

## ARD EBERLE ARCHITECTS

116 King Street, Suite 202  
608 204-7464

Madison, WI 53703  
FAX: 608 467 1403

June 3, 2008

Kim Manley  
Administrator  
Village of Cottage Grove  
221 E. Cottage Grove Rd  
Cottage Grove, WI 53527

Dear Kim,

Wildwood Family Clinic, S.C., the owners of an approximately 5 acre parcel on the eastern boundary of Cottage Grove along Hwy BB/Cottage Grove Road, notify the Village of the intent to construct a clinic building to be located on their property. The proposed building will be approximately 15,000-20,000 square feet in area on two levels and contain a new family practice medical clinic and related medical services offices. Enclosed please find copies of the concept site plan, provided for informational purposes. We are seeking plan commission feedback at this point with the intention to return for formal rezoning and approval at a later date.

The existing parcel is currently a rural holdings designation and is unoccupied. Two structures, a former barn and trailer-type home- both in a state of ruin, would be removed for the new clinic. A large maple tree, evaluated by arborist Bruce Allison to be in excellent health, is a focal point of the site and building layout on the western third of the site. The tree is very important to Wildwood Family Clinic. You will find a tree in their logo, a reflection of their long-standing connection to the communities they serve and the nature of their family-focused medical practice. The building location is set behind the feature tree in keeping with Wildwood Family Clinic's wishes to make the tree a prominent identifying feature of the site. The terrain is quite steep in the northwest corner, with primary stormwater flow from northwest to southeast. The stormwater detention/infiltration area in the foreground will capture the runoff while providing an attractive landscape feature.

The Village master plan calls for the Wildwood property to become a part of the Central Mixed Use district, which most closely corresponds to a commercial or central business district zoning classification. The Village master plan also indicates a roadway that would bisect the Wildwood property north to south. Planning for the clinic will take into consideration dedication of a future right of way. Our design team will work with the Village on the location of the right of way, but it is anticipated that the actual roadway would be constructed at a future date when the roadway is needed. The clinic building footprint shown on the attached plan takes into consideration the future right of way and the central business setback preferences, with a zero lot line condition planned along the future roadway. Within a 20' setback screened by fencing along the north, a service lane is proposed due to the ability to conceal the service activities and the functional needs of the clinic.

A new fence along the lot line will provide the appropriate buffer as called for in the Village buffer yard requirements.

Parking is shown with the drive lanes parallel to the grading contours and accommodates 74 parking spaces in the concept plan. This orientation attempts to work with the natural slope of the site. Rather than a sea of parking between the building and Cottage Grove Road, the existing and new landscape features would stand out. The lot is partially concealed along the south by a stand of existing ash and elm trees, and would also be concealed by landscaping from the residential areas to the west. Existing stands of trees would be preserved where possible. The building and parking is accessed via a new access drive from Cottage Grove Road.

Thank you for your consideration of this proposal by Wildwood Family Clinic, S.C. and we look forward to your feedback on our informational presentation.

A handwritten signature in black ink, appearing to read "Matthew Aro". The signature is fluid and cursive, with a large initial "M" and "A".

Aro Eberle Architects, Inc.  
Matthew Aro, AIA