

VILLAGE OF COTTAGE GROVE  
REQUEST TO AMEND AN APPROVED SITE PLAN

*In accordance with Ordinance 325-112(F) "any and all variations between development and/or land use activity on the subject property and the approved site plan is a violation of this chapter. An approved site plan shall be revised and approved via the procedure of Section 325-112(B) and (C), so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications."*

APPLICANT: Monona Grove School District

APPLICANT ADDRESS: GLACIAL DRUMLIN MIDDLE SCHOOL

TELEPHONE: 608-316-1916

EMAIL ADDRESS: jerrud.rossing@mgschools.net

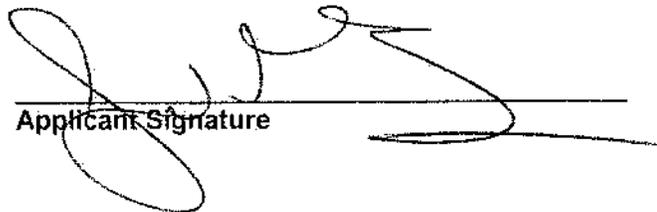
PROJECT LOCATION:  
801 Damascus Trail, Cottage Grove, WI 53527

PROPOSED SITE PLAN MODIFICATION IS:  
CRITERIA ADDITION

**APPLICATION SUBMITTAL REQUIREMENTS:**

1. Submittal requirements per 325-112(C), see following pages.
2. Fee of \$200.
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.

12/2/19  
Date

  
Applicant Signature

For office use only:

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

**SUBMITTAL REQUIREMENTS PER 325-112(C):**

*Required items that are deemed to be not applicable to the proposed project may be waived by the Zoning Administrator. Detailed site analysis per 325-112(C)(8) may be required; verify with Village staff. Submittal materials may be submitted as pdf files via email in lieu of printed copies by arrangement with the Village Planning Director.*

(1) Written description of the intended use describing in reasonable detail the:

- (a) Existing zoning district(s) ~~and proposed zoning district(s) if different~~.
- (b) Land use plan map designation(s).
- ~~(c) Description of existing environmental features.~~
- (d) Current land uses present on the subject property.
- (e) Proposed land uses for the subject property.
- ~~(f) Projected number of residents, employees and daily customers.~~
- (g) ~~Proposed amount of dwelling units, floor area, impervious surface area and landscape surface area and resulting site density, floor area ratio, impervious surface area ratio and landscape surface area ratio.~~
- (h) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings ~~and traffic generation.~~
- ~~(i) Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VI, including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage and hazardous materials. If no such nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VI), then the statement "The proposed development shall comply with all requirements of Article VI" shall be provided.~~
- (j) ~~Exterior building and fencing materials.~~
- (k) ~~Possible future expansion and related implications for § 325-112C(1)(a) through (j) above.~~
- (l) Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

(2) A small location map scalable at 11 inches by 17 inches showing the subject property, all properties within 300 feet and illustrating its relationship to the nearest street

intersection. (A photocopy of the pertinent section of the Village's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

(3) A property site plan drawing (and reduction scalable at 11 inches by 17 inches) which includes:

- (a) A title block which indicates the name, address and phone number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for the project.
- (b) The date of the original plan and the latest date of revision to the plan.
- (c) A North arrow and a graphic scale. Said scale shall not be smaller than one inch equals 100 feet.
- ~~(d) A legal description of the subject property.~~
- (e) All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- (f) All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- (g) All required building setback lines.
- (h) All existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, walls and utility and drainage systems, connections and fixtures.
- ~~(i) The location and dimension (cross section and entry throat) of all access points onto public streets.~~
- ~~(j) The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter.~~
- ~~(k) The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.~~
- ~~(l) The location of all outdoor storage areas and the design of all screening devices.~~
- ~~(m) The location, type, height, size and lighting of all signage on the subject property.~~
- ~~(n) The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including the clear demonstration of~~

~~compliance with a limit of 1.0 footcandles at nonresidential property lines and 0.5 footcandles at residential property lines.~~

~~(o) The location and type of any permanently protected green space areas.~~

(p) The location of existing and proposed drainage facilities. - ONLY IF CHANGING

(q) In the legend, data for the subject property:

[1] Lot area;

[2] Floor area;

[3] Floor area ratio (b/a);

[4] Impervious surface area;

[5] Impervious surface ratio (d/a); and

[6] Building height.

(4) A detailed landscaping plan of the subject property, at the same scale as the main plan (and reduction scalable at 11 inches by 17 inches), showing the location of all required bufferyard and landscaping areas and existing and proposed landscape point fencing and berm options for meeting said requirements. The landscaping plan shall demonstrate complete compliance with the requirements of Village landscaping requirements. (NOTE: the individual plant locations and species, fencing types and heights and berm heights need to be provided.) ONLY IF CHANGING

(5) A grading and erosion control plan at the same scale as the main plan (and reduction scalable at 11 inches by 17 inches) showing existing and proposed grades, including retention walls and related devices, and erosion control measures per Wisconsin Administrative Code, COMM Chapter 21, Uniform Dwelling Code, and Chapter 65, Commercial Construction. - ONLY IF CHANGING

(6) Elevation drawings of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials, texture, color and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings. - ONLY FOR NEW ADDITION

~~(7) A certified survey may be required by the Zoning Administrator in instances where he determines compliance with setback requirements may be difficult. The survey shall be prepared by a registered land surveyor and shall depict property lines and proposed buildings, structures and paved areas.~~

# Monona Grove School District – Proposed Addition to Glacial Drumlin School

## Village of Cottage Grove Plan Commission Submittal Written Description

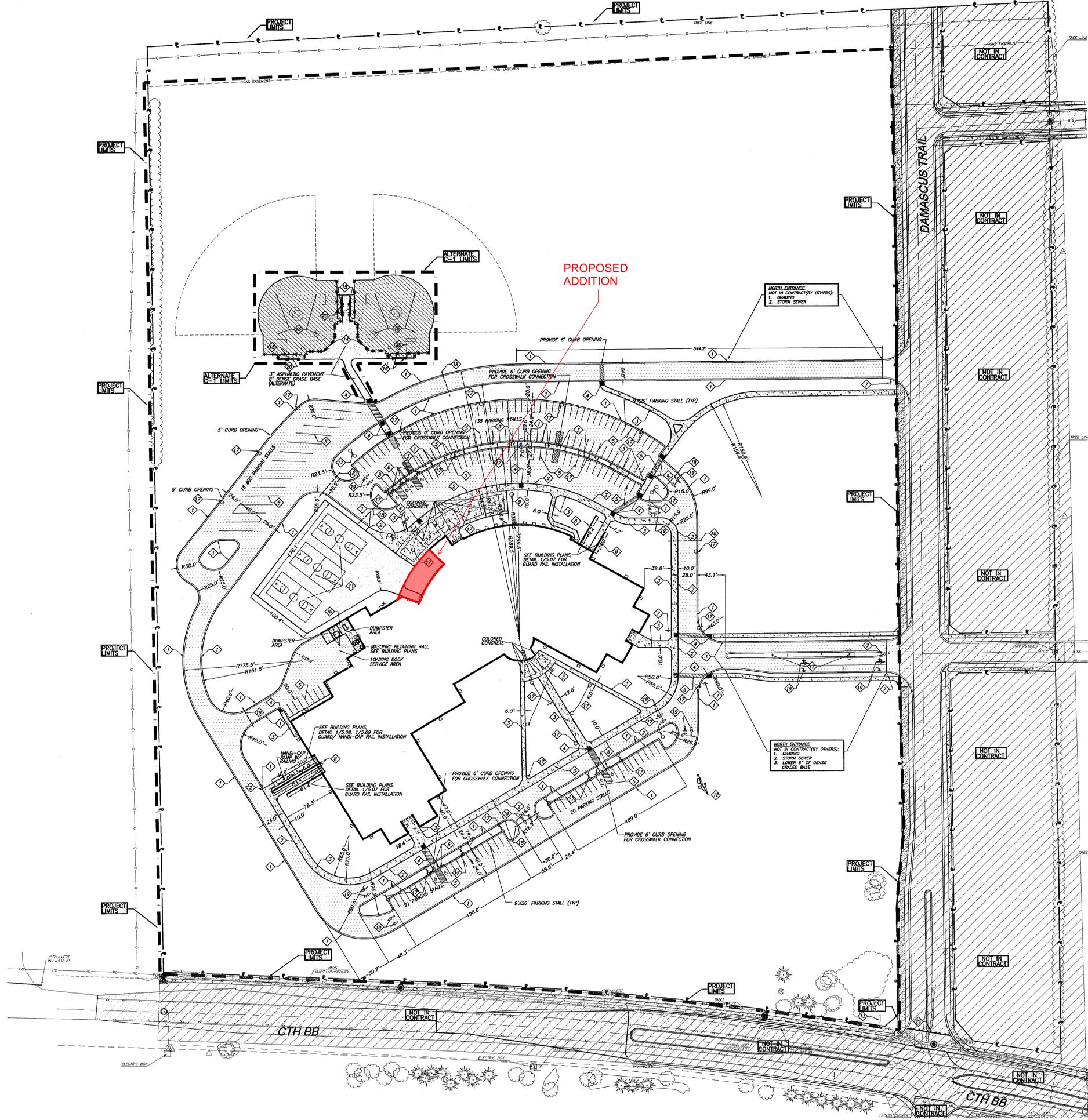
December 4, 2019

The Monona Grove School District proposes to construct an addition to the existing cafeteria space. The addition is not intended to add capacity to the school but rather reduce the number of lunch periods for the students by increasing space in the cafeteria and increasing the number of food serving lines. The area proposed for the addition is currently paved with asphalt.

The property is currently zoned SR-4 (Single Family Residential). The current property is being utilized for educational purposes by Glacial Drumlin School.

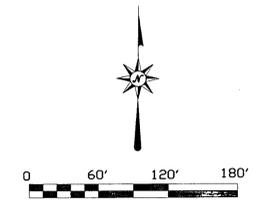
The school hours are currently from 8:00AM until 3:20PM.

The proposed exterior building materials for the addition will match the existing building material which consist of brick, and glass.



**SITE LEGEND**

- 3" ASPHALTIC CONCRETE PAVEMENT  
8" DENSE GRADED BASE
- 3.5" ASPHALTIC CONCRETE PAVEMENT  
18" DENSE GRADED BASE
- 4" CONCRETE PAVEMENT  
6" DENSE GRADED BASE
- 6" INFIELD MATERIAL  
(ALTERNATE)



1

2

3

4

5

6

7

E

D

C

B

A

**KEYNOTES PER SHEET**

0966-03 | PATCH AND REPAIR CRACKED COVE BASE TO MATCH EXISTING.

**AREA OF WORK**

AREA INCLUDED IN SCOPE



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
414.271.5350

madison 309 West Johnson Street, Suite 202  
Madison, Wisconsin 53703  
608.442.2550

des moines 699 Walnut Street, Suite 400  
Des Moines, Iowa 50309  
515.724.5840

denver 1899 Wynkoop Street, Suite 300  
Denver, Colorado 80202  
303.556.4500

**PROJECT INFORMATION**

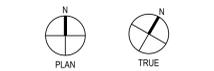
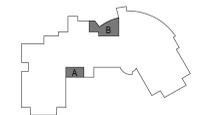
**GLACIAL DRUMLIN  
MIDDLE SCHOOL**

**D 801 DAMASCUS  
TRAIL  
COTTAGE GROVE WI  
53527**

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
04/18/2019	SCHEMATIC DESIGN SET
08/19/2019	DESIGN DEVELOPMENT / PROGRESS SET
08/16/2019	50% CONSTRUCTION DOCUMENT SET
09/27/2019	CONSTRUCTION DOCUMENTS

**KEY PLAN**



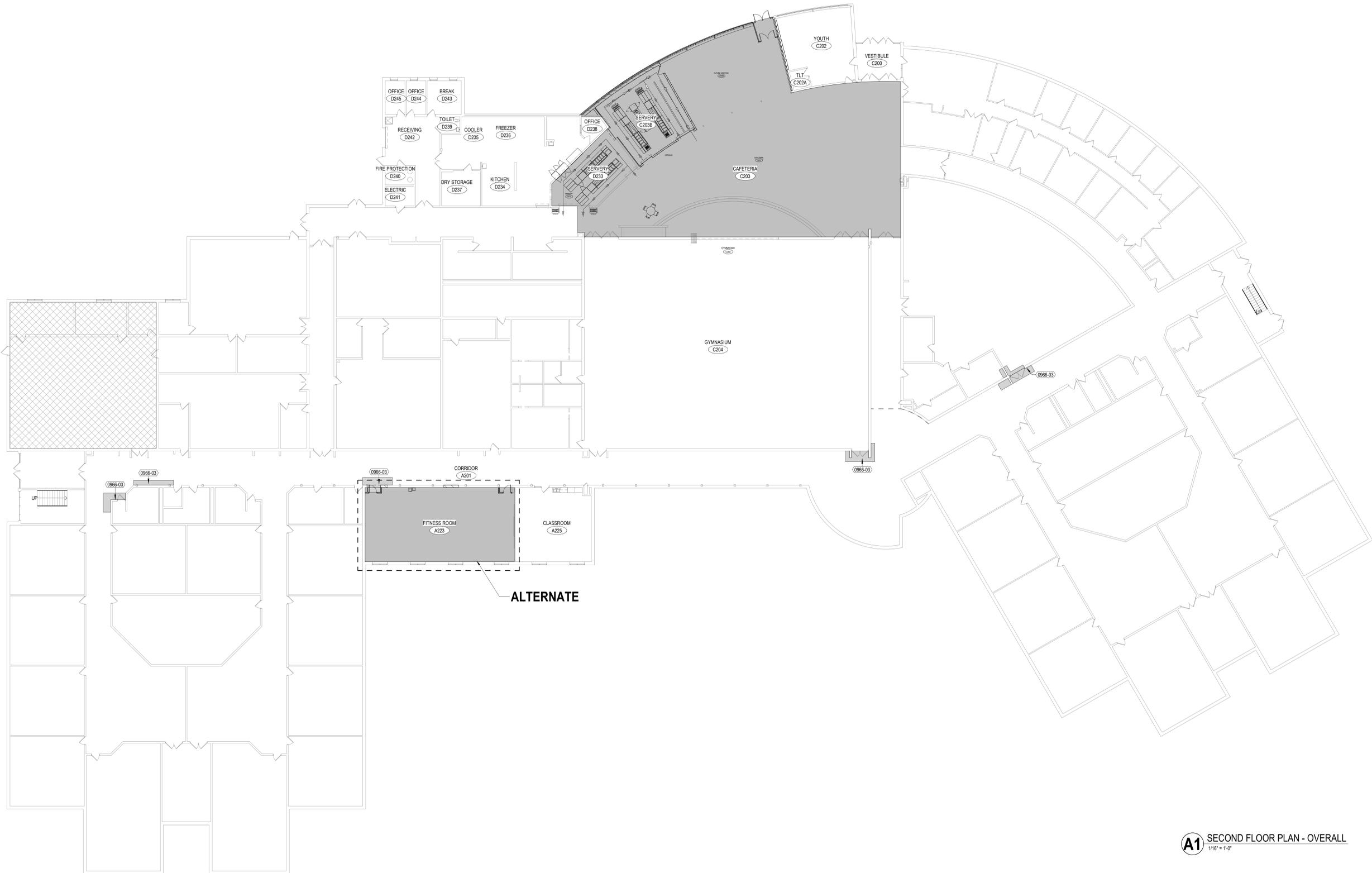
**SHEET INFORMATION**

PROJECT MANAGER RV  
PROJECT NUMBER 317300

**SECOND FLOOR  
PLAN - OVERALL**

**A102**

© Epstein Uhen Architects, Inc.



**A1** SECOND FLOOR PLAN - OVERALL  
1/16" = 1'-0"

KEYNOTES PER SHEET	
0101	ALIGN FINISHES
0104	ALIGN FINISHED FACE OF NEW WALL TO ADJACENT EXISTING SURFACE

### SHEET NOTES - FLOOR PLAN

- BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
- PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.
- DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
- VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
- PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION, INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT, DRAW-DOWNS, VINYL, BASE.
- ALL WALLS SHALL BE WALL TYPE S3A-S11 UNLESS NOTED OTHERWISE. SEE WALL TYPES ON SHEET A101.
- PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
- LOCATE ALL DOOR JAMBS 4 INCHES FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
- PROVIDE 3/4 INCHES FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH OWNER.
- PATCH AND REPAIR FLOOR IN PREPARATION FOR NEW FLOORING WHERE WALLS HAVE BEEN REMOVED.
- PATCH AND REPAIR CEILING GRID SYSTEM WHERE WALLS AND PARTITIONS HAVE BEEN REMOVED.
- PATCH AND REPAIR WALL WHERE PORTION OF WALL HAVE BEEN REMOVED TO COMPLETE NEW CONSTRUCTION.
- SEE ROOM FINISH MATERIAL SCHEDULE PLANS FOR EXTENT OF NEW WALL FINISHES, INCLUDING BUT NOT LIMITED TO WALL COVERING, WALL TILE, PAINT, PANELING, WALL PROTECTION, CORNER GUARDS AND/OR BASE. PROPER WALL PREP INCLUDING BUT NOT LIMITED TO REMOVING EXISTING WALL FINISHES AND ADHESIVE RESIDUE, PATCHING SUBSTRATES, PRIMING AND LEVELING SHALL BE INCLUDED IN BASE BID AND NOT CONSIDERED AN EXTRA CHARGE.
- ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PROPERLY PREPARED FOR NEW FINISH APPLICATIONS. WHERE ADJACENT FINISHES ARE EXISTING TO REMAIN, PATCH AND MATCH EXISTING FINISHES. CONSULT WITH THE OWNER TO IDENTIFY ATTIC STOCK AND/OR PREVIOUS MATERIAL SPECIFICATIONS.
- SEE ROOM FINISH MATERIAL SCHEDULE PLANS FOR EXTENT OF NEW FLOORING MATERIAL. PROPER FLOOR PREP INCLUDING BUT NOT LIMITED TO TEAR OUT, CLEANING, PATCHING, AND LEVELING SHALL BE INCLUDED IN BASE BID AND NOT CONSIDERED AN EXTRA CHARGE.
- TOOTH IN CMU AND MASONRY TO MATCH ADJACENT EXISTING CONSTRUCTION AND JOINT PATTERN AT NEW OPENINGS. OPENINGS TO BE FILLED IN, AND AREAS TO BE PATCHED.
- USE CMU BOND BEAM LINTEL AT NEW CMU OPENINGS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. SEE STRUCTURAL FOR ADDITIONAL LINTEL INFORMATION.
- PATCH AND REPAIR FLOOR, WALL AND ROOF ASSEMBLIES WHERE MECHANICAL, PLUMBING AND ELECTRICAL ITEMS HAVE BEEN REMOVED AND NOT REPLACED WITH NEW WORK.



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
414.271.5350

madison 309 West Johnson Street, Suite 202  
Madison, Wisconsin 53703  
608.442.2550

des moines 699 Walnut Street, Suite 400  
Des Moines, Iowa 50309  
515.724.5840

denver 1899 Wynkoop Street, Suite 300  
Denver, Colorado 80202  
303.556.4500

### PROJECT INFORMATION

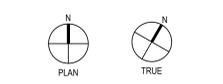
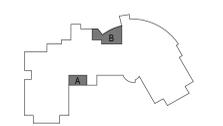
## GLACIAL DRUMLIN MIDDLE SCHOOL

801 DAMASCUS TRAIL  
COTTAGE GROVE WI  
53527

### ISSUANCE AND REVISIONS

DATE	DESCRIPTION
04/18/2019	SCHEMATIC DESIGN SET
08/19/2019	DESIGN DEVELOPMENT PROGRESS SET
08/16/2019	50% CONSTRUCTION DOCUMENT SET
09/27/2019	CONSTRUCTION DOCUMENTS
10/11/2019	ADDENDUM 01

### KEY PLAN



### SHEET INFORMATION

PROJECT MANAGER RV  
PROJECT NUMBER 317300

### SECOND FLOOR PLANS - AREA A,B

# A102AB

© Epstein Uhen Architects, Inc.

E

D

C

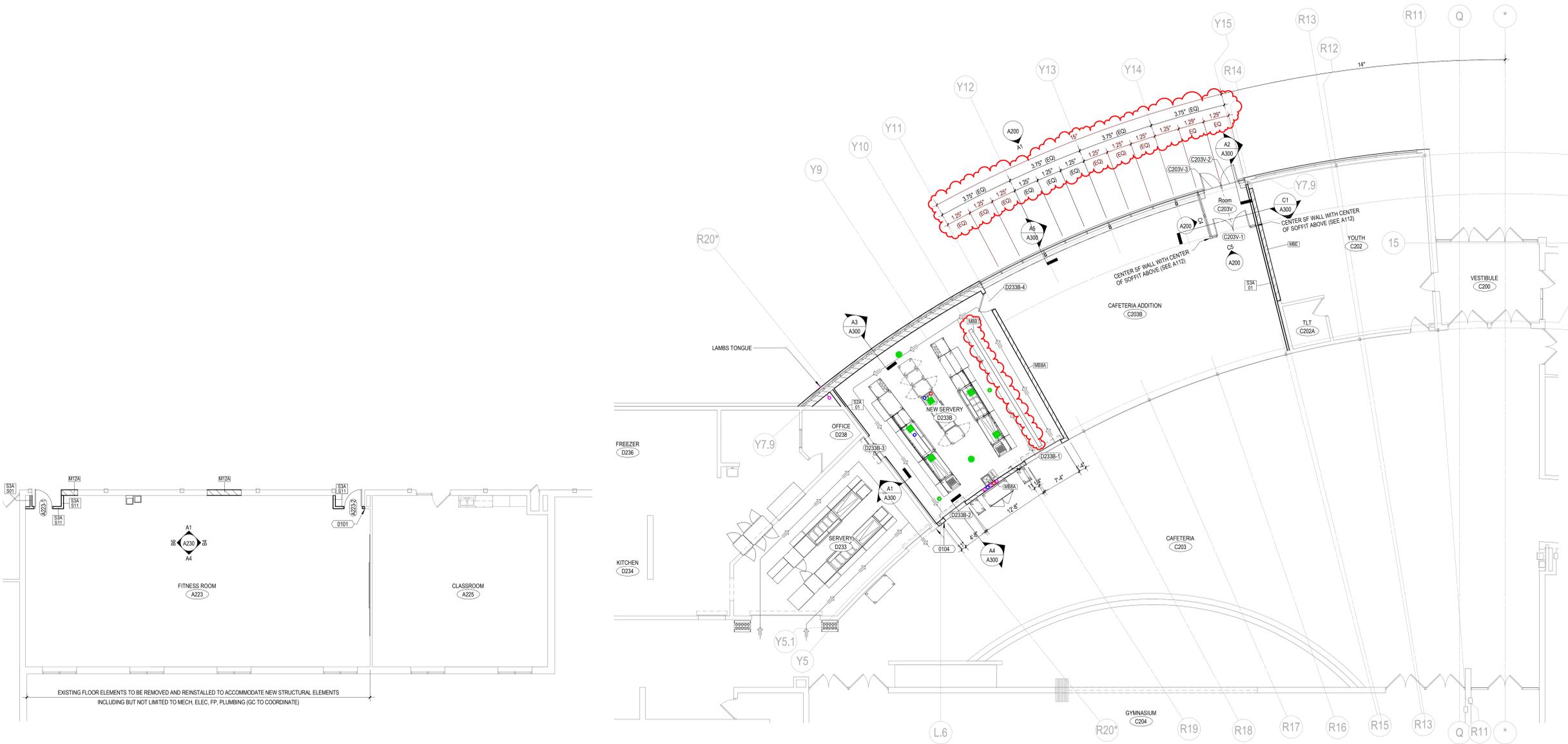
B

A

C

B

A



**A1** SECOND FLOOR PLAN - AREA A (ADD ALTERNATE BID)  
1/8" = 1'-0"

**A3** SECOND FLOOR PLAN - AREA B  
1/8" = 1'-0"

1

2

3

4

5

6

7

1

2

3

4

5

6

7

1

2

3

4

5

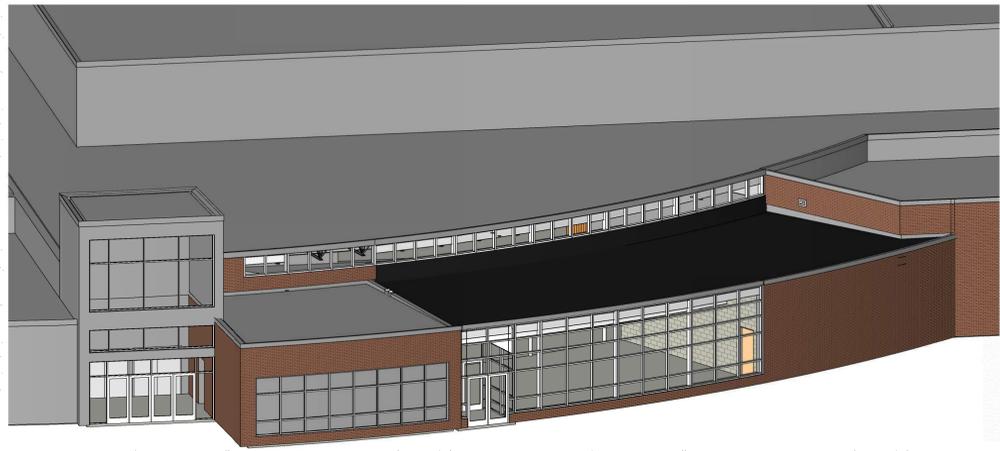
6

7

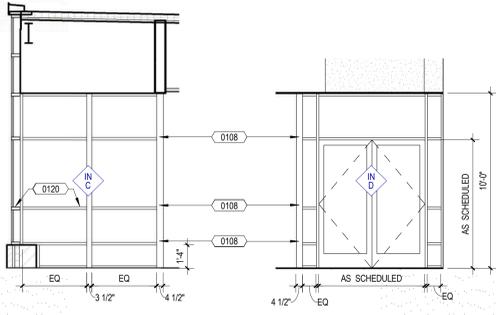
E



D



C



C4 WEST VESTIBULE ELEVATION  
1/4" = 1'-0"

C5 SOUTH VESTIBULE ELEVATION  
1/4" = 1'-0"

C6 BRICK AT ROOF ELEVATION  
1/4" = 1'-0"

ALUMINUM STOREFRONT NOTES	
GENERAL NOTES	
1. ALL OPENING DIMENSIONS TO BE FIELD VERIFIED. DIMENSIONS ARE SHOWN FOR INFORMATION ONLY AND MUST BE CONFIRMED PRIOR TO WINDOW FABRICATION.	
2. SEE DOOR AND FRAME SCHEDULE SHEETS A600, FOR DOOR FRAME SIZES	
FRAME NOTES	
EX XX	EX INDICATES KAWNEER 601T FOR BASIS OF DESIGN - EXTERIOR FRONT GLAZED STOREFRONT SYSTEM WITH 2" x 6" MULLIONS. UNLESS NOTED OTHERWISE.
IN XX	IN INDICATES KAWNEER 450 FOR BASIS OF DESIGN - INTERIOR CENTER-GLAZED STOREFRONT SYSTEM WITH 1.75" x 4.5" MULLIONS. UNLESS NOTED OTHERWISE.
GLAZING NOTES	
1. ALL EXTERIOR STOREFRONT GLAZING TO BE IG-2T UNLESS OTHERWISE NOTED.	
2. ALL INTERIOR STOREFRONT GLAZING TO BE S-1T UNLESS OTHERWISE NOTED.	
GLASS TYPES	
EXTERIOR	
IG-2A: INSULATED CLEAR	
IG-2T: INSULATED GLAZING, TEMPERED	
IG-3A: INSULATED GLAZING, TEMPERED, LAMINATED	
INTERIOR	
S-1A: VISION GLAZING	
S-1T: SAFETY GLAZING	
S-2TL: LAMINATED GLAZING	
REFER TO SPECIFICATIONS FOR GLASS TYPE DESIGNATIONS	

KEYNOTES PER SHEET	
0108	ALIGN
0120	ALIGN TOP OF MULLION



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
414.271.5350

madison 309 West Johnson Street, Suite 202  
Madison, Wisconsin 53703  
608.442.2550

des moines 699 Walnut Street, Suite 400  
Des Moines, Iowa 50309  
515.274.5840

denver 1899 Wynkoop Street, Suite 300  
Denver, Colorado 80202  
303.556.4500

PROJECT INFORMATION

**GLACIAL DRUMLIN  
MIDDLE SCHOOL**

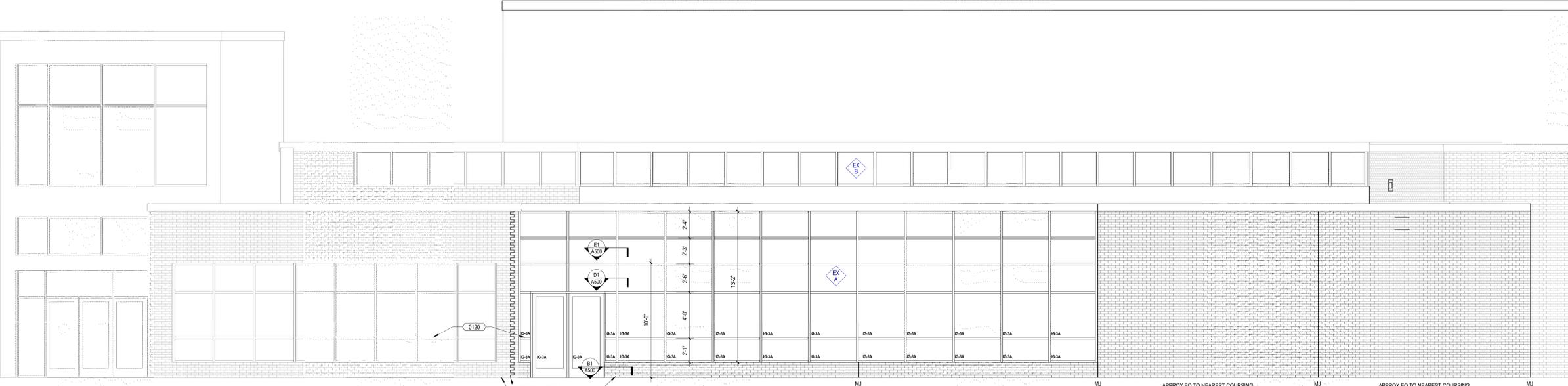
D 801 DAMASCUS  
TRAIL  
COTTAGE GROVE WI  
53527

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06/19/2019	DESIGN DEVELOPMENT PROGRESS SET
08/16/2019	50% CONSTRUCTION DOCUMENT SET
09/27/2019	CONSTRUCTION DOCUMENTS
10/11/2019	ADDENDUM 01

KEY PLAN

B



A

A1 ADDITION ELEVATION  
1/4" = 1'-0"

SHEET INFORMATION

PROJECT MANAGER RV

PROJECT NUMBER 317300

**EXTERIOR & FRAME  
TYPE ELEVATIONS &  
AXONS**

**A200**



Existing Exterior Perspective



New Exterior Perspective