and on parking islands.

5. Exterior building materials shall be masonry, architectural metal panels, or prefinished metal panels with no exposed fasteners.
6. Signage shall be reviewed at a later date.

Engineering – Site Plan

1. A detailed construction plan will be required for review.
2. Parking areas should have curb and gutter around the perimeter per section 325-75(F)(2) of the Village Code. Parking stalls shall meet Village standards.
3. A lighting plan will be required.
4. Consider breaking up long parking runs with 20 or more stalls with landscape islands. Landscaping to meet Village Code.
5. ADA stalls and pathways shall be noted on the final plans.
6. Sidewalk should be installed on the west side of the property along with a planned crossing of Limestone Pass to the south for a continued sidewalk on the easterly side of Landmark Drive. Sidewalk on the entire south frontage is not included within properties further to the east of this development.
7. Utility plans and sizes will need to be included.

Engineering – Stormwater Comments

1. MSA is currently working on evaluating the soils based on soil borings on the site and plan to initiate a correspondence with the WDNR to determine if infiltration is exempt on the site or to what rate would have to be provided for the site based on soil conditions. The final stormwater design will reflect the DNR response.
2. The developer will have to provide a rain garden equal to 10% of the roof area per the Commerce Park covenants.
3. A Long Term Maintenance Agreement will be required for the site and approved by the Village prior to being recorded by the developer.

VOTE: 5 Aye (Williams, Ratcliff, Brinkmeier, Jushchyshyn, Sale), 0 Nay, 1 Abstain (Broom)

APPLICANT COMMENTS:

- (Brittany Ballweg - Owner) – available for questions.
- (Joe Gallagher & Jesse Messner – architects, Ramaker) – provided an overview of the project including various renderings.

PLAN COMMISSION COMMENTS:

- (Broom) – noted he must recuse himself and abstain from voting.
- (Sale) – asked about open swim hours. Ballweg replied that there will be open swim hours and membership will not be required.
- (Brinkmeier) – commented on potential mechanical equipment.
- (Jushchyshyn) – asked about filling the pool. Ballweg replied they will use cutting edge chemical treatment that reduces the frequency of replacing the water.

- (Williams) – as a parent he feels this is a great amenity for the Village.

PUBLIC HEARING COMMENTS:

- (Paula Severson – Exec. Dir., CG Chamber of Commerce) – Strongly supports the project. It will be a wonderful amenity for the Village.

STAFF COMMENTS:

- See staff reports.