Village of Cottage Grove Notice of Public Meeting

PLAN COMMISSION

Wednesday, March 11, 2020 6:30 P.M.
Village Hall
221 E Cottage Grove Rd.

1. Call To Order
2. Determination Of Quorum And That The Agenda Was Properly Posted
3. Pledge Of Allegiance
4. PUBLIC APPEARANCES-Public's Opportunity To Speak About Any Subject That Is Not A Specific Agenda Item
5. Discuss And Consider The Minutes From The Plan Commission Meeting Of February 12, 2020.

   Documents:

   2-12-2020 PLAN COMMISSION MINUTES.PDF

6. Discuss And Consider A Request From Miracle League Of Dane County For Approval Of A Site Plan For An ADA Accessible Baseball Field In Bakken Park.

   Documents:

   CG_MIRACLEFIELD_2020-02-27.PDF
   MSA_00094093 PHOEBE BAKKEN PARK - MIRACLE FIELD REVIEW 03052020.PDF
   PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD_200226.PDF

7. Discuss And Consider A Request From Johnson Health Tech For Approval Of A Site Plan Amendment To Provide Additional Parking Spaces To Existing Parking Lots Located At 1600 Landmark Drive In The Commerce Park.

   Documents:

   CG_JHTSITEPLAN_2020-03-06.PDF
   PARKING STALLS.PDF

8. Discuss And Consider Final Plat For Kennedy Hills Subdivision Located In The Town Of Cottage Grove Within The Village Of Cottage Grove's Extraterritorial Jurisdiction.

   Documents:

CG_KHILLS-FINALPLAT_2020-03-11.PDF
PLAT2SHEET1.PDF
PLAT2SHEET2.PDF

9. Discuss Request From Tim Olson To Amend The Village Of Cottage Grove Comprehensive Plan To Change Parcels 0711-174-8500-3 And 0711-174-9002-4 Totaling 72 Acres From 'Future Development Area' To 'Planned Neighborhood.' For Feedback Only – No Formal Action Will Be Taken.

10. Update On Monona Grove School District Elementary School Project – No Formal Action Will Be Taken.

11. Discuss Potential Amendments To The Zoning Ordinance Related To Conditional Use Permits – No Formal Action Will Be Taken.

    Documents:

    CG_CUPORD_2020-03-02.PDF
    TABLE_LANDUSES_FORPC_2020-03-11.PDF

12. Discuss And Consider Holding The Next Meeting On April 15, 2020 Instead Of The Regularly Scheduled April 8, 2020.

13. Future Agenda Items

14. Adjournment

This agenda has been prepared by Staff and approved by the Village President as Chair of the Plan Commission for use at the meeting as listed above. Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call 608-839-4704 at least 24 hours prior to the meeting. It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, February 12, 2020

MINUTES

1. Call to order

The Plan Commission meeting for February 12, 2020 was called to order by Village President John Williams at 6:32 p.m.

2. Determination of quorum and that the agenda was properly posted.

It was noted that a quorum was present and that the agenda was properly posted. Roll Call was taken. Commission members present were: John Williams, Don Brinkmeier, Kyle Broom, Alex Jushchyshyn, Jennifer Pickel, Melissa Ratcliff, Fred Schulze. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata and Village Attorney Larry Konopacki.

3. Pledge of Allegiance

4. PUBLIC APPEARANCES – *Public's opportunity to speak about any subject that is not a specific agenda item.*

None

5. Discuss and consider the minutes from the Plan Commission meeting of January 8, 2020. Motion by Jushchyshyn to approve the minutes from the January 8, 2020 Plan Commission meeting, seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-2 with Pickel and Brinkmeier abstaining.

6. Discuss and Consider A Request from Farris Auto to Amend an Existing Conditional Use Permit for Their Facility At 212 W. Cottage Grove Road to Permit Construction of An Additional Paved Area Bounded by A Privacy Fence and To Review Conditions of The Existing Permit (Tabled at January 8, 2020 meeting).

Motion by Pickel to take item six off the table, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-1-0 with Broom voting No. Ruth explained the changes that were made to the phased planning, with the fence and paving in the back lot to be the first phase, the additional sales building would be the second phase and the repaving of the front lot and stripping would be the third phase. Jushchyshyn questioned for clarification on the car count the fence material and what the amendment would be to the Conditional Use Permit. Gerard Farris showed three potential fencing options that they are looking at, all would be privacy fencing and would be six feet tall. They indicated that the fencing and paving in the back-lot area would be done as soon as weather permits this area would hold 34 parking spaces. Broom questioned how many parking spaces would be on Ollie Street, which Jon Farris indicated they do not park cars in the area as they allow the Chiropractic Office staff to park in that area. The following people registered to speak.

Laura Riedl-563 N Main St- in favor
Donald Minter-139 Glenn Dr- in favor
Dale Disch-112 Glenn Dr- in favor
Mary Kessenich-112 Glenn Dr- in favor they do a lot of help in the community
Zach Pulvermacker-2925 Lane St- in favor, they are a good business.
Susie Jones-442 Connie St- not in favor and does not feel the fence will help and this is not what you want to see on a main thoroughfare.
Kathleen Lampmann-4294 Ridge Rd- in favor they are more than fair and go beyond in the care. They are a good business to have in the Village.

Motion by Pickel to approve the request from Farris Auto to amend the Conditional Use permit for their facility at 212 W. Cottage Grove Rd to permit construction of an additional paved area bounded by a privacy fence and to review conditions of the existing permit with conditions in the staff report along with adding the condition of no parking vehicles from Farris Auto on the area next to Ollie Street, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-1-0 with Broom voting No.

7. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Request from Alejandro Ramirez For Approval of a Conditional Use Permit for an 'Indoor Commercial Entertainment' Land Use (Don Maguey Mexican Restaurant) Serving Alcohol located in the existing multi-tenant building at 1609 Landmark Drive.

Williams opened the public hearing at 6:57 pm. Ruth explained the conditional use permit was needed because they will be serving alcohol. The parking issues have come up and Ruth did get a call from Soul Song a business

DRAFT

in the building asking if signage could be put up to indicated that there is parking in the back of the building. Staff is recommending approval with conditions in the staff report. There was no public that wished to speak at the public hearing, Williams closed the public hearing at 7:00 pm.

8. Discuss and Consider A Request from Alejandro Ramirez For Approval of a Conditional Use Permit for an 'Indoor Commercial Entertainment' Land Use (Don Maguey Mexican Restaurant) Serving Alcohol located in the existing multi-tenant building at 1609 Landmark Drive.

Motion by Pickel to approve a Conditional Use Permit for an 'Indoor Commercial Entertainment' Land use for Don Maguey Mexican Restaurant serving alcohol located in the existing multi-tenant building at 1609 Landmark Drive with conditions in the staff report, seconded by Schulze. **Motion** carried with a voice vote of 7-0-0.

9. Discuss and Consider A Request from Nancy Hacker for Approval of a Zero Lot Line Certified Survey Map to split an existing duplex parcel at 706 St. James Street into two separate parcels.

Ruth explained the owner is requesting to zero lot line so they can sell one half of the duplex. Ruth indicated there is a playhouse that is on the property currently that would be out of compliance once the lots are split, however the owner Nancy Hacker indicated that the new owner has children and would be moving the playhouse onto that lot. **Motion** by Pickel to approve the zero-lot line Certified Survey Map to split an existing duplex parcel at 706 St. James Street into two separate parcels, seconded by Schulze. **Motion** carried with a voice vote of 7-0-0.

10. Presentation by Troy Hoekstra of a Concept Plan for a Proposed Atwell Suites Hotel to be located on Highway TT Immediately West of the DOT Park and Ride. For Feedback Only – No Formal Action Will Be Taken.

Troy Hoekstra was present to give a brief overview of the proposed Atwell Suites Hotel project they are looking to do with the Huston Family. This would be a 96 room Atwell Suites which is an upper scale hotel. The goal is to penetrate the upscale market and would be a nice addition to the community. The project is projected to cost up to 14 million dollars and will generate 2.4 million dollars in revenue annually and would employ 20 new jobs. They would be doing a Planned Unit Development as they do not know at this time what their neighbors will be, but likely that a restaurant or retail would come in after the hotel is built. They are looking at starting in late May or June and would be 14 months to build and open in August 2021. Williams asked how many they have developed in the area, which Troy Hoekstra indicated that they have not developed in this area, however they have in Platteville and Whitewater and the Platteville hotel won an award with IHG and would encourage them to call Platteville community and ask about the project. Broom asked about the studies they did and if they would be willing to share that data, Troy Hoekstra indicated that he would as long as confidentially was signed. Broom then asked if the area could support 170 rooms as there is another hotel that has been proposed in the Village as well. Troy Hoekstra indicated that the Village could support that many rooms because the two hotels would be drawing different users. Broom then asked if they would be requesting TIF incentives, which Troy Hoekstra indicated that they would be.

11. Presentation by Tim Olson of a Request to Amend the Village of Cottage Grove Comprehensive Plan to change Parcels 0711-174-8500-3 and 0711-174-9002-4 Totaling 72 acres from 'Future Development Area' to 'Planned Neighborhood.' For Feedback Only – No Formal Action Will Be Taken.

Tim Olson was present to explain the changes they would like to do to develop a planned neighborhood that would continue to Coffeytown Road. This would allow for road connection through the development and not have homes that would have driveways that would back onto Vilas Road. Ruth indicated that they are looking to partner with a developer so they could get Coffeytown Road added to get the project going. Brinkmeier indicated that this makes sense and would be a road connection that would be doable with the Town. The Commission agreed it was a good solution and they should keep working on it.

12. Future Agenda Items

Hotels, ordinance changes

13. Adjournment

Motion by Pickel to adjourn at 7:45pm, seconded by Ratcliff. **Motion** carried with a voice vote of 7-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved:

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.

DRAFT

PLANNING STAFF REPORT

MEMO DATE: February 27, 2020
MTG. DATE: **MARCH 11, 2020**

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

FROM: Erin Ruth, AICP – Village Planning Director

RE: **Site Plan for Miracle League Baseball Field at Bakken Park**

BACKGROUND

Property Owner:	Village of Cottage Grove
Location:	Bakken Park
Area:	28.6 acres
Agent:	Bill Schultz – Miracle League of Dane County Sean Brusegar – Director of Parks & Rec., V. of Cottage Grove Andy Meesmann – Snyder & Associates
Existing Zoning:	Park & Open Space
Proposed Zoning:	Park & Open Space
Future Land Use Plan:	Park & Open Space

OVERVIEW

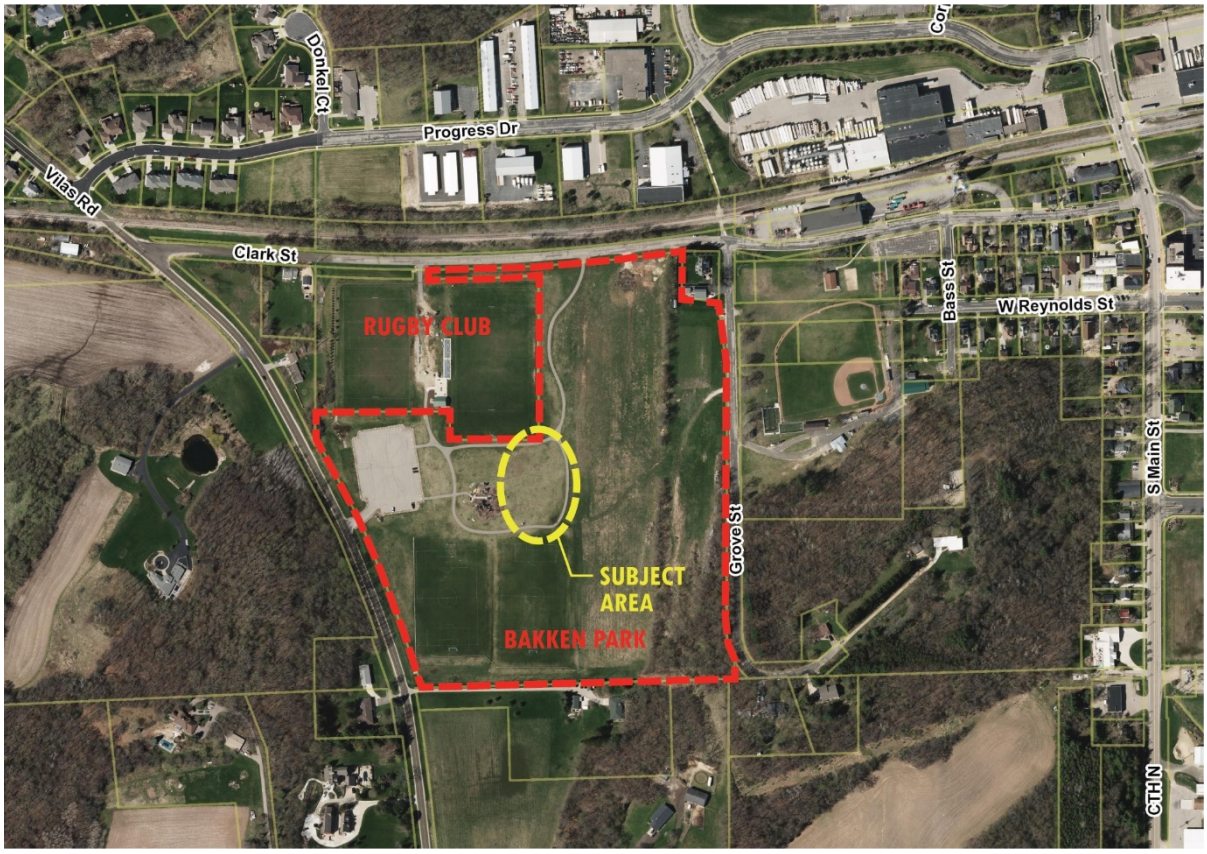
The Miracle League is a national entity with 240 member organizations. They build specialized baseball fields with rubberized (wheelchair accessible) surfaces to allow participation by children and adults with physical and mental disabilities. They use a "buddy system" to match each player with an able-bodied peer.

Miracle League of Dane County is collaborating with the Village to build a facility in Bakken Park. It would be the first such facility in the Madison region. Existing facilities in Wisconsin can be found in Milwaukee and Manitowoc.

The proposed facility will be located immediately east of the existing playground and forthcoming splash pad. The facility includes the rubberized field, dugouts, bleachers, picnic tables, a drinking fountain, fencing, lights, and landscaping.

Occupancy is expected to include 36 to 50 users and an additional 30 to 40 spectators during games. The field will be used by Miracle League on Tuesday, Wednesday, and Thursday evenings from 5:30 to 9 from May to mid-August.

LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

The property is designated as Park and Open Space on the Future Land Use Map. The proposed site plan amendment is consistent with that designation.

The Park and Open Space Plan approved in 2018 included a master concept plan for Bakken Park. This specific opportunity was unknown at the time the plan was drafted and

approved. However, additional baseball/softball fields are part of the master plan. The specific location proposed for the Miracle League Field contains tennis courts in the master plan, but the courts can easily be accommodated nearby in the future. The Miracle League Field is a unique opportunity that is expected to provide a positive feature for Bakken Park that will complement the adjacent playground, splash pad, and shelter.

In the opinion of staff, the proposed site plan is consistent with the Comprehensive Plan.

ZONING ORDINANCE CONSISTENCY

The Bakken Park parcel is zoned Park and Open Space, as regulated by 325-42 of the zoning ordinance.

Per 325-42(2)(a), both active outdoor public recreation land uses are permitted by right within the district.

The proposed project meets all intensity and bulk requirements of the district.

The baseball field is considered an 'active public outdoor recreation' land use per 325-49(C)(2), which has the following requirements:

(a)(1) Facilities using lighting and adjoining a residentially zoned property shall install and continually maintain a bufferyard with a minimum opacity of 0.6. Said bufferyard shall be located at the property line adjacent to said residential property.

The proposed Miracle League Field does include field lighting, and the park parcel is adjacent to residential parcels on the west, south, and northeast sides. However, the park parcel is quite large (38 acres) and the respective property lines are all more than 600' from the field. So while the parcel is technically adjoining, the field itself is not. In the opinion of staff the bufferyard should not be required. The proposal includes substantial landscaping on the west and northeast sides. While the full bufferyard should not be required the project could benefit from additional canopy trees to the south of the field. Staff recommends three located between the south side of the field and the pedestrian/bike path.

(a)(2) All structures and active recreational areas shall be located at least 50 feet from any residentially zoned property.

As noted above, the field is more than 600' from any residentially zoned property.

(a)(3) Facilities that serve a community-wide function shall be located with primary vehicular access on a collector or arterial street.

The parking lot serving the field is accessed from Vilas Road.

(a)(4) Facilities serving a community-wide function shall provide an off-street loading area if the majority of the users are children.

(b) Parking requirement: 1 space per 4 expected patrons at maximum capacity.

The Miracle League Field will be served by the existing Bakken Park parking lot, which contains 148 spaces. Per the applicant the maximum capacity is expected to be 50 users and 40 spectators, totaling 90 which would require 23 parking spaces. Therefore the existing parking lot should be adequate to handle the field in addition to the playground and splash pad. The field's organizers plan to coordinate schedules with the rugby facility (Miracle Field games will mostly occur on weeknights and most rugby tournaments occur on weekends).

The parking lot has enough accessible spaces per ADA. However, given the specific nature of the Miracle Field there may be demand for more than the minimum amount of ADA spaces. The Parks Dept. should coordinate with the Miracle League on signing standard spaces as ADA spaces during games, maintaining a clear drop off area within the lot, or other accommodations as necessary. This may require some trial periods during the first season to determine the best approach.

STAFF RECOMMENDATIONS

Staff recommends that the proposed Site Plan be **APPROVED WITH CONDITIONS**, with the following conditions:

1. Plant three additional canopy trees between the south side of the field and the existing pedestrian/bike patch to provide additional screening for the field lighting.

2. The Parks Dept. and Miracle League shall coordinate the most effective use of the parking lot on game nights to ensure the needs of the field's users are accommodated.

PROJECT REVIEW | MIRACLE FIELD

Village of Cottage Grove, WI

ENGINEERING REVIEWER:

Kevin Lord, P.E.

Phone: (608) 242-7779

klord@msa-ps.com

DATE:

March 5, 2020

Proposed Miracle Field at Phoebe Bakken Memorial Park

REVIEW COMMENTS

MSA has reviewed the site plans submitted February 26, 2020 for the proposed Miracle Field at Phoebe Bakken Memorial Park.

INCLUDED

1. Lighting Plans
2. Grading Plans
3. Utility Plans
4. Landscape Plans

MSA reviewed the drainage and site civil for the project following the submittal and has the following comments.

Site Plans

1. Storm sewer noted on Sheet L203 is noted as having rims however I do not see anything that details what these structures are intended to be. Please provide if these are manholes and what grates are being used.
2. The piping is noted to be perforated which is indicative of infiltrating soils. No detail of the soils are included and should be determined if the intent is to make these areas infiltrating.
3. Developer should provide calculations showing the areas draining to each drain to provide pipe capacity calculations and verify any show the storage areas used during large storm events.
4. Connections are shown to the existing storm sewer however it is not noted but should be planned to connect to existing storm sewer with structures for maintenance purposes. (Possibly connect to the existing structure on the east side of the field.)

5. The watermain being placed for the splashpad should be extended through the Miracle League field at the time of construction on Sheet L204.
6. The landscaping shown on Sheet L206 shows landscaping above the perforated drains. These should be verified as roots will be prone to go to the perforated pipes and cause clogging issues.
7. The landscaping areas are shown as rock mulch and this should be verified with the grates and structures that are on the storm plans.
8. The lighting plans do not show the light beyond the field area and based on the orientation of the lighting I assume that is minimal but would be good to show if there is any trespass on the neighboring amenities and how much.

VILLAGE OF COTTAGE GROVE
REQUEST FOR SITE PLAN APPROVAL

APPLICANT: The Miracle League of Dane County and the Village of Cottage Grove Parks, Recreation and Forestry

APPLICANT ADDRESS: 105 North High Point Rd.
Madison, WI 53717
And

210 Progress Drive, Suite 2
Cottage Grove, WI 53527

TELEPHONE: 608.836.5566 (Miracle League of Dane County)
608.839.8968 (Parks, Recreation and Forestry)

EMAIL ADDRESS: bschultz7782@gmail.com and sbrusegar@village.cottage-grove.wi.us

PROJECT LOCATION:

Phoebe Bakken Memorial Park
220 Grove St. Cottage Grove, WI 53527

DESCRIPTION OF PROPOSED PROJECT:

A Miracle League Baseball Field and adjacent plaza space.

APPLICATION SUBMITTAL REQUIREMENTS:

1. Submittal requirements per 325-112(C), see following pages.
2. Fee of $275.
3. Escrow deposit of $500 for consultant review. If actual review fees are less, excess will be returned. If actual review fees exceed escrow amount, applicant will be billed for the excess.

2/26/2020
Date

Applicant Signature

For office use only:

Date Received:
Planning Commission Meeting Date:
Village Board Meeting Date:

SUBMITTAL REQUIREMENTS PER 325-112(C): Required items that are deemed to be not applicable to the proposed project may be waived by the Zoning Administrator. Detailed site analysis per 325-112(C)(8) may be required; verify with Village staff. Submittal materials may be submitted as pdf files via email in lieu of printed copies by arrangement with the Village Planning Director.

(1) Written description of the intended use describing in reasonable detail the:

(a) Existing zoning district(s) [and proposed zoning district(s) if different].
The proposed improvement and site are located on land currently zoned parks and open space. Zoning is not expected to change.

(b) Land use plan map designation(s).
See attachment 'A'.

(c) Description of existing environmental features.
Village Park that includes a parking lot, playground and shade shelters, sports fields, bleachers, maintenance building, and walking and bicycle paths. The park is boarded by Vilas Road to the west, Clark Road at the north, Fireman's park to the north east, vegetated hillside to the east, and private property to the south. The site is generally flat with minimal trees and shrubs. There are no wetlands, environmental corridors, open waterways, or other environmentally sensitive areas.

(d) Current land uses present on the subject property.
Park facilities. See description in 'c', above.

(e) Proposed land uses for the subject property.
Park – Miracle League Field. Miracle League is an organization that helps develop baseball fields that provide opportunities for children and adults with disabilities to play baseball unencumbered on a field specifically designed to meet their needs. The proposed field is consistent with the Master Park Plan.

(f) Projected number of residents, employees and daily customers.
There are no residents or employees for the improvements. The field and dugouts are designed to accommodate 36-50 users. Bleachers are designed to accommodate an additional 30-40 spectators.

(g) Proposed amount of dwelling units, floor area, impervious surface area and landscape surface area and resulting site density, floor area ratio, impervious surface area ratio and landscape surface area ratio.
There are no proposed dwelling units.

(h) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings and traffic generation.
Typical hours of operation are Tuesday, Wednesday, and Thursday from 5:30pm to 9:00pm between May to mid-August. There will be no weekend games except on opening day and end of the season. The proposed park will not likely result in significant increases in water usage, sanitary sewers or septic loadings. Event schedules will be staggered with other activities (Rugby, for instance) so as not to conflict with parking and excess traffic.

(i) Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VI, including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage and hazardous materials. If no such nuisances

will be created (as indicated by complete and continuous compliance with the provisions of Article VI), then the statement "The proposed development shall comply with all requirements of Article VI" shall be provided.

The proposed development shall comply with all requirements of Article VI. A lighting plan is included within the proposal to document footcandle usage and trespass.

(j) Exterior building and fencing materials.

Black vinyl coated chain link fencing will be installed at the perimeter of the field. A windscreen will be installed on the outfield fencing. A 6x8 metal shed is included at the southwest corner of the field

(k) Possible future expansion and related implications for § 325-112C(1)(a) through (j) above.

No expansion of the field is planned.

(l) Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties

The addition of the Miracle League Field follows the Park Master Plan. The field will help serve an under recognized user (disabled children and adults) or Cottage Grove parks and allow disabled users to freely play on a field that meets their unique needs.

(2) A small location map scalable at 11 inches by 17 inches showing the subject property, all properties within 300 feet and illustrating its relationship to the nearest street. intersection. (A photocopy of the pertinent section of the Village's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

Refer to sheet L100 of attached Site Plan.

(3) A property site plan drawing (and reduction scalable at 11 inches by 17 inches) which includes:

All site plan items below are depicted in the Site Plan (Exhibit 'B') unless otherwise noted. Lighting plans can be found in Exhibit 'C'. Additional graphics are provided in Exhibit 'D'.

(a) A title block which indicates the name, address and phone number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for the project.

(b) The date of the original plan and the latest date of revision to the plan.

(c) A North arrow and a graphic scale. Said scale shall not be smaller than one inch equals 100 feet.

(d) A legal description of the subject property.

(e) All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

(f) All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.

(g) All required building setback lines.

(h) All existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, walls and utility and drainage systems, connections and fixtures.

(i) The location and dimension (cross section and entry throat) of all access points onto public streets.

(j) The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter.

(k) The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.

(l) The location of all outdoor storage areas and the design of all screening devices.

(m) The location, type, height, size and lighting of all signage on the subject property.

(n) The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including the clear demonstration of compliance with a limit of 1.0 footcandles at nonresidential property lines and 0.5 footcandles at residential property lines.

(o) The location and type of any permanently protected green space areas.

(p) The location of existing and proposed drainage facilities.

(q) In the legend, data for the subject property: [1] Lot area; [2] Floor area; [3] Floor area ratio (b/a); [4] Impervious surface area; [5] Impervious surface ratio (d/a); and [6] Building height.

(4) A detailed landscaping plan of the subject property, at the same scale as the main plan (and reduction scalable at 11 inches by 17 inches), showing the location of all required bufferyard and landscaping areas and existing and proposed landscape point 4/11/16 fencing and berm options for meeting said requirements. The landscaping plan shall demonstrate complete compliance with the requirements of Village landscaping requirements. (NOTE: the individual plant locations and species, fencing types and heights and berm heights need to be provided.)

See Site Plan sheets L205 and L206

(5) A grading and erosion control plan at the same scale as the main plan (and reduction scalable at 11 inches by 17 inches) showing existing and proposed grades, including retention walls and related devices, and erosion control measures per Wisconsin Administrative Code, COMM Chapter 21, Uniform Dwelling Code, and Chapter 65, Commercial Construction.

See Site Plan sheets L202 and L203

(6) Elevation drawings of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials, texture, color and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

Not applicable.

(7) A certified survey may be required by the Zoning Administrator in instances where he determines compliance with setback requirements may be difficult. The survey shall be prepared by a registered land surveyor and shall depict property lines and proposed buildings, structures and paved areas.

See Site Plan sheet L100

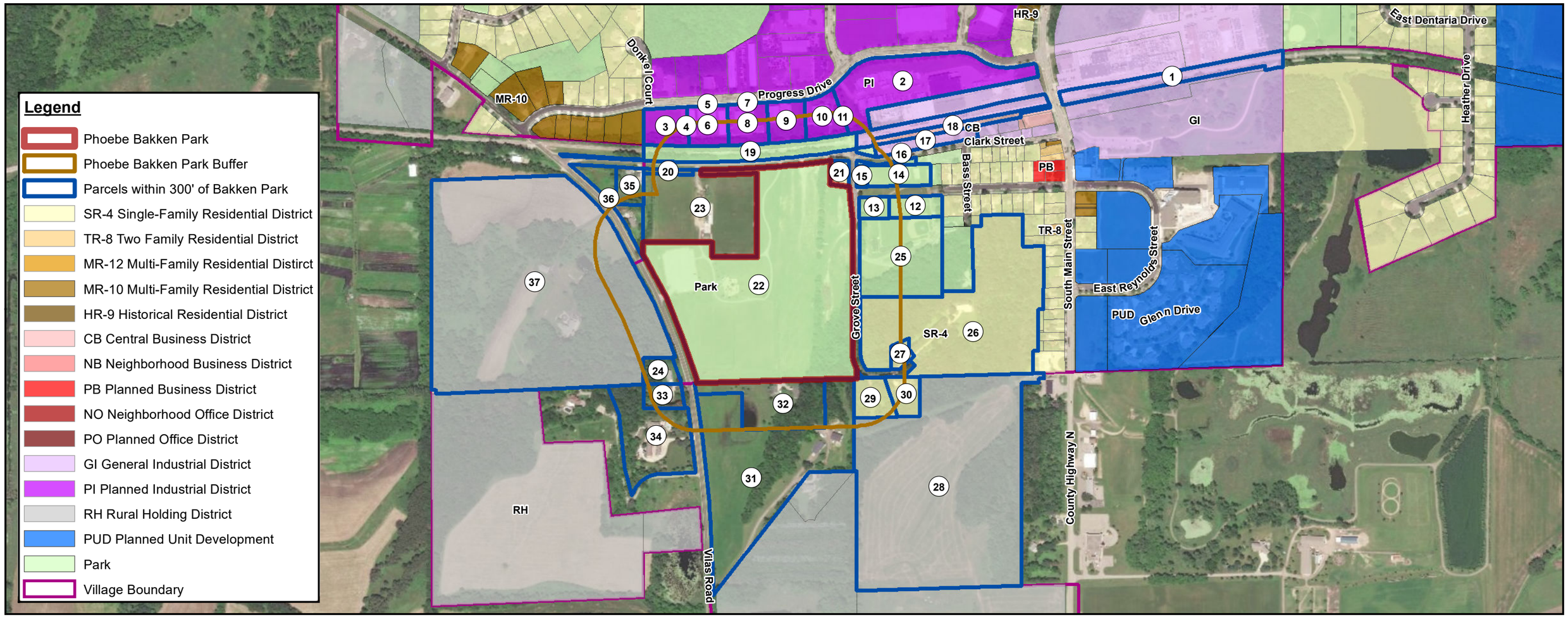
Exhibit ‘A’.

Land Use Map

FILE PATH: Z:\GIS\Miracle League.mxd
SOURCES: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community; Village of Cottage Grove, Dane County, WI

Map Number	Owner	Property Address	Billing Street Address	Billing City State Zip
1	WI DOT		2101 WRIGHT ST	MADISON WI 53704
2	HYDRITE CHEMICAL CO		PO BOX 59365	SCHAUMBURG IL 60159-0365
3	Current Owner	401 PROGRESS DR	475 PROGRESS DR	COTTAGE GROVE WI 53527
4	Current Owner	429 PROGRESS DR	475 PROGRESS DR	COTTAGE GROVE WI 53527
5	Current Owner	375 PROGRESS DR	375 PROGRESS DR	COTTAGE GROVE WI 53527
6	Current Owner	379 PROGRESS DR	375 PROGRESS DR	COTTAGE GROVE WI 53527
7	STEVE B WOHLERS	351 PROGRESS DR	202 MARIA LN	COTTAGE GROVE WI 53527
8	STEVE B WOHLERS	373 PROGRESS DR	202 MARIA LN	COTTAGE GROVE WI 53527
9	J & M USELMAN LLC	321 PROGRESS DR	PO BOX 247	COTTAGE GROVE WI 53527
10	301 PROGRESS LLC	301 PROGRESS DR	301 PROGRESS DR	COTTAGE GROVE WI 53527
11	301 PROGRESS LLC	323 PROGRESS DR	301 PROGRESS DR	COTTAGE GROVE WI 53527
12	COTTAGE GROVE, VILLAGE OF		221 E COTTAGE GROVE RD	COTTAGE GROVE WI 53527
13	COTTAGE GROVE, VILLAGE OF		221 E COTTAGE GROVE RD	COTTAGE GROVE WI 53527
14	COTTAGE GROVE, VILLAGE OF		221 E COTTAGE GROVE RD	COTTAGE GROVE WI 53527
15	COTTAGE GROVE, VILLAGE OF		221 E COTTAGE GROVE RD	COTTAGE GROVE WI 53527
16	COTTAGE GROVE, VILLAGE OF		221 E COTTAGE GROVE RD	COTTAGE GROVE WI 53527
17	LANDMARK SERVICES COOPERATIVE	241 CLARK ST	PO BOX 277	COTTAGE GROVE WI 53527
18	LANDMARK SERVICES COOPERATIVE		PO BOX 277	COTTAGE GROVE WI 53527
19	WI DOT		2101 WRIGHT ST	MADISON WI 53704

Map Number	Owner	Property Address	Billing Street Address	Billing City State Zip
20	COTTAGE GROVE, VILLAGE OF		4058 COUNTY HIGHWAY N	COTTAGE GROVE WI 53527
21	CHRISTIAN M NELSON	203 GROVE ST	203 GROVE ST	COTTAGE GROVE WI 53527
22	COTTAGE GROVE, VILLAGE OF		4058 COUNTY HIGHWAY N	COTTAGE GROVE WI 53527
23	WRC SPORTS COMPLEX INC	4064 VILAS RD	PO BOX 45598	MADISON WI 53744-5598
24	RICHARD J BOLLIG		4089 VILAS RD	COTTAGE GROVE WI 53527
25	COTTAGE GROVE, VILLAGE OF		221 E COTTAGE GROVE RD	COTTAGE GROVE WI 53527
26	HOLMES TR, TERRY & KATHLEEN	377 GROVE ST	377 GROVE ST	COTTAGE GROVE WI 53527
27	LISA M HATTON	362 GROVE ST	362 GROVE ST	COTTAGE GROVE WI 53527
28	LANDMARK SERVICES COOPERATIVE	203 W COTTAGE GROVE RD	PO BOX 277	COTTAGE GROVE WI 53527
29	LAWRENCE D COOPER	357 GROVE ST	357 GROVE ST	COTTAGE GROVE WI 53527
30	Current Owner	365 GROVE ST	365 GROVE ST	COTTAGE GROVE WI 53527
31	EDWARD R ZABEL	4030 VILAS RD	4030 VILAS RD	COTTAGE GROVE WI 53527
32	Current Owner	4090 VILAS RD	4090 VILAS RD	COTTAGE GROVE WI 53527
33	RICHARD J BOLLIG	4089 VILAS RD	4089 VILAS RD	COTTAGE GROVE WI 53527
34	TERRY VIAL	4075 VILAS RD	4075 VILAS RD	COTTAGE GROVE WI 53527
35	JEFFREY R EVENSEN	2643 CLARK ST	2643 CLARK ST	COTTAGE GROVE WI 53527
36	Current Owner	4136 VILAS RD	4136 VILAS RD	COTTAGE GROVE WI 53527
37	WIDEN REV TR, REED C & LEANNE M	4141 VILAS RD	4141 VILAS RD	COTTAGE GROVE WI 53527



SNYDER & ASSOCIATES

0 300 600
Feet

Phoebe Bakken Park - Parcels within 300'

Miracle League Field | Cottage Grove, WI | 2/26/2020

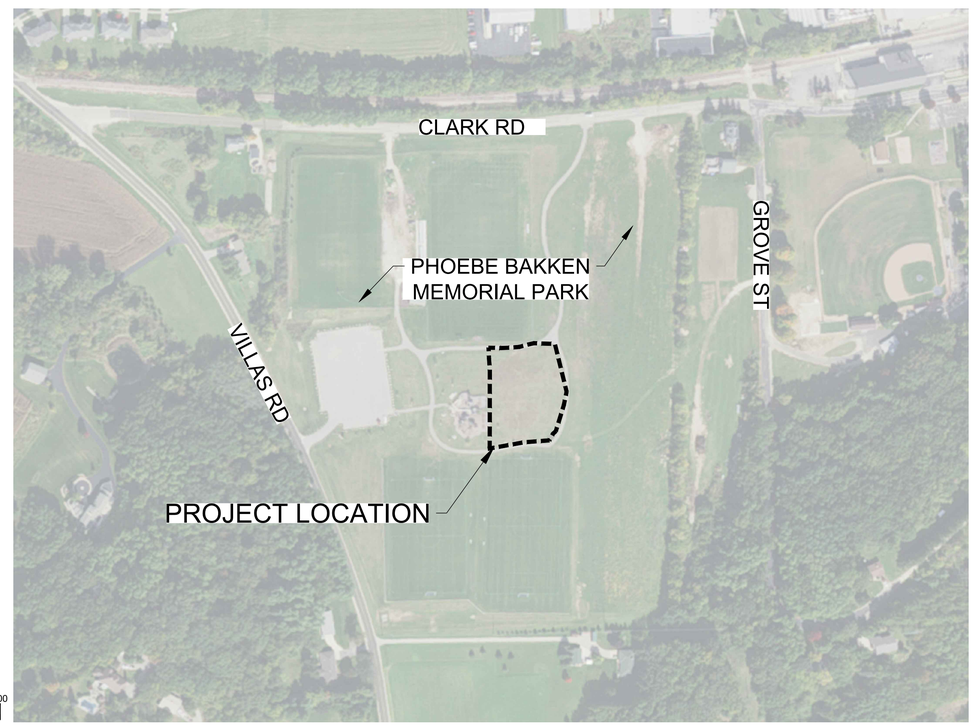
Exhibit ‘B’

Site Plan

SITE PLAN FOR

MIRACLE LEAGUE FIELD IMPROVEMENTS

PHOEBE BAKKEN MEMORIAL PARK COTTAGE GROVE, WISCONSIN



N

0 200
FEET

VICINITY MAP

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ZONING

EXISTING - PARK
PROPOSED - PARK

PROPERTY DESCRIPTION

LOT 1 CSM 12707 CS80/131-133
06-15-09 DESCR AS SEC 16-07-11 PRT
OF NW1/4 NW1/4 & PRT SW1/4 NW1/4
(28.556 ACRE)

PARCEL NUMBER

071116290251

PROJECT ADDRESS

PHOEBE BAKKEN MEMORIAL PARK
220 GROVE ST
COTTAGE GROVE, WI 53527

CLIENT

BILL SCHULTZ
JUMP IN FOUNDATION, INC.
C/O WILLIAM SCHULTZ
105 NORTH HIGH POINT RD
MADISON, WI 53717
608.836.5566

VILLAGE OF COTTAGE GROVE

SEAN BRUSEGAR
DIRECTOR OF PARKS, RECREATION AND FORESTRY
PHOEBE BAKKEN MEMORIAL PARK
220 GROVE ST
COTTAGE GROVE, WI 53527
608.839.8968

PROJECT LANDSCAPE ARCHITECT

ANDY MEESSMANN
SNYDER & ASSOCIATES, INC.
5010 VOGES RD
MADISON, WI 53718
608.838.0444 ETX. 232

LIGHTING DESIGNER

TRAVIS WAHLERT
MUSCO LIGHTING
100 1ST AVE. W
OSKALOOSA, IA 52577
800.825.6030

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS

Project No: 120.0089.30 | Sheet L100

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

COTTAGE GROVE, DANE COUNTY, WISCONSIN

TITLE SHEET

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0089.30
Sheet L100

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 22" X 34" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.

2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.

3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.

5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.

6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.

9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.

10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.

13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.

14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.

15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.

16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.

18. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.

19. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.

20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.

GENERAL NOTES CONTINUED

21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.

22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.

23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.

25. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT'S AS DESCRIBED IN THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.

2. INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SLOPE EXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS. THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL WILL BE REFERENCED FOR THE PROPER INSTALLATION AND MAINTENANCE OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES ON THE SITE.

3. SEDIMENT BASIN SHALL BE CONSTRUCTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND SHALL BE RESTORED AT THE TIME OF SITE STABILIZATION.

4. STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.

5. GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.

6. TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.

7. INSTALL SANITARY SEWER, WATER MAIN, & STORM SEWER.

8. COMPLETE FINAL GRADING FOR ROADWAY AND STABILIZE WITH GRAVEL.

9. COMPLETE FINAL GRADE OF THE SITE.

10. UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

11. WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEEDING.

12. FERTILIZE ALL AREAS TO BE SEEDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED ABOVE IN ITEM 11. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:
    108.9 LBS/ACRE OF KENTUCKY BLUEGRASS
    54.45 LBS/ACRE OF CREEPING RED FESCUE
    54.45 LBS/ACRE OF TURF-TYPE PERENNIAL RYE GRASS

    THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE VILLAGE OF COTTAGE GROVE.

    SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER.

CONSTRUCTION SEQUENCE CONTINUED

MULCH ALL SEEDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.

FOR AREAS ON WHICH GRADING IS COMPLETED AFTER SEPTEMBER 30, TEMPORARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#/ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.

13. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

14. SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE.

15. GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY. TRACKING PADS MAY REQUIRE PERIODIC CLEANING TO MAINTAIN THE EFFECTIVENESS OF THE PRACTICE, WHICH MAY INCLUDE THE REMOVAL AND RE-INSTALLATION OF THE STONE.

DEMO NOTES

1. ALL UTILITIES INDICATED ON THE DRAWINGS REFLECT APPROXIMATE LOCATIONS. THE CONTRACTOR IS TO VERIFY EXACT LOCATIONS OF BOTH EXISTING AND PROPOSED UTILITIES PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS OR OTHER EXISTING STRUCTURES AND IMPROVEMENTS THAT IS A RESULT OF THEIR WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER. DOCUMENT ALL EXISTING DAMAGES PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

3. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELF WITH THE SITE AND TO VERIFY THE QUANTITIES AND LOCATIONS OF ITEMS TO BE CLEANED UP AND REMOVED.

4. ALL USEABLE SALVAGED MATERIALS TO BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE INDICATED.

5. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT THE EXISTING TREES ON THE SITE FROM ANY DAMAGES DURING THE PROGRESS OF WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE WHEN LEFT UNATTENDED. FENCES AND OR BARRICADES SHALL BE MAINTAINED ALONG THE LIMITS OF CONSTRUCTION.

7. KEEP THE PREMISES CLEAN AND ORDERLY DURING CONSTRUCTION. DISPOSE OF ALL REMOVED MATERIALS AT AN APPROVED DUMP SITE WITHIN 24 HOURS OF REMOVAL. STOCKPILING ON THE SITE WILL BE ALLOWED ONLY WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE. SCHEDULE REMOVALS TO INSURE THAT NO PARTIALLY DISASSEMBLED EQUIPMENT'S LEFT ON SITE OVERNIGHT.

8. ALL ADJACENT LANDSCAPE, UTILITIES, SIGNS AND HARDSCAPE SHALL REMAIN UNDISTURBED UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE.

9. IF UNEXPECTED CONDITIONS ARE ENCOUNTERED DURING DEMOLITION, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.

UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE. SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.

3. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

4. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.

5. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS
   SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212.

   TRENCH SECTI0N SHALL BE CLASS "B" BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL.

   PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR SANITARY LATERALS

   CONFORM TO VILLAGE OF COTTAGE GROVE STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS, LATEST EDITION.

UTILITY NOTES CONTINUED

7. MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:

   WATER SERVICE SHALL BE PVC, AWWA C900, WITH A DIMENSION RATIO (DR) OF 18 OR LESS.

   ALL FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE IRON CONFORMING TO AWWA C-110.

   GATE VALVES SHALL BE IN ACCORDANCE WITH THE VILLAGE OF COTTAGE GROVE STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS, LATEST EDITION.

   TRENCH SECTION SHALL BE IN ACCORDANCE WITH THE VILLAGE OF COTTAGE GROVE STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS, LATEST EDITION.

8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.

9. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.

11. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE IN ACCORDANCE WITH COMM 82.30(11)(h)(1). TRACER WIRE SHALL BE A MINIMUM OF 18-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.

4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.

5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.

6. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.

7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

8. WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

9. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

GRADING NOTES

1. THE CONTRACTOR IS TO REVIEW, UNDERSTAND AND ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNERS REPRESENTATION. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM AND MAXIMUM SLOPES IDENTIFIED ON THE PLANS ARE ACHIEVABLE IN THE FIELD PRIOR TO START OF WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL STAKING NECESSARY TO COMPLETE THE WORK. THIS SHALL INCLUDE ANY RE-STAKING IF NECESSARY. THE CONTRACTOR SHALL PAY FOR ALL STAKING FOR THE PROJECT UNLESS SPECIFICALLY AGREED TO OTHERWISE IN THE CONTRACT DOCUMENTS.

3. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINING. MINIMUM SLOPE ON THE LANDSCAPED AREAS SHALL BE 2%. MAXIMUM SLOPE SHALL BE 25% (4:1) UNLESS OTHERWISE INDICATED ON THE PLANS.

4. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.

5. ALL FINAL GRADES FOR WALKS SHALL HAVE A MINIMUM 1% CROSS SLOPE AND MAXIMUM 2% CROSS SLOPE UNLESS OTHERWISE INDICATED ON THE PLANS.

6. EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS.

GRADING NOTES CONTINUED

7. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING GRADING AND EXCAVATION INCLUDING GUIDELINES AND RESTRICTIONS FOR EARTHWORK AND PLACING OF PAVEMENT AND LANDSCAPE SURFACING FOR THIS PROJECT.

8. CONTRACTOR SHALL ENSURE EXISTING GRADES ARE WITHIN 0.1 OF A FOOT PRIOR TO START OF WORK, AND SHALL NOTIFY OWNER'S REPRESENTATIVE IF CONDITIONS ARE DIFFERENT, PRIOR TO THE START OF WORK.

9. CONTRACTOR SHALL ENSURE THEIR COMPLETED GRADES ARE WITHIN 0.01 OF A FOOT WHEN COMPLETED WITH WORK.

10. FINISH GRADE SHOWN ON THESE PLANS SHALL REPRESENT COMPACTION REQUIREMENTS AS DEFINED BY PLANS, DETAILS, AND SPECIFICATIONS.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.

2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.

3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.

4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.

5. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.

6. TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).

7. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.

8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.

9. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.

10. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 106B.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.

12. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.

13.

GENERAL LANDSCAPE NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.

4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.

6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.

7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.

8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM SEPTEMBER 1 TO OCTOBER 15 AND PRIOR TO JUNE 1, BUT NOT AFTER CANDLES EXCEED 1 INCH FOR EVERGREENS. DECIDUOUS PLANTS (B&B AND CONTAINER) TO BE INSTALLED AUGUST 15 TO OCTOBER 15 AND IN THE SPRING PRIOR TO JUNE 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.

9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.

10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.

11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.

12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.

13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.

GENERAL LANDSCAPE NOTES CONT.

14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.

15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.

16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.

17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.

18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.

19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.

20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.

21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.

25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.

26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.

27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.

28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.

30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.

31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

ZONING

EXISTING - PARK
PROPOSED - PARK

PARCEL NUMBER

071116290251

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
CANOPY TREES						
3	RO	Quercus rubra	NORTHERN RED OAK	2" Cal.	60'h x 60'w	B&B
3	SM	Acer x freemanii 'Sienna'	SIENNA GLEN MAPLE	2 1/2" Cal.	60'h x 40'w	B&B
TALL DECIDUOUS TREES						
3	MP	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	1 1/2" Cal.	20'h x 20'w	B&B
DECIDUOUS SHRUBS						
5'-7' SPREAD						
3	SH	Hydrangea arborescens 'Annabelle'	SMOOTH HYDRANGEA	24" Ht.	5'h x 6w'	#5 CONT. (6' O.C.)
14	RD	Cornus stolonifera 'Farrow'	ARCTIC FIRE DOGWOOD	18" Ht.	3'h x 3'w	#5 CONT. (3' O.C.)
3	NB	Physocarpus opulifolius 'Donna May'	LITTLE DEVIL NINEBARK	24" Ht.	4'h x 5'w	#5 CONT. (7' O.C.)
7+ SPREAD						
2	RA	Rhus aromatica 'GRO-LO'	GRO LO SUMAC	24" Ht.	2'h x 8'w	#5 CONT. (7' O.C.)
7	VB	Viburnum x burkwoodii	BURKWOOD VIBURNUM	24" Ht.	10'h x 7'w	#5 CONT. (7' O.C.)
EVERGREEN SHRUBS						
5'-7' SPREAD						
6	JV	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	6" Ht.	3'h x 5'w	#5 CONT. (6' O.C.)
ORNAMENTAL GRASSES						
32	PD	Sporobolus heterolepis	PRAIRIE DROPSEED	8'' Ht.	36'' Ht.	#1 CONT. (3' O.C.)
42	LB	Schizachyrium scoparium	LITTLE BLUESTEM	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)
37	PS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48'' Ht.	#1 CONT. (3' O.C.)

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0089.30 | Sheet L101

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

COTTAGE GROVE, DANE COUNTY, WISCONSIN

NOTES

SNYDER & ASSOCIATES, INC.
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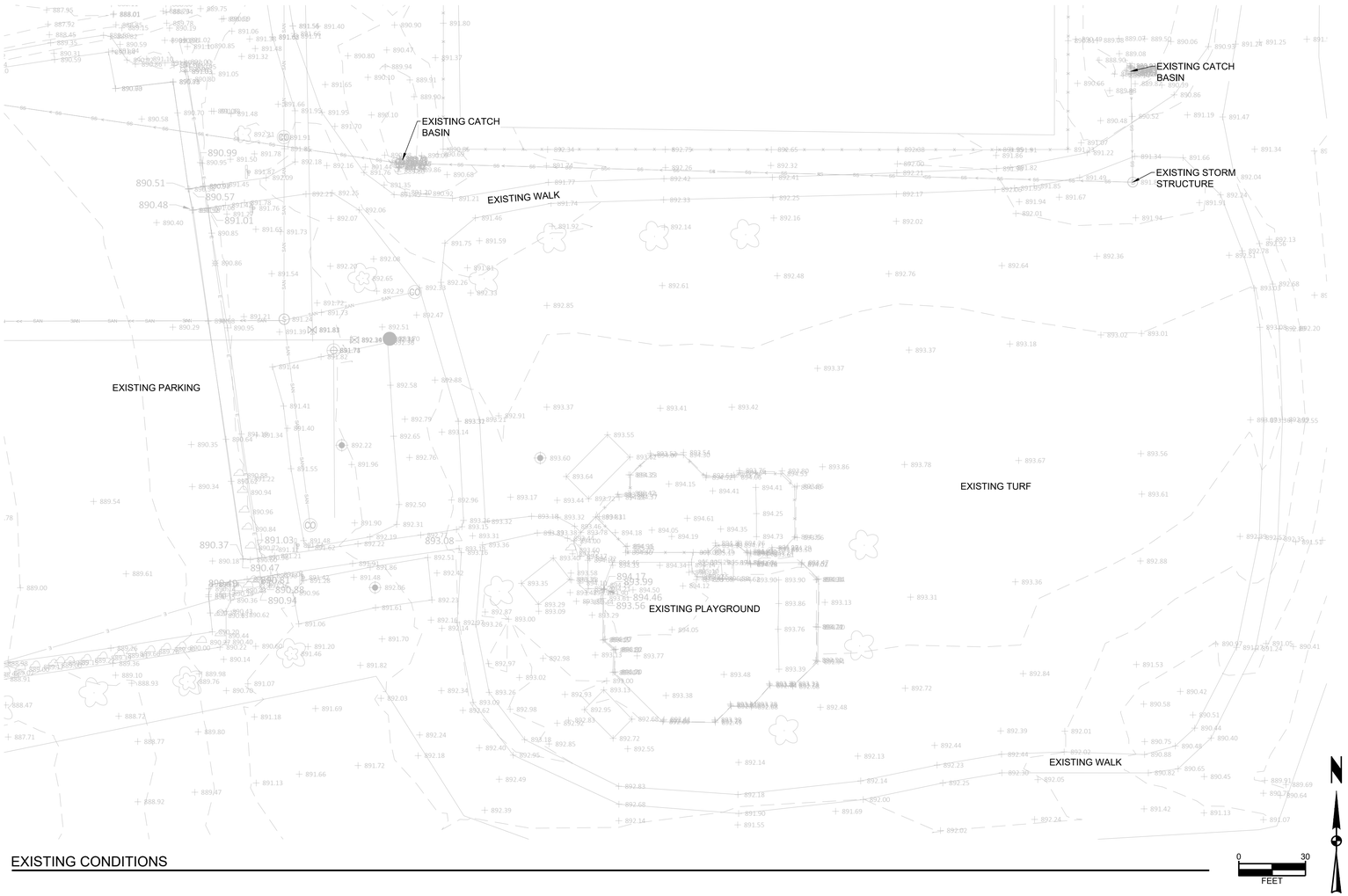
Project No: 120.0089.30
Sheet L101



EXISTING CONDITIONS

EXISTING CONDITIONS LEGEND

- EXISTING TREE
- 893.78 EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- D EXISTING STORM STRUCTURE
- CB EXISTING CATCH BASIN
- SS SS EXISTING STORM SEWER

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
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PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

COTTAGE GROVE, DANE COUNTY, WISCONSIN

EXISTING CONDITIONS

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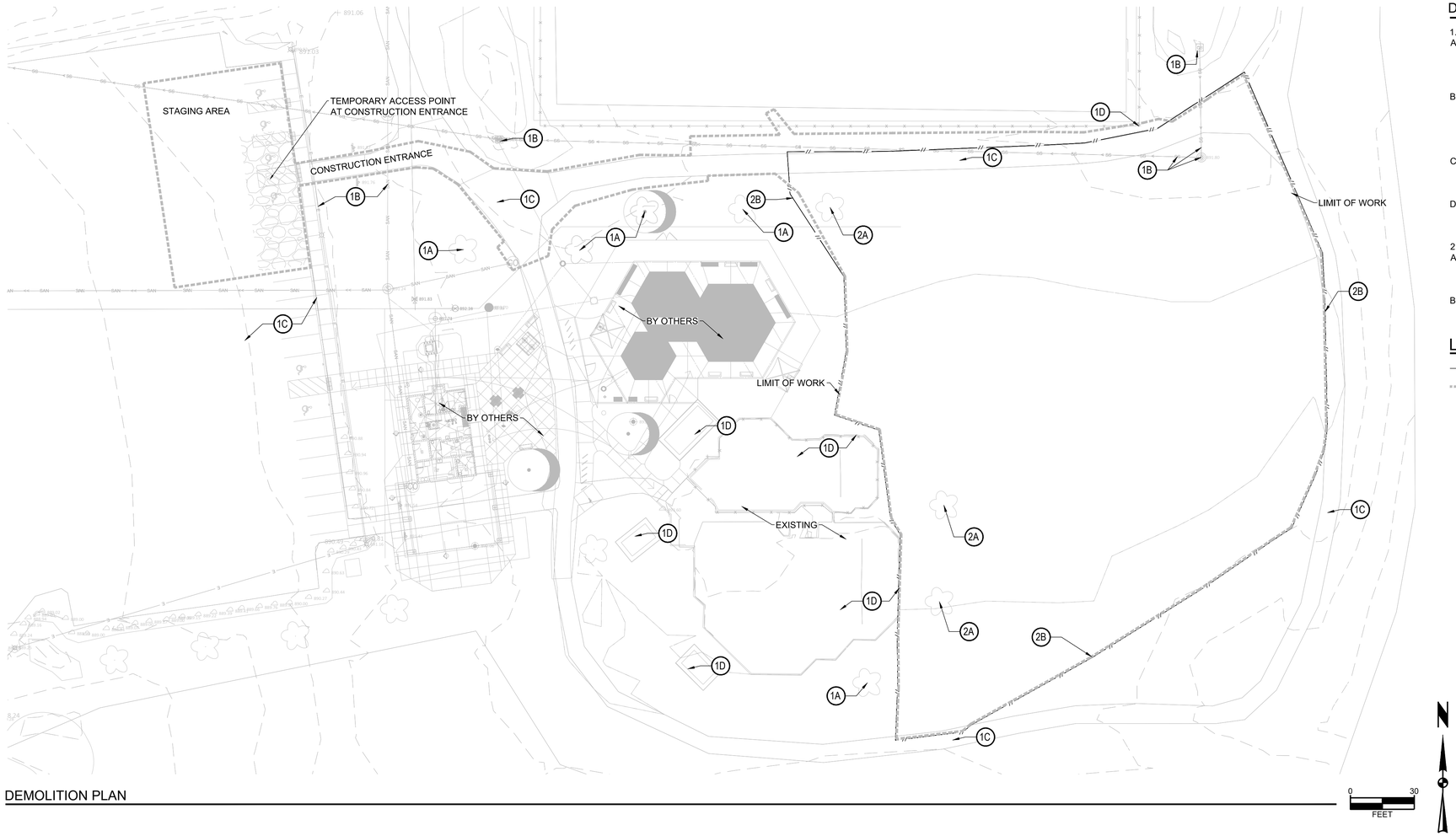

DEMOLITION PLAN

DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
A. EXISTING TREE TO BE PROTECTED. PROVIDE TEMPORARY ORANGE CONSTRUCTION FENCE AT DRIPLINE PERIMETER OF TREE OR LIMITS SHOWN. IF T POSTS ARE USED, PLASTIC CAPS ARE REQUIRED. SEE DETAIL 1/L300.

B. EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE DUE TO CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE OWNER'S SPECIFICATIONS. ADJUST EXISTING UTILITY APPURTENANCES TO FINISHED GRADE. COORDINATE ANY ADJUSTMENTS WITH UTILITY OWNER.

C. EXISTING PAVEMENTS TO REMAIN. ANY DAMAGE TO PAVEMENT DUE TO CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE OWNER'S SPECIFICATIONS.

D. EXISTING PLAYGROUND EQUIPMENT, SHELTERS, & FENCING TO REMAIN AND BE PROTECTED.

2. DEMOLITION, REMOVE AND DISPOSE OF THE FOLLOWING:
A. OWNER SHALL RELOCATE OR REMOVE EXISTING TREE(S) INCLUDING STUMPS, ROOTBALLS, AND VEGETATION NEEDED TO CONSTRUCT IMPROVEMENTS.

B. CONTRACTOR TO PROVIDE 6' HT. CHAINLINK CONSTRUCTION FENCE AND GATES, WITH TOP RAIL, AS NEEDED TO SECURE THE CONSTRUCTION AREAS.

LEGEND

CONSTRUCTION FENCE

LIMIT OF WORK

CONSTRUCTION ACCESS

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
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PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

COTTAGE GROVE, DANE COUNTY, WISCONSIN

DEMOLITION PLAN

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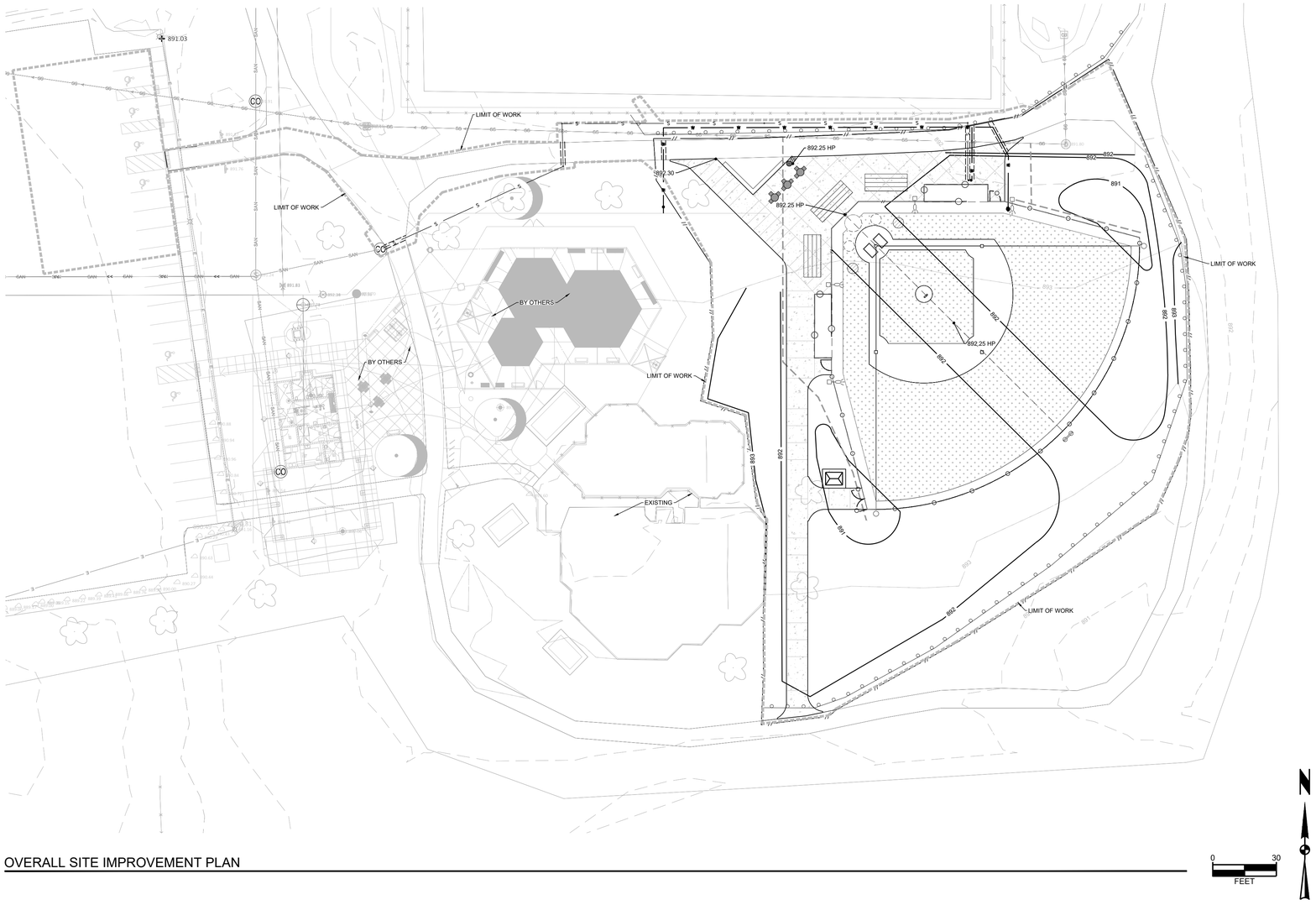

OVERALL SITE IMPROVEMENT PLAN

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN

Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS

Project No: 120.0089.30

Sheet L105

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

OVERALL SITE IMPROVEMENT PLAN

COTTAGE GROVE, DANE COUNTY, WISCONSIN

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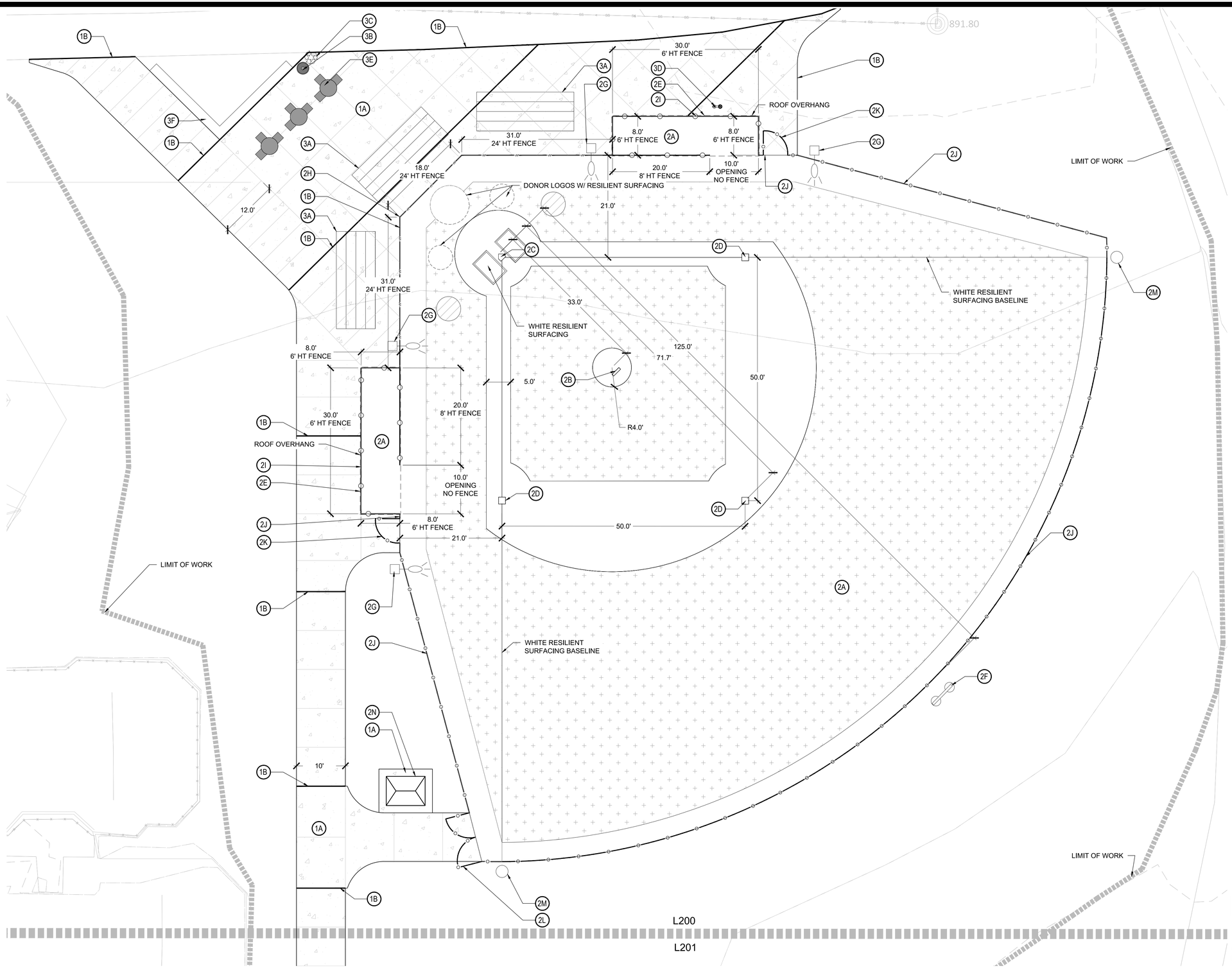
Project No: 120.0089.30

Sheet L105



LAYOUT PLAN

LAYOUT PLAN CONSTRUCTION NOTES

1. PAVEMENT PROVIDE THE FOLLOWING:
A. PCC SIDEWALKS, 6" DEPTH PAVEMENT, CONTRACTOR TO FOLLOW JOINTING PLAN PROVIDED BY LANDSCAPE ARCHITECT. SEE DETAIL 1/L301.
B. EXPANSION JOINT. SEE DETAIL 1/L301. INCLUDE EXPANSION JOINT AT ALL AREAS WHERE FENCING ABUTS CONCRETE.

2. MIRACLE FIELD PROVIDE THE FOLLOWING:
A. RESILIENT SURFACING: SURFACING TO BE EVERTOP MIRACLE LEAGUE SYSTEM. ACCEPTABLE MANUFACTURER IS SURFACE AMERICA. CONTACT TOM DISCIPIO 800-999-0555 EX. 203 (TDD@SURFACEAMERICA.COM) FOR MORE INFORMATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, REQUIREMENTS, AND SPECIFICATIONS. SURFACING COLORS TO BE APPROVED BY OWNER. SEE DETAIL 4/L301.
B. PITCHERS MOUND LAYOUT, SEE DETAIL 5/L301.
C. HOMEPLATE LAYOUT, SEE DETAIL 6/L301.
D. TYPICAL BASE LAYOUT, SEE DETAIL 7/L301.
E. 30' X 8' DUGOUT WITH ROOF AND BENCH SEATS, SEE DETAIL 1/L304 & 2/L304.
F. SCOREBOARD,SEE SITE UTILITY PLAN AND DETAIL 2/L303.
G. LED SPORTS FIELD LIGHT, SEE SITE UTILITY PLAN AND DETAIL 1/L303.
H. 24' HT BLACK VINYL COATED BACKSTOP FENCE, SEE DETAIL 3/L302.
I. 6'-8' HT BLACK VINYL COATED DUGOUT FENCE, SEE DETAIL 5/L302.
J. 4' HT BLACK VINYL COATED FENCE AND GATES W/ FENCE FABRIC ON PLAYSIDE AND YELLOW POLY-CAP FENCE TOP PROTECTOR, SEE DETAIL 1/L302.
K. 5' W SWING GATE
L. 10' W DOUBLE SWING GATE
M. 12' FOUL POLE POST, SEE DETAIL 4/L302
N. 6'X8' STORAGE SHED, SEE DETAIL 4/L303.

3. SITE AMENITIES PROVIDE THE FOLLOWING:
A. BLEACHERS, SEE DETAIL 8/L303.
B. TRASH RECEPTACLE, SEE DETAIL 3/L303.
C. RECYCLING RECEPTACLE, SEE DETAIL 6/L303.
D. DRINKING FOUNTAIN, SEE DETAIL 7/L303.
E. ADA ACCESSIBLE TABLE, SEE DETAIL 5/L303.
F. WOOD TOP CONCRETE SEATWALL, 2/L301

3. PLANTING LAYOUT- SEE SHEETS L205 & L206

LEGEND

- CONCRETE
- MIRACLE FIELD RESILENT SURFACING COLOR: GREEN
- MIRACLE FIELD RESILENT SURFACING COLOR: BROWN
- 24' HT BACKSTOP FENCE
- 6-8' DUGOUT FENCE
- 4' HT FENCE
- EXPANSION JOINT
- SCOREBOARD
- LED SPORTS FIELD LIGHTING
- DRINKING FOUNTAIN
- TRASH RECEPTACLE
- RECYCLING RECEPTACLE
- ADA ACCESSIBLE TABLE
- LIMIT OF WORK
- MATCHLINE

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0089.30 | Sheet L200

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

COTTAGE GROVE, DANE COUNTY, WISCONSIN

SITE LAYOUT PLAN

SNYDER & ASSOCIATES, INC.
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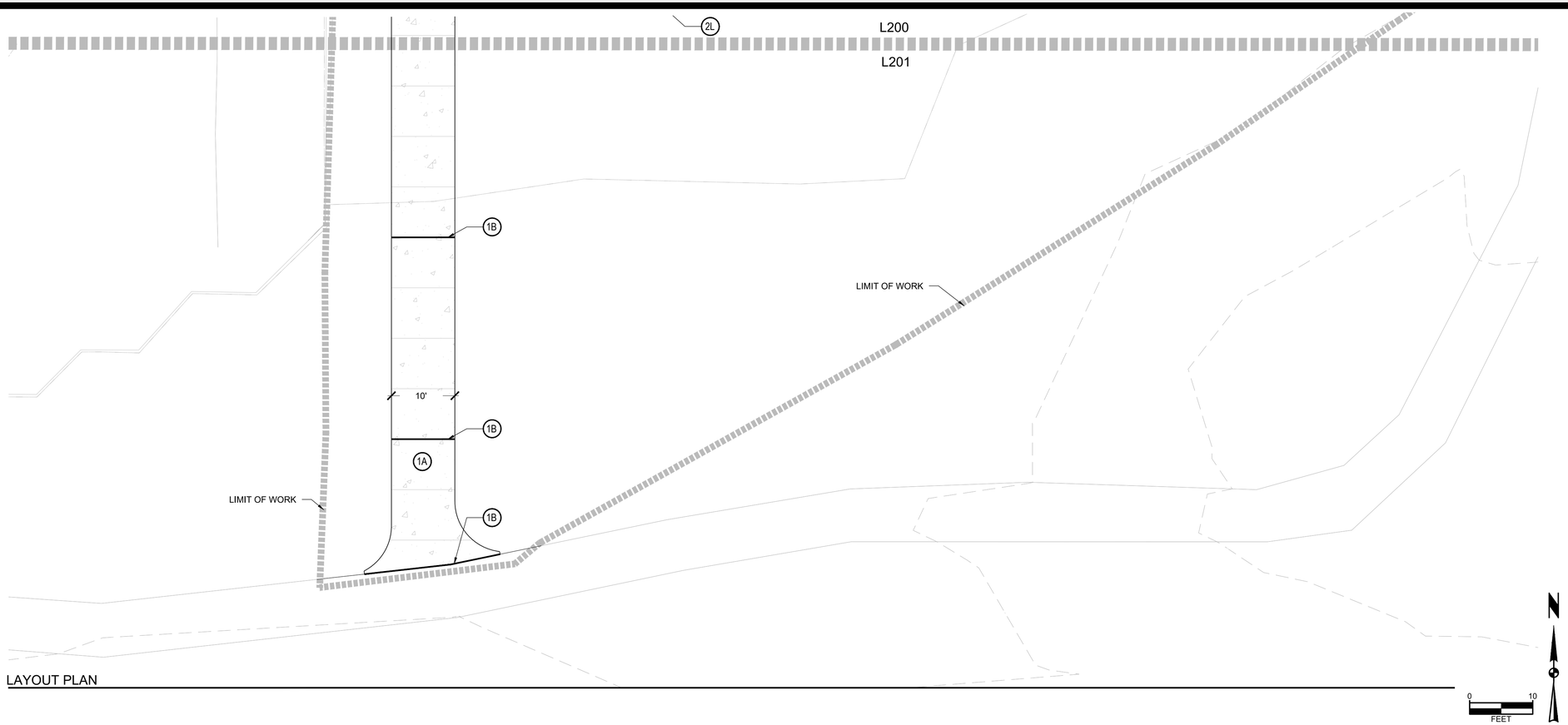
Project No: 120.0089.30
Sheet L200



LAYOUT PLAN

LAYOUT PLAN CONSTRUCTION NOTES

1. PAVEMENT PROVIDE THE FOLLOWING:
A. PCC SIDEWALKS, 6" DEPTH PAVEMENT, CONTRACTOR TO FOLLOW JOINTING PLAN PROVIDED BY LANDSCAPE ARCHITECT. SEE DETAIL 1/L301.
B. EXPANSION JOINT. SEE DETAIL 1/L301. INCLUDE EXPANSION JOINT AT ALL AREAS WHERE FENCING ABUTS CONCRETE.

2. MIRACLE FIELD PROVIDE THE FOLLOWING:
A. RESILIENT SURFACING: SURFACING TO BE EVERTOP MIRACLE LEAGUE SYSTEM. ACCEPTABLE MANUFACTURER IS SURFACE AMERICA. CONTACT TOM DISCIPIO 800-999-0555 EX. 203 (TDD@SURFACEAMERICA.COM) FOR MORE INFORMATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, REQUIREMENTS, AND SPECIFICATIONS. SURFACING COLORS TO BE APPROVED BY OWNER. SEE DETAIL 4/L301.
B. PITCHERS MOUND LAYOUT, SEE DETAIL 5/L301.
C. HOMEPLATE LAYOUT, SEE DETAIL 6/L301.
D. TYPICAL BASE LAYOUT, SEE DETAIL 7/L301.
E. 30' X 8' DUGOUT WITH ROOF AND BENCH SEATS, SEE DETAIL 1/L304 & 2/L304.
F. SCOREBOARD,SEE SITE UTILITY PLAN AND DETAIL 2/L303.
G. LED SPORTS FIELD LIGHT, SEE SITE UTILITY PLAN AND DETAIL 1/L303.
H. 24' HT BLACK VINYL COATED BACKSTOP FENCE, SEE DETAIL 3/L302.
I. 6'-8' HT BLACK VINYL COATED DUGOUT FENCE, SEE DETAIL 5/L302.
J. 4' HT BLACK VINYL COATED FENCE AND GATES W/ FENCE FABRIC ON PLAYSIDE AND YELLOW POLY-CAP FENCE TOP PROTECTOR, SEE DETAIL 1/L302.
K. 5' W SWING GATE
L. 10' W DOUBLE SWING GATE
M. 12' FOUL POLE POST, SEE DETAIL 4/L302
N. 6'X8' STORAGE SHED, SEE DETAIL 4/L303.

3. SITE AMENITIES PROVIDE THE FOLLOWING:
A. BLEACHERS, SEE DETAIL 8/L303.
B. TRASH RECEPTACLE, SEE DETAIL 3/L303.
C. RECYCLING RECEPTACLE, SEE DETAIL 6/L303.
D. DRINKING FOUNTAIN, SEE DETAIL 7/L303.
E. ADA ACCESSIBLE TABLE, SEE DETAIL 5/L303.
F. WOOD TOP CONCRETE SEATWALL, 2/L301

3. PLANTING LAYOUT- SEE SHEETS L205 & L206

LEGEND

- CONCRETE
- MIRACLE FIELD RESILENT SURFACING COLOR: GREEN
- MIRACLE FIELD RESILENT SURFACING COLOR: BROWN
- 24' HT BACKSTOP FENCE
- 6-8' DUGOUT FENCE
- 4' HT FENCE
- EXPANSION JOINT
- SCOREBOARD
- LED SPORTS FIELD LIGHTING
- DRINKING FOUNTAIN
- TRASH RECEPTACLE
- RECYCLING RECEPTACLE
- ADA ACCESSIBLE TABLE
- LIMIT OF WORK
- MATCHLINE

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

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Project No: 120.0089.30 | Sheet L201

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

COTTAGE GROVE, DANE COUNTY, WISCONSIN

SITE LAYOUT PLAN

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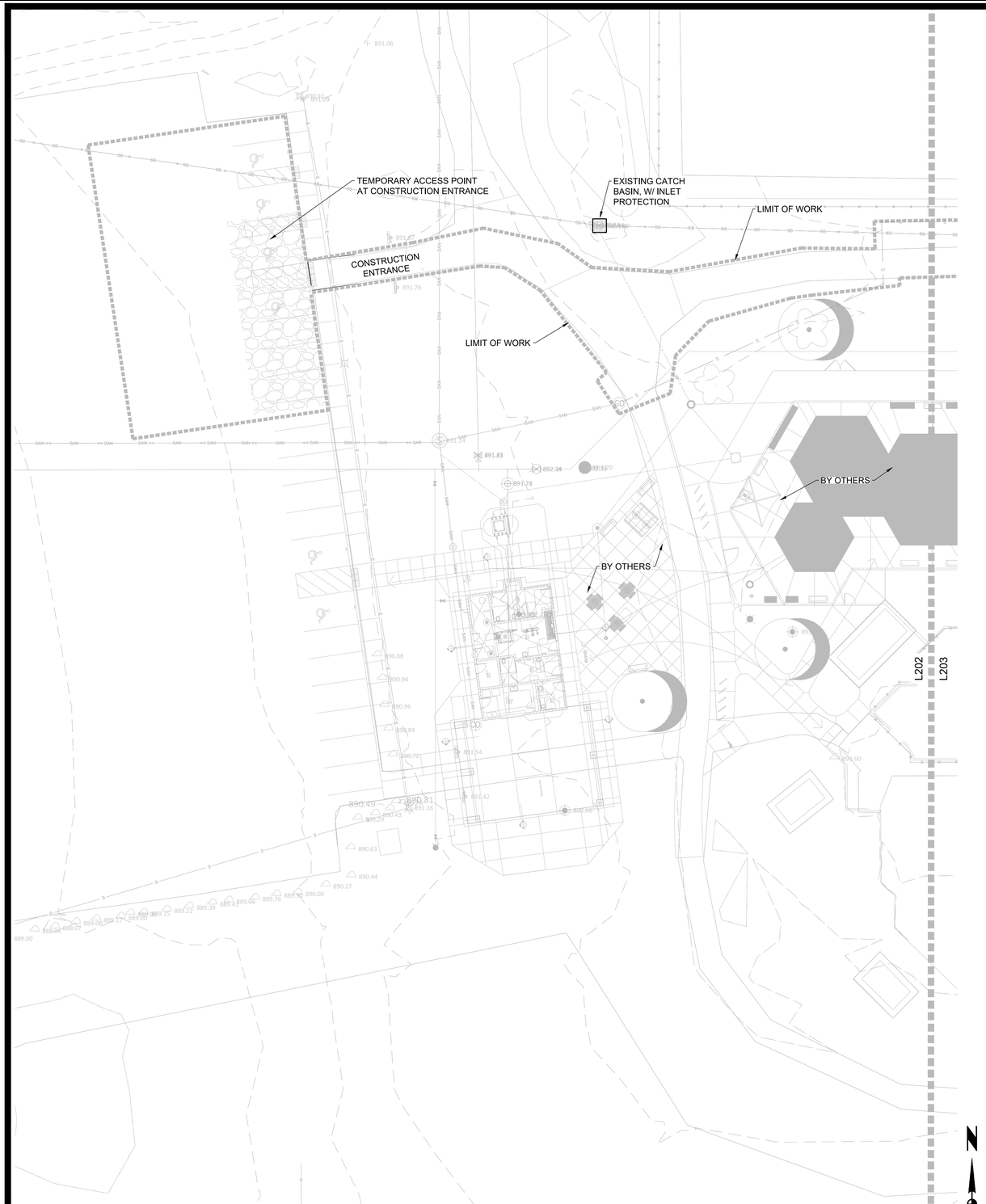

GRADING PLAN & EROSION CONTROL PLAN

LEGEND

- SILT FENCE, SEE DETAIL 2/L300.
- 6" PERFORATED PE SUBDRAIN, SEE DETAIL 3/L301.
- LIMIT OF WORK
- MATCHLINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- HP HIGH POINT
- INV PIPE INVERT, SEE DETAIL 3/L301.
- + 893.78 EXISTING SPOT ELEVATION
- D EXISTING STORM STRUCTURE
- CB EXISTING CATCH BASIN
- INLET PROTECTION, SEE DETAIL 6/L300.
- CONSTRUCTION ENTRANCE

NOTES

1. ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE VILLAGE OF COTTAGE GROVE PRIOR TO ANY SITE WORK.
2. SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.
3. REFER TO THE EROSION CONTROL PLAN NOTES AND DETAILS FOR MORE INFORMATION

CONSTRUCTION SEQUENCE

1. INSTALL EROSION SEDIMENT CONTROL MEASURES
2. INSTALL STORM SEWER
3. INSTALL STRUCTURES
4. INSTALL PAVEMENTS
5. INSTALL LAWN/LANDSCAPE
6. FLUSH STORM SEWER
7. REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED
8. ALL SOILS HAVE BEEN STABILIZED

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS

Project No: 120.0089.30

Sheet L202

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

GRADING & EROSION CONTROL PLAN COTTAGE GROVE, DANE COUNTY, WISCONSIN

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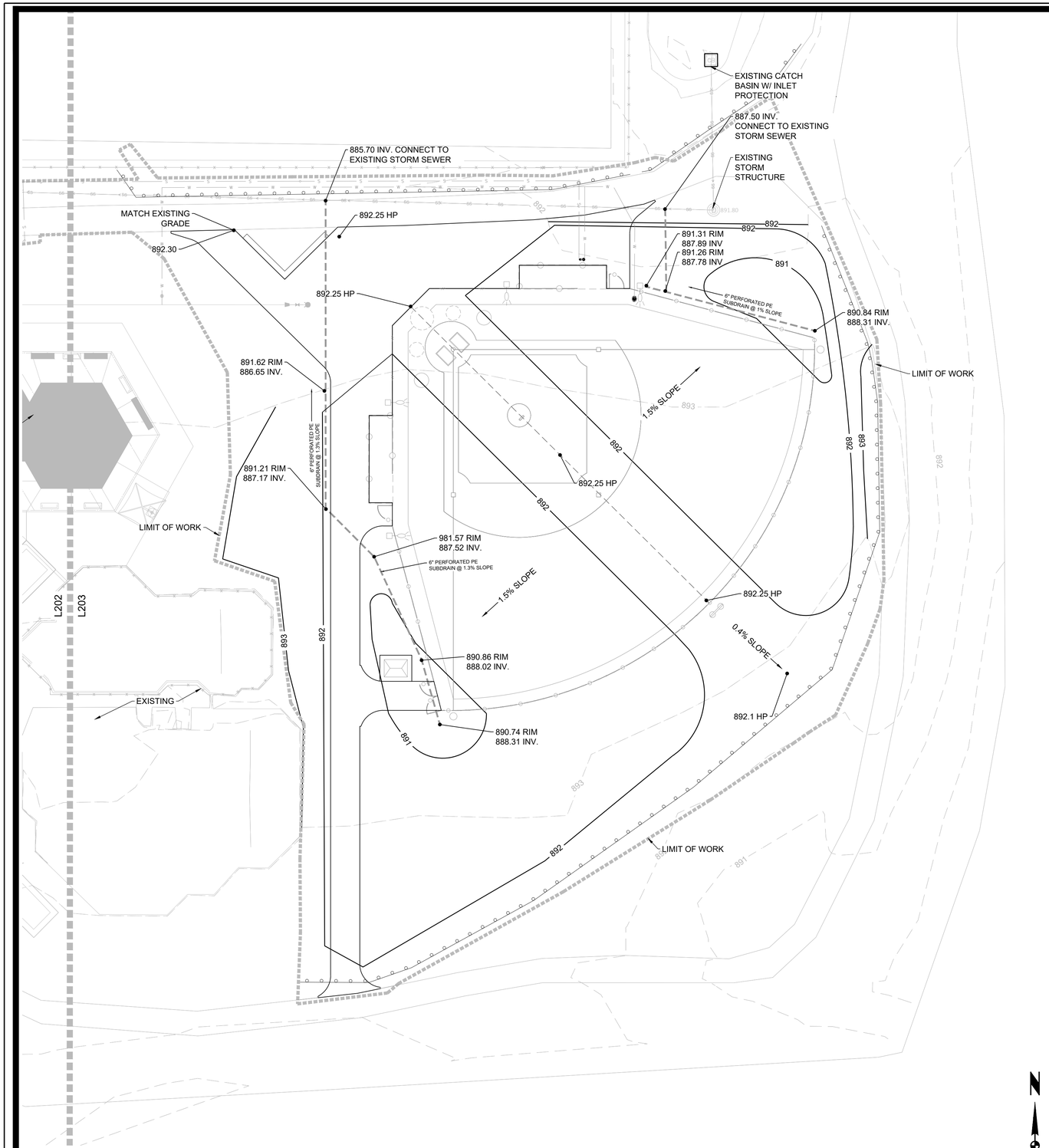
Sheet L202



GRADING PLAN & EROSION CONTROL PLAN

0 20 FEET

LEGEND

- SILT FENCE, SEE DETAIL 2/L300.
- 6" PERFORATED PE SUBDRAIN, SEE DETAIL 3/L301.
- LIMIT OF WORK
- MATCHLINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- HP HIGH POINT
- INV PIPE INVERT, SEE DETAIL 3/L301.
- 893.78 EXISTING SPOT ELEVATION
- EXISTING STORM STRUCTURE
- CB EXISTING CATCH BASIN
- INLET PROTECTION, SEE DETAIL 6/L300.
- CONSTRUCTION ENTRANCE

NOTES

1. ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE VILLAGE OF COTTAGE GROVE PRIOR TO ANY SITE WORK.
2. SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.
3. REFER TO THE EROSION CONTROL PLAN NOTES AND DETAILS FOR MORE INFORMATION

CONSTRUCTION SEQUENCE

1. INSTALL EROSION SEDIMENT CONTROL MEASURES
2. INSTALL STORM SEWER
3. INSTALL STRUCTURES
4. INSTALL PAVEMENTS
5. INSTALL LAWN/LANDSCAPE
6. FLUSH STORM SEWER
7. REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED
8. ALL SOILS HAVE BEEN STABILIZED

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: | Scale: 1" = AS SHOWN
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Project No: 120.0089.30

Sheet L203

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

GRADING & EROSION CONTROL PLAN COTTAGE GROVE, DANE COUNTY, WISCONSIN

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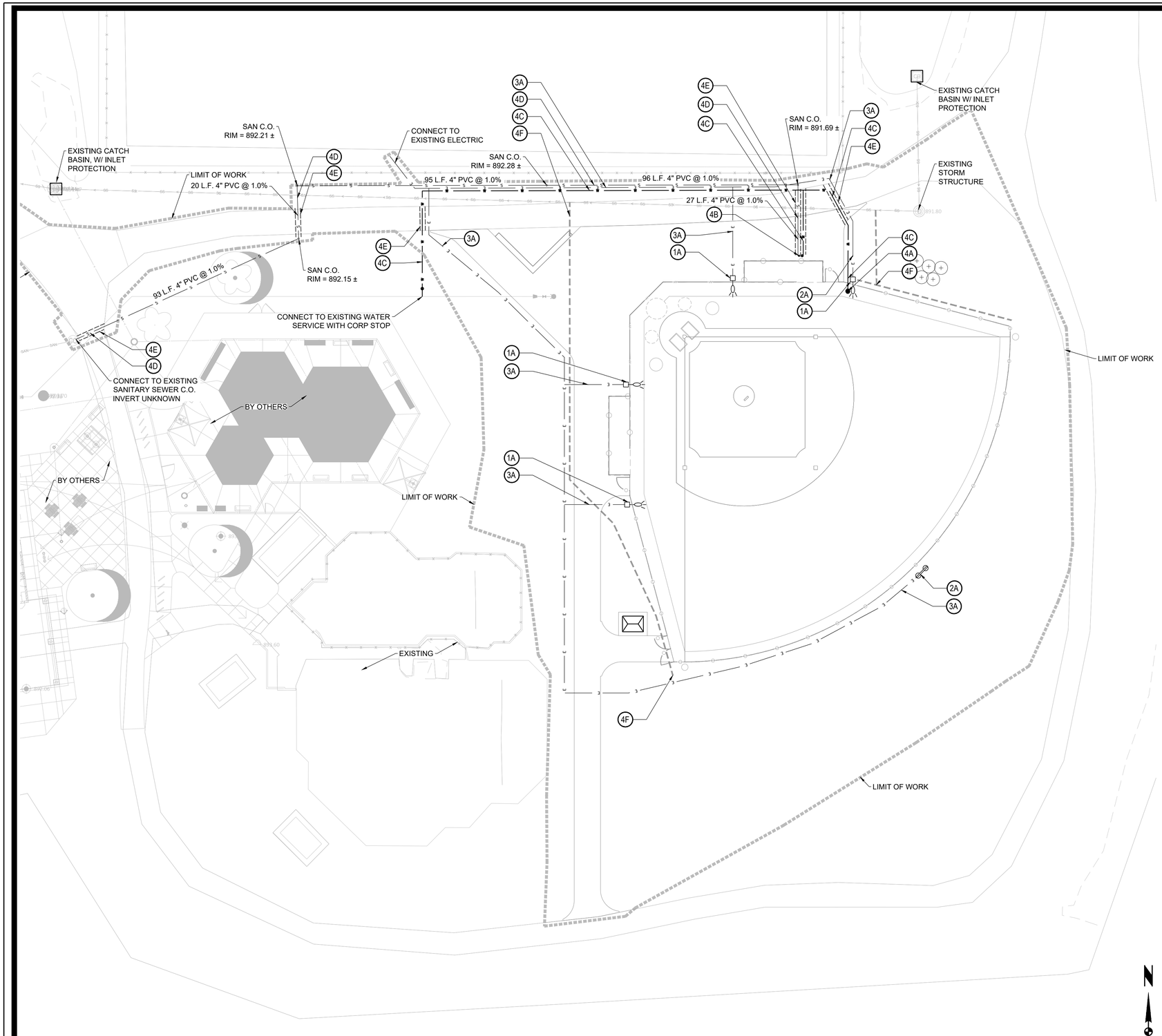

SITE UTILITY PLAN CONSTRUCTION NOTES

ELECTRICAL

1. BALLFIELD LIGHTING

A. LIGHTPOLE LOCATION. PROVIDE NECESSARY POWER CONDUIT FOR LIGHTS. FINAL LOCATIONS BASED ON FIELD LIGHTING ANALYSIS (PROVIDE FOR REVIEW). SEE DETAIL**** FOR LIGHTPOLE SPECIFIED. EACH LIGHTPOLE SHALL INCLUDE ONE (1) GFI RECEPTACLE WITH TWO (2) OUTLETS. LOCATE RECEPTACLE 2FT ABOVE GRADE. PROVIDE CONSTANT POWER TO EACH RECEPTACLE.

2. SCOREBOARD

A. SCOREBOARD LOCATION. PROVIDE NECESSARY POWER, COMMUNICATION CONDUIT, AND CABLES TO PROVIDE FUNCTIONING SCOREBOARD FOR GAMES. COORDINATE WITH SCOREBOARD MANUFACTURER FOR SPECIFIC DETAILS. SEE DETAIL*** FOR SCOREBOARD SPECIFIED.

3. ELECTRICAL CONDUIT

A. ELECTRICAL CONDUIT LOCATION. INSTALL CABLE WITHIN GALVANIZED STEEL CONDUIT (CONDUIT AND CABLE SIZED AS NEEDED). CONNECT TO EXISTING.

GENERAL ELECTRICAL NOTES:

- SITE LIGHTING AND ELECTRICAL SERVICE IS SHOWN FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING AND ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
- ALL ELECTRICAL SHALL BE PER LATEST VILLAGE OF COTTAGE GROVE REQUIREMENTS.
- FUTURE ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS. COORDINATE ALL ASSOCIATED AND IMPACTED IMPROVEMENTS WITH OWNER, ELECTRICAL SERVICE AND SHELTER INSTALLATION.
- CONTRACTOR TO CONFIRM POWER SOURCE LOCATION.
- SEPARATE CONTROL PANEL TO BE INSTALLED ADJACENT TO EXISTING CONTROL PANEL FOR NEW IMPROVEMENTS. NEW CONTROL PANEL SHALL BE CAPABLE OF REMOTE MONITORING/PROGRAMMING OF BALLFIELD LIGHTING OPERATIONS.
- ANY WIRED CONNECTION FOR COMMUNICATION TO/FROM SCOREBOARD SHALL BE ROUTED TO/FROM FIELD LIGHT POLE LOCATED ON WEST SIDE OF FIELD.

4. WATER & SANITARY

A. 3/4" DIAMETER QUICK COUPLER
B. DRINKING FOUNTAIN
C. 1" WATER SERVICE, CONNECT TO EXISTING
D. 4" PVC SANITARY SEWER, CONNECT TO EXISTING
E. GALVANIZED STEEL SLEEVING
F. 6" PERFORATED PE SUB DRAIN, CONNECT TO EXISTING

GENERAL WATER & SANITARY NOTES:

- WATER AND SANITARY SERVICES TO BE PROVIDED BY OTHERS. COORDINATE ALL ASSOCIATED AND IMPACTED IMPROVEMENTS WITH OWNER, WATER SERVICE, AND SHELTER INSTALLATION.
- ALL SANITARY SEWER IMPROVEMENTS ARE REQUIRED TO BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR WITH PERMITS AND INSPECTIONS.
- GALVANIZED STEEL SLEEVING IS REQUIRED FOR WATER AND SANITARY SERVICE IN INSTANCES WHERE SERVICE LINES RUN UNDER PAVEMENT.
- 24" HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE SANITARY AND WATER LATERAL AT ALL TIMES, SEE DETAIL ON SHEET L305.
- SANITARY SEWER PIPES SHALL BE INSTALLED WITH A MIN. OF 1.0% SLOPE AND MAINTAIN 4.5' OF COVER MIN. IF MIN. COVER CAN NOT BE PROVIDED, INSULATION WILL NEED TO BE INSTALLED PER DETAIL ON SHEET L305.

LEGEND

- 6" PERFORATED PE SUB DRAIN
- ELECTRICAL CONDUIT
- SCOREBOARD
- LED SPORTS FIELD LIGHT
- 1" COPPER WATER SERVICE
- 4" PVC SANITARY SEWER
- SLEEVING
- 3/4" DIAMETER QUICK COUPLER
- DRINKING FOUNTAIN
- SANITARY SEWER CLEANOUT
- LIMIT OF WORK

SITE UTILITY PLAN

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0089.30 | Sheet L204

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

COTTAGE GROVE, DANE COUNTY, WISCONSIN

SITE UTILITY PLAN

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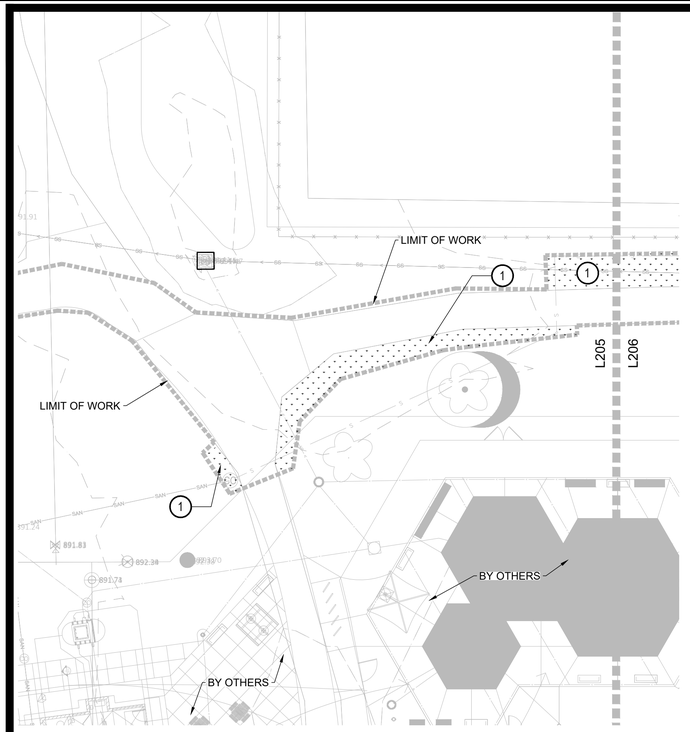
Project No: 120.0089.30
Sheet L204



PLANTING PLAN

0 20
FEET

N

PLANT SCHEDULE		
QTY	KEY	COMMON NAME
CANOPY TREES		
	RO	NORTHERN RED OAK
	SM	SIENNA GLEN MAPLE
ORNAMENTAL TREES		
	MP	PRAIRIFIRE CRABAPPLE
DECIDUOUS SHRUBS		
5'-7' SPREAD		
	SH	SMOOTH HYDRANGEA
	RD	ARCTIC FIRE DOGWOOD
	NB	LITTLE DEVIL NINEBARK
7' + SPREAD		
	RA	GRO LO SUMAC
	VB	BURKWOOD VIBURNUM
EVERGREEN SHRUBS		
5'-7' SPREAD		
	JV	GREY OWL JUNIPER
ORNAMENTAL GRASSES		
	PD	PRAIRIE DROPSEED
	LB	LITTLE BLUESTEM
	PS	SHENANDOAH SWITCH GRASS

LANDSCAPE LEGEND

- (1) SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- (2) ROCK MULCH, REFER TO CONSTRUCTION FOR TYPE
- (3) SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- MATCHLINE
- DECIDUOUS CANOPY TREE
- LARGE DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- LANDSCAPE BOULDERS

LANDSCAPE CONSTRUCTION NOTES

1. BADGER BLEND SOD PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. ROCK MULCH SHALL BE 2 1/2" BIG JOHN'S RIVER ROCK PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL. SUBMIT PHOTO SAMPLES PRIOR TO PURCHASE.
3. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
4. AQUA BLUE BOULDERS MINIMUM SIZE 3' X 3' X 3' PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL. SUBMIT PHOTO SAMPLES PRIOR TO PURCHASE. RE: DETAIL 4/L300 FOR INSTALL
5. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
6. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

NOT FOR CONSTRUCTION

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Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
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PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

COTTAGE GROVE, DANE COUNTY, WISCONSIN

PLANTING PLAN

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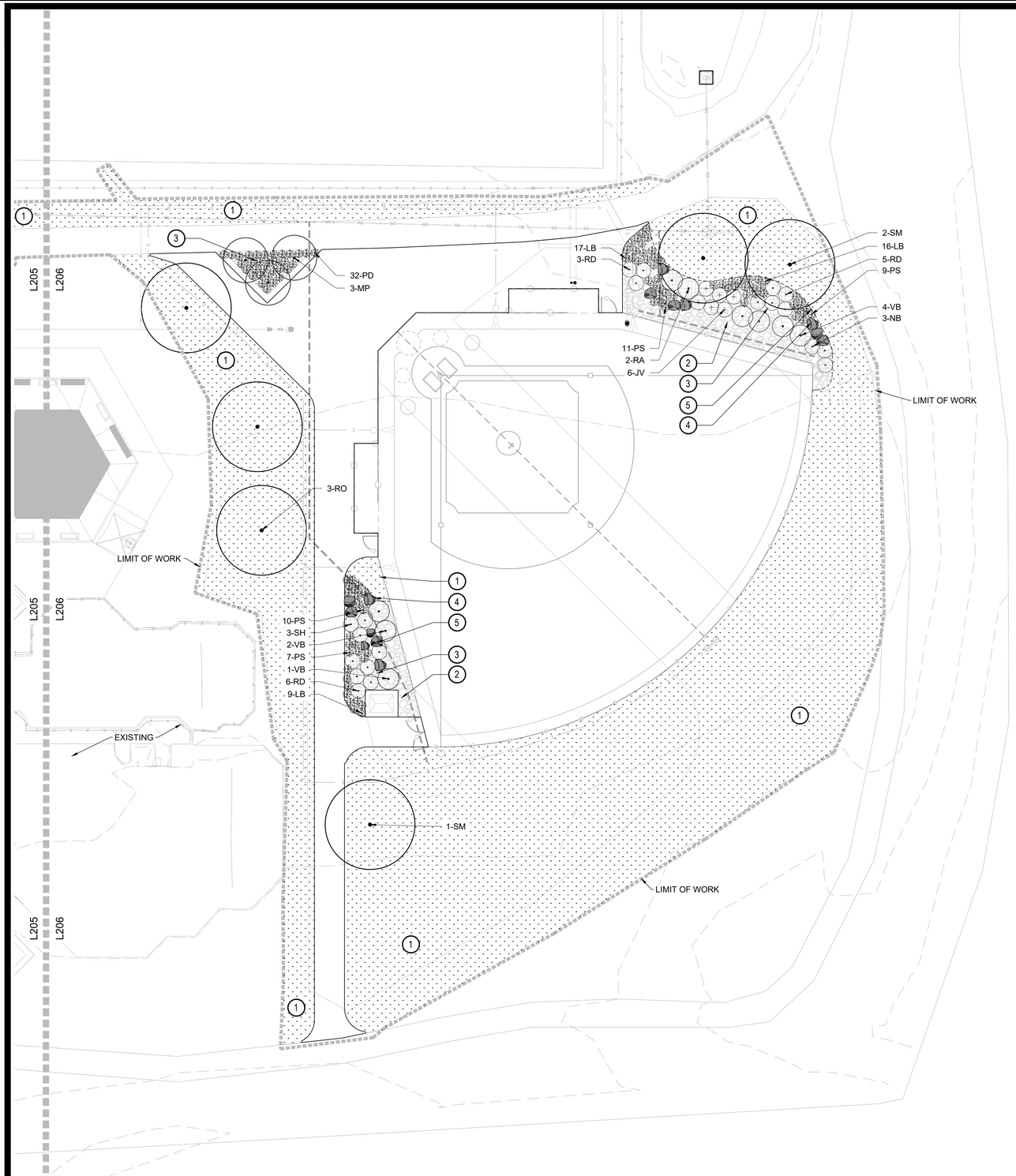

PLANTING PLAN

PLANT SCHEDULE		
QTY	KEY	COMMON NAME
CANOPY TREES		
	RO	NORTHERN RED OAK
	SM	SIENNA GLEN MAPLE
ORNAMENTAL TREES		
	MP	PRAIRIFIRE CRABAPPLE
DECIDUOUS SHRUBS		
5'-7' SPREAD		
	SH	SMOOTH HYDRANGEA
	RD	ARCTIC FIRE DOGWOOD
	NB	LITTLE DEVIL NINEBARK
7' + SPREAD		
	RA	GRO LO SUMAC
	VB	BURKWOOD VIBURNUM
EVERGREEN SHRUBS		
5'-7' SPREAD		
	JV	GREY OWL JUNIPER
ORNAMENTAL GRASSES		
	PD	PRAIRIE DROPSEED
	LB	LITTLE BLUESTEM
	PS	SHENANDOAH SWITCH GRASS

LANDSCAPE LEGEND

- (1) SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- (2) ROCK MULCH, REFER TO CONSTRUCTION FOR TYPE
- (3) SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- MATCHLINE
- DECIDUOUS CANOPY TREE
- LARGE DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- LANDSCAPE BOULDERS

LANDSCAPE CONSTRUCTION NOTES

1. BADGER BLEND SOD PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. ROCK MULCH SHALL BE 2 1/2" BIG JOHN'S RIVER ROCK PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL. SUBMIT PHOTO SAMPLES PRIOR TO PURCHASE.
3. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
4. AQUA BLUE BOULDERS MINIMUM SIZE 3' X 3' X 3' PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL. SUBMIT PHOTO SAMPLES PRIOR TO PURCHASE. RE: DETAIL 4/L300 FOR INSTALL
5. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
6. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0089.30 | Sheet L206

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

COTTAGE GROVE, DANE COUNTY, WISCONSIN

PLANTING PLAN

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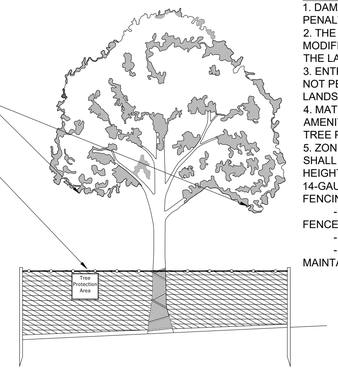
Project No: 120.0089.30
Sheet L206

TREE PROTECTION AREA
THE AREA INSIDE A PERIMETER ESTABLISHED AT THE CRITICAL ROOT ZONE (CRZ). THE CRZ IS EQUAL TO THE DRIPLINE, FURTHEST EXTENT OF TREE CANOPY, OR IS EQUAL TO ONE FOOT RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH = 4.5' ABOVE SOIL LINE), OR WHICHEVER IS GREATER.

ZONE 2
LOWER CANOPY PROTECTION
CONTACT LANDSCAPE ARCHITECT IF ANY PRUNING IS NEEDED PRIOR TO WORK IF POTENTIAL FOR DAMAGE EXISTS.

ZONE 1
DENOTES PERIMETER OF TREE PROTECTION AREA. THE FOLLOWING MUST BE AUTHORIZED BY A REGISTERED LANDSCAPE ARCHITECT PRIOR TO WORK COMMENCEMENT: ANY DIGGING, EXCAVATING, TRENCHING, CHANGING OF GRADE, OR OTHER ACTIONS THAT MAY POTENTIALLY IMPACT THE ROOTING ENVIRONMENT. WORK WITHIN THE CRZ MUST TAKE PLACE IN ACCORDANCE WITH THE CONDITIONS ESTABLISHED BY THE LANDSCAPE ARCHITECT.

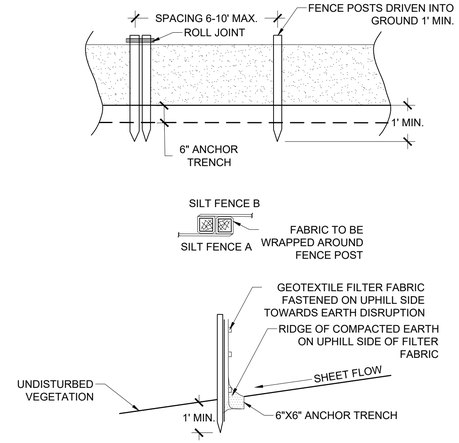
ZONE 3
REQUIRED IF CONSTRUCTION OCCURS WITHIN TEN FEET OR LESS (PERMITTED INSIDE THE CRZ ONLY IF EQUIPMENT IS OPERATED EXCLUSIVELY ON EXISTING HARDSCAPE AND NO SOIL COMPACTION TAKES PLACE).



NOTES:
1. DAMAGE TO PROTECTED TREES IS SUBJECT TO PENALTY.
2. THE TREE PROTECTION AREA SHALL NOT BE MODIFIED OR REMOVED PRIOR TO CONSENT OF THE LANDSCAPE ARCHITECT.
3. ENTRANCE TO THE TREE PROTECTION AREA IS NOT PERMITTED WITHOUT CONSENT OF THE LANDSCAPE ARCHITECT.
4. MATERIALS, DEBRIS, EQUIPMENT, AND SITE AMENITIES SHALL NOT BE STORED WITHIN THE TREE PROTECTION AREA.
5. ZONE ONE TREE PROTECTION AREA FENCING SHALL BE "ORANGE SAFETY FENCING," MIN. 48" IN HEIGHT, TOP SECURED TO METAL T-POSTS WITH 14-GAUGE WIRE WOVEN THROUGH TOP OF FENCING FOR ENTIRE LENGTH.
- T-POSTS SHALL BE PLACED SO THAT WIRE & FENCE ARE TAUT.
- CHAIN LINK FENCING IS ALSO ACCEPTABLE.
- "TREE PROTECTION AREA" SIGNS SHALL BE MAINTAINED IN THE CONDITION.

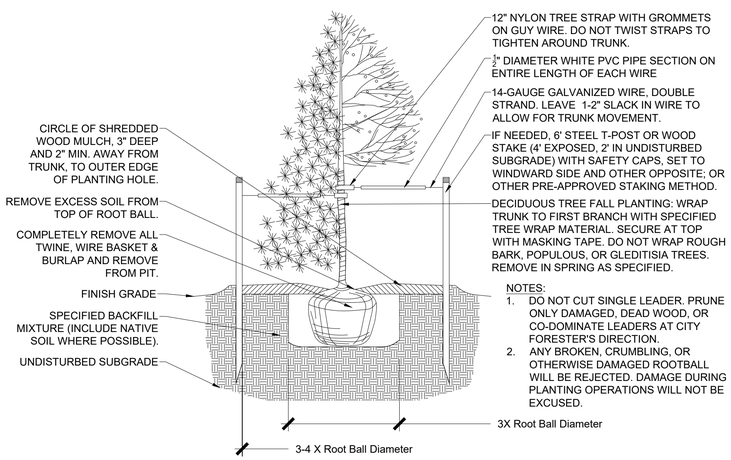
1 TREE PRESERVATION

NO SCALE



2 SILT FENCE

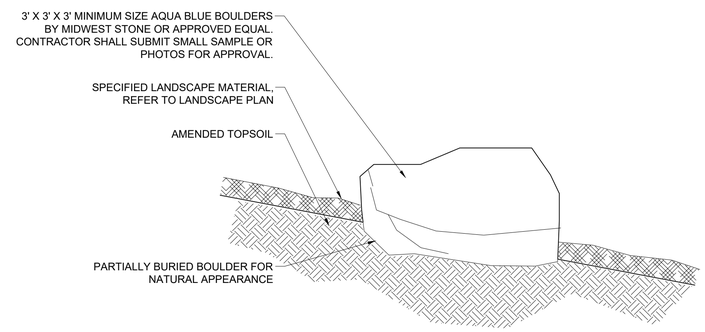
SCALE: 3/4" = 1'-0"



NOTES:
1. DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINATE LEADERS AT CITY FORESTER'S DIRECTION.
2. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

3 TREE PLANTING

SCALE: 1/2" = 1'-0"

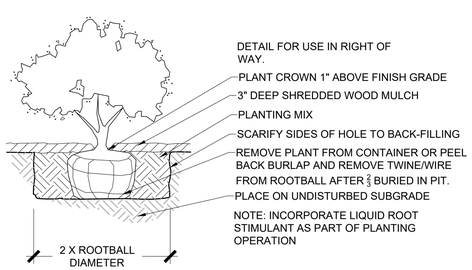


NOTES:

1. REFER TO PLANS FOR LOCATIONS.
2. LANDSCAPE ARCHITECT TO FIELD VERIFY LOCATIONS AND QUANTITY PRIOR TO FINAL INSTALLATION.
3. SUPPLIER CONTACT INFO: MIDWEST STONE & LANDSCAPE SUPPLY (608.273.9787)

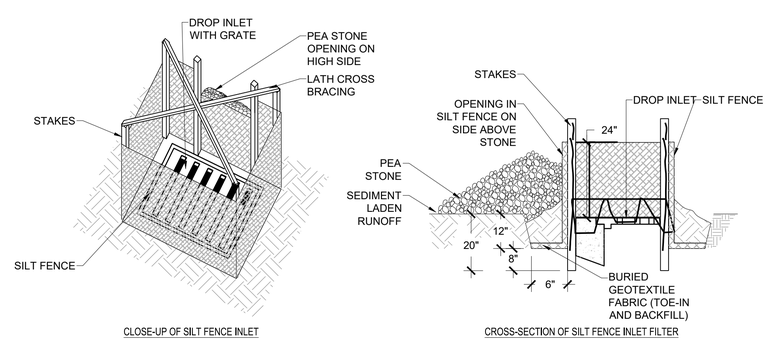
4 BOULDER - FREE STANDING

SCALE: 3/4" = 1'-0"



5 SHRUB PLANTING

SCALE: 1/2" = 1'-0"



CLOSE-UP OF SILT FENCE INLET

CROSS-SECTION OF SILT FENCE INLET FILTER

6 INLET PROTECTION - FABRIC FENCE

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0089.30 | Sheet L300

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

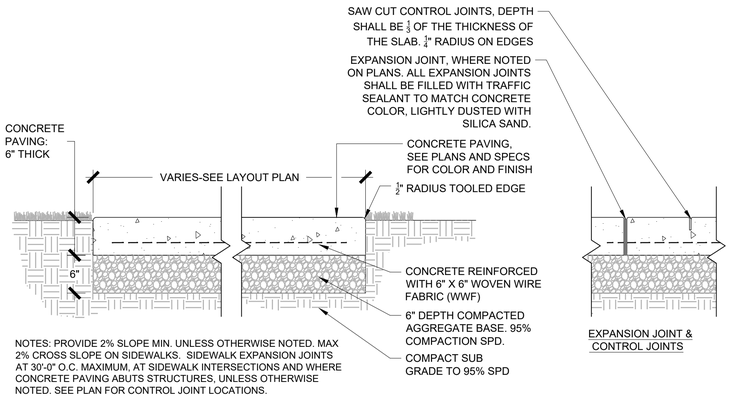
COTTAGE GROVE, DANE COUNTY, WISCONSIN

LANDSCAPE DETAILS

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

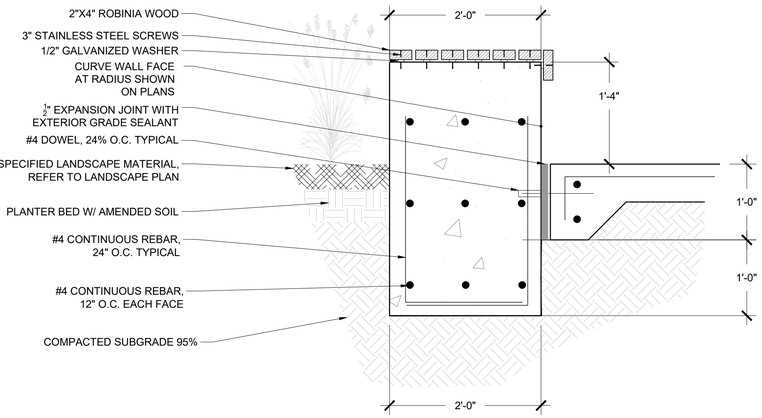
Project No: 120.0089.30
SCALE: 1/2" = 1'-0"
Sheet L300



NOTES: PROVIDE 2% SLOPE MIN. UNLESS OTHERWISE NOTED. MAX 2% CROSS SLOPE ON SIDEWALKS. SIDEWALK EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM, AT SIDEWALK INTERSECTIONS AND WHERE CONCRETE PAVING ABUTS STRUCTURES, UNLESS OTHERWISE NOTED. SEE PLAN FOR CONTROL JOINT LOCATIONS.

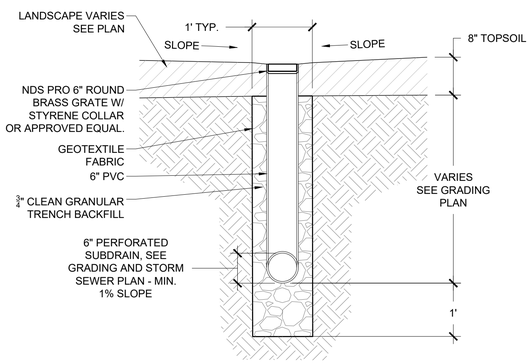
1 CONCRETE PAVING

SCALE: 1" = 1'-0"



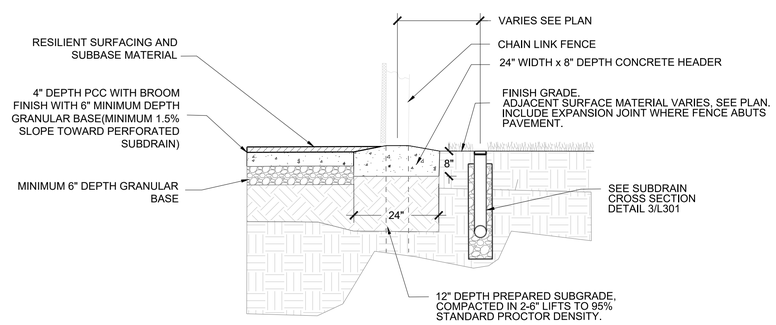
2 WOOD TOP CONCRETE SEATWALL

SCALE: 1" = 1'-0"



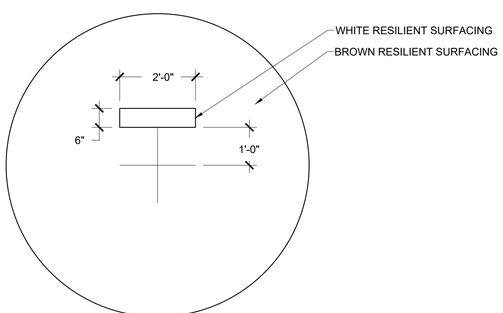
3 SUBDRAIN CROSS SECTION DETAIL

SCALE: 3/4" = 1'-0"



4 RESILIENT SURFACING AND CONCRETE HEADER

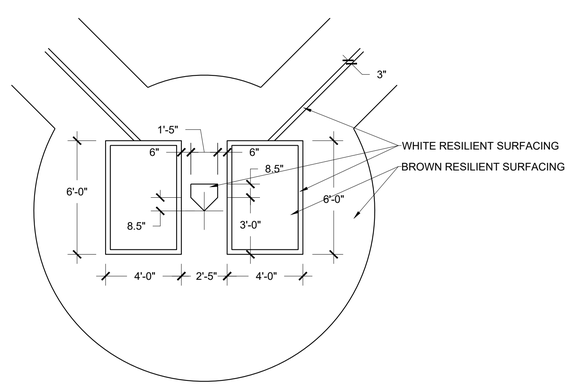
SCALE: 1/2" = 1'-0"



NOTES:
1. CENTER OF PITCHER'S MOUND SET 33' FROM BACK OF HOME PLATE

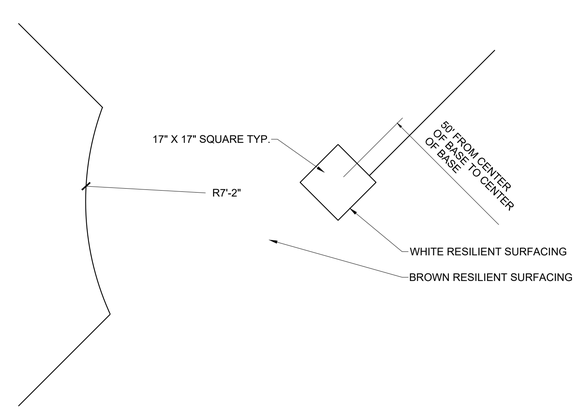
5 PITCHING MOUND LAYOUT

SCALE: 1/2" = 1'-0"



6 HOMEPLATE LAYOUT

SCALE: 1/4" = 1'-0"



7 TYPICAL BASE LAYOUT

SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0089.30 | Sheet L301

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

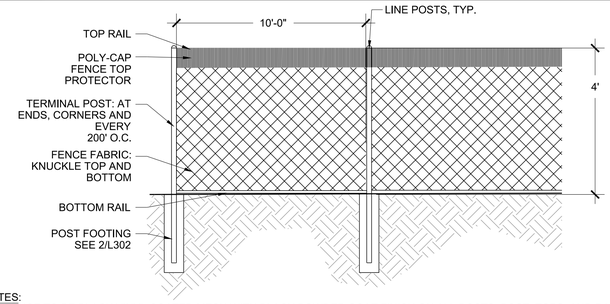
COTTAGE GROVE, DANE COUNTY, WISCONSIN

SITE DETAILS

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

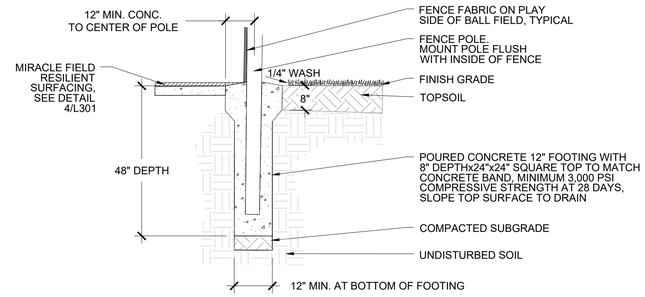
Project No: 120.0089.30
Sheet L301



NOTES:
1. FENCE TO BE BLACK VINYL COATED MESH WITH BLACK POWDER COAT FINISH ON ALL POSTS, POST TOPS, AND RAILS
2. END & CORNER POSTS: 3" O.D. , SCH. 40 GALVANIZED PIPE W/ BLACK POWDER COAT FINISH
3. LINE POSTS: 2 1/2" O.D.
4. POST TOPS: HEAVY MALLEABLE IRON OR ALUMINUM SAND CASTINGS. FITTING OVER TOP AND OUTSIDE OF POST. WHEN APPLICABLE, PROVIDE WITH MEANS OF PASSING OR SUPPORTING TOP RAIL. POST TOPS SHALL BE BLACK POWDER COAT FINISH.
5. POST SPACING: 10' O.C. MAXIMUM, UNLESS OTHERWISE APPROVED.
6. CONCRETE FOOTINGS: SEE DETAIL 13/L302
7. TOP RAIL: 1 5/8" O.D. GALVANIZED PIPE W/ BLACK POWDER COAT FINISH
8. BOTTOM RAIL: 1 5/8" O.D. GALVANIZED PIPE WITH BLACK POWDER COAT FINISH
9. BRACING: 1 5/8" O.D., AT ALL END AND CORNER POSTS
10. FABRIC: USE 2" MESH NO. 9 W&M GAUGE STEEL WIRE.

1 4' HT. FENCE

SCALE: 1/4" = 1'-0"

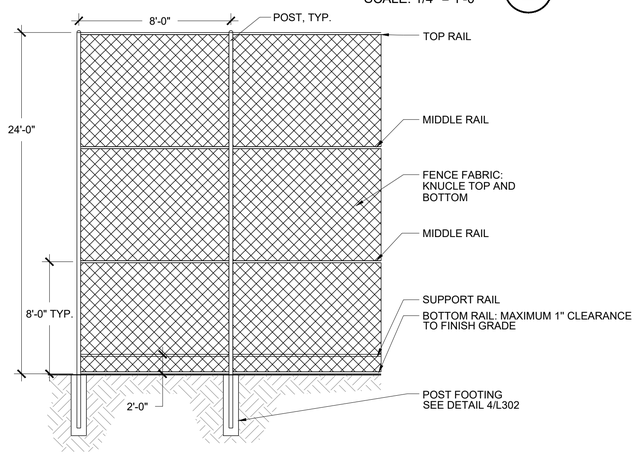


NOTES:
1. CONNECT RAILINGS TO POSTS W/ ALL APPLICABLE HARDWARE.
2. PROVIDE EXPANSION JOINTS WHERE POST FOOTING ABUTS ADJACENT CONCRETE SIDEWALK OR 8" DEPTH CONCRETE HEADER.

2 POST FOOTING SECTION FOR 4' FENCE

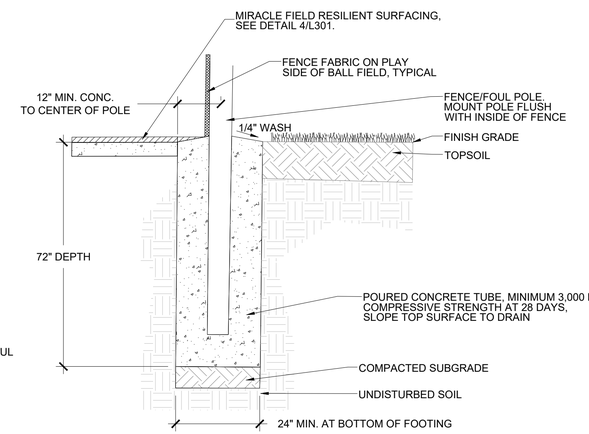
SCALE: 1/2" = 1'-0"

NOTES:
1. FENCE TO BE BLACK VINYL COATED MESH WITH BLACK POWDER COAT FINISH ON ALL POSTS, POST TOPS, AND RAILS.
2. POSTS: 6 5/8" O.D., SCH. 40 GALVANIZED PIPE WITH BLACK POWDER COAT FINISH
3. POST TOPS: HEAVY MALLEABLE IRON OR ALUMINUM SAND CASTINGS. FITTING OVER TOP AND OUTSIDE OF POST. POST TOPS SHALL BE BLACK POWDER COAT FINISH.
4. POST SPACING: 8' O.C. MAXIMUM, UNLESS OTHERWISE APPROVED.
5. CONCRETE FOOTINGS: 24" DIA./72" DEPTH
6. TOP RAIL: 1 5/8" O.D.
7. MIDDLE RAIL: 1 5/8" O.D.
8. SUPPORT RAIL: 1 5/8" O.D.
9. BOTTOM RAIL: 1 5/8" O.D.
10. FABRIC: USE 2" MESH NO. 9 W&M GAUGE STEEL WIRE.



3 BACKSTOP FENCE

SCALE: 3/16" = 1'-0"

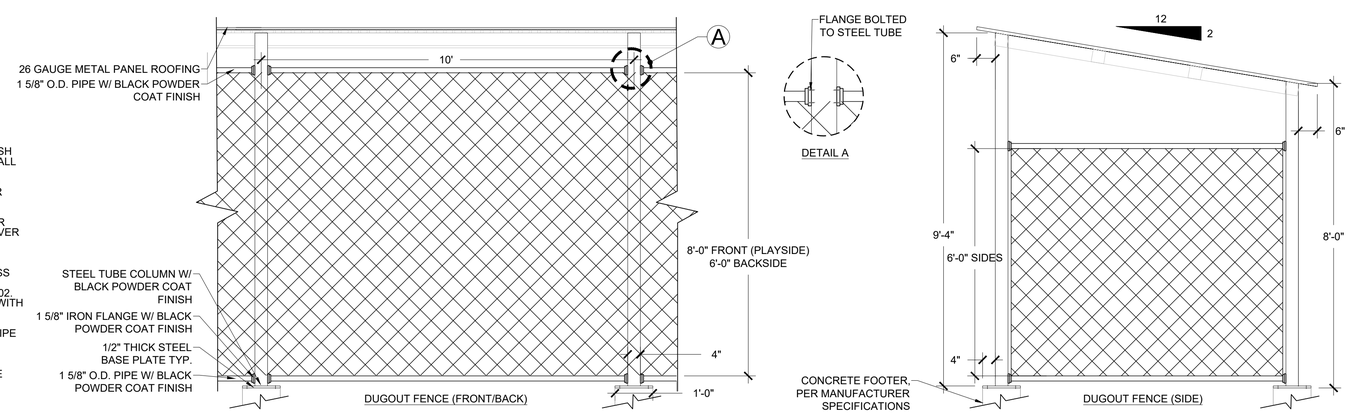


NOTES:
1. CONNECT RAILINGS TO POSTS AND FOUL POLE W/ ALL APPLICABLE HARDWARE.
2. PROVIDE EXPANSION JOINTS WHERE POST FOOTING ABUTS ADJACENT CONCRETE SIDEWALK OR 8" DEPTH CONCRETE HEADER.

4 POST FOOTING SECTION FOR BACKSTOP FENCE AND FOUL POLES

SCALE: 1/2" = 1'-0"

NOTES:
1. FENCE TO BE BLACK VINYL COATED MESH WITH BLACK POWDER COAT FINISH ON ALL POSTS, POST TOPS, AND RAILS.
2. END & CORNER POSTS: 3" O.D., SCH. 40 GALVANIZED PIPE WITH BLACK POWDER COAT FINISH.
3. LINE POSTS: 2 1/2" O.D.
4. POST TOPS: HEAVY MALLEABLE IRON OR ALUMINUM SAND CASTINGS. FITTING OVER TOP AND OUTSIDE OF POST. WHEN APPLICABLE, PROVIDE WITH MEANS OF PASSING OR SUPPORTING TOP RAIL.
5. POST SPACING: 8' O.C. MAXIMUM, UNLESS OTHERWISE APPROVED.
6. CONCRETE FOOTINGS: SEE DETAIL 4/L302.
7. TOP RAIL: 1 5/8" O.D. GALVANIZED PIPE WITH BLACK POWDER COAT FINISH.
8. MIDDLE RAIL: 1 5/8" O.D.
9. BOTTOM RAIL: 1 5/8" O.D. GALVANIZED PIPE WITH BLACK POWDER COAT FINISH.
10. BRACING: 1 5/8" O.D., AT ALL END AND CORNER POSTS
11. FABRIC: USE 2" MESH NO. 9 W&M GAUGE STEEL WIRE.



5 DUGOUT FENCE ELEVATIONS 6-8" FENCE

SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0089.30 | Sheet L302

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

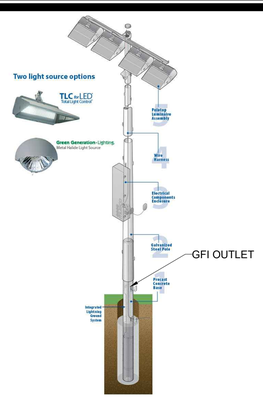
COTTAGE GROVE, DANE COUNTY, WISCONSIN

SITE DETAILS

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0089.30
Sheet L302



MANUFACTURE: MUSCO
MODEL: LED SPORTS FIELD LIGHT WITH TOTAL LIGHT CONTROL SYSTEM
SIZE: 60' MOUNTING HT
CONTACT: WWW.MUSCO.COM, 800.825.6030

1 SPORTS FIELD LIGHT

NO SCALE

MANUFACTURE: DAKTRONICS
MODEL NO: MS2025 OR APPROVED EQUAL.
COLOR: BLUE
DISPLAY SIZE: 3'-6" H x 6' W x 8" D
COLUMN SIZE: 15' H ABOVE GRADE
CONTACT: WWW.DAKTRONICS.COM, 800.325.8766

2 SCOREBOARD

NO SCALE

MANUFACTURE: THOMAS STEELE
MODEL NO: CHTR-32 W/ SIDE OPENING DOOR
COLOR: E-STEELE GUNMETAL
CONTACT: WWW.THOMAS-STEELE.COM, 800.448.7931

3 TRASH CAN

NO SCALE

MANUFACTURE: DURA MAX BUILDING PRODUCTS
MODEL NO: 50371 PENT ROOF WITH FRONT WALL SKYLIGHT OR APPROVED EQUAL.
SIZE: 8' X 6'
COLOR: LIGHT GREY WITH OFF WHITE TRIM
CONTACT: WWW.DURAMAXBP.COM 800.483.4674

4 STORAGE SHED

NO SCALE

MANUFACTURE: THOMAS STEELE
MODEL: LAT3B
COLOR: E-STEELE GUN METAL
CONTACT: WWW.THOMAS-STEELE.COM, 800.448.7931

5 TABLE

NO SCALE

MANUFACTURE: THOMAS STEELE
MODEL NO: CHTR-32 W/ SIDE OPENING DOOR & RECYCLE LID
COLOR: E-STEELE GUNMETAL
CONTACT: WWW.THOMAS-STEELE.COM, 800.448.7931

6 RECYCLE CAN

NO SCALE

MANUFACTURE: MOST DEPENDABLE
MODEL NO: 440 SM OR APROVED EQUAL.
COLOR: BLACK
CONTACT: WWW.MOSTDEPENDABLE.COM, 901.867.0039

7 DRINKING FOUNTAIN

NO SCALE

MANUFACTURE: BEACON ATHLETICS
MODEL: ECONOMY ALUMINUM BLEACHERS OR APPROVED EQUAL.
ROWS: 4
LENGTH: 21'
FOOT PLANK: 10" SINGLE
COLOR: UNPAINTED ALUMINUM
CONTACT: WWW.BLEACHERS.NET, 888.568.9064

8 BLEACHERS

NO SCALE

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0089.30 | Sheet L303

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

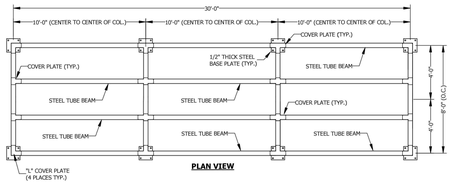
COTTAGE GROVE, DANE COUNTY, WISCONSIN

SITE DETAILS

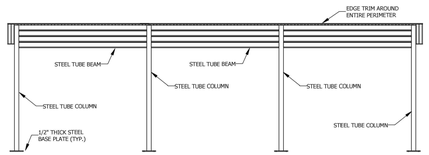
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0089.30
Sheet L303



PLAN VIEW



FRONT ELEVATION

MANUFACTURE: BEACON ATHLETICS
MODEL NO: ST830N OR APPROVED EQUAL.
SIZE: 8' X 30'
COLOR: BLACK POWDER COAT WITH ORANGE METAL ROOF, SUBMIT ROOF COLOR TO LANDSCAPE ARCHITECTURE FOR APPROVAL.
CONTACT: WWW.BEACONATHLETICS.COM, 800.747.5985

1 DUGOUT

NO SCALE

MANUFACTURE: BEACON ATHLETICS
MODEL:PLAYER BENCH WITH STORAGE SHELF OR APPROVED EQUAL.
SIZE:15'
COLOR: UNPAINTED ALUMINUM
CONTACT: WWW.BEACONATHLETICS.COM, 800.747.5985

2 DUGOUT BENCH

NO SCALE

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0089.30 | Sheet L304

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

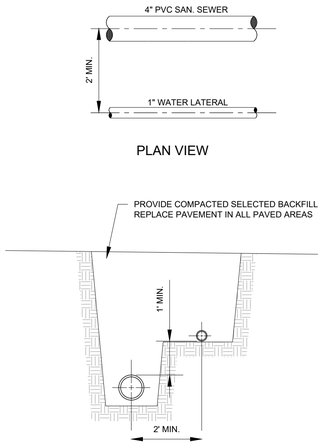
COTTAGE GROVE, DANE COUNTY, WISCONSIN

SITE DETAILS

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

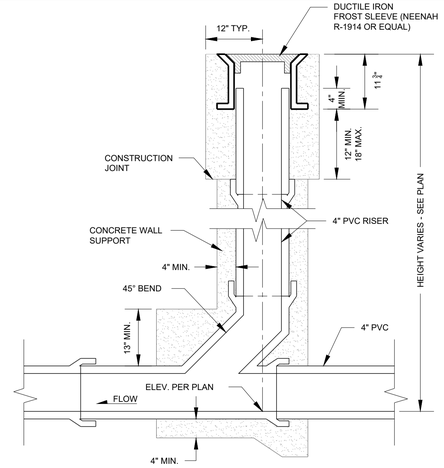
SNYDER & ASSOCIATES

Project No: 120.0089.30
Sheet L304



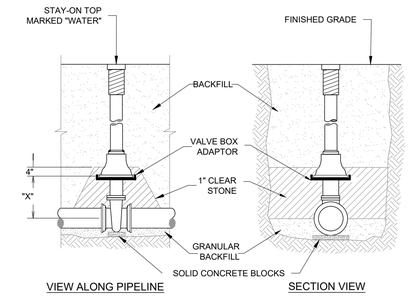
1 SEWER AND WATER JOINT TRENCH DETAIL

SCALE: NTS



2 SANITARY SEWER CLEANOUT DETAIL

SCALE: NTS

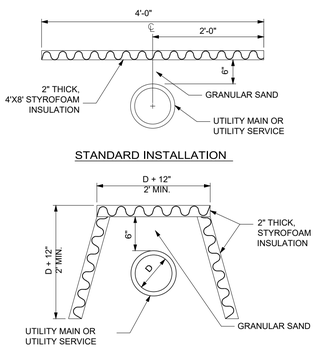


NOTES:
- SOLID CONCRETE BLOCKS SHALL BE USED. HARDWOOD BLOCKS ARE PROHIBITED.

- VALVES SHALL BE SECURED WITH RODDING OR MEGALUGS TO THE NEAREST "TEE" FITTING OR TO THE FIRST JOINT CONNECTING A FULL SECTION OF WATER MAIN PIPE.

3 WATER VALVE DETAIL

SCALE: NTS



GENERAL NOTES:

1. THE SIDE PROTECTION INSTALLATION SHALL BE USED WHERE FROST WILL PENETRATE BELOW THE PIPE INVERT.

4 SEWER INSULATION DETAIL

SCALE: NTS

NOT FOR CONSTRUCTION

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = AS SHOWN
Technician: TECH | Date: 02-26-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0089.30 | Sheet L305

PHOEBE BAKKEN MEMORIAL PARK - MIRACLE FIELD

UTILITY DETAILS

COTTAGE GROVE, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0089.30

Sheet L305

Exhibit ‘C’

Lighting Plan

Bakken Park Miracle Field

Cottage Grove, WI

Lighting System

Pole / Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
A1-A2	60'	60'	4	TLC-LED-1200	4.68 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
2			***10***		***10.51 kW***	

Circuit Summary

Circuit	Description	Load	Fixture Qty
A	Miracle League	10.51 kW	10

Fixture Type Summary

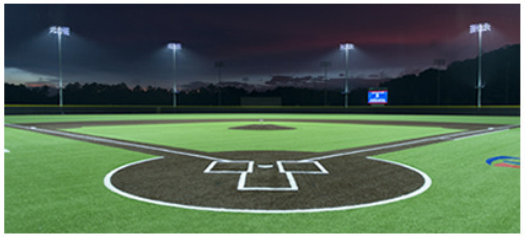
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1200	LED 5700K - 75 CRI	1170W	136,000	>81,000	>81,000	>81,000	8
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>81,000	>81,000	>81,000	2

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Miracle League (Infield)	Horizontal Illuminance	51	38	59	1.55	1.34	A	10
Miracle League (Outfield)	Horizontal Illuminance	32.4	20	43	2.13	1.62	A	10

From Hometown to Professional



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ENGINEERED DESIGN By: Connor Ramstead • File #204458A • 26-Feb-20

Bakken Park Miracle Field

Cottage Grove, WI

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-1200	4	4	0
2	TOTALS					10	10	0

GRID SUMMARY

Name:	**Miracle League**
Size:	125'/125'/125' - basepath 50'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	50.98	32.44
Maximum:	59	43
Minimum:	38	20
Avg / Min:	1.34	1.60
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.55	2.13
UG (adjacent pts):	1.20	1.69
CU:	0.62	
No. of Points:	25	16

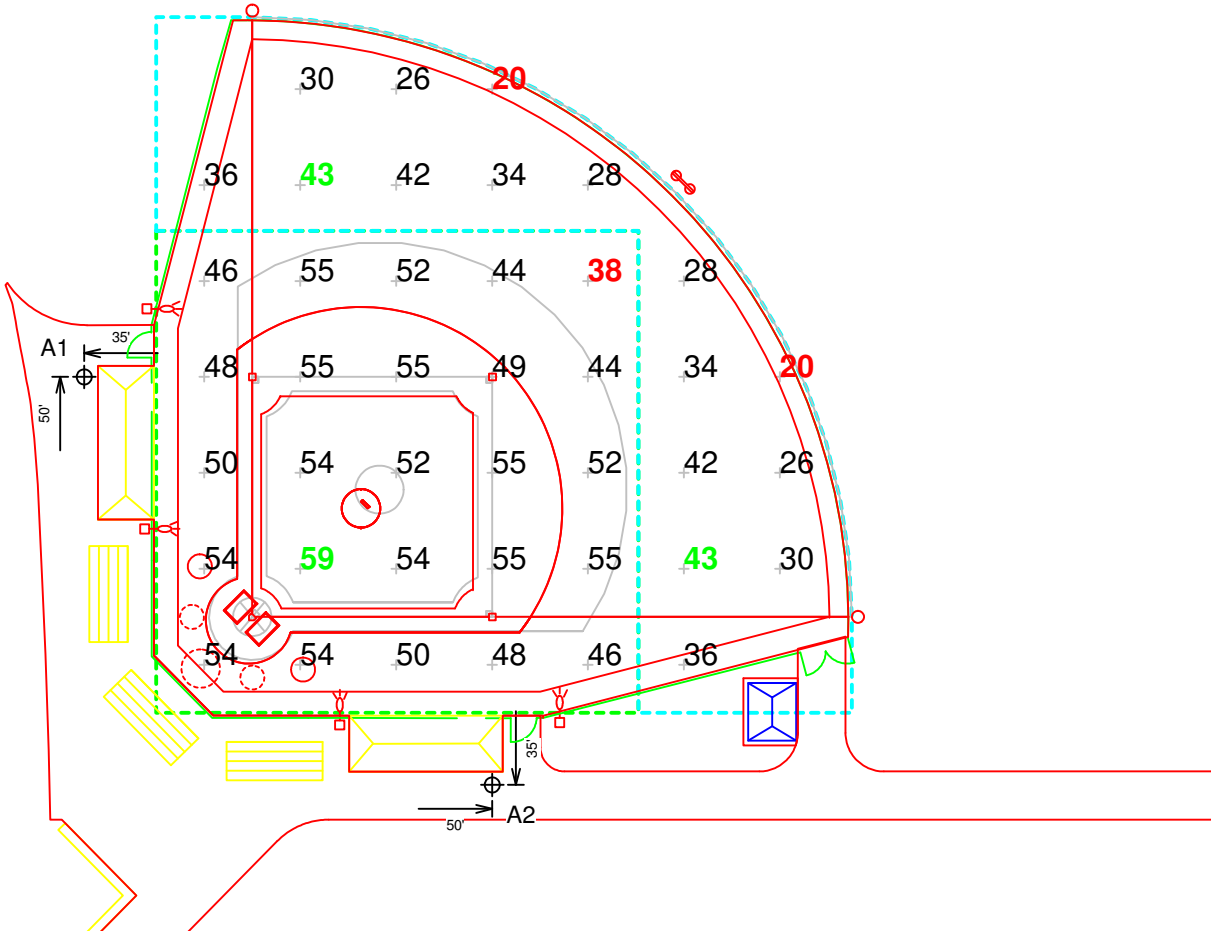
LUMINAIRE INFORMATION

Color / CRI:	5700K - 75 CRI
Luminaire Output:	136,000 / 52,000 lumens
No. of Luminaires:	**10**
Total Load:	10.51 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1200	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.



SCALE IN FEET 1 : 40

0' 40' 80'

Pole location(s) ⌖ dimensions are relative to 0,0 reference point(s) ⊗

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

We Make It Happen.

ENGINEERED DESIGN By: Connor Ramstead • File #204458A • 26-Feb-20

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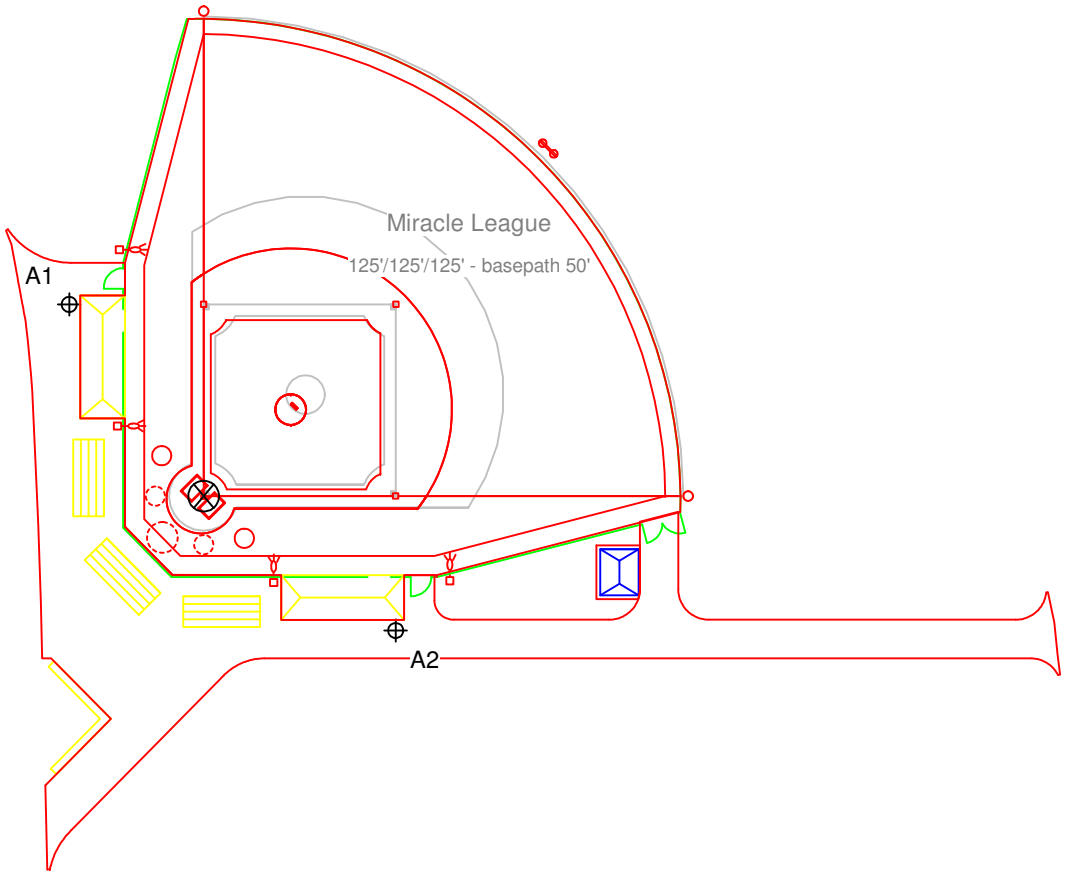
Bakken Park Miracle Field

Cottage Grove, WI



EQUIPMENT LAYOUT

INCLUDES:

· Miracle League

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
2	A1-A2	60'	-	15.5'	TLC-BT-575	1
				60'	TLC-LED-1200	4
2	TOTALS					10

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1200	7.0	6.6	6.1	5.2	4.2	4.0	3.0
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5

SCALE IN FEET 1 : 50

0' 50' 100'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Connor Ramstead • File #204458A • 26-Feb-20

We Make It Happen.

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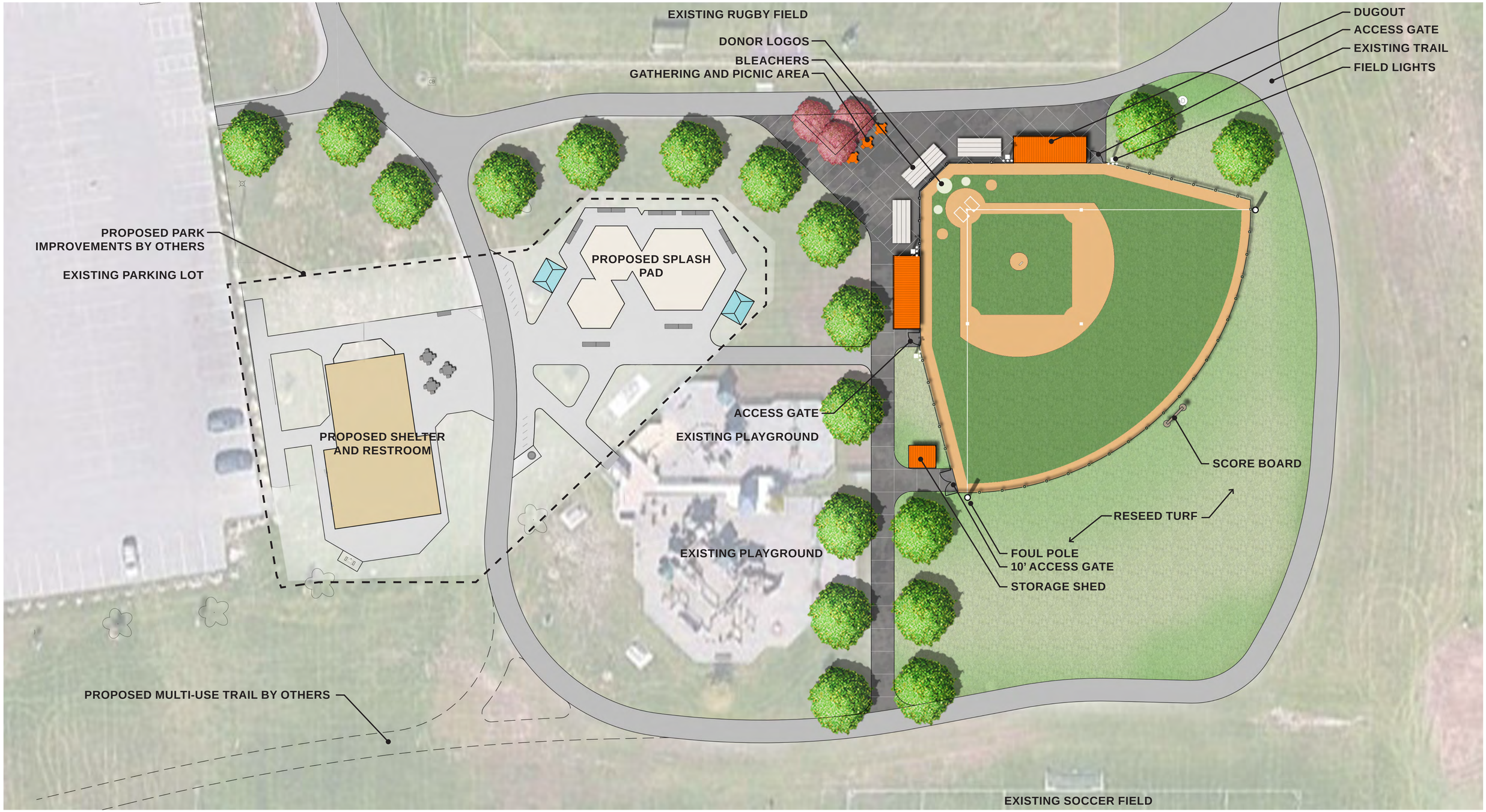
Exhibit ‘D’

Renderings



PROPOSED CONCEPT SITE PLAN

N

0 10 20 30

SCALE 1" = 20'-0"

SNYDER & ASSOCIATES

THE MIRACLE LEAGUE

COTTAGE GROVE VILLAGE OF COTTAGE GROVE

Miracle Field at Cottage Grove Phoebe Bakken Memorial Park - Concept Plan

Village of Cottage Grove, Wisconsin

February 26, 2020

PERSPECTIVE LOOKING SOUTHEAST

SNYDER & ASSOCIATES

THE MIRACLE LEAGUE

VILLAGE OF COTTAGE GROVE

Miracle Field at Cottage Grove Phoebe Bakken Memorial Park - Concept Plan

Village of Cottage Grove, Wisconsin

February 26, 2020

PERSPECTIVE LOOKING SOUTHEAST

SNYDER & ASSOCIATES

THE MIRACLE LEAGUE

VILLAGE OF COTTAGE GROVE

Miracle Field at Cottage Grove Phoebe Bakken Memorial Park - Concept Plan

Village of Cottage Grove, Wisconsin

February 26, 2020

PLANNING STAFF REPORT

MEMO DATE: March 6, 2020
MTG. DATE: **MARCH 11, 2020**

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

FROM: Erin Ruth, AICP – Village Planning Director

RE: **Johnson Health Tech Site Plan Amendment**

BACKGROUND

Property Owner:	Johnson Health Tech
Location:	1600 Landmark Drive
Area:	14.71 acres
Agent:	Bret Newcomb – Newcomb Construction Robin Salzwedel – Johnson Health Tech
Existing Zoning:	Planned Industrial
Proposed Zoning:	Planned Industrial
Future Land Use Plan:	Planned Office/Industrial

OVERVIEW

Johnson Health Tech has been a long-time property owner in the Commerce Park. Through natural growth and interior renovations their existing parking situation has become stressed with many employees forced to park off-site.

Johnson Health Tech is seeking a site plan amendment to create an additional 40 parking spaces which would increase the total on-site from 227 to 267.

LOCATION MAP

COMPREHENSIVE PLAN CONSISTENCY

The property is designated as Planned Office/Industrial in the Comprehensive Plan. The proposed parking expansion is consistent with the plan.

ZONING ORDINANCE CONSISTENCY

The property is zoned Planned Industrial, per 325-41(A).

The additional parking spaces comply with the 10' minimum paved surface setback, per 325-41(A)(7)(b)(6).

The 40 parking spaces add approximately 6,000 sq. ft. of paved area. This lowers the percentage of pervious green space on the property from approximately 27% to approximately 26%, which remains in compliance with the minimum 20% landscape surface ratio per 325-41(A)(7)(a)(2).

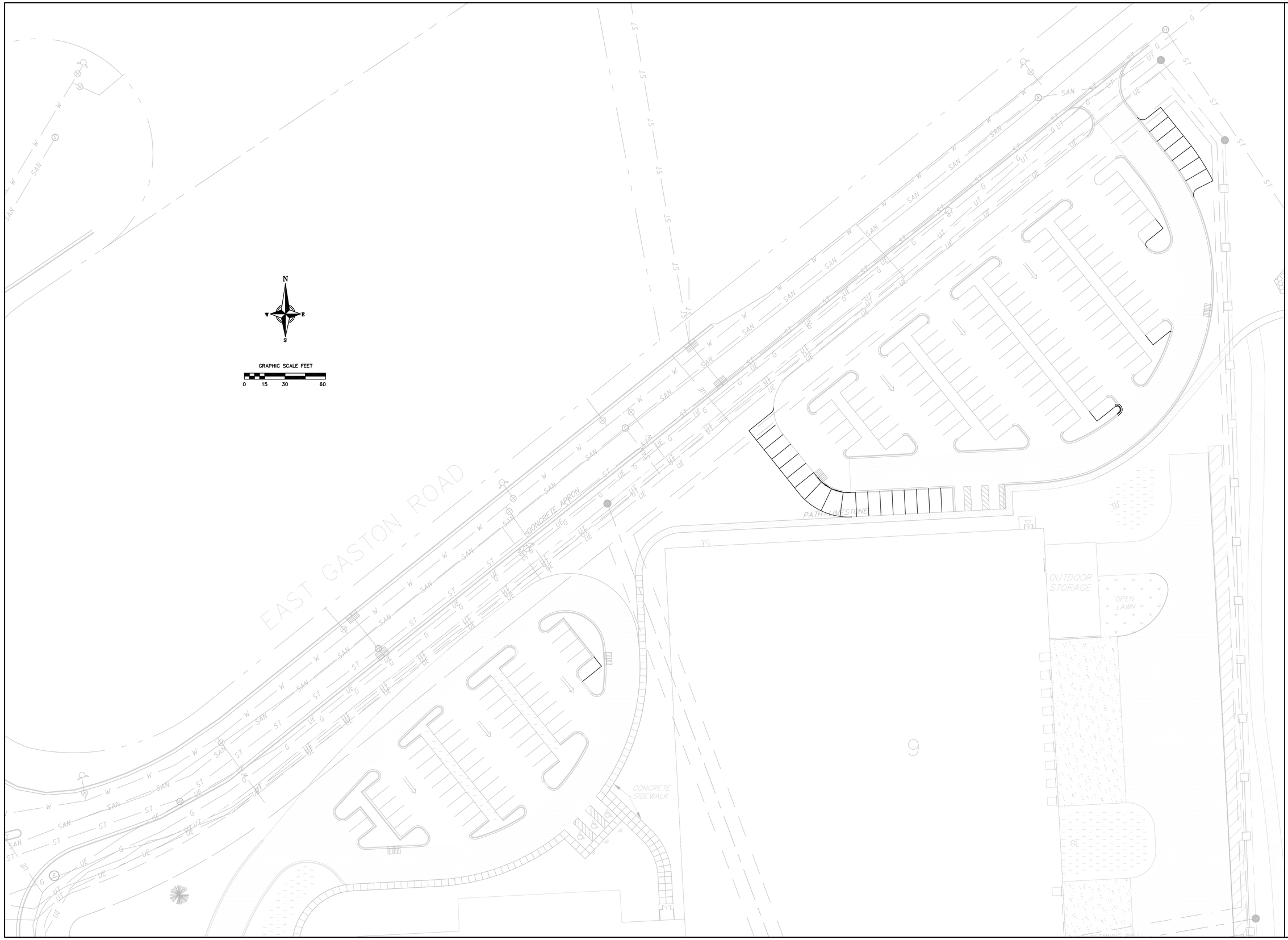
STAFF RECOMMENDATIONS

Staff recommends that the proposed Site Plan Amendment be **APPROVED WITH CONDITIONS,** with the following conditions:

1. Trees and other landscaping removed to accommodate the parking lot shall be replaced on the property. Provide a landscaping plan showing removals and new plantings for staff verification.

2. Provide engineering plans as needed by the Village Engineer to verify satisfactory storm water management.

3. The Village Engineer shall verify the design of modified curbs.



PROJECT

Johnson Health Tech North America Corporate Headquarters

Cottage Grove WI

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

REVISIONS

DATE
FEBRUARY 19, 2020

PROJECT NUMBER
200022

SEAL

SHEET TITLE
SITE PLAN – NORTH

SHEET NUMBER
C1.1

FILE NAME

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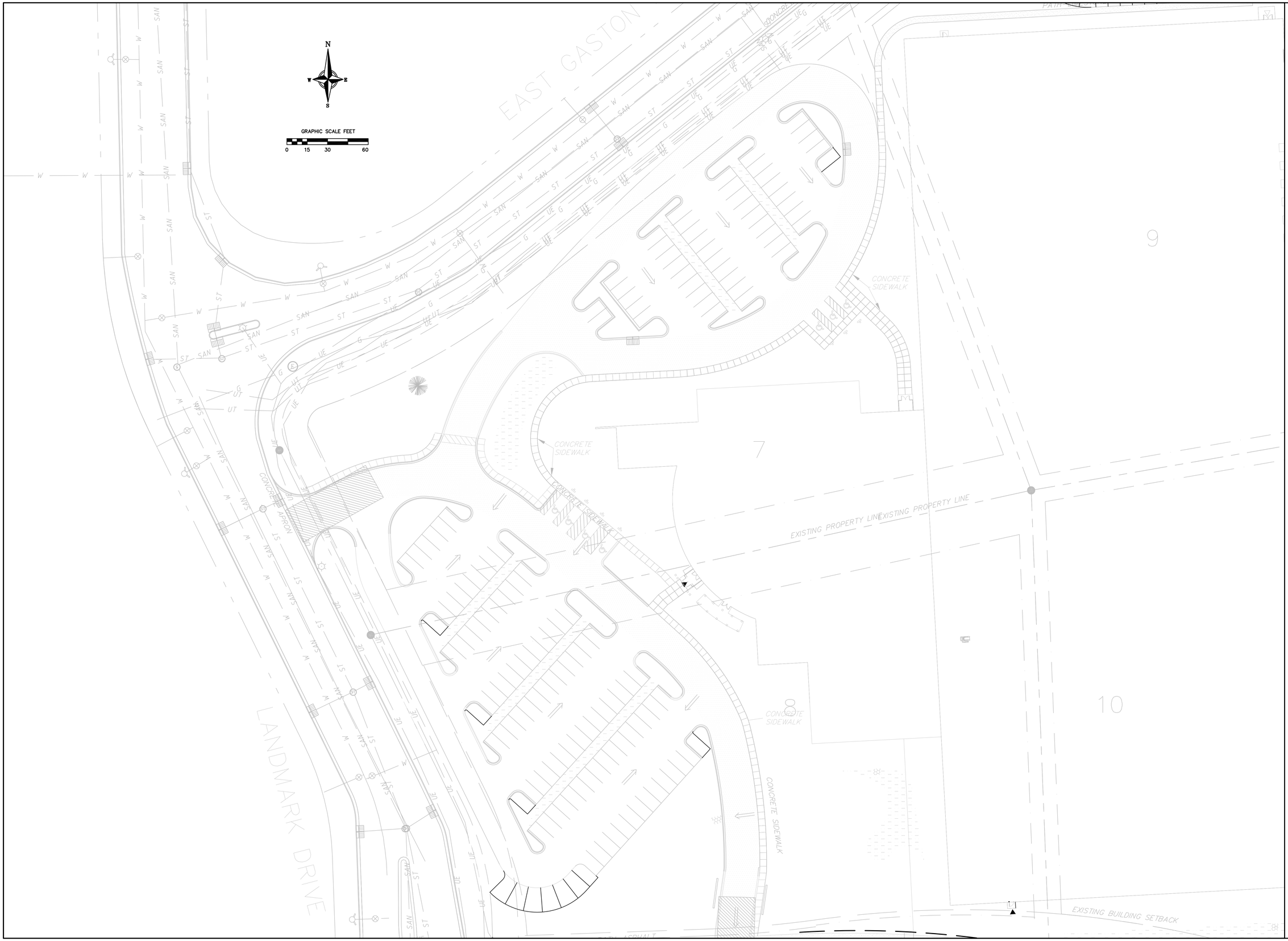

PROJECT

Johnson Health Tech North America Corporate Headquarters

Cottage Grove WI

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

REVISIONS

DATE
February 26, 2020

PROJECT NUMBER
200022

SEAL

SHEET TITLE

SITE PLAN – SOUTH

SHEET NUMBER

C1.1

FILE NAME

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PLANNING STAFF REPORT

MEMO DATE: March 10, 2020
MTG. DATE: **MARCH 11, 2020**

TO: Village of Cottage Grove Plan Commission

CC: Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

FROM: Erin Ruth, AICP – Village Planning Director

RE: **Kennedy Hills ETJ Final Plat**

BACKGROUND

Property Owner:	David Riesop
Location:	NE corner of Highway BB and Kennedy Rd.
Area:	21 acres
Agent:	David Riesop
Existing Zoning:	AT-35 per Dane County Zoning
Proposed Zoning:	SFR-08 per Dane County Zoning

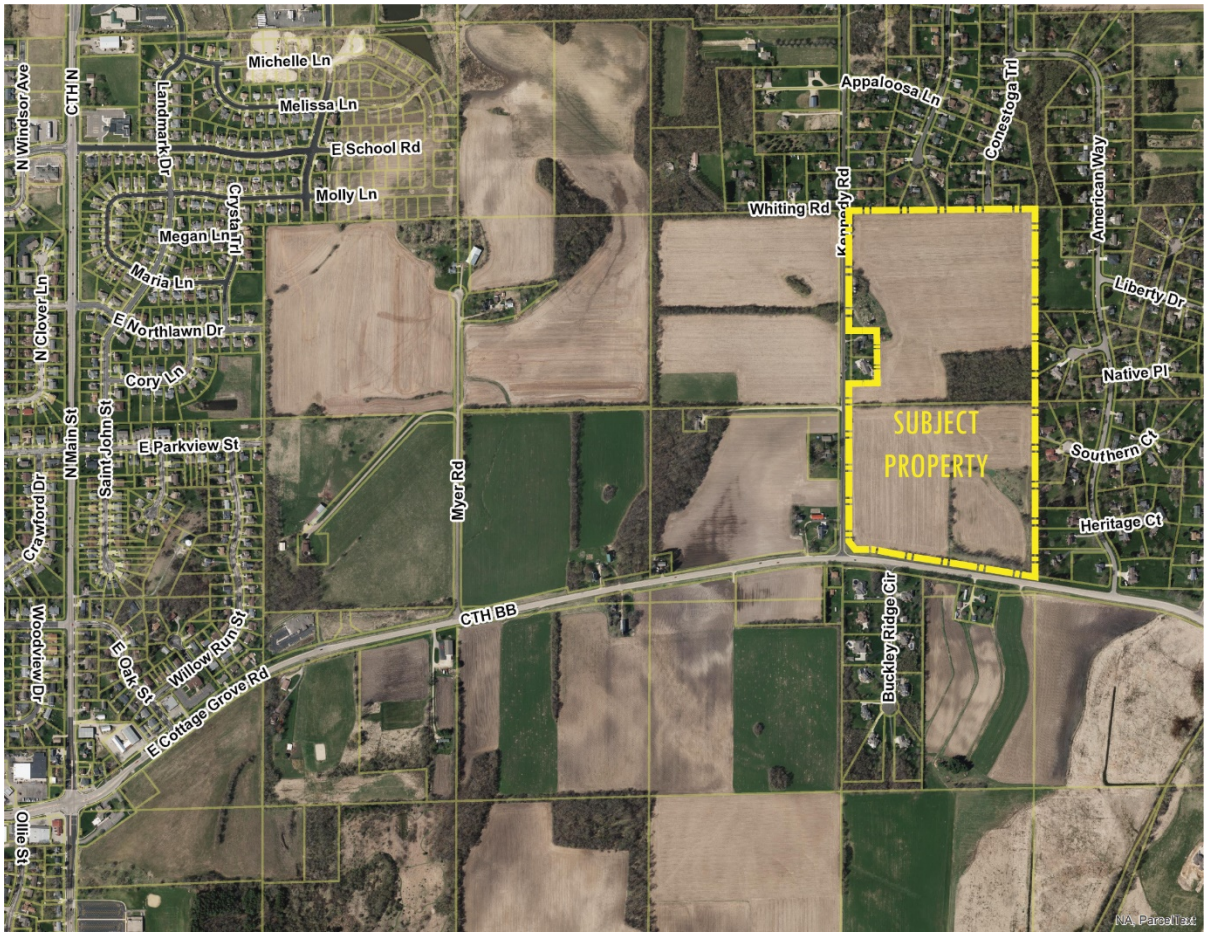
OVERVIEW

The applicant has submitted a final plat for a subdivision to be known as Kennedy Hills, which includes the southernmost 21 acres of a potential 70-acre development located at the NE corner of Highway BB and Kennedy Road. The Plan Commission and Village Board approved the preliminary plat in July 2019.

Per statute, if the final plat is substantially similar to the preliminary plat, it should be approved. While the proposed final plat includes some minor changes, in the opinion of staff it should be considered substantially similar. The minor changes include the following: 1) Outlot 1, dedicated for stormwater management, is roughly doubled in size; 2) some of the street

names have been changed; 3) the curve of Wooded Ridge Trail is gentler and the parcels within the curve are reconfigured slightly.

LOCATION MAP



SUBDIVISION ORDINANCE CONSISTENCY

The proposed plat is located within the Village's extraterritorial jurisdiction. Therefore, the Village has review authority over the plat.

The final plat has been submitted within 24 months or preliminary plat approval per 274-31(B), and it appears to include the information required per 274-32 with the exception of streetlight locations. If street lights are to be provided, submit a drawing showing proposed locations.

If the project has covenants, deed restrictions, or documents related to creation and maintenance of a property owner's association these should be forwarded to the Village for review, per 274-28 and 29 prior to the Village certifying the final plat.

ZONING CONSISTENCY

The subdivision will be under Dane County Zoning, therefore the Village has no review authority over the zoning.

The lots are proposed to have SFR-08 zoning under the Dane County ordinance, which is intended primarily for single-family residences with minimum 20,000 sq. ft. lot sizes.

COMPREHENSIVE PLAN CONSISTENCY

The subject property is designated as unsewered single-family residential in the Comprehensive Plan. The proposed plat is consistent with the description of that designation in the Plan's Land Use chapter.

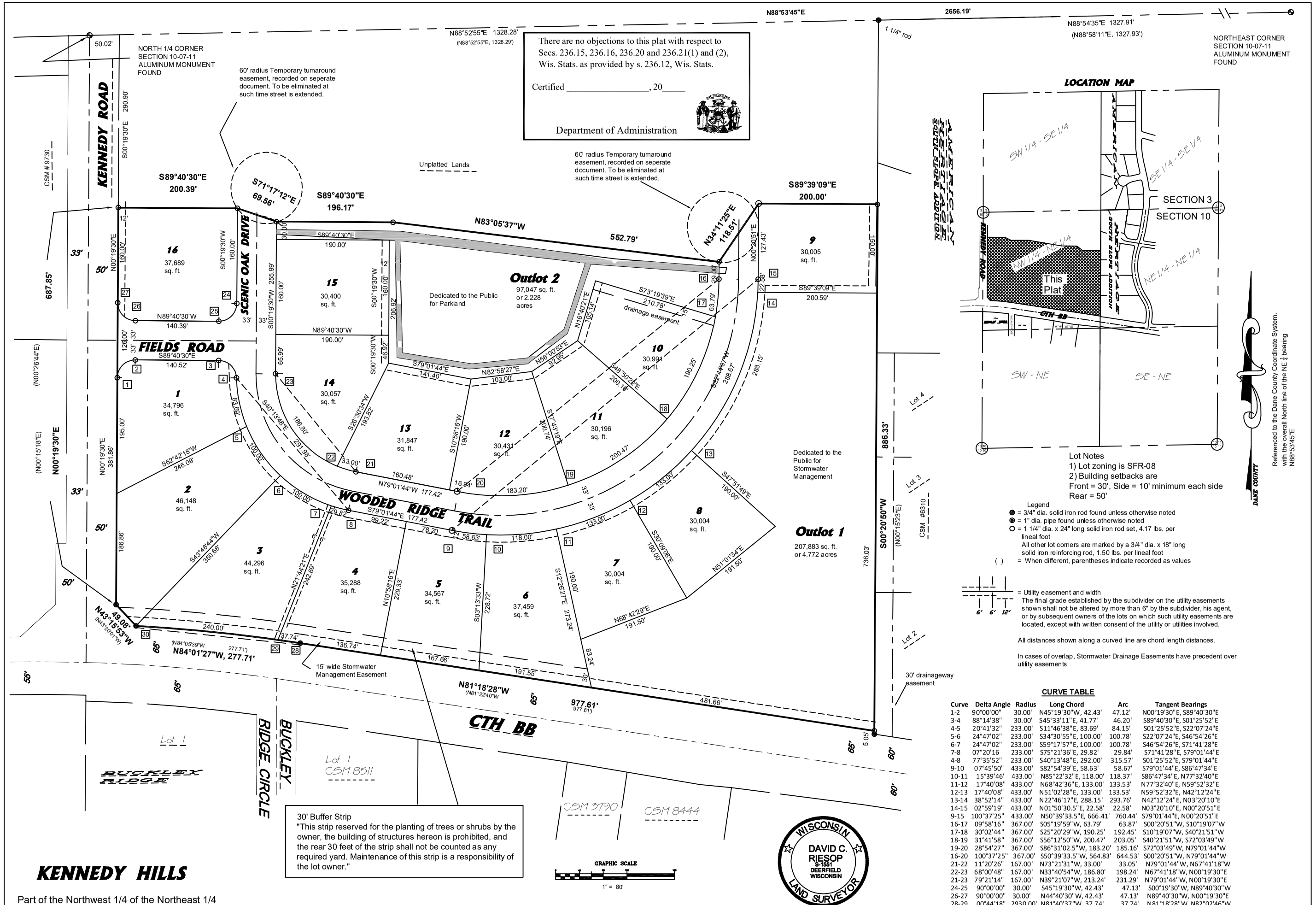
STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** of the proposed Final Plat for Kennedy Hills, with the conditions as follows:

1. Provide map showing any streetlight locations.

2. Provide any covenants, deed restrictions, or home owner's association documents for review prior to certification of final plat.

3. The Village authorizes lot sizes less than one acre, as long as those lot sizes are also approved by the Town of Cottage Grove Board, per 274-32(4).



Lot Notes
1) Lot zoning is SFR-08
2) Building setbacks are
Front = 30', Side = 10' minimum each side
Rear = 50'

Legend
● = 3/4" dia. solid iron rod found unless otherwise noted
◉ = 1" dia. pipe found unless otherwise noted
○ = 1 1/4" dia. x 24" long solid iron rod set, 4.17 lbs. per lineal foot
All other lot corners are marked by a 3/4" dia. x 18" long solid iron reinforcing rod, 1.50 lbs. per lineal foot
( ) = When different, parentheses indicate recorded as values

6' 6' 12' = Utility easement and width
The final grade established by the subdivider on the utility easements shown shall not be altered by more than 6" by the subdivider, his agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.

All distances shown along a curved line are chord length distances.

In cases of overlap, Stormwater Drainage Easements have precedent over utility easements

CURVE TABLE

Curve	Delta Angle	Radius	Long Chord	Arc	Tangent Bearings
1-2	90°00'00"	30.00'	N45°19'30"W, 42.43'	47.12'	N00°19'30"E, S89°40'30"E
3-4	88°14'38"	30.00'	S45°33'11"E, 41.77'	46.20'	S89°40'30"E, S01°25'52"E
4-5	20°41'32"	233.00'	S11°46'38"E, 83.69'	84.15'	S01°25'52"E, S22°07'24"E
5-6	24°47'02"	233.00'	S34°30'55"E, 100.00'	100.78'	S22°07'24"E, S46°54'26"E
6-7	24°47'02"	233.00'	S59°17'57"E, 100.00'	100.78'	S46°54'26"E, S71°41'28"E
7-8	07°20'16	233.00'	S75°21'36"E, 29.82'	29.84'	S71°41'28"E, S79°01'44"E
4-8	77°35'52"	233.00'	S40°13'48"E, 292.00'	315.57'	S01°25'52"E, S79°01'44"E
9-10	07°45'50"	433.00'	S82°54'39"E, 58.63'	58.67'	S79°01'44"E, S86°47'34"E
10-11	15°39'46'	433.00'	N85°22'32"E, 118.00'	118.37'	S86°47'34"E, N77°32'40"E
11-12	17°40'08"	433.00'	N68°42'36"E, 133.00'	133.53'	N77°32'40"E, N59°52'32"E
12-13	17°40'08"	433.00'	N51°02'28"E, 133.00'	133.53'	N59°52'32"E, N42°12'24"E
13-14	38°52'14"	433.00'	N22°46'17"E, 288.15'	293.76'	N42°12'24"E, N03°20'10"E
14-15	02°59'19"	433.00'	N01°50'30.5"E, 22.58'	22.58'	N03°20'10"E, N00°20'51"E
9-15	100°37'25"	433.00'	N50°39'33.5"E, 666.41'	760.44'	S79°01'44"E, N00°20'51"E
16-17	09°58'16"	367.00'	S05°19'59"W, 63.79'	63.87'	S00°20'51"W, S10°19'07"W
17-18	30°02'44"	367.00'	S25°20'29"W, 190.25'	192.45'	S10°19'07"W, S40°21'51"W
18-19	31°41'58"	367.00'	S56°12'50"W, 200.47'	203.05'	S40°21'51"W, S72°03'49"W
19-20	28°54'27"	367.00'	S86°31'02.5"W, 183.20'	185.16'	S72°03'49"W, N79°01'44"W
16-20	100°37'25"	367.00'	S50°39'33.5"W, 564.83'	644.53'	S00°20'51"W, N79°01'44"W
21-22	11°20'26"	167.00'	N73°21'31"W, 33.00'	33.05'	N79°01'44"W, N67°41'18"W
22-23	68°00'48"	167.00'	N33°40'54"W, 186.80'	198.24'	N67°41'18"W, N00°19'30"E
21-23	79°21'14"	167.00'	N39°21'07"W, 213.24'	231.29'	N79°01'44"W, N00°19'30"E
24-25	90°00'00"	30.00'	S45°19'30"W, 42.43'	47.13'	S00°19'30"W, N89°40'30"W
26-27	90°00'00"	30.00'	N44°40'30"W, 42.43'	47.13'	N89°40'30"W, N00°19'30"E
28-29	00°44'18"	2930.00'	N81°40'37"W, 37.74'	37.74'	N81°18'28"W, N82°02'46"W
29-30	04°41'40"	2930.00'	N84°23'36"W, 240.00'	240.07'	N82°02'46"W, N86°44'26"W
28-30	05°25'58"	2930.00'	N84°01'27"W, 277.71'	277.81'	N81°18'28"W, N86°44'26"W

KENNEDY HILLS

Part of the Northwest 1/4 of the Northeast 1/4 of Section 10, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin.

4241-18
Sheet 1 of 2

Surveyor's Certificate
I, David C. Riesop, Professional Land Surveyor do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Chapter 15, Land Division and Planning Code of the Town of Cottage Grove, and under the direction of Kennedy Hills, LLC, owner, I have surveyed, divided and mapped the plat of Kennedy Hills, and that such plat correctly represents the exterior boundaries thereof and the subdivision of the land surveyed, and is more fully described as follows:

Part of the NW ¼ of the NE ¼ of Section 10, T.7N., R.11E. Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ corner of Section 10; thence N88°52'55"E, 50.02 feet to the East line of Kennedy Road; thence S00°19'30"E, 280.71 feet along said East line to the point of beginning; thence S89°40'30"E, 200.40 feet; thence S63°43'03"E, 73.41 feet; thence S89°40'30"E, 196.17 feet; thence S80°03'41"E, 378.54 feet; thence S89°39'13"E, 175.92 feet; thence S51°54'07"E, 83.47 feet; thence S89°39'13"E, 200.00 feet to the East line of the NW 1/ 4 of the NE ¼; thence S00°20'50"W along said line, 736.58 feet to the North line of County Trunk Highway BB; thence N81°18'28"W along said line, 977.61 feet to the point of curvature of a curve to the left, said curve having a radius of 2930.00 feet and a delta angle of 5°25'58", the long chord of which bears N84°01'27"W, 277.71 feet; thence Northwesterly along the arc of said curve and North line, 277.81 feet; thence N43°15'53"W, 49.08 feet to the East line of Kennedy Road; thence N00°19'30"E along said line, 678.04 feet to the point of beginning.
The above described containing 924,275 square feet or 21.22 acres.

_____
David C. Riesop

Owners Certificate
Kennedy Hills, LLC. As owner hereby certifies that it has caused the land described hereon to be surveyed, divided, mapped and dedicated a represented on this plat. It also certifies that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Department of Administration
Dane County Zoning and Land Regulation Committee
Town of Cottage Grove
Village of Cottage Grove

In witness hereof, Kennedy Hills, LLC has caused these presents to be executed this _____ day of _____, 2020.

Kennedy Hills LLC, by: _____
David C. Riesop, member

STATE OF WISCONSIN)
COUNTY OF DANE)ss.
Personally came before me this ____ day of _____, 2020, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Dane County, Wisconsin
my commission expires _____

Consent of Mortgage Holder
Bank of Deerfield, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Kennedy Hills, LLC, owners.

IN WITNESS WHEREOF, the said Bank of Deerfield has caused these presents to be signed by _____, its Authorized Officer, at Deerfield, Wisconsin on this _____ day of _____, 2020.

_____
(name, title)

STATE OF WISCONSIN)
COUNTY OF DANE)ss.
Personally came before me this ____ day of _____ 2020, the above named officer to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Dane County, Wisconsin
my commission expires _____.

KENNEDY HILLS

Part of the Northwest 1/4 of the Northeast 1/4 of Section 10, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

Town of Cottage Grove Certificate
This plat of Kennedy Hills has been approved by the Town Board of the Town of Cottage Grove as per action of the Town Board on _____, 2020.

_____
Kim Banigan dated_____
Clerk, Town of Cottage Grove

Village of Cottage Grove Certificate (Extraterritorial Jurisdiction)
This plat of Kennedy Hills has been approved by the Village Board of the Village of Cottage Grove as per Village Board action on _____, 2020.

_____
Lisa Kalata dated_____
Clerk, Village of Cottage Grove

Town Treasurer's Certificate
I, Debra Abel, being the duly elected, qualified and acting Treasurer for the Town of Cottage Grove, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of _____, 2020 affecting any of the lands included in the plat of Kennedy Hills.

_____
Debra Abel
Treasurer, Town of Cottage Grove

County Treasurer's Certificate
I, Adam Gallagher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of _____, 2020 affecting any of the lands included in the plat of Kennedy Hills.

_____
Adam Gallagher
Treasurer, County of Dane

County Approval
This plat know as Kennedy Hills is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____, 2020.

_____
Jerry Bollig, Chair
Dane County Zoning and Land Regulation Committee

Register of Deeds Certificate
Received for recording this _____ day of _____, 2020, at _____ o'clock _____.M. and recorded in Volume _____ of Plats,
on pages _____ as document number _____.

_____
Kristi Chlebowski
Dane County Register of Deeds

KENNEDY HILLS

Part of the Northwest 1/4 of the Northeast 1/4 of Section 10, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin.

PLANNING STAFF REPORT

MEMO DATE: March 2, 2020
MTG. DATE: **MARCH 11, 2020**

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk

FROM: Erin Ruth, AICP – Village Planning Director

RE: **Conditional Use Permits – Ordinance Review**

BACKGROUND

2017 Wis. Act 67 changed state statutes regarding the issuance of conditional use permits (CUP). The full text of the statutory changes is included below, but essentially the main change is the shifting of the burden of proof regarding the suitability of a use from the applicant to the municipality. Previously, the applicant needed to prove that a proposed conditional use would not be problematic. Now a municipality must approve a conditional use permit application unless it can show the use will be problematic. Furthermore, it states that decisions to approve or deny a request must be based on 'substantial evidence' as defined in the statute and shall not be based on 'personal preferences or speculation.'

2017 WIS. ACT 67 – SECTION 16

Section 16. 62.23(7)(de) of the statutes is created to read:

62.23(7)(de) Conditional Use Permits. 1. In this paragraph:

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2.a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2.a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e)(10).

OVERVIEW

The Plan Commission discussed this element of Act 67 in March 2019. At that time the Plan Commission chose not to alter the ordinance as the statute was still new and effects were not clear.

At this time new Village Attorney Larry Konopacki is encouraging the Village to revisit the portions of the zoning ordinance related to conditional uses. Ultimately the Village will want to handle many current conditional uses in a manner that provides the Village with more control – for example as an overlay zoning district. Any uses that remain conditional uses will require specific criteria within the ordinance. If a proposed project documents that they can meet the criteria, the conditional use permit must be approved.

STAFF RECOMMENDATION

The attached table shows all permitted and conditional uses in each district. The first step for the Plan Commission is to review the current conditional uses and discuss how each should be handled moving forward. Options include:

1. Keep it as a conditional use in a given district and establish specific criteria
2. Create an overlay district specific to the use
3. Permit the use by right within certain districts
4. Disallow the use in a given district

Planning staff presents an initial approach for each land use currently requiring a conditional use permit for the purpose of initiating discussion. However, the Plan Commission should discuss these while also considering input from the Village Attorney.

Note that most land uses are accompanied by specific regulations in 325-49. For the time being, assume that any regulations currently listed under a land use will remain in place for an overlay district.

Residential Land Uses

- *Duplex, Twin House, Two-flat, Townhouse*

In districts where these a currently a conditional use, change to permitted by right.

- *Multiplex (3 to 4 units), Apartment (3 to 4 units), Apartment (5 to 8 units)*

Change from conditional use to permitted by right in NB and NO zoning. Disallow in HR-9 zoning. Currently apartments larger than 9 units must be approved as a Planned Unit Development – consider creating an overlay for larger apartment buildings that could be applied to an MR-10 or MR-12 district. Include senior multi-family in overlays. The Village is forming a Housing Task Force which will likely have additional recommendations regarding aspects of housing including zoning.

- *Mobile home park*

Create overlay district and consider which underlying districts are appropriate.

Agricultural Land Uses

- *Intensive agriculture, and agricultural services*

Examples of intensive agriculture listed in the ordinance include feed lots, hog farms, poultry farms, fish farms, commercial green houses, etc. Examples of agricultural services include facilities similar to the Landmark campus on the south side of the Village among other similar uses. Consider creating an overlay that only applies to RH district (and possibly HI for agricultural services). Keep strict regulations limiting where this use is appropriate.

- *Clear cutting*

Currently a conditional use in all districts. Consider changing to a permit similar to amplified noise or driveway permit.

Institutional Land Uses

- *Indoor institutional, and outdoor institutional*

Indoor institutional includes public or non-profit facilities such as schools, libraries, museums, etc. Outdoor institutional includes facilities such as cemeteries, permanent green spaces, golf courses, etc. Consider creating an overlay applicable to all underlying districts.

- *Community living arrangements (1 to 8 residents), (9 to 15 residents), and (16+ residents)*

This land use specifically refers to uses defined by Wis. Stat. 46.03 such as child welfare agencies, group homes, and CBRF's. Consider creating an overlay for these uses.

<u>Commercial Land Uses</u>

- *Indoor sales or service*

Consider permitting by right in PO and NO. Consider whether this use is appropriate in PI district – if so, permit by right.

- *Outdoor display*

Consider creating an overlay for this use.

- *In-vehicle sales and service*

Consider permitting by right where currently a conditional use.

- *Indoor commercial entertainment*

Consider permitting by right where currently a conditional use.

- *Indoor sales or service*

Consider permitting by right in PO and NO. Consider whether this use is appropriate in PI district – if so, permit by right.

- *Outdoor commercial entertainment*

As a primary use, this refers to large scale outdoor facilities such as a go-kart track or mini-golf course. Consider creating an overlay for such uses.

- *Commercial animal boarding*

Consider keeping this a conditional use and provide specific criteria to ensure that it is tied to a specific business.

- *Commercial indoor lodging*

The two current hotel proposals are seeking approval as Planned Unit Developments due to the size of the buildings. Consider creating an overlay district or permitting by right.

- *Bed and breakfast*

Consider keeping this a conditional use with specific criteria to ensure it is tied to a specific business.

- *Group daycare (9+ children)*

Consider permitting by right in a commercial, office, or light industrial district with specific criteria or as part of an indoor institutional overlay if associated with a school or church.

- *Commercial indoor lodging*

The two current hotel proposals are seeking approval as Planned Unit Developments due to the size of the buildings. Consider creating an overlay district or permitting by right.

- *Campground*

Consider creating an overlay for the RH district.

- *Boarding house*

This use is defined by the ordinance as "any residential use renting rooms which do not contain private bathroom facilities (with the exception of approved bed-and-breakfast facilities)." More research should be done to determine if this remains a viable residential use.

- *Sexually oriented land use*

Case law has established that these types of businesses are generally protected under freedom of speech and cannot be completely banned from a community. Current best practices should be investigated and followed.

- *Vehicle repair and maintenance*

Consider permitting by right in some districts with regulations that ensure compatibility with surrounding uses.

- *Artisan studio*

Consider permitting by right in districts where this is currently a conditional use.

- *Payday lender*

This use is subject to statutory guidelines. Consider keeping this a conditional use with specific criteria based on the statutes including restrictions on how close together these types of businesses can be.

Storage & Disposal Land Uses

- *Outdoor storage, personal storage facility, junkyard or salvage yard, waste disposal facility, and composting operation*

Consider creating overlay districts for these uses.

Transportation Land Uses

- *Off-site parking lot, airport/heliport, freight terminal, and distribution center*

Consider creating overlay districts for each of these uses.

Industrial Land Uses

- *Communication tower*

Consider keeping as a conditional use with specific criteria.

- *Extraction Use*

Consider creating an overlay district for this use.

Accessory Land Uses

- *Commercial apartment*

Consider permitting by right in some districts or create a mixed-use overlay. The Village is forming a Housing Task Force which will likely have additional recommendations regarding aspects of housing including zoning.

- *Company provided on-site recreation*

Consider permitting by right with regulations to protect adjacent property owners.

- *Outdoor display incidental to indoor sales or service*

Consider permitting by right with regulations to protect adjacent property owners.

- *In-vehicle sales and service*

Consider changing to permitted by right in districts where this is currently a conditional use.

- *Light industrial incidental to indoor sales*

An example of this might be a clothing retailer that has a small screen printing set up in the back. Consider permitting by right with regulations to protect adjacent property owners.

- *Intermediate day care (9 to 15 children)*

Consider keeping a conditional if adequate criteria can be developed to protect adjacent property owners.

- *Outdoor display incidental to indoor sales or service*

Consider permitting by right with regulations to protect adjacent property owners.

- *Migrant labor camp*

Confirm whether state statutes require this land use to be included. Consider overlay.

- *Private residential kennel, and private residential stable*

Consider making this permitted by right within RH district only, with regulations related to number of animals and distance from adjacent residential uses.

- *Septic systems*

Consider changing to permitted by right in RH district, only for systems already existing at time of annexation where municipal utilities are not available.

- *Caretaker's house*

Consider permitting by right in RH district with regulations to protect adjacent property owners or allow only existing to remain.

- *Accessory commercial outdoor entertainment*

Consider changing to an overlay district that could be applied only to districts where this is now a conditional use.

VILLAGE OF COTTAGE GROVE TABLE OF LAND USES

ZONING ORDINANCE – APPENDIX A

Rural Holding (RH)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-8)	Historic Residential (HR-9)	Multi-Family Residential (MR-10)	Multi-Family Residential (MR-12)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Park & Open Space	
																RESIDENTIAL LAND USES, 325-49(A)(1)
P/ C	P	P	P	P	P	P	P		P							(a) Single-Family Detached
			P	C	P	P	C		C							(b) Duplex
			P		P	P	C		C							(c) Twin House
			C		P	P	C		C							(d) Two-Flat
				C	P	P	C		C							(e) Townhouse (3 to 4 units)
				C	P	P	C		C							(f) Multiplex (3 to 4 units)
				C	C	P	C		C							(g) Apartment (3 to 4 units)
						C										(g) Apartment (5 to 8 units)
			C													(h) Mobile Home
																(i) Senior Multi-Family Residential
																AGRICULTURAL LAND USES, 325-49(B)
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Cultivation
																(2) Husbandry

Rural Holding (RH)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-8)	Historic Residential (HR-9)	Multi-Family Residential (MR-10)	Multi-Family Residential (MR-12)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Park & Open Space	
C																(3) Intensive Agriculture
C														C		(4) Agricultural Services
P																(5) On-Site Agricultural Retail
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	(6) Selective Cutting
C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		(7) Clear Cutting
																INSTITUTIONAL LAND USES, 325-49(C)
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Passive Outdoor Public Recreational
P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	(2) Active Outdoor Public Rec.
C	C	C	C	C	C	C	C	C	C	C	C	C			P/ C	(3) Indoor Institutional
C	C	C	C	C	C	C	C	C	C	C	C	C			C	(4) Outdoor Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(5) Public Services and Utilities
									C	C	C					(6) Institutional Residential
P	P	P	P	P	P	P	C	C	C							(7) Community Living (1 - 8 res.)
	C	C	P/ C	C	P	P	C	C	C							(8) Community Living (9 - 15 res.)
					C	C	C	C	C							(9) Community Living (16+ res.)
																COMMERCIAL LAND USES, 325-49(D)
							P	P	P	P	P	P	P	P		(1) Office
							P	P	P	P	P	P				(2) Personal or Prof. Services

Rural Holding (RH)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-8)	Historic Residential (HR-9)	Multi-Family Residential (MR-10)	Multi-Family Residential (MR-12)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Park & Open Space	
							C	C	P	P	P	C				(3) Indoor Sales or Service
										C						(4) Outdoor Display
									P	P	P	P	P	P		(5) Indoor Maint. Service
														C		(6) Outdoor Maint. Service
								C	C	C	C					(7) In-vehicles Sales and Service
							C	P/ C	C	P/ C	C	C				(8) Indoor Comm. Ent.
C											C					(9) Outdoor Comm. Ent.
C												C				(10) Comm. Animal Boarding
								C		C	C					(11) Comm. Indoor Lodging
C	C	C	C	C	C	C	C		C	C	C					(12) Bed and Breakfast
			C		C	C	C	C	C		C	C	C			(13) Group Day Care (9+ child.)
C																(14) Campground
					C	C	C		C		C					(15) Boarding House
														C		(16) Sexually Oriented Land Use
										C			C	C		(17) Vehicle Rep. and Maint.
							C		C	C	C	C	C			(18) Artisan Studio
								C		C	C					(19) Payday Lender
																STORAGE / DISPOSAL LAND USES, 325-49(E)
												P	P	P		(1) Indoor Storage or Wholesaling

Rural Holding (RH)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-8)	Historic Residential (HR-9)	Multi-Family Residential (MR-10)	Multi-Family Residential (MR-12)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Park & Open Space	
													C	P		(2) Outdoor Stor. or Wholesaling
												C	C			(3) Personal Storage Facility
C														C		(4) Junkyard or Salvage Yard
C														C		(5) Waste Disposal Facility
C														C		(6) Composting Operation
																TRANSPORT. LAND USES, 325-49(F)
											C		P	P		(1) Off-site Parking Lot
C								C				C	C	C		(2) Airport / Heliport
													C	C		(3) Freight Terminal
												C	P	P		(4) Distribution Center
																INDUSTRIAL LAND USES, 325-49(G)
												P	P	P		(1) Light Industrial
														P		(2) Heavy Industrial
C												C	C	C		(3) Communication Tower
C																(4) Extraction Use
																ACCESSORY LAND USES, 325-49(H)
									C	C	P					(1) Commercial Apartment
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(2) Farm Residence

Rural holding (RH)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-8)	Historic Residential (HR-9)	Multi-Family Residential (MR-10)	Multi-Family Residential (MR-12)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Park & Open Space	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(3) Detached Res. Garage or Shed
							P	P		P	P	P	P	P		(4) Company Cafeteria
							P/ C	P/ C		P	P/ C	C	P/ C	P/ C		(5) Co. Provided On-Site Rec.
C										C						(6) Outdoor Display Incidental
								C	C	C	C	C	C	C		(7) In-vehicle Sales and Service
												P	P	P		(8) Indoor Sales Incident. to Lt. Ind.
									C	C	C					(9) Lt. Industrial Inc. to Indoor Sales
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(10) Home Occupation
P	P	P	P	P	P	P										(11) Family Day Care (4 - 8 child.)
C	C	C	C	C	C	C										(12) Inter. Day Care (9 - 15 child.)
C														C		(13) Migrant Labor Camp
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(14) On-Site Parking Lot
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(15) Priv. Resident. Recreation Facility
C																(16) Priv. Resident. Kennel
C																(17) Priv. Resident. Stable
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(18) Drainage Structure
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(19) Filling
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(20) Lawn Care of Subject Property
C																(21) Septic Systems

Rural Holding (RH)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-8)	Historic Residential (HR-9)	Multi-Family Residential (MR-10)	Multi-Family Residential (MR-12)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Park & Open Space	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(22) Exterior Communication Devices
C																(23) Caretaker's Residence
								C		C		C	C			(24) Accessory Outdoor Comm. Ent.
																TEMPORARY USES, 325-49(I)
									P	P	P				P	(1) General Temp. Outdoor Sales
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(2) Outdoor Assembly
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(3) Contractor's Project Office
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(4) Contractor's Equip. Storage
							P	P	P	P	P	P	P	P	P	(5) Relocatable Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) On-Site Real Estate Office
P								P	P	P	P	P	P		P	(7) Outdoor Sales of Farm Products