



April 28, 2021

Erin Ruth
Village Planning Director
Village of Cottage Grove
221 E. Cottage Grove Rd
Cottage Grove, WI 53527

Via: E-mail (attachments via. Dropbox)

Re: Architectural Review Committee Site Plan Review
AtlantisValley Foods – 303 Commerce Parkway – Lot 3

Dear Mr. Ruth:

Please, find attached our Architectural and Site Plan Review Application submission for the proposed development at the Southeast corner of Commerce Parkway and Erb Road. We are submitting for the proposed AtlantisValley Foods facility. Below is the required information for the proposed development.

The site is currently zoned and intended to remain as PI (Planned Industrial District). The site is pad ready and currently has no built development on it. The projected use is for light commercial cooking, storage and distribution of site prepared and prepackaged food goods.

There are no residents associated with the development; on-site employees could range up to 53 individuals, plus 12 delivery drivers. Parking lot is sized for current needs with space for potential future needs at the South end of the site if required.

There are no daily customers as orders are placed on-line or by phone. On occasion, a sales representative will make a visit to the facility to show new products.

Additional site specific information includes:

- Dwelling Units = 0
- Site = 232,613 sf (5.34 Acres)
- Building Floor area = 45,642 sf
 - (Future total with additions = 57,434 sf)
- Floor Area Ratio = 0.20
 - (ratio with future additions = 0.25)
- Impervious Surface Area (building and paving) = 121,000 sf
 - (Future total with future additions = 133,000 sf)
- Impervious Area Ratio = 0.52
 - (ratio with future additions = 0.57)
- Landscape Surface Area = 111,625 sf
 - (99,625 sf with future additions)
- Landscape Surface Area Ratio = 0.48
 - (ratio with future additions = 0.43)



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Hours of operation are between 5:00am & 5:00pm, Monday through Friday with occasional Saturday shifts for catering events. There are 20 route trucks that leave the site between 5:00am & 7:00am and return between Noon & 4:00pm. There are no anticipated nuisance issues per Section 9.0. The proposed Development shall comply with all requirements of Article VI.

Exterior materials proposed for the building include textured architectural metal panels on the North elevation facing Commerce Parkway. These panels are proposed to continue for 30% of the West elevation, 30% of the East elevation, and will be used on the roof screen walls. Standard metal building panels will be used on the remaining warehouse portion of the building. Building eave height is 16'-0" at the truck garage and 15'-0" at the Kitchen/Office area. The screen wall above the Kitchen/Office area is 6'-0" tall (12" above the roof line). Three sides of the building will incorporate multiple colors to add interest and break-up the façade planes. Trash enclosures are provided and the finish is proposed to match the metal building panels used on the warehouse.

No building signage is proposed at this time. A monument sign is shown adjacent to the west entrance drive (it is proposed to be similar in design to their existing facility. Design and permits by Owner's signage contractor at a later date).

Possible future building expansions are dashed on the site plan, in anticipation of adding three more truck bays to the South and expanding the kitchen to the East.

Landscaping has been maximized along the Commerce Parkway street frontage and primary viewing angles, but existing and proposed drainage swales along the East and West property lines limit opportunities for providing additional screening plantings.

Water usage was 130,000 gallons as reported on AtlantisValley's last quarterly statement from the Village (for their current building). It is anticipated that water usage may increase slightly due to this building having a larger kitchen, but exact quantities are not known at this time. Sanitary sewer load would increase similarly to the water load. A grease interceptor is proposed on the North side of the Kitchen.

Thank you for your consideration of this request and application. We look forward to Staff comments.

Sincerely,

Alan Theobald
Project Architect

APT/Irk

cc: File 4-20210130
Mike Swanson

