

VILLAGE OF COTTAGE GROVE
MEETING

NOTICE OF PUBLIC

AD HOC ARCHITECTURAL REVIEW COMMITTEE

Friday, May 15, 2020

8:00 a.m.

Due to the COVID-19 pandemic, this meeting will take place virtually via Zoom. Please join the meeting from your computer, tablet or smartphone by visiting <https://zoom.us/j/92759571851?pwd=dCtpNU1COTJEB1ZtSnhJWDUwamlrdz09>. You can also participate via phone by dialing 1 312 626 6799 and use Meeting ID: 927 5957 1851 # and password 177840. When asked for your Participant ID, just press #

You may also choose to participate by providing public comment prior to the meeting via email to Village Clerk Lisa Kalata: lkalata@village.cottage-grove.wi.us

1. Call To Order
2. Roll Call
3. Discuss And Consider Minutes From The March 16, 2020 ARC Meeting.

Documents:

[3-16-20 ARC MINUTES.PDF](#)

4. Discuss And Consider A Request From Badger Hotel Group/Greywolf For Approval Of A Precise Implementation Plan For A Comfort Suites Hotel, Located At Parcel #0711-041-2120-1 In The Commerce Park.

Documents:

[CG_COMFORTSUITES-PIP_2020-05-05.PDF](#)
[MSA_00094071 LANDMARK DR COMFORT SUITES HOTEL REVIEW 04302020.PDF](#)
[RENDERS 4-23-20.PDF](#)
[199415 LAND OWNERS WITHIN 400.PDF](#)
[199415 LOCATION MAP.PDF](#)
[CHOICE SIGNAGE SPECIFICATIONS.PDF](#)
[COMFORT SUITES - SITE PLAN.PDF](#)
[COMFORT SUITES COLOR PALETTE.PDF](#)
[COMFORT SUITES LANDSCAPE DETAILS.PDF](#)
[COMFORT SUITES LANDSCAPE PLAN.PDF](#)
[ELEVATIONS 4-23-20.PDF](#)
[PIP APPLICATION SUBMITTAL FOR PUD 4.23.2020.PDF](#)

5. Adjournment

This agenda has been prepared by Staff for use at the meeting as listed above. Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call 608-839-4704 at least 24 hours prior to the

meeting. It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**AD HOC
ARCHITECTURAL
REVIEW COMMITTEE**

**March 16, 2020
MINUTES**

- 1.) **Call to order.** President John Williams called the meeting to order at 8:00 a.m.
- 2.) **Roll call.** Present were: John Williams, Melissa Ratcliff, Jim Knudtson, and Mike Elder. Mike Hackel arrived at approximately 8:05 a.m. Also, in attendance were: Director of Planning and Development Erin Ruth, Todd Fossum from Johnson Health Tech, and Gary Blazek from Vierbicher.
- 3.) **Discuss and consider minutes from the January 15, 2020 ARC meeting.**
Motion by Knudtson to approve the January 15, 2020 ARC minutes, seconded by Ratcliff. **Motion** carried with a voice vote of 4-0-0.
- 4.) **Discuss and Consider A Request from Johnson Health Tech for approval of a Site Plan Amendment to provide additional parking spaces to existing parking lots located at 1600 Landmark Drive in the Commerce Park.**
Fossum provided an overview of the project. He noted that Johnson Health Tech currently rents spaces from Summit Credit Union. He also mentioned they would replant the existing trees that must be moved whenever possible. Ratcliff asked if they would keep renting spaces from Summit. Fossum replied he didn't think they would need to, but they will if necessary. He also noted that Johnson Health Tech offers employee incentives for ride sharing. Ratcliff asked if bike commuting is common in the summer. Fossum replied yes, and they have added bike racks in recent years.
Motion by Hackel to approve the site plan with conditions in the staff report, seconded by Knudtson. **Motion** carried with a voice vote of 5-0-0.
- 5.) **Adjournment.**
Motion by Ratcliff to adjourn at 8:20 a.m., seconded by Elder. **Motion** carried with a voice vote of 5-0-0.

Erin Ruth, Director of Planning and Development
Village of Cottage Grove
Approved:

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.



PLANNING STAFF REPORT

MEMO DATE: May 5, 2020

MTG. DATE: MAY 13, 2020

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: **Comfort Suites Hotel – Precise Implementation Plan**

BACKGROUND

Property Owner: Badger Hotel Group/Greywolf Partners

Location: Parcel #0711-041-2120-1 on Landmark Dr.

Area: approx. 57,000 sq. ft.

Agent: Todd Rizzo – Greywolf Partners

Existing Zoning: Planned Office

Proposed Zoning: Planned Unit Development

Future Land Use Plan: Planned Business

OVERVIEW

The applicant is seeking approval of a Planned Unit Development for a five-story, 82 room hotel totaling approximately 57,000 sq. ft. The hotel will be branded as a Comfort Suites, which is a CHOICE Hotels brand. Amenities in the building will include an indoor pool, fitness room, meeting room, breakfast area, and an outdoor space.

The Village's zoning ordinance includes a process for approving a project as a Planned Unit Development (PUD). Planned Unit Developments are appropriate for projects that exceed



some aspect of the standard zoning district, where the project is consistent with the Comprehensive Plan and provides positive benefits to the community (market need, aesthetics, or tax base). This is a relatively common process that has been used in recent years for projects such as Cottage Grove Commons and the Summit Credit Union headquarters.

A PUD has a two-step approval process. The first step, the General Development Plan (GDP), was approved in January 2020. The applicant is currently seeking approval for the second step, the Precise Implementation Plan (PIP).

LOCATION MAP



The PIP includes a few minor changes from the previously approved GDP, as follows:

- The building height at the entry has increased from 64' to 68', while the height of the rest of the building decreased from 64' to 63'.
- The Floor Area Ratio (FAR) has been reduced from 1.0 to 0.93.
- The width of the sidewalk along Landmark Drive has been increased from 5' to 6' per the GDP approval.



- The applicant is proposing to handle stormwater management and infiltration with an underground facility beneath the parking lot.
- The building elevations have been modified to meet the CHOICE Brands standards and to incorporate feedback from the ARC provided at the GDP review stage. The ARC was concerned that white EIFS in the GDP design would soon look dirty and they were concerned that EIFS at ground level would be a maintenance issue. The revised PIP design incorporates stone along the first floor on all sides (similar to that found on the retail building to the north), incorporates more brick in the upper floors, and replaces the white EIFS with a blue/grey color.



Figure 1: GDP rendering



Figure 2: PIP rendering



COMPREHENSIVE PLAN CONSISTENCY

Per the Planned Business description in the Land Use Chapter, “the northern and western edges of the (Commerce) Park, with their visual exposure to I-94 and CTH N, are improved for Planned Business development which may consist of retail, high quality office, and supporting land uses such as quality restaurants, lodging facilities, and financial institutions.”

In addition, several Planned Business policies are relevant to this project. Policy #1 states that “the Planned Business uses around the interchange of I-94 and CTH N will serve as a “gateway” into the Village from other locations inside and outside of the region and reflect the image of the Village to passers-by. Due to the location, particular attention should be given to ensuring that development is of a high aesthetic quality.”

Policy #7 states “encourage Planned Business development that occurs along major transportation corridors (e.g. Interstate 94 and CTH N, CTH BB) to contribute toward establishing and enhancing a positive image for the Village. The developments that are built along these corridors and surrounding interchange areas are highly visible to residents and visitors, and can help establish an attractive image for the Village.”

The proposed project complies with the design guidelines in polices #9 and #10 for the Planned Business district.

The Economic Development chapter of the Comprehensive Plan includes a survey of local business owners. Approximately 80% of respondents felt that a hotel and a meeting/event space would provide a major or minor improvement to the Cottage Grove business community. No respondents felt such facilities would detract from the business community.

The chapter also includes a resident survey. In that survey, approximately 70% of respondents were at least mildly interested in adding a hotel to the Village, which was one of the highest scores among the businesses listed.

The Economic Development chapter also includes a matrix indicating the desirability of various industry types in different areas within the Village. The matrix indicates that accommodations (hospitality) and food service are appropriate and desirable within the Commerce Park.

In the opinion of staff, the proposed project is consistent with the Village’s Comprehensive Plan.

ZONING ORDINANCE CONSISTENCY

The subject property is currently zoned Planned Office. The applicant is requesting that the property be rezoned to a Planned Unit Development to accommodate features of the project that do not fit within the base zoning category.



Requested exceptions

The requested exceptions are as follows:

- The proposed building is 5 stories, while the PO zoning allows a maximum of 4.
- The proposed building is approximately 64 feet tall, while the PO zoning allows a maximum of 45 feet.
- The proposed landscape ratio for the property is 14.4%, while the minimum in the PO district is 25%.
- The floor area ratio of the proposed project is 1.0, while the maximum allowed in the PO district is 0.3.
- The proposed project has a 0-foot side setback on the north side of the property, while the minimum side setback in the PO district is 10 feet.
- The proposed project has a 0-foot street paved surface setback, while the minimum street paved surface setback in the PO district is 10 feet.

Parking

325-49(H)(11)(b) requires one parking space per room plus one space for each employee on the largest shift.

Therefore the 98 available parking spaces can accommodate the 82 rooms and up to 16 employees without making use of the spaces at the adjacent Greywolf building to the north. It is expected that in most cases the hotel will not be full to capacity, in which the case the parking lot will provide spaces for overflow for the retail building to the north.

It should be noted that the proposed project completes the connection of the retail buildings west parking lot to the existing parking lots to the south. Currently the parking lot on the west side of the retail building is a dead end making it less convenient to use. Completing the connection should make parking on the west side more appealing.

Landscaping

The proposed landscaping exceeds the minimum requirements of the Planned Office district.

PLANNED UNIT DEVELOPMENT

In a successful planned unit development, higher densities or other accommodations are provided for a project that provides community benefits (such as filling a market need, providing higher aesthetics, or increasing tax base) while limiting negative externalities.

The accommodations the applicant is seeking are noted above under 'Zoning Consistency' and positive attributes related to market needs and aesthetics are noted under 'Comprehensive Plan Consistency' above. Staff estimates the hotel will provide 4 to 5 times the tax base that would be provided by a small office or restaurant that would fit within the current Planned



Office zoning. Furthermore, the hotel will provide a significant room tax to the Village that would not be provided by other uses.

During the neighborhood meeting preceding the General Development Plan and in subsequent correspondence from neighboring property owners, two primary potential negative externalities have been raised, potential for hotels to attract crime and potential impacts to traffic and parking. Staff has researched these topics to better address those concerns.

Hotels and Crime

Staff found two academic papers that address hotels and crime.

The first is entitled 'Exploring the Relationship Between Hotel Characteristics and Crime' by W.S. Wilson Huang and Gregory Strieb of Georgia State University and Michael Kwag of Boston University¹. The study highlighted several factors that potentially influence crime at hotels, including the following:

1. Target suitability – this is a balance of the attractiveness of the target and the ease of access. Essentially a higher end, more expensive hotel would be expected to have wealthier clientele that would attract certain types of criminals, while lower end hotels are less expensive and have less security making them more attractive to certain other types of criminals. The proposed Comfort Suites is an upper mid-range hotel brand (as described by CHOICE Hotels 2019 annual report) that would appear to fall between the two extremes.
2. Proximity to a potential pool of offenders – Cottage Grove is regularly ranked among the safest communities in Wisconsin and therefore the local pool of potential offenders appears to be small. Proximity to the interstate means the hotel would be accessible to a wider range of clientele, but that same access is what makes the hotel attractive to most users. Many Madison hotels are located along the interstates or beltline, so the proposed hotel is not unique in that regard.
3. Guardianship – refers to 'target hardening' or effectiveness in preventing crime. The applicant plans to have 16 cameras monitoring all entries and interior spaces. The main entry requires key card access from midnight to 5 a.m., and other entries require key card access at all times. Staff will be on site 24 hours per day, 365 days per year. The property will be managed by S&L Hospitality of Madison. All of S&L's hotel properties rank in the top 3% of their brand.
4. Natural surveillance – refers to the "capacity of residents or pedestrians to casually and continually observe" the property. The proposed project is surrounded by established Commerce Park businesses that are active throughout the day from morning to evening. The site is also directly adjacent to and visible from Highway N. Over one-hundred luxury apartments are under construction roughly kitty-corner from the hotel site. The capacity for natural surveillance appears to be quite high.
5. Image – refers to the "general perception of a property and its surrounding environment." The Commerce Park buildings in the vicinity of the hotel site feature high quality design and materials and are well maintained. The proposed hotel also features similar high-quality materials (stone, brick, architectural metal panels) and an attractive design.



Based on the above research, it does not appear that the proposed Comfort Suites would have the characteristics that are typical of a crime-ridden hotel property.

The second article is entitled “What are Guests Scared Of? Crime Related Hotel Experiences and Fear of Crime” by Xi Y. Leung and Elliot A. Durbin of the University of North Texas and Yang Yang of Temple University².

The methodology employed by the authors was to analyze Trip Advisor hotel reviews for content related to hotel crime. Essentially, the authors found that “high-class hotels experienced more theft, fraud, and burglary while low-class hotels encountered more prostitution and drug-related activity.” Again, the proposed Comfort Suites is an upper mid-range hotel chain that appears to fall between the two extremes.

The Village Engineer’s report includes a traffic analysis that observes that a hotel use generates less traffic than uses such as offices or restaurants that would be allowed under the Planned Office zoning.

As noted above, the proposed hotel provides the amount of parking spaces required by Village Ordinance.

STAFF RECOMMENDATIONS

Staff recommends that the Precise Implementation Plan be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. The adjacent retail building to the north is under same ownership (Greywolf). BB Jack’s has a large white equipment box placed on the west side of the building facing Highway N. Greywolf has waited to enclose this equipment until the area around the north side of the hotel was designed. Given that PIP approval includes a design for the north side of the hotel, the freezer should be enclosed as soon as possible. The applicant shall provide a design for the enclosure for staff approval.

¹*Hospitality Review*, Vol. 16, Issue 1, January 1998

²*Journal of Travel & Tourism Marketing*, June 2018

ENGINEERING REVIEWER:

Kevin Lord, P.E.
Phone: (608) 242-7779
klord@msa-ps.com

DATE:

April 30, 2020

**Proposed Comfort Suites Hotel: Greywolf****REVIEW COMMENTS**

MSA has reviewed the Plans submitted April 24, 2020 for the proposed Comfort Suites Hotel along Landmark Drive.

INCLUDED

1. General Site Plan
2. Monument Sign Details
3. Landscape Plan

MSA is working with the Developer on the stormwater for the site. MSA will review the final stormwater calculations and detailed design grading prior to the permit approval. A lighting plan will also be required to be submitted for approval.

General Site Plan:

1. The sidewalk adjoining parking lots where curb and gutter is not shown should be raised sidewalk.
2. One tree location may need to be revised based on the location of the sanitary sewer line and cleanouts shown on the existing survey.
3. A lot line adjustment by Certified Survey Map is being completed to move the north property line of the hotel site approximately 12.5' from the proposed building. An easement may be warranted over this area (could be done on the CSM) to allow the drainage that exists from the northerly site to run this direction as well as use the shared access that exists.
4. Details on the existing drainage, storm sewer, and utility connections on the site will need to be verified with the final plans.
5. Existing access locations from Landmark Drive are being utilized.

Monument Sign Plan:

PROJECT REVIEW

1. The sign details show three monument signs for the site. First the sign locations should be identified on the plan. I believe I am seeing two of the locations but cannot determine the third location.
2. The Village Ordinance 325-106 C(1)(a)[2][a] states a total number of freestanding signs in the zoning district is one where it appears three are proposed.
3. The Village Ordinance 325-106 C(1)(a)[2][g] states a monument sign should be placed outside of the rear building setback which is shown as 30 feet on the submittal. I am assuming the one location shown is along the rear line of the property that abuts CTH N.

Traffic and Trip Generation Review:

The ITE Trip Generation Manual 10th Edition was used to estimate the number of new trips for an 82 room hotel. Estimated AM Peak, PM Peak, and total daily trips were calculated and the results are shown below.

Estimated New Vehicle Trips for 82 Room Hotel

Land Use	Size	ITE Code	AM Peak	PM Peak	Daily
Hotel	82 Rooms	310	39	49	686

To compare the anticipated number of trips from the hotel to other possible land uses, the following table was created that shows anticipated trips for a typical sized Fast Food Restaurant, High Turnover Sit-down Restaurant, Coffee Type shop, and a Variety Store. Examples of what type of business each land use may be is also included in the table.

Estimated New Vehicle Trips for Various Landuses

Land Use	Size	ITE Code	AM Peak	PM Peak	Daily
Fast Food (McDonalds, Subway, Burger King)	3,000 SF	934	121	98	1413
High Turnover Sitdown (Chiles, Applebees)	5,000 SF	935	50	49	561
Bread/Donut/Bagel Shop (Starbucks, Dunkin)	4,000 SF	940	155	76	*
Variety Store (Dollar General, Family Dollar)	10,000 SF	814	32	68	635

*data not available

In general, during the daily AM and PM peak hours, the hotel would generate less or similar trips than all other possible land uses evaluated.

Commerce Parkway & Landmark Drive

As the Commerce Park continues to develop, the capacity and operations at the existing all-way stop are starting to show the limits of that type of traffic control. It would be recommended that when additional development occurs on Gaston Road or on the south side of Commerce Parkway that the developer/village complete a Traffic Impact Analysis to assess both the operations and potential geometric improvements at Landmark Drive and at CTH N.

As part of any traffic study, the installation of a traffic signal could be considered when warrants are met, but considerable analysis would need to be completed to ensure that the CTH N signalized intersection would not be negatively impacted. General practice for signalized intersections would be to avoid signals in such close proximity to each other. Analysis of a roundabout should also be considered.



Comfort Suites
 Landmark Dr.
 Cottage Grove, Wisconsin
 53527

NO.	REVISIONS
1	
2	
3	
4	
5	

PROJECT NO.
 WB -
 DATE:
 4/23/2020

View 1

R1



Comfort Suites
 Landmark Dr.
 Cottage Grove, Wisconsin
 53527

NO.	REVISIONS
1	
2	
3	
4	
5	

PROJECT NO.
WB -

DATE:
4/23/2020

View 2

R2



Comfort Suites
 Landmark Dr.
 Cottage Grove, Wisconsin
 53527

NO.	REVISIONS
1	
2	
3	
4	
5	

PROJECT NO.
WB -

DATE:
4/23/2020

View 3

R3



Comfort Suites

Landmark Dr.
Cottage Grove, Wisconsin
53527

NO.	REVISIONS
1	
2	
3	
4	
5	

PROJECT NO.
WB -

DATE:
4/23/2020

View 4

R4



Comfort Suites
 Landmark Dr.
 Cottage Grove, Wisconsin
 53527

NO.	REVISIONS
1	
2	
3	
4	
5	

PROJECT NO.
WB -

DATE:
4/23/2020

View 5

R5



Comfort
SUITE



Comfort Suites
 Landmark Dr.
 Cottage Grove, Wisconsin
 53527

NO.	REVISIONS
1	
2	
3	
4	
5	

PROJECT NO.
WB -

DATE:
4/23/2020

View 6

R6



Comfort Suites
 Landmark Dr.
 Cottage Grove, Wisconsin
 53527

NO.	REVISIONS
1	
2	
3	
4	
5	

PROJECT NO.
 WB -
 DATE:
 4/23/2020

View 7

R7



Comfort Suites
 Landmark Dr.
 Cottage Grove, Wisconsin
 53527

NO.	REVISIONS
1	
2	
3	
4	
5	

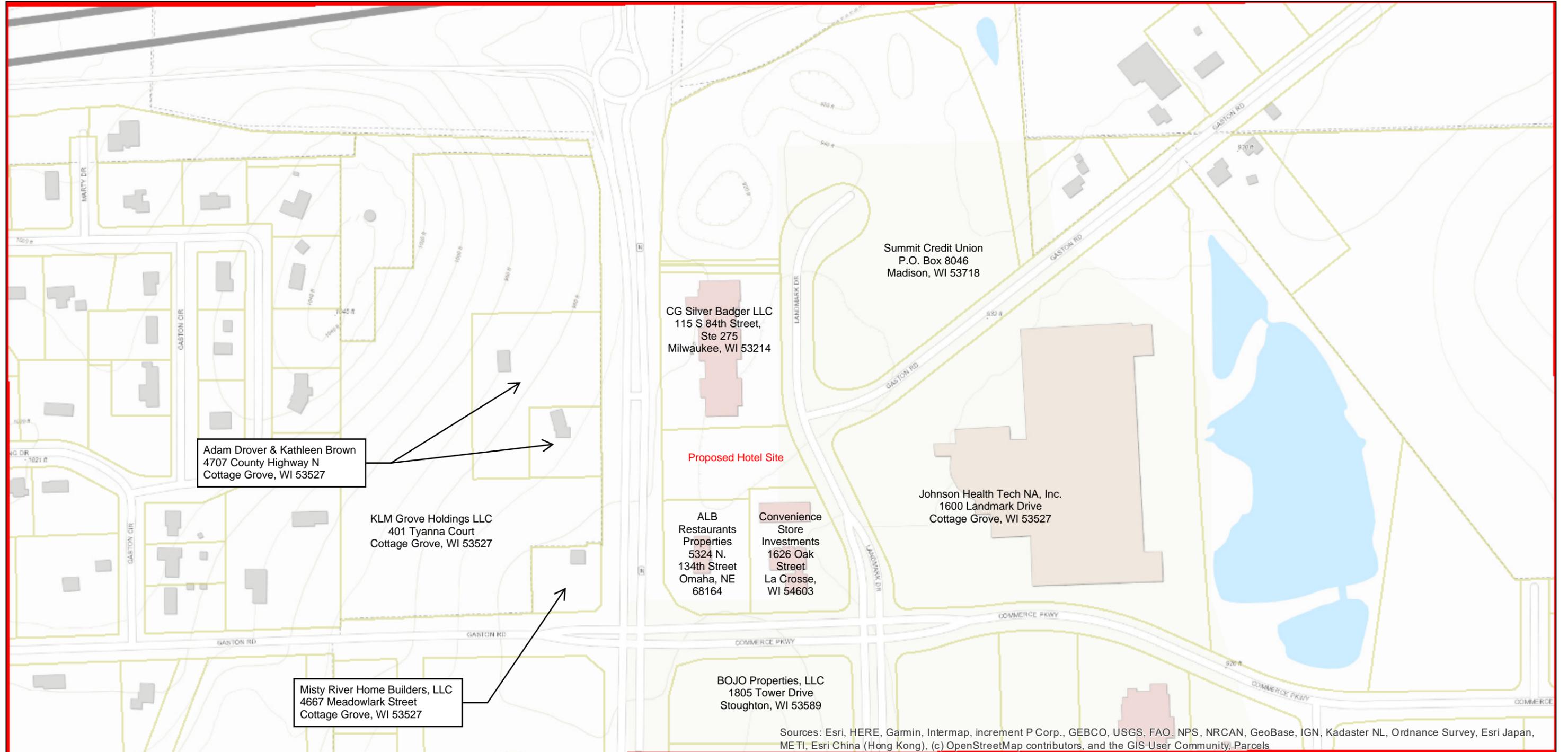
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DATE:
4/23/2020

View 8

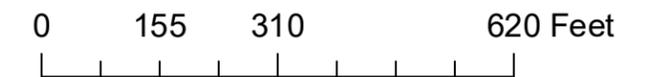
R8

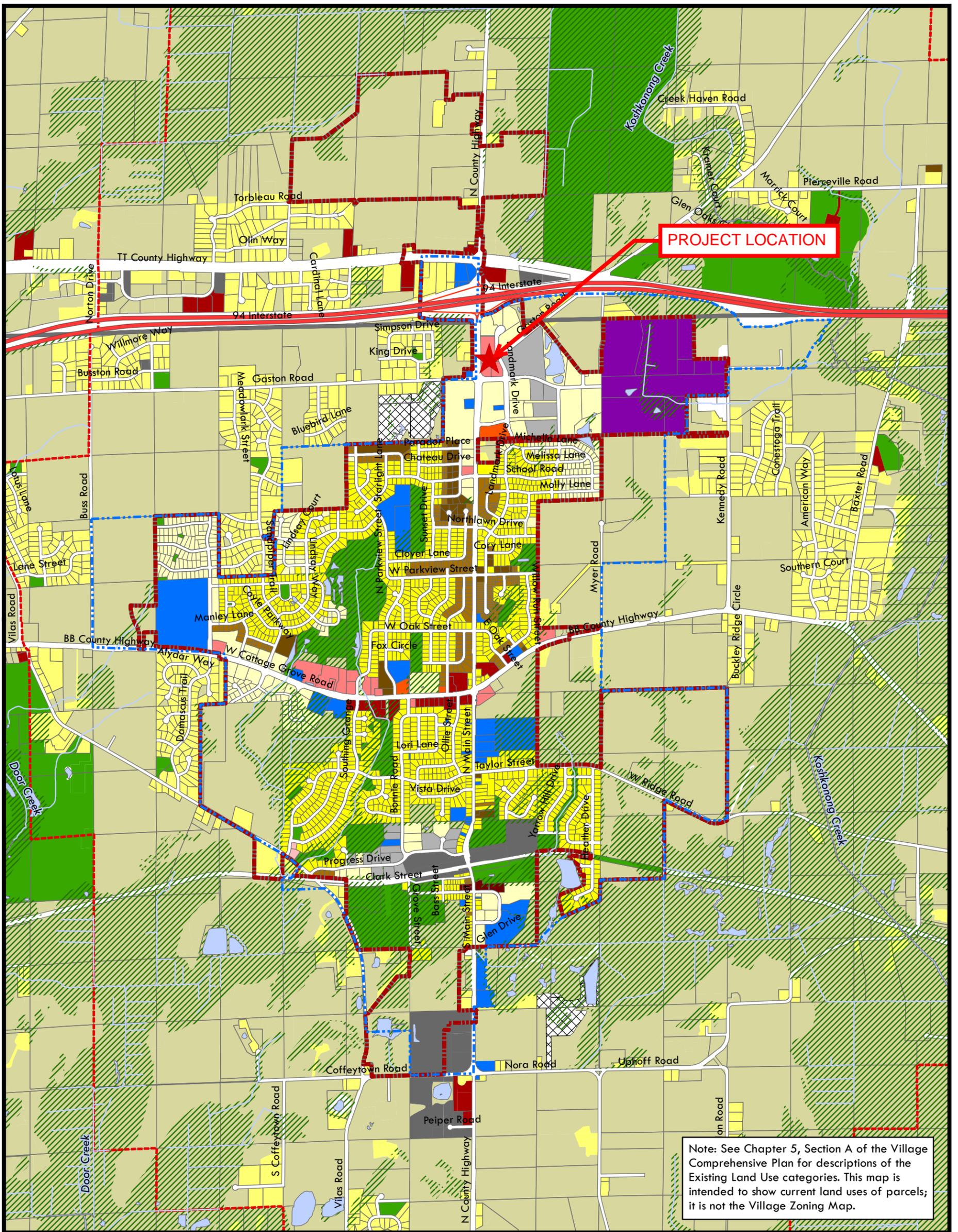
Cottage Grove Comfort Suites Adjacent Property Owners



December 18, 2019

Parcels





EXISTING LAND USE

MAP 4

VILLAGE OF COTTAGE GROVE COMPREHENSIVE PLAN Amended July 21, 2014

0 0.125 0.25 0.5 Mile



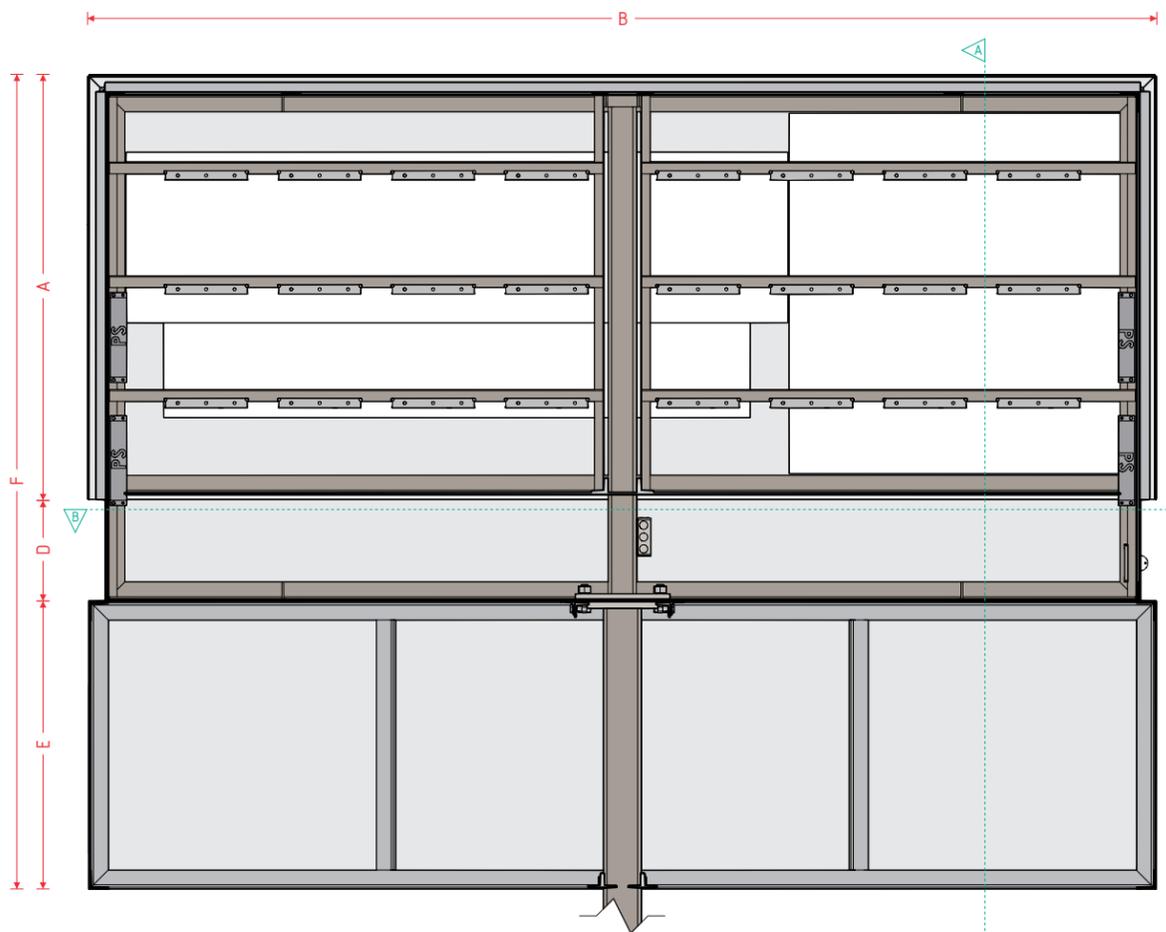
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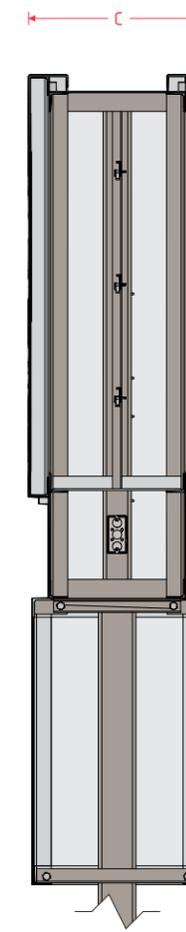
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- Town Boundary
- Urban Service Area
- ETJ Boundary
- Parcel Boundary
- Surface Water
- Railroad

LAND USE CATEGORIES

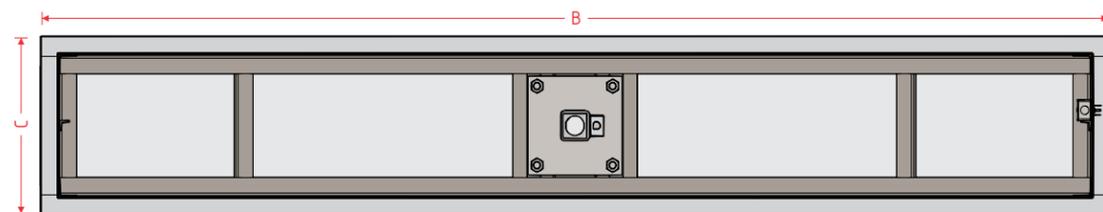
- | | |
|----------------------------|------------------------|
| Agriculture/Rural | Planned Office |
| Single Fam. Res., Unsewer. | Community Facility |
| Single Fam. Res., Sewered | Airport |
| Two Family Res. | Planned Industrial |
| Multi-Family Res. | General Industrial |
| Neighborhood Business | Mineral Extraction |
| Planned Business | Park & Open Space |
| General Business | Vacant |
| Central Mixed Use | Environmental Corridor |



FRAME & LAMP DETAIL
NOT TO SCALE



CROSS SECTION A-A
NOT TO SCALE



BOTTOM VIEW
NOT TO SCALE

SPECIFICATIONS:

- DESIGN FACTOR: TO BE DETERMINED
- ANGLE IRON FRAME CONSTRUCTION
- ROUTED ALUMINUM SHOE BOX FACES
- EXTERIOR FINISH:
FACE: PAINT PANTONE® PLUS SERIES 2757 C BLUE, SATIN FINISH
CABINET: PAINT PANTONE® PLUS SERIES 1375 C GOLD, SATIN FINISH
REVEAL: PAINT PANTONE® PLUS SERIES 1375 C GOLD, SATIN FINISH
POLE COVER: PAINT PANTONE® PLUS SERIES 2757 C BLUE, SATIN FINISH
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- U.L. LISTED
- DISCONNECT SWITCH LOCATED AT END OF CABINET
- FACE REMOVABLE FOR SERVICE ACCESS
- GE 7100K WHITE LED'S AS REQUIRED
- 1/8" 7328 ACRYLIC BACKER
- LOGO: DIGITALLY PRINTED DECORATION (1ST SURFACE)
- "SUITES" COPY - DIGITALLY PRINTED OR 3M TRANSLUCENT FILM TO MATCH PANTONE® PLUS SERIES 3564 C ORANGE (1ST SURFACE)
- PLATE/MATCH PLATE INSTALLATION
- GE 3200K WHITE LED CONTOUR ON BACK OF FACE TO ILLUMINATE CABINET AND REVEAL



GRAPHIC DETAIL
NOT TO SCALE

MODEL #	HEIGHT	LENGTH	DEPTH	REVEAL HEIGHT	POLE COVER HEIGHT	OVERALL HEIGHT	PLATE SIZE	BOLT PATTERN	MAX. PIPE/TUBE SIZE	INTERIOR TUBE SIZE	BASE TUBE SIZE	PERIMETER ANGLE	ELECTRICAL	BOXED SQUARE FOOTAGE
	A	B	C	D	E	F								
CE-20	2'-9 3/4"	7'-1 1/4"	18"	6 3/4"	1'-7 1/2"	5'-0"	3/4" X 10" X 10"	8" X 8"	8" / 6"	3" X 3" X 1/8"	4" X 4" X 1/8"	2" X 2" X 3/16"	(1) 20A/120V CIRCUIT	19.98
CE-35	3'-8 5/8"	9'-4 3/4"	18"	9"	2'-6 3/8"	7'-0"	3/4" X 10" X 10"	8" X 8"	8" / 6"	3" X 3" X 3/16"	4" X 4" X 3/16"	2" X 2" X 3/16"	(1) 20A/120V CIRCUIT	34.94
CE-50	4'-4 7/16"	11'-0 7/16"	18"	10 3/4"	2'-8 7/16"	8'-0"	3/4" X 10" X 10"	8" X 8"	8" / 6"	4" X 4" X 1/8"	4" X 4" X 1/4"	2" X 2" X 3/16"	(1) 20A/120V CIRCUIT	48.57

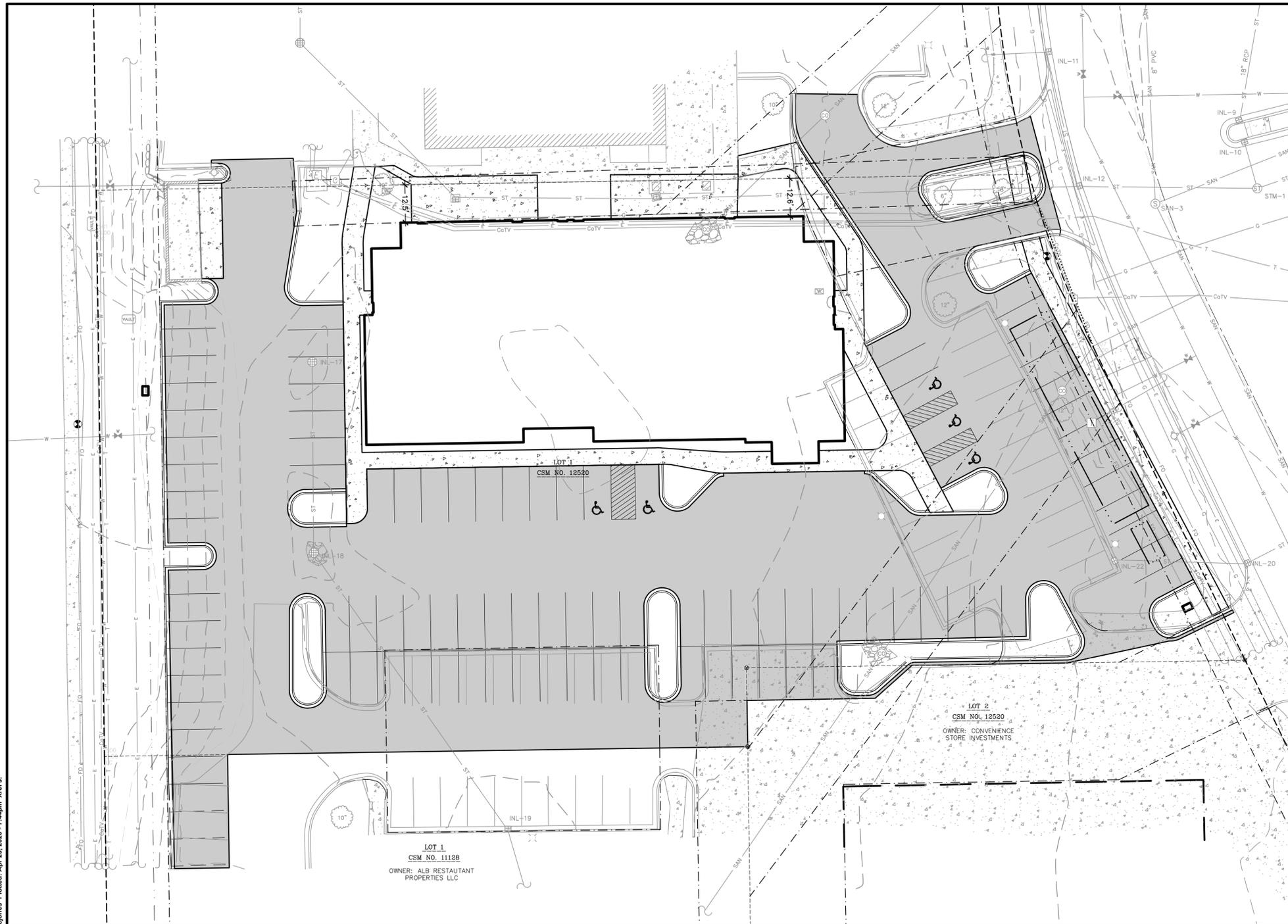


Brand
COMFORT SUITES
Description
ESTATE MONUMENTS

Date
06/21/18
Prepared By
AP
Revision
1

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File: I:\2019\198415\DWG\Civil\Civil Sheets\198415 Construction Documents.dwg Layout: C3.0 User: gjonas Plotted: Apr 23, 2020 - 7:44pm Xref's:



GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- ROUGH GRADE RETENTION POND AND INSTALL POND OUTLET.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- RESTORE RETENTION POND (FINAL GRADE RETENTION POND PER PLAN REQUIREMENTS)
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- PROPERTY LINE
- - - - - RIGHT-OF-WAY
- - - - - EASEMENT LINE
- BUILDING OUTLINE
- - - - - BUILDING OVERHANG
- - - - - BUILDING SETBACK LINE
- - - - - PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- ADA PARKING SIGN

PROPOSED IMPERVIOUS SURFACE RATIO

PROPOSED IMPERVIOUS AREA: 52,305 SF
TOTAL SITE AREA: 61,132 SF
IMPERVIOUS RATIO: 85.56%

PAVING NOTES

- GENERAL**
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE VILLAGE OF COTTAGE GROVE ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED 03/02/2020.
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
 - CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS./CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- PAVEMENT MARKING SPECIFICATIONS**
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
 - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.



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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**GREYWOLF PARTNERS,
INC.**

CLIENT ADDRESS:
**1609 LANDMARK AVE, SUITE 106
COTTAGE GROVE, WI 53527**

PROJECT:
**COTTAGE GROVE, WI
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.23.20	PIP SUBMITTAL
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14		
15		

Design/Drawn: CEJ
Approved: AJS

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 19-9415

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Cottage Grove Comfort Suites Color Palette Overview



**Material Description: Base Brick
French Limestone - Country Beige**



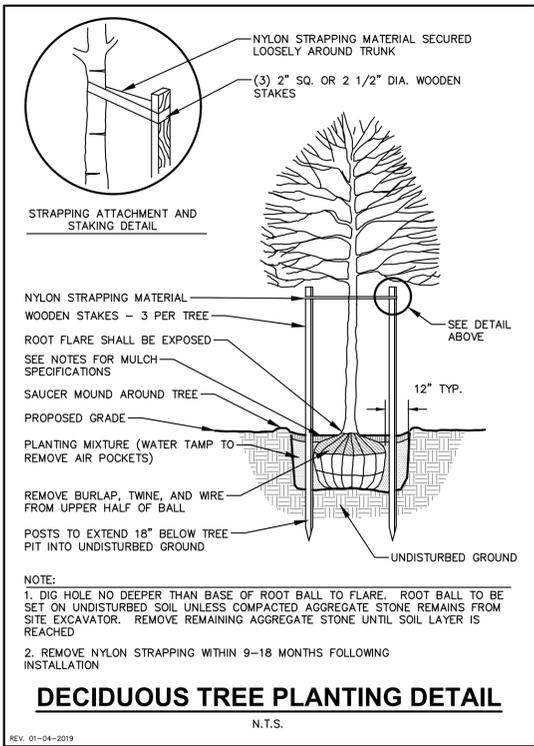
**Material Description:
EFIS**



**Material Description:
Brick Match**



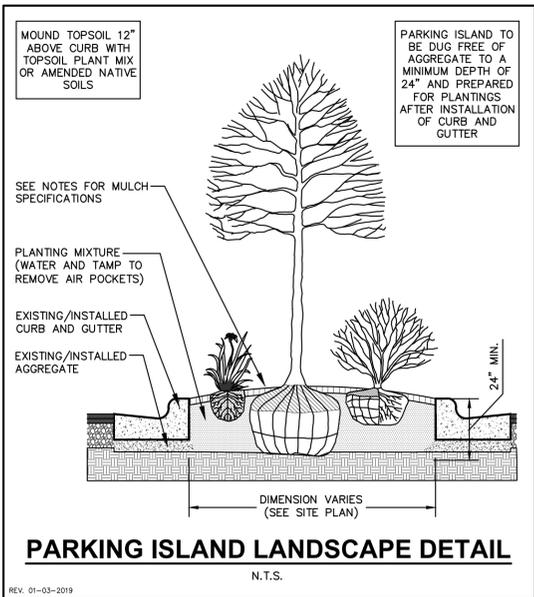
**Material Description:
Architectural Metal**



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

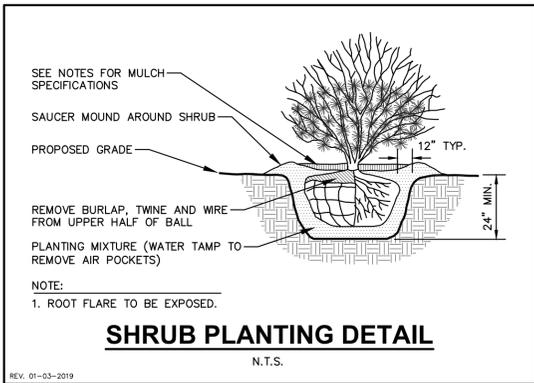
REV. 01-04-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

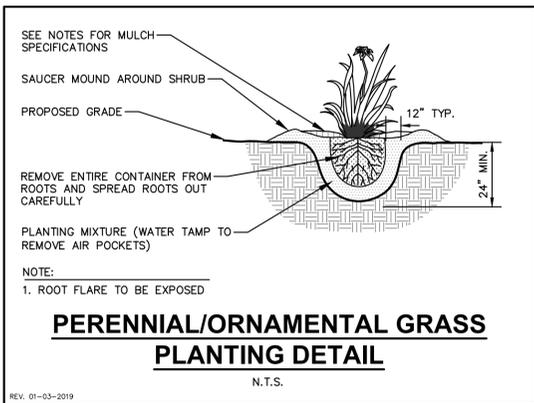
REV. 01-03-2019



SHRUB PLANTING DETAIL

N.T.S.

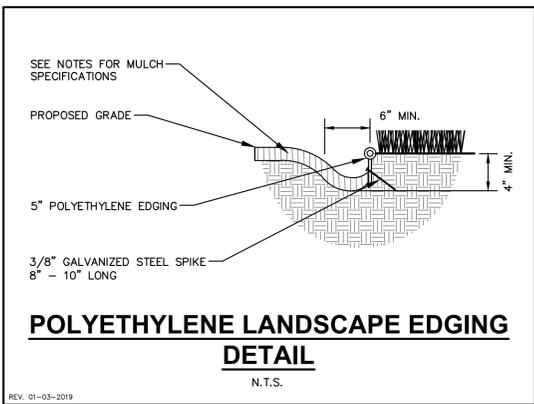
REV. 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

CONTRACTOR & OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MAINTENANCE:** (CONTRACTOR) FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

GENERAL NOTES

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP:** THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS. ANY REJECTED PLANTS, AND ANY OTHER DEBRIS, SHALL BE REMOVED FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.**

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. PRE-EMERGENT GRANULAR HERBICIDE/WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING:** EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION:** ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS - TURFGRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

IRRIGATION (SEE SPECS):

BASE BID - DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING

ALTERNATE BID - POP-UP IRRIGATION FOR ALL PERIMETER PLANTING BEDS AND TURFGRASS AREAS

LANDSCAPING:

LANDSCAPING TO BE INSTALLED AFTER COMPLETION OF THE BUILDING

INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING

POINT REQUIREMENT 1:	BUILDING FOUNDATION			
Zoning: PO	500 Linear Feet of Building Foundation			
Calculation:	20 Landscape Points per 100 LF.			
Calculation Formula:	(500 Linear Feet of Building Foundation / 100 Linear Feet) x 20 Points per 100 LF = 100			
Total Points Required:	100 Total Points			
Total Points Provided:	170 Total Points			
Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
LOW DECIDUOUS TREES				
Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	1	10	10
MEDIUM EVERGREEN SHRUBS				
Taxus x media 'Densiformis'	Densiform Yew	11	5	55
LOW EVERGREEN SHRUBS				
Juniperus sabinia 'Mini-Arcadia'	Mini Arcadia Juniper	5	3	15
MEDIUM DECIDUOUS SHRUBS				
Fothergilla gardenii	Dwarf Fothergilla	4	3	12
Physocarpus opulifolius 'SMPTOW'	Tiny Wine Ninebark	13	3	39
Rhamnus frangula 'Fine Line'	Fine Line Fern Leaf Buckthorn	4	3	12
Rosa 'Champlain'	Champlain Rose	9	3	27
ORNAMENTAL GRASSES/PERENNIALS				
Dryopteris x complexa 'Robust'	Robust Fern	11	0	0
Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	9	0	0
Hylothelephium 'Herbstfreude' AUTUMN JOY	Autumn Joy Sedum	6	0	0
Ligularia 'Bottle Rocket'	Bottle Rocket Ligularia	6	0	0
Panicum virgatum 'North Wind'	Northwind Switch Grass	22	0	0
Perovskia atriplicifolia 'Little Spire'™	Little Spire Russian Sage	10	0	0
	Total Points =			170
POINT REQUIREMENT 2:	STREET FRONTAGE			
Zoning: PO	350 Linear Feet of Street Frontage			
Calculation:	20 Landscape Points per 100 LF.			
Calculation Formula:	(350 Feet of Street Frontage / 100 Linear Feet) x 20 Points per 100 LF = 70			
Total Points Required:	70 Total Points			
Total Points Provided:	80 Total Points			
Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
TALL DECIDUOUS TREES				
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2	30	60
LOW DECIDUOUS TREES				
Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	2	10	20
	Total Points =			80
POINT REQUIREMENT 3:	PAVED AREA			
Zoning: PO	40,500 Sq. Ft. of Pavement, 98 Parking Stalls			
Calculation 1:	40 Landscape Points per 20 Parking Stalls			
Calculation 2:	40 Points per 10,000 Sq. Ft. of Paved Area			
Calculation 1 Formula:	(98 Parking Stalls/20) x 40 Pts = 196 Pts.			
Calculation 2 Formula:	(40,500 Sq. Ft./10,000 Sq. Ft.) x 40 Pts = 162 Pts.			
Total Points Required:	196 Total Points			
Total Points Provided:	215 Total Points			
Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
TALL DECIDUOUS TREES				
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2	30	60
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2	30	60
Quercus bicolor	Swamp White Oak	1	30	30
LOW DECIDUOUS TREES				
Cercis canadensis	Eastern Redbud Multi-trunk	2	10	20
MEDIUM DECIDUOUS SHRUBS				
Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	15	3	45
ORNAMENTAL GRASSES/PERENNIALS				
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	7	0	0
Helictotrichon sempervirens	Blue Oat Grass	6	0	0
Panicum virgatum 'Prairie Fire'	Red Switch Grass	15	0	0
Perovskia atriplicifolia 'Little Spire'™	Little Spire Russian Sage	5	0	0
	Total Points =			215
POINT REQUIREMENT 4:	DEVELOPED LOTS			
Zoning: PO	11,400 Sq. Ft. of Grass Floor Area			
Calculation:	10 Landscape Points per 1,000 Sq. Ft. of Grass Floor Area			
Calculation Formula:	(11,400 Sq. Ft. of Grass Floor Area / 1,000 Sq. Ft.) x 10 Points = 114			
Total Points Required:	114 Total Points			
Total Points Provided:	125 Total Points			
Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
TALL DECIDUOUS TREES				
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2	30	60
Quercus bicolor	Swamp White Oak	1	30	30
LOW DECIDUOUS TREES				
Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	1	10	10
Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	1	10	10
MEDIUM EVERGREEN SHRUBS				
Taxus x media 'Densiformis'	Densiform Yew	3	5	15
ORNAMENTAL GRASSES/PERENNIALS				
Panicum virgatum 'North Wind'	Northwind Switch Grass	6	0	0
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	7	0	0
	Total Points =			125



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161 HORIZON DRIVE, SUITE 101
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CLIENT: GREYWOLF PARTNERS, INC.

CLIENT ADDRESS: 1609 LANDMARK AVE, SUITE 106
COTTAGE GROVE, WI 53527

PROJECT:

PROJECT LOCATION: COTTAGE GROVE, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.23.20	PIP SUBMITTAL
2		
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Design/Drawn: KJS
Approved: MAS

SHEET TITLE: LANDSCAPE NOTES, DETAILS & SPECIFICATIONS

SHEET NUMBER:

L2.0

JSD PROJECT NO: 19-9415



Toll Free (800) 242-8511

#	Date:	Description:
1	04.23.20	PIP SUBMITTAL
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LEGEND

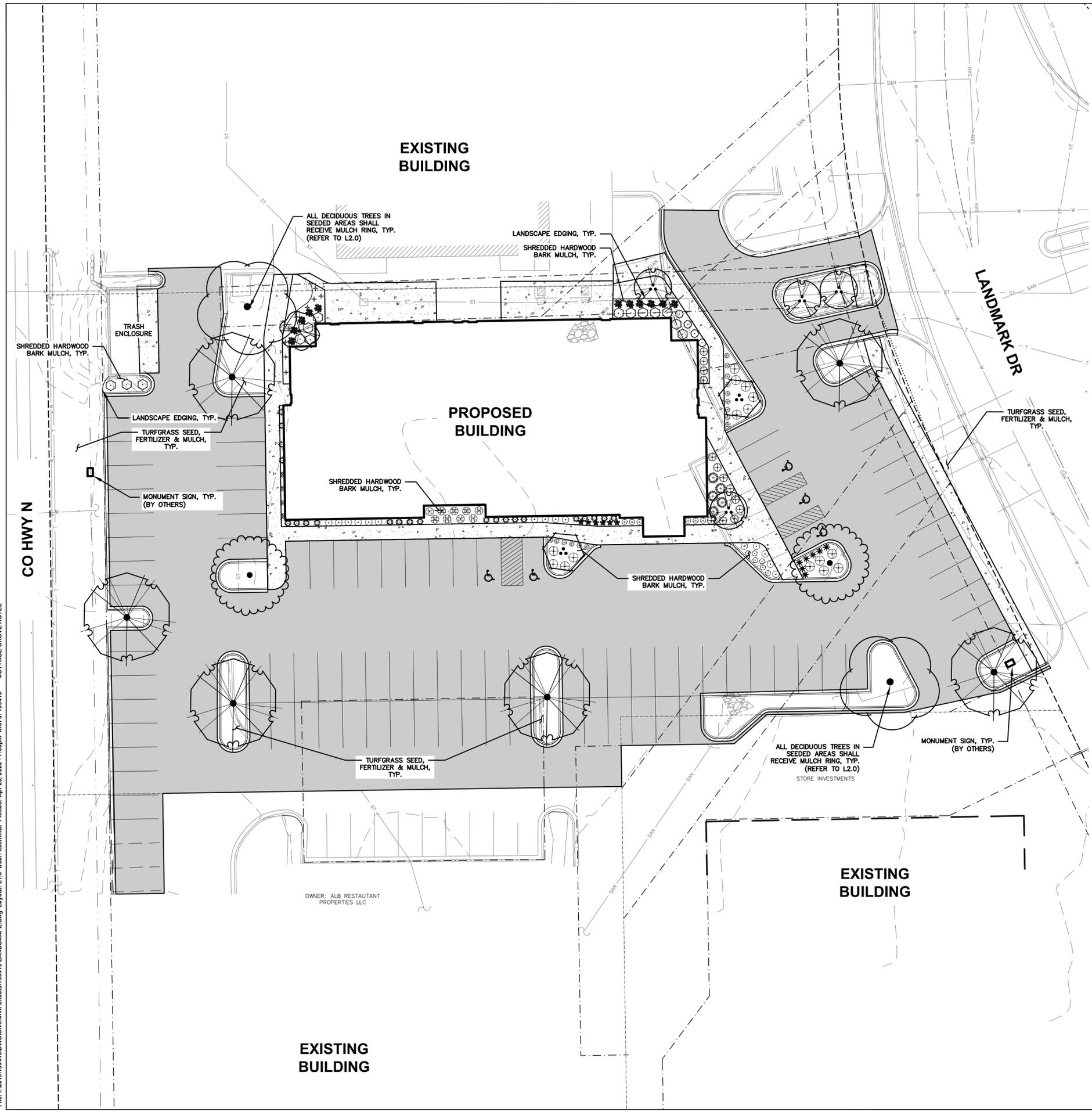
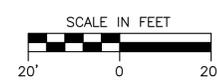
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
	8" CONCRETE RIBBON CURB
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	STORMWATER MANAGEMENT AREA
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	BIKE RACK
	POLYETHYLENE EDGING

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE

COMMON / BOTANICAL NAME	CONT	SIZE	LS POINTS	QTY
LOW DECIDUOUS TREES				
Bloodgood Japanese Maple / <i>Acer palmatum</i> 'Bloodgood'	B & B	1"Cal	10	1
'Autumn Brilliance' Serviceberry / <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	B & B	1"Cal. (Multi-stem)	10	4
Eastern Redbud Multi-trunk / <i>Cercis canadensis</i>	B & B	1"Cal. (Multi-stem)	10	2
TALL DECIDUOUS TREES				
Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jefferson'	B & B	1.5"Cal	30	6
Princeton Sentry Ginkgo / <i>Ginkgo biloba</i> 'Princeton Sentry'	B & B	1.5"Cal	30	2
Swamp White Oak / <i>Quercus bicolor</i>	B & B	1.5"Cal	30	2
LOW EVERGREEN SHRUBS				
Mini Arcadia Juniper / <i>Juniperus sabina</i> 'Mini-Arcadia'	3 gal	12" Tall/Wide	3	5
MEDIUM DECIDUOUS SHRUBS				
Dear Fothergilla / <i>Fothergilla gardenii</i>	3 gal	Min 12" Ht.	3	4
Tiny Wine Ninebark / <i>Physocarpus opulifolius</i> 'SMPTOTY'	3 gal	Min. 24" Ht.	3	13
Fine Line Fern Leaf Buckthorn / <i>Rhamnus frangula</i> 'Fine Line'	3 gal	Min. 24" Ht.	3	4
Champlain Rose / <i>Rosa</i> 'Champlain'	3 gal	Min. 18"-24"	3	9
Anthony Waterer Spirea / <i>Spiraea japonica</i> 'Anthony Waterer'	3 gal	Min. 24" Tall/Wide	3	15
MEDIUM EVERGREEN SHRUBS				
Densiform Yew / <i>Taxus x media</i> 'Densiformis'	3 gal	Min. 18" Tall/Wide	5	14
ORNAMENTAL GRASSES/PERENNIALS				
Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	1 gal	Cont.	0	7
Robust Fern / <i>Dryopteris x complexa</i> 'Robust'	1 gal	Cont.	0	11
Blue Oat Grass / <i>Helictotrichon sempervirens</i>	1 gal	Cont.	0	6
Chicago Apache Daylily / <i>Hemerocallis x</i> 'Chicago Apache'	1 gal	Cont.	0	9
Autumn Joy Sedum / <i>Hydrangeaphyllum</i> 'Herbstfreude' AUTUMN JOY	1 gal	Cont.	0	6
Bottle Rocket Ligularia / <i>Ligularia</i> 'Bottle Rocket'	1 gal	Cont.	0	6
Northwind Switch Grass / <i>Panicum virgatum</i> 'North Wind'	1 gal	Cont.	0	22
Red Switch Grass / <i>Panicum virgatum</i> 'Prairie Fire'	1 gal	Cont.	0	15
Little Spire Russian Sage / <i>Perovskia atriplicifolia</i> 'Little Spire' TM	1 gal	Cont.	0	15



File: I:\2019\198415\DWG\Civil\15\LANDSCAPE.dwg Layout: L1.0 User: kschmidt Plotted: Apr 23, 2020 - 7:30pm Xref's: 198415 COTTAGE GROVE HOTEL

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION CODED NOTES: #

1. STONE VENEER - (CORONADO STONE) COLOR: FRENCH LIMESTONE COUNTRY BEIGE STACKED BOND.
2. STEEL ARCHITECTURAL PANEL SYSTEM (PANTONE 2757C)
3. VENEER BRICK - COLOR TO MATCH (ICICLE: SW6238)
4. EIFS COLOR - (SMOKIE AZURITE: SW9148)
5. VENEER BRICK - COLOR TO MATCH COUNTRY BEIGE
6. 18" X 3 1/2" STONE WATER TABLE (COLOR: TAUPE)
7. CONCRETE CAP
8. ALUMINUM FIXED WINDOW - (SEE WINDOW SCHEDULE FOR MORE INFORMATION)
9. ALUMINUM STOREFRONT SYSTEM. (SEE WINDOW SCHEDULE FOR MORE INFO.)
10. PREFINISHED SCUPPER SYSTEM W/ 4"X 6" PREFINISHED ALUMINUM DOWNSPOUT, TIED TO STORM DRAIN SYSTEM. (SEE CIVIL DRAWINGS)
11. PTAC UNIT W/WALL SLEEVE AND LOUVER COVER. SEE MECHANICAL AND ELECTRICAL FOR MORE INFO.
12. ALUMINUM DOOR AND FRAME. SEE DOOR SCHEDULE FOR MORE INFO.
13. 24" x 27" FRESH AIR LOUVER FOR LAUNDRY (SEE M.E.P. DWGS)
14. EXTERIOR BUILDING SIGNAGE. PROVIDE ELECTRIC POWER AS REQUIRED. COORDINATE W/SIGNAGE COMPANY ON MOUNTING REQUIREMENT. (SEE ELEC. DWGS.)
15. EXTERIOR WALL SCONCE LIGHTS (SC-2) (SEE ELECTRICAL SCHED)
16. DRYER EXHAUST FAN (SEE MEP DWGS)
17. STEEL DOOR (SEE DOOR SCHED)
18. N/A
19. N/A
20. N/A
21. N/A



Comfort Suites
Cottage Grove Wisconsin

NO. REVISIONS

PROJECT NO.
Project Number

ISSUE DATE
04/22/2020

EXTERIOR ELEVATIONS

A201



April 23, 2020

Mr. Erin Ruth
Director of Planning and Development
Village of Cottage Grove
221 East Cottage Grove Road
Cottage Grove, WI 53527

Re: PUD – Application for Precise Implementation Plan (PIP)

Dear Mr. Ruth,

Please accept the following as an application for rezoning Parcel ID No. 112/0711-041-2120-1, which is currently zoned PO (Planned Office) to a Planned Unit Development (PUD). Per our General Development Plan application, the project we are proposing is for a Comfort Suites hotel to be developed as described herein. We respectfully submit to the Village this application and accompanying documentation for review and consideration by the Village's staff, Village Plan Commission and Village Board for approval of the Precise Implementation Plan (PIP).

Project Name:

Comfort Suites Hotel
Parcel ID No. 112/0711-041-2120-1
Commerce Business Park
Cottage Grove, WI 53527

Applicant: Badger Hotel Group, LLC
1609 Landmark Dr., Ste. 106
Cottage Grove, WI 53527

Developer: Greywolf Partners, Inc.
1609 Landmark Dr., Ste. 106
Cottage Grove, WI 53527

Architect: WB Design
Brian Kraft & Bruce Brotherton
6834 Country Road 672, Ste. 102
Millersburg, OH 44654

Civil Engineer
& Landscape

Architect: JSD Professional Services, Inc.
161 Horizon Drive, Suite 101
Verona, WI 53593

Project location map

The subject property of this application is in the Village of Cottage Grove Commerce Park, off County Highway N. It is an open lot bounded by County Highway N on its west, a retail center with an address of 1609 Landmark Drive to its North, and Kwik Trip and Arby's on the south. The property is identified by parcel no., 112/0711-041-2120-1, and is approximately 1.403 acres or 61,132 square feet. Included herewith is a location map of the subject property and its vicinity at 11 x 17 inches.

Vicinity map

Included herewith is a vicinity map identifying all neighboring land or property owners within 300' of the subject property for the PUD application.

Description of the proposed PIP

The proposed development for the subject property is a five (5) story, 82-room mid-scale hotel that will be approximately 11,400 square feet at the ground floor and be branded as a Comfort Suites, which is part of the Choice Hotels family of brands. The exhibits included herewith specifically identify the overall design, size, height, width, parking lot and signage that will occupy this property. The design is representative of Choice Hotels new franchise standards and compliments and enhances the look and feel of the Commerce Park and the surrounding buildings.

The building structure will be an insulated concrete form (ICF) framed structure with metal bar joists and concrete floor system with metal decking. Exterior finishes include a blend of brick, metal, and EFIS per CHOICE brand standards. Colors of each material are identified on the color template included herewith. Interior finishes are in accordance with Comfort Suite brand standards. We request that final exterior material samples and colors be approved by the Village Staff at a later date due to the virtual approval process.

Specific mix of land uses

The proposed hotel will be a suite only hotel and have a mix of king and double queen suites with the same types of rooms available as ADA accessible rooms as well. The floor plan of the proposed hotel provides for an entry from the south side of the building, an indoor pool with equipment room, fitness center, two large meeting rooms that can be rented by the public, breakfast/food prep service area, an outdoor space that guests can enjoy, and easy access to the amenities in the retail center on the north side of the property. The plan provides for 98 surface parking spaces, which meets the requirement of one stall per room and the max number of employees on site at any given time. A site plan is included herewith.

Approximate nonresidential intensities

The proposed nonresidential intensity at full build-out is:

- Floor Area Ratio (FAR): Approximately 0.93 (PO district maximum noted as 0.3)

- Landscape surface area ratio: Currently shown as approximately 14.4% (PO district minimum noted as 25%)

The total (gross) floor area of nonresidential space is approximately 57,000 square feet. The FAR is calculated by dividing 57,000 by 61,132 to arrive at approximately 0.93.

Specific treatment of natural features

The site is currently open space and relatively flat with a slight topography that slopes from west to east. The site will utilize the existing Village master stormwater system that is in place.

Specific relationship to nearby properties and public streets

The proposed hotel will be sized and designed to compliment the existing properties in the park. The site sits lower than County Highway N on the west side, which will aid to the visual scale of the building, and slopes towards Landmark Drive. A dumpster enclosure is currently located on the northwest side of the building for the retail center to the north and is adequately sized and will be utilized for the hotel's use to minimize the need for additional enclosures. The parking lot will wrap around the west, south and east portions of the building, blending with the existing parking for Arby's and Kwik Trip. The additional parking areas will enhance the functionality of the retail parking and traffic flow to the north by allowing traffic flow from the retail center to continue around the perimeter of the two properties, whereas currently customers must turn around and exit the way they entered on the north side of the retail center. The driveway entrances to the hotel do not require additional curb cuts and will make use of the existing on Landmark Drive.

Sewer, water and electrical utilities are existing, adjacent to and extending into the subject parcel. Storm sewer pipes exist and will be complimented by an underground stormwater storage and infiltration system.

Relationship of the project to the comprehensive master plan

The architecture and materials proposed are consistent with the policies in the Comprehensive Master Plan. The proposed use compliments the uses already in place in the park and will provide additional support to the commercial uses already in existence (e.g., various food and restaurant establishments, lodging for business travelers doing business in the park or in the surrounding area).

Statement regarding why PUD zoning is proposed

It was determined that some of the proposed improvements to this site for a hotel would not be permitted in the current PO zoning district. These items included the following:

- The number of floors being proposed for the hotel is five, while current PO Zoning only allows for a maximum of four floors;
- The proposed building will be approximately 68 feet high, while the maximum height a building can be in the PO Zoning is 45';
- The minimum landscape surface ratio allowed in the PO is 25% minimum greenspace/pervious surface, while the proposed site will have a landscape surface ratio of approximately 14.4%;
- The maximum floor area ratio in the PO Zoning is 0.3, while the floor ratio area of the proposed hotel will be approximately 0.93;
- Setbacks for both building and paved surfaces are not obtainable in the proposed plan.

- The limited green space available for this project requires us to seek an exception through PUD zoning.

Despite these differences, a hotel on this site will compliment and support the existing commercial and food/restaurant/coffee occupiers in the area, provide lodging for businesses within the Commerce Park, as well as support recreational activities in the surrounding area (e.g., hockey and rugby tournaments, golf outings, and weddings). In addition, the amenities of the hotel, such as the meeting rooms are valuable resources that will be available for the public’s use. The walkability factor for the hotel is very high and consistent with trends for new hotel project criteria.

Zoning standards of the most comparable standard zoning district

Zoning Standards	PO	Proposed Development
Land use	Office	Commercial Indoor Lodging
Floor Area Ratio	0.3	Approximately 0.93
Min. landscape surface ratio	25%	Approximately 14.4%
Building front or street setback (east side/Landmark Drive)	25 feet	25 feet
Building side setback (north and south sides)	10 feet	10 feet
Building rear setback (west/County Highway N)	30 feet	30 feet
Paved surface setback: side/rear	5 feet	0 feet
Paved surface setback: street	10 feet	0 feet
Maximum Height / Floors	45 feet / 4 floors	68 Feet / 5 floors
On-site parking		1 space /room + 1 space for each employee on the largest shift. Exceed Requirement. 90 stalls provided on site. 8 additional stalls provided under shared parking with the south-neighboring property owners. Additional parking is also available at the retail property to the north which is owned by an affiliated entity.

Precise Implementation Plan drawing

A site plan is included herewith.

Landscape plan

A complete landscape plan prepared by landscape architects at JSD Professional is included herewith.

Building elevations

A series of building elevations illustrating material and colors on all sides of the hotel are included herewith.

General signage plan

The attached elevations and renderings illustrate general signage locations for the building. There will be two illuminated exterior signs attached to the building, one on the south side above the entry vestibule and another on the northeast corner. There are two additional ground monument illuminated signs planned for the project. A monument sign facing CTH N / Main Street and another located on Landmark Drive. Both monument sign locations are identified on the landscape and site plans. Monument signage materials and construction specifications are identified on the Signage Details included herewith and are planned for the CE-50 model. The exterior wall mounted signs are of similar construction material and specifications. We request the flexibility to switch out the proposed monument sign facing CTH N with an exterior wall sign (similar in size to the others) on the west elevation at the top of the wall.

Consistency with the approved GDP plan

The PIP application and associated documents comply with the requirements and/or recommendations of the approved GDP application. Minor exceptions include that the height of the structure increased in one small area from 64 to 68 feet, which is the blue tower above the entry. The balance (majority) of the structure was reduced from 64 to 63 feet. The floor area ratio (FAR) was reduced from 1.0 to 0.93. Additionally, the sidewalk on Landmark Drive was increased in width from 5 feet to 6 feet.

Project financing

Included herewith is a commitment letter establishing proof of financing for the project.

We look forward to discussing this project with the Village and answering any questions.

Sincerely,



Todd J. Rizzo
Senior Vice President
Greywolf Partners, Inc.

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