



VILLAGE ACTION REPORT

PROJECT: Comfort Suites Precise Implementation Plan

APPLICANT: Todd Rizzo – Badger Hotel Group, LLC/Greywolf Partners

PROJECT LOCATION: Parcel #0711-041-2120-1

REPORT DATE: May 14, 2020

PROJECT DESCRIPTION: The applicant is seeking approval of a Planned Unit Development for a five-story, 82 room hotel totaling approximately 57,000 square feet. 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.

PLAN COMMISSION MEETING: May 13, 2020

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

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

The Precise Implementation Plan was APPROVED.

VOTE: 5 Aye, 1 Nay, 1 Abstain

APPLICANT COMMENTS:

- (Todd Rizzo – Greywolf Partners) – provided overview of changes from GDP, primarily to the building elevations. CHOICE's ongoing rebranding prompted changes to the color palette and materials that the applicants believe the changes make the building more compatible with the Commerce Park and address comments made by the ARC during GDP approval. Rizzo clarified they are seeking 2 monument signs with flexibility to locate on either N or Landmark Drive. They plan to break ground in June and be open in 10 to 12 months. They hope to address the freezer at the retail building separately from the hotel approval.

PLAN COMMISSION COMMENTS:

- (Jushchyshyn) – asked if planning condition related to freezer should be included or not? Ruth replied it could be removed if the Plan Commission prefers. The Village can work with Greywolf to address the freezer separately.

PUBLIC COMMENTS:

- None

STAFF COMMENTS:

- See staff reports.

ARCHITECTURAL REVIEW COMMITTEE MEETING: May 15, 2020

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

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

The Precise Implementation Plan was APPROVED. Monument signs shall be approved by the ARC prior to issuing sign permit.

VOTE: 5 Aye, 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- (Todd Rizzo – Greywolf Partners) – Provided an overview of the project. The color palette has changed due to further input from CHOICE regarding their rebranding. Hotel will be first rebranded Comfort Suites in the country. Landscaping was added adjacent to the west wall. Base of the building now incorporates jumbo brick. Smaller brick in beige and off-white on upper floors. Blue architectural metal panels and light blue-grey EIFS are also used. They plan on 2 wall signs and 2 monument signs. They would like to have flexibility on location of monument signs.

ARCHITECTURAL REVIEW COMMITTEE COMMENTS:

- (Hackel) – Has concern about the size of the monument sign on Landmark Drive. Rizzo agreed the size seems large for the location. Rizzo explained that the size (8' x 11') is the CHOICE Brands minimum for entry signage, but they might be flexible when they better understand the site.
- (Knutson) – Would the monument sign on N be in the ROW? Rizzo replied it would not be in the ROW.
- (Hackel) – asked about the 4 large downspouts on the north side of the building. Has concerns about long term maintenance of wall near downspouts and asked why they are not internal. Rizzo replied they want to avoid maintenance problems that could occur from internal spouts. The exact location may be modified. Given the proximity of the retail building you won't really see the full extent of all four downspouts.
- (Knutson) – asked how the underground infiltration will work. Rizzo explained this is an underground tank located under the parking lot near Landmark Drive to allow infiltration without using surface facilities. Hackel noted other sites in the Village that use that technology. He said it's increasingly common on urban sites and said he was happy to see it used here.
- (Elder) – Asked about yellow color on canopy. Rizzo replied the yellow required by CHOICE Brands.

- (Hackel) – asked if the applicant would prefer a wall sign facing N instead of a monument sign. Rizzo replied that may be the case. They still need to finalize the signage design.
- (Knudtson) – asked if everyone was comfortable with the exceptions being granted. Ruth explained the exceptions were to the current zoning, but the PUD provides flexibility. PUD zoning is not intended to discourage larger projects but to allow the Village to have a higher level of control over their design. Ruth noted there are many benefits to the project in terms of tax base and market need. Hackel agreed they were trying to fit a lot onto the site, but he thinks they've done a good job making it work. Hackel believes the current version is much improved from the GDP. Elder agreed there are benefits to the project including the walkability at this location.

PUBLIC COMMENTS:

- None

STAFF COMMENTS:

- See staff reports.