



January 19, 2022

ATTN: Mrs. Morgan Baer Blaska
Senior Associate
Trammell Crow Company
700 Commerce Drive, Suite 455
Oak Brook, IL 60523

RE: Project Silver Eagle - Cottage Grove, WI
Project Narrative

Morgan,

Please see the below narrative of the Precise Implementation Plan outlining the requirements of “Section C” in the PIP for Project Silver Eagle:

The proposed project consists of a new, build-to-suit multi-story industrial facility that has a footprint of 649,653 SF for the ground floor with an additional mezzanine and 4 elevated levels located in Cottage Grove, WI. The total building square footage is approximately 3,421,573 SF.

This facility will be constructed with 4 elevated stories above the ground floor and an intermediate mezzanine level. The ground and mezzanine level will utilize material handling systems for both incoming and outgoing product. The elevated levels are utilized as storage for product, with conveyance systems connecting all levels for product movement. On the sides and back of the facility there will be overhead doors for truck docks as well as additional employee support spaces on the ground level. This facility will also include a one-story office attached to the front of the facility. Both the main building roof and the office roof will be pitched to the exterior wall, with the small ancillary roofs and canopies utilizing tapered insulation for drainage.

The construction of the facility will consist of both load bearing (office space) and non-load bearing (warehouse) precast concrete panels with a metal wall system being utilized on the upper portion of the warehouse. The interior will consist of steel framing, and metal deck and concrete floor for the elevated levels. Steel joists and girder will support metal deck with rigid insulation board and a single-ply roof membrane. See attached Architectural images for additional clarification.

The warehouse and office areas will be heated and cooled, both utilizing typical roof top HVAC units. The warehouse will be fully sprinklered with an ESFR sprinkler system in accordance with the Performance-Based Design Analysis (PBDA), as approved by the jurisdiction. The typical plumbing facilities will be provided for the office and warehouse areas. The facility will utilize LED light fixtures at foot candle levels determined by the tenant. Power distribution will be provided throughout the facility, with power back-up for data systems, emergency lighting, and life safety systems. The building will have a complete fire alarm system. Two diesel pump houses are assumed to be required with two on-site fire water storage tanks. There will also be two guardhouses on-site that control truck access and security. Restrooms will be provided within each guardhouse.

Adjacent to the property, on the southeast corner of the site, there is a gas station and convenience store which will greatly benefit from our increased passenger and truck traffic. As well, there is a Park and Ride operated by WDOT to the south. To the west and north, there is undeveloped agricultural land. There are single family homes to the west along Sylvester Ridge Lane in Sun Prairie, WI. There are also some single family homes and commercial businesses on the southern edge and eastern portion of the property along County Rd TT and County Rd N.

The project site is planned to far exceed the PUD Zoning requirements with a floor area ratio of 0.53 (1.00 maximum) and landscape ratio of 60% (15% minimum) while maintaining the site's native drainage patterns and protecting the existing natural features, including onsite wetlands, to the greatest extent possible. In addition, a substantial landscaping plan will be implemented around the proposed facility and parking lots and maintained by the prospective tenant.

From a utility perspective, the Project's civil team is working closely with the Village to support and design the offsite and utility improvements required for the facility's operations and Village's future growth goals. The site has been recently annexed into the Sanitary Service Area (SSA) but requires substantial investment by this project to bring utilities to the area.

For the general mix of land uses on the property, this PUD application includes a single warehouse and distribution facility with associated parking and access. This project proposal does not include any dwelling types or impact to residential densities. For this reason, there is no intended organizational structure for a property owners' association, deed restrictions or provisions related to common services. Furthermore, we believe this proposed project is justified because it supports the Comprehensive Master Plan and Future Land Use Map for the Village of Cottage Grove, which designates this property as a Planned Industrial District. Based on the design specifications of this facility including building height and maximum number of floors allowable, TCC has proposed to pursue PUD zoning. With PUD zoning, the applicant is required to present clear building design and civil documents for review by the Village. TCC can discuss with the Village the building design and operations as well as potential future use of the undeveloped acres on the site.

This PIP application has incorporated feedback from Village Staff for the GDP application as exhibited in Exhibit A to this narrative. For the landscaping plan, our team has included a residential landscape buffer with an opacity of 1.00 as described in the zoning ordinance. Additionally, the landscaping plan includes the long-term treatment of the remaining acreage of the south and east portions of the property. In relation to stormwater management, Village Staff have requested that the final stormwater management plan comply with the requirements outlined in the WDNR's Water Quality Approval letter dated July 9, 2020 which our Civil team has incorporated. We have also updated plans to show relevant dimensions and the existing environmental easement for reference.

Lastly, from a financing feasibility perspective, TC Pursuit Services has developed over 2,800 properties and 625M square feet since 1948 including ~\$26.5B currently under construction and in the pipeline. Our team has a breadth of capital partners and financing vehicles to ensure the financial success of this project.



Andrew Montasser
Project Architect
M+H Architects
(314)-878-3500



M+H
ARCHITECTS

Exhibit A: Village Staff's Recommendations to GDP

STAFF RECOMMENDATION

Staff recommends that the requested General Development Plan be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. The Village agrees to the following variations to the requirements of the most comparable zoning district (Planned Industrial) via the Planned Unit Development process:
 - a. Per 325-41(A)(7)(a)(1), the max. number of floors in the PI district is 4. The proposed project includes five floors plus a mezzanine.
 - b. Per 325-41(A)(7)(b)(8), the max. building height in the PI district is 45 feet. The applicant is requesting a building height of up to 103'-6" to the top of the tallest wall panels as shown on the building elevations.
 - c. Per 325-106(1)(a)(1)(b) a wall sign shall not exceed 200 sq. ft. The wall sign indicated on the south elevation is labeled as up to 275 sq. ft.
2. Per 325-41(A)(2)(B) a 'distribution center' is permitted as a conditional use in the PI district. 325-115(B)(2) indicates that land uses are a flexible zoning standard and therefore the conditional use is incorporated into the PUD approval.
3. Note the 'residential landscape buffer' indicated on the conceptual landscape plan shall have an opacity of 1.00 as described by 325-49(F)(4)(a)(1) and Article V of the zoning ordinance. Additional detail shall be provided on the final landscaping plan submitted with the PIP.
4. The final landscaping plan shall also describe the long-term treatment of the remaining undeveloped acreage on the south and east portions of the property.
5. While a full stormwater submittal is not due with the GDP, note that the final stormwater management plan shall comply with the requirements outlined in the WDNR's Water Quality Approval letter for this site dated July 9, 2020 which were provided as a culmination of the urban service area approval process, including maintaining the "suitable hydrology" of the existing wetland and direction to "coordinate the management of stormwater discharging into the Town (of Sun Prairie), with the Town Engineer."
6. Show relevant dimensions on site plans to verify that all buildings and activity areas are located at least 100' from residentially zoned properties per 325-49(F)(4)(a)(2).
7. Driveway locations and configurations and other traffic related improvements may be modified from those shown on the GDP to accommodate final traffic data, input from all relevant governmental agencies, and best engineering practices.
8. There is an existing environmental easement on the Gariti property (parcel #0811-332-9782-1) held by the Town of Sun Prairie. The easement shall be shown on the site plan to verify its treatment complies with the terms of the easement.

9. Coordinate with the Cottage Grove Fire Department regarding the potential need for radio boosters within the proposed facility.

10. Impact fees will be assessed per ordinance based on the number of employees and will be due prior to issuance of a building permit.

11. The Village shall reimburse the Village for all connection fees charged by the Madison Metropolitan Sewer District prior to issuance of a building permit.