

April 15, 2008

Mr. Ken Dahl
Village of Cottage Grove
221 E. Cottage Grove Rd.
Cottage Grove, WI 53527

Re: **Precise Implementation Plan**
Lot 1 & 43, Coyle Highlands
525 W. Cottage Grove Road
Phase II - Building #2

Dear Mr. Dahl:

We are submitting this plan for planning staff, Plan Commission and Village Board members' review and approval.

Development Team:

Owner representative: Metcalfe Company
Kevin Metcalfe
124 E. Broadway, Suite 200
Monona, WI 53716
608-661-6350
608-661-6342 fax

Architect: Knothe & Bruce Architects, LLC
J. Randy Bruce
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax

Engineer: Calkins Engineering
Dave Glusick
5010 Voges Road
Madison, WI 53718
608-838-0444
608-838-0445

Project Description:

This proposed Commercial development is designed to provide an attractive addition to the Coyle Highlands development. It will enhance Coyle Highlands and the Cottage Grove community by providing services with a high quality exterior architecture and a superior landscape plan.

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

The proposed development features a two story restaurant arranged to address the streetscape. The architecture for Building #2 is cohesive with Building #1. The exterior building materials will be selected for their attractive appearance, durability and low maintenance. A combination of landscaping and fencing will be added to screen the parking lots but still provide visibility for tenant signage. The site is easily accessible for pedestrians from Cottage Grove Road. Vehicle access is provided along Sandpiper Trail and Cork Crossing.

The restaurant will be a sports themed/bar/restaurant offering family friendly dining in a smoke free environment. The hours of operation will be Monday thru Sunday from 9:00 a.m. to legal bar time. It will include a fenced and secured outdoor seating area allowing alcoholic beverages and background music. Any outdoor live music performances will be acoustical in nature. The owner will provide staff to regularly patrol the restaurant parking area for trash.


The PIP for Building #2 will meet the standards established for the GDP.

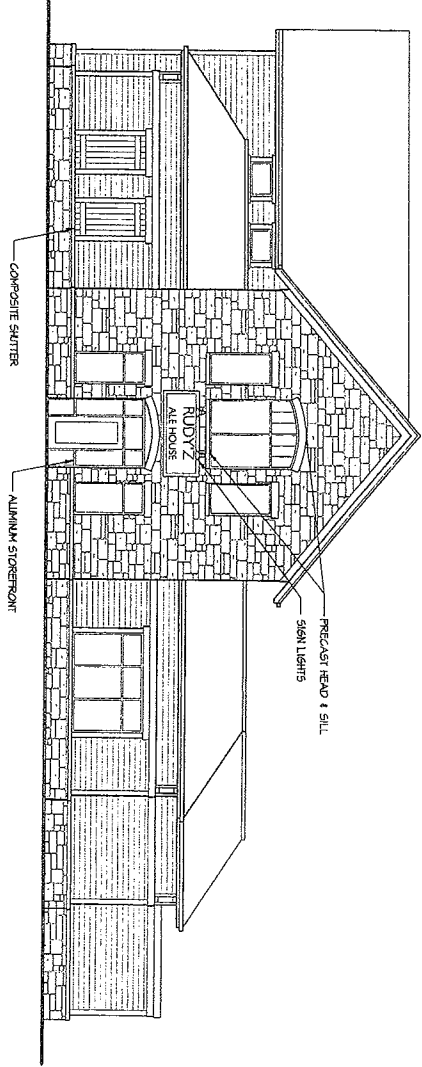
Site Development Data:

PIP Area	40,038 s.f. (.92 Acres)	
<u>Impervious Areas:</u>		
Paving & Walks	26,061 s.f.	
<u>Building Footprint</u>	<u>4,198 s.f.</u>	
Total Impervious	30,259 s.f.	
Total Floor Area	5,197 s.f.	
Floor Area Ratio	.13	
Landscape Surface Ratio	.22	
<u>Parking</u>	<u>Proposed</u>	<u>Required</u>
Office/retail	106	100 stalls (30,000 s.f./300 stalls)
<u>Restaurant</u>	<u>40</u>	<u>50 stalls</u> (150 seats/3 stalls)
		150 x .30 (sharing)
Total	146 stalls	105 min. stalls
Parking Ratio	1 stall/ 130 s.f.	
Bicycle Parking (as shown)	4 Stalls	

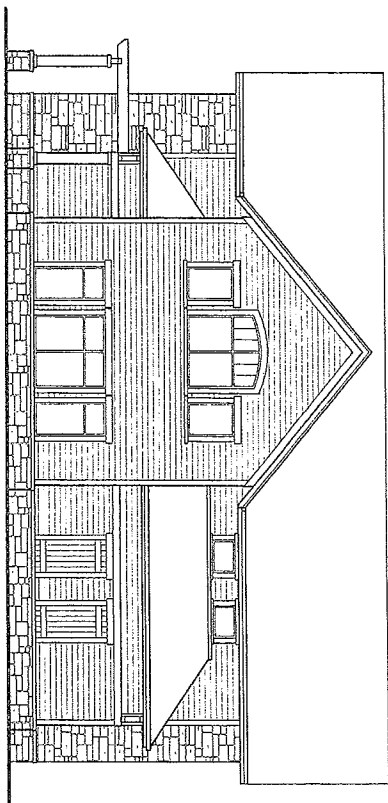
Thank you for your time in reviewing our proposal.

Very truly yours,

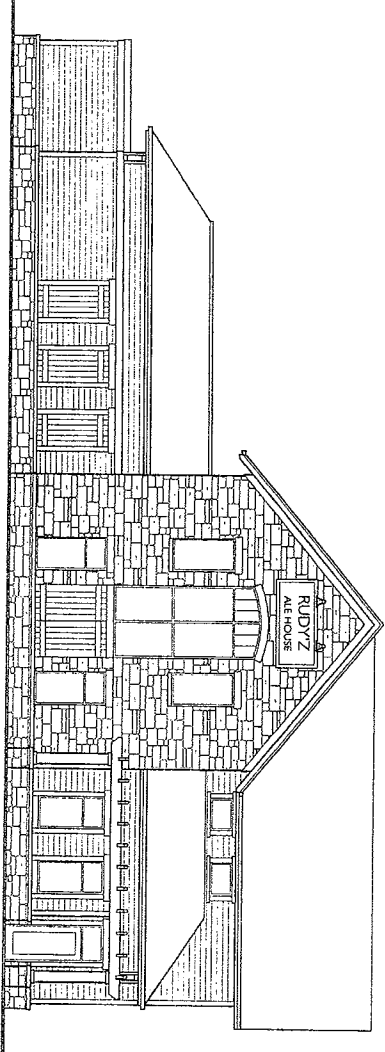

 J. Randy Bruce, AIA
 Managing Member



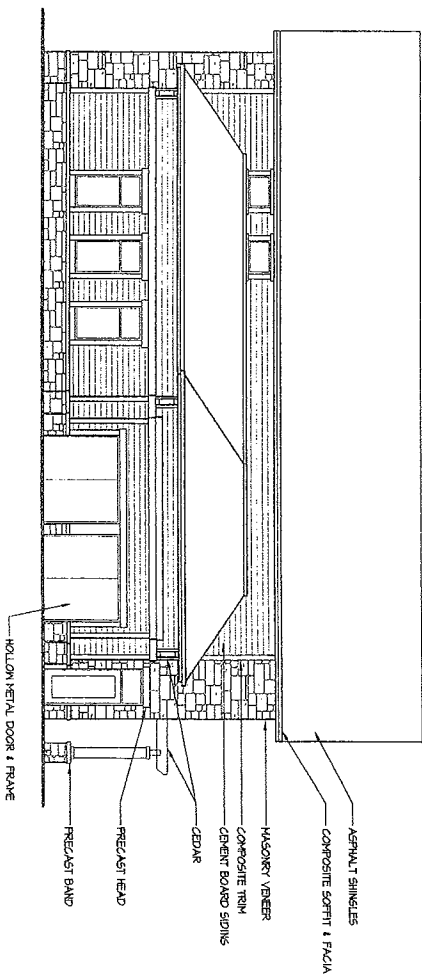
○ NORTH ELEVATION
1/8" = 1'-0"



○ EAST ELEVATION
1/8" = 1'-0"



○ SOUTH ELEVATION
1/8" = 1'-0"



○ WEST ELEVATION
1/8" = 1'-0"

- ASPHALT SHINGLES
- COMPOSITE SOFFIT & FASCIA
- MASONRY VENEER
- COMPOSITE TRIM
- CEMENT BOARD SIDING
- CEDAR
- PRECAST HEAD
- PRECAST BAND
- HOLLOW METAL DOOR & FRAME

CONDITIONAL USE PERMIT APPLICATION

VILLAGE OF COTTAGE GROVE

APPLICANT: Metcalf Company, Kevin Metcalfe

APPLICANT ADDRESS: 124 E. Broadway, Suite 200
Monona, WI 53716

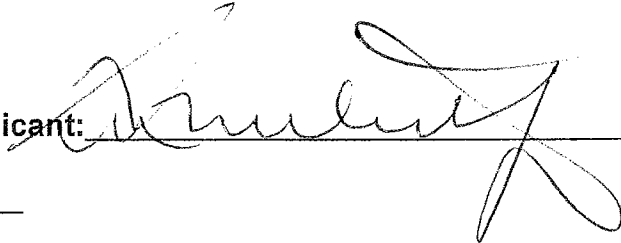
APPLICANT TELEPHONE: 608.661.6350

Note: Applicant must be owner of the property where conditional use is requested.

PROPERTY ADDRESS: 525 W. Cottage Grove Road

ZONING CLASSIFICATION: Planned Business District

CONDITIONAL USE REQUESTED: Outdoor seating area

Signature of Applicant: 
Date: 4/15/08

**VILLAGE OF COTTAGE GROVE PROCEDURAL CHECKLIST FOR
CONDITIONAL USE REVIEW AND APPROVAL**

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the Village to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I-IV should be used by the Village as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

- _____ Pre-submittal staff meeting scheduled:
Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- _____ Follow-up pre-submittal staff meetings scheduled for:
Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- _____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- _____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- _____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- _____ Application form filed with Zoning Administrator: _____ Date: _____ by: _____
- _____ Application fee of \$ _____ received by Zoning Administrator: _____ Date: _____ by: _____
- _____ Reimbursement of professional consultant costs agreement executed: _____ Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

- Initial Packet (5 Copies to Zoning Administrator) _____ Date: _____ by: _____
- Draft Final Packet (1 Copy to Zoning Administrator) _____ Date: _____ by: _____

- _____ (a) A map of the proposed conditional use:
 - _____ Showing all lands for which the conditional use is proposed;
 - _____ Showing all other lands within 300 feet of the boundaries of the subject property;
 - _____ Referenced to a list of the names and addresses of the owners of said lands as the same appear on the current records of the Register of Deeds of Dane County (as provided by the Village of Cottage Grove).
 - _____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains control;
 - _____ Map and all its parts are clearly reproducible with a photocopier;
 - _____ Map size 11" by 17" shall be at a scale which is not less than one inch equals 800 feet;
 - _____ All lot dimensions of the subject property provided;
 - _____ Graphic Scale and north arrow provided.

- _____ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the Village as a whole;
- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan of the subject property as proposed for development. Said Site plan shall conform to any and all the requirements of §325-803. If the proposed conditional use is a group development, a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan;
- _____ (e) Written justification for the proposed conditional use:
 - _____ Provide written justification for the proposed conditional use consisting of the reasons why the Applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the standards set forth in §325-802D(2)(a) through (f).

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Cottage Grove's Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The proposed conditional use is complimentary to the adjacent Commercial development and the treatment of the screening and landscaping is consistent with the character described in the planned business district.

2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the Village of Cottage Grove Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The specific location is removed from neighboring residential to minimize disruption and will provide visual interest and controlled outdoor social activity for the development.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see 6.3(d), above), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency have jurisdiction to guide development?

No.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The use is an extension of the indoor commercial entertainment use allowed under the planned business district. The impact is consistent with other outdoor uses such as passive outdoor public recreation and outdoor display listed under the permitted zoning.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

yes.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. - 5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

yes.

IV. FINAL APPLICATION PACKET INFORMATION

Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator Date: ___ by: ___

Receipt of ²²20 reduced (8.5" by 11" text and 11' X 17" graphics) copies of complete Final Application Packet by Zoning Administrator Date: ___ by: ___

___ Certification of complete Final Application Packet and required copies to the Zoning Administrator by Village Clerk Date: ___ by: ___

___ Class 2 Legal Notice sent to official newspaper by Village Clerk Date: ___ by: ___

___ Class 2 Legal Notice published on _____ and _____ by: ___

___ Conditional Use recorded with the County Register of Deeds Office: Date: ___ by: ___