

March 31, 2021

Project Narrative for Grand Appliance – Cottage Grove in the Village of Cottage Grove, Dane County, Wisconsin.

Grand Appliance & TV is proposing construction of a 40,000 square foot distribution building and off-street parking facilities at the 2.55-acre Lot 14 of the Cottage Grove Commerce Park. The exterior of the building will be constructed with precast concrete panels. The lot is currently undeveloped with zero existing impervious area and thick vegetative cover. The existing zoning district is planned industrial, which will match the proposed use of the site. The distribution center will have approximately nine employees during its normal hour of operation, 5:00 AM to 7:00 PM. Traffic in and out of the site will peak at the beginning and ending hours of operation. In addition to the 40,000 square foot building area, there will also be a 35,834 square foot parking lot, for a total site impervious area of 75,834 square feet or 1.74 acres. The remaining 0.81 acres on site will be landscaped surface. The floor area ratio, impervious area ratio, and landscape surface area ratio are as follows: 35.9%, 68.1%, and 31.9%. The proposed development shall comply with all requirements of Article VI.