

**Grand Appliance Warehouse
Cottage Grove, Wisconsin
Proposed Design Changes**

General

Grand Appliance would like to make some design changes to reduce the cost of construction.

Remaining Design Features

Grand Appliance received approval for their project earlier in the year. The following items that were approved remain unchanged:

Building Orientation
Building Height and SF
Wall Colors and Reveal Pattern
Signage
Landscape plantings

Proposed Design Changes

1. Raise finished floor elevation approximately 18" to reduce excess soil haul off
2. Shift the entrance drive along Limestone Pass to the west to accommodate raised finished floor
3. One dock has been removed and the loading dock retaining wall has changed into a sloped landscape island
4. The building roof will no longer have a single slope roof toward the south with a lower parapet. The roof will have internal drains and the building parapet will be level around the entire building
5. Reconfigure the shape of the building slightly and shift footprint to the NE to create more space at the southwest corner of the property. This eliminates the large area of below grade building area and allows the incorporation of a landscape retaining wall to resolve the severe grade changes. This change also eliminates the need for a setback variance

- 6. Drainage will be very similar to the original design with water management handled by surface swales wrapping around the building discharging into an existing storm pipe and the NE corner of the site. The SW retaining wall will allow this drainage to occur without placing the finished floor 15' below grade**
- 7. A catch basin will be added at the NW corner of the site to resolve grades along Limestone Pass and reduce the sheet drainage across the paved area**
- 8. Special attention will be provided to screen the parking area along Landmark Drive. This will be done with modest berms and landscaping**

Next Steps

Grand Appliance requests approval for the proposed changes contingent upon staff approval of forthcoming civil engineering and landscape drawings