A-2023-0194

ANNEXATION APPLICATION
Evansville, Wisconsin
Version: December 2017

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov. You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Initial application fee	$150
Receipt number	
Date of pre-application meeting	
Date of determination of completeness	
Name of zoning administrator	
Date of Plan Commission review	
Application number	

1. Applicant information

Applicant name	Keith Kindred
Street address	501 Maple Ave.
City	Delafield
State and zip code	WI, 53018
Daytime telephone number	(262) 370-0165
Fax number, if any	N/A
E-mail, if any	kkindred@sehinc.com

2. Property owner information, if different than applicant. Attach additional pages as necessary

	Property Owner 1	Property Owner 2	Property Owner 3
Name	Templeton Farms LLC, Richard Templeton	WIL-HU Acres, LLC	Brian L & Renee M Bjugstad Revocable Trust
Street address	9808 N Evansville Brooklyn Rd	4031 S US Highway "51"	6741 N Weary Rd
City	Evansville	Janesville	Evansville
State and zip code	WI, 53536	WI, 53546	WI, 53536

3. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Kyle Jones	Bryan Remer	
Company	Carlson Black O'Callaghan & Battenberg LLP	SEH Inc.	
Street address	222 W Washington Ave.	2351 Connecticut Ave. S. #300	
City	Madison	Sartell	
State and zip code	WI, 53703	MN, 56377	
Daytime telephone number	(608) 448-6356	(320) 266-6235	
Fax number, if any	N/A	N/A	
E-mail, if any	kyle.jones@carlsonblack.com	bremer@sehinc.com	

Paid To:
City of Evansville

Receipt: 1.153910 150.00
Jul 6, 2023 3:37 PM

ANNEXATION APPLICATION
Evansville, Wisconsin
Version: December 2017

4. Subject property information

Parcel number(s)	6 – 20 – 305 . ____	6 – 20 – 318 . ____	6 – 20 – ____ . ____
	6 – 20 – 219B . ____	6 – 20 – 317 . 01	6 – 20 – ____ . ____
	Note: The parcel number can be found on the tax bill for the property or may be obtained from Rock County or the City.		
Current Town zoning classification(s)	Subject parcel's current zoning classification not available online		

5. Land uses. From the following list, indicate those land uses currently on the property and those uses which would occur after annexation.

Current	Proposed	
☒	☐	Agriculture
☐	☐	Single-family residential
☐	☐	Multi-family residential
☐	☒	Commercial
☐	☐	Institutional
☐	☐	Industrial
☐	☐	Other: _____

6. Subject property information

Yes	No	
☐	☐	Does the subject property contain any contaminated soils, buried solid waste, or any other man-made constraint to development?
☐	☐	Are there any underground storage tanks (active or abandoned) on the subject property?
☒	☐	Are there any septic systems (active or abandoned) on the subject property?
☒	☐	Are there any wells (active or abandoned) on the subject property?
☒	☐	Do the boundary lines of the land to be annexed follow the boundary lines of legally defined parcels? If no, provide documentation showing that the portion to remain in the town will be consistent with the town's/county's zoning requirements in terms of lot area and other dimensional requirements.
☒	☐	Is the proposed annexation consistent with the city's current comprehensive plan? If no, please provide your reasons to justify the annexation in part 7 of this form **and** submit an application to amend the city's comprehensive plan. Pursuant to Section 16-4 of the Municipal Code, the common council may not approve an annexation that is inconsistent with the city's comprehensive plan.

7. Reasons for annexation. Explain your reasons for requesting annexation.

Annexation to support the City's goal of Future Commercial Development in this area.

8. **Attachments.** Attach the following to this application in the number specified and as described.

a. Subject property map (12 copies) -- The map shall be at a scale which is not less 1" equals 600'. Page size shall not exceed 24" by 36". The map shall show the perimeter of the subject property, boundary line dimensions, a graphic scale, and a north arrow.

b. Location map (12 copies) – The map shall be prepared at a suitable scale to clearly show the subject property and all other lands within 250 feet of the subject property, together with the names and addresses of the property owners, scale, and north arrow. This map may be provided at the discretion of the zoning administrator.

c. The annexation petition that has been or will be submitted to the Wisconsin Department of Administration (one copy)

d. Covenants or deed restrictions that currently apply to any portion of the subject property (one copy)

9. **Concurrent applications.** Submit the following applications to the city for review as may be appropriate.

a. If the proposed annexation is inconsistent with the city's comprehensive plan, you will need to submit an application to amend the comprehensive plan so as to create consistency between the annexation and the plan. (Note: Submission of an annexation application does not obligate the city to amend the city's comprehensive plan.)

b. If the current zoning of the land to be annexed is not agricultural, you will need to submit an application to amend the zoning map.

10. **Other information.** You may provide any other information you feel will assist city staff, the City Council, and the Plan Commission with the review of this application.

11. **Applicant certification**

- I certify that the application is true as of the date it was submitted to the City for review.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the reimbursement agreement included as part of this application.
- I understand that submission of this application authorizes city officials, plan commission members, employees, and other designated agents to enter the subject property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

Keakl	7-5-2023
Applicant Signature	Date

Governing Regulations The procedures and standards governing this application process are found in Chapter 16 of the Municipal Code.

ANNEXATION APPLICATION
Evansville, Wisconsin
Version: December 2017

Reimbursement Agreement for Application Review Costs

Part A. Payment for Review Services.

By submitting this application to the City for review, the applicant agrees to pay all administrative costs incurred by the City for the processing, study and review of the application (referred to herein as eligible costs) including, without limitation because of enumeration, costs for planning, legal, and engineering services and general administration costs incurred by the City in connection with this review.

Part B. Guarantee of Payment.

The applicant agrees to guarantee reimbursement by depositing with the City Clerk/Treasurer an irrevocable letter of credit in the name of the City in the principal sum of or a cash deposit in the amount of $2,500, or an amount as may be set by the City Administrator.

If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within seven (7) days of the invoice date. Interest of one and one-half (1½) percent shall be charged on invoices not paid within thirty (30) days of the invoice date. The City shall access the letter of credit to pay for overdue invoices and submit a written notice to the applicant.

If monies in the cash account, including earned interest, or the principal amount of the irrevocable letter of credit are insufficient to pay for eligible costs, the applicant agrees to deposit required additional amounts upon demand by the City Clerk/Treasurer. If the applicant does not pay for eligible costs as provided for herein, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property.

The applicant may withdraw this application prior to final action by the City Council by submitting a written letter to the City. Upon such notice, the City shall cease all work related to the review of the application. However, withdrawal of this application does not terminate this reimbursement agreement.

Part C. Termination of Guarantee.

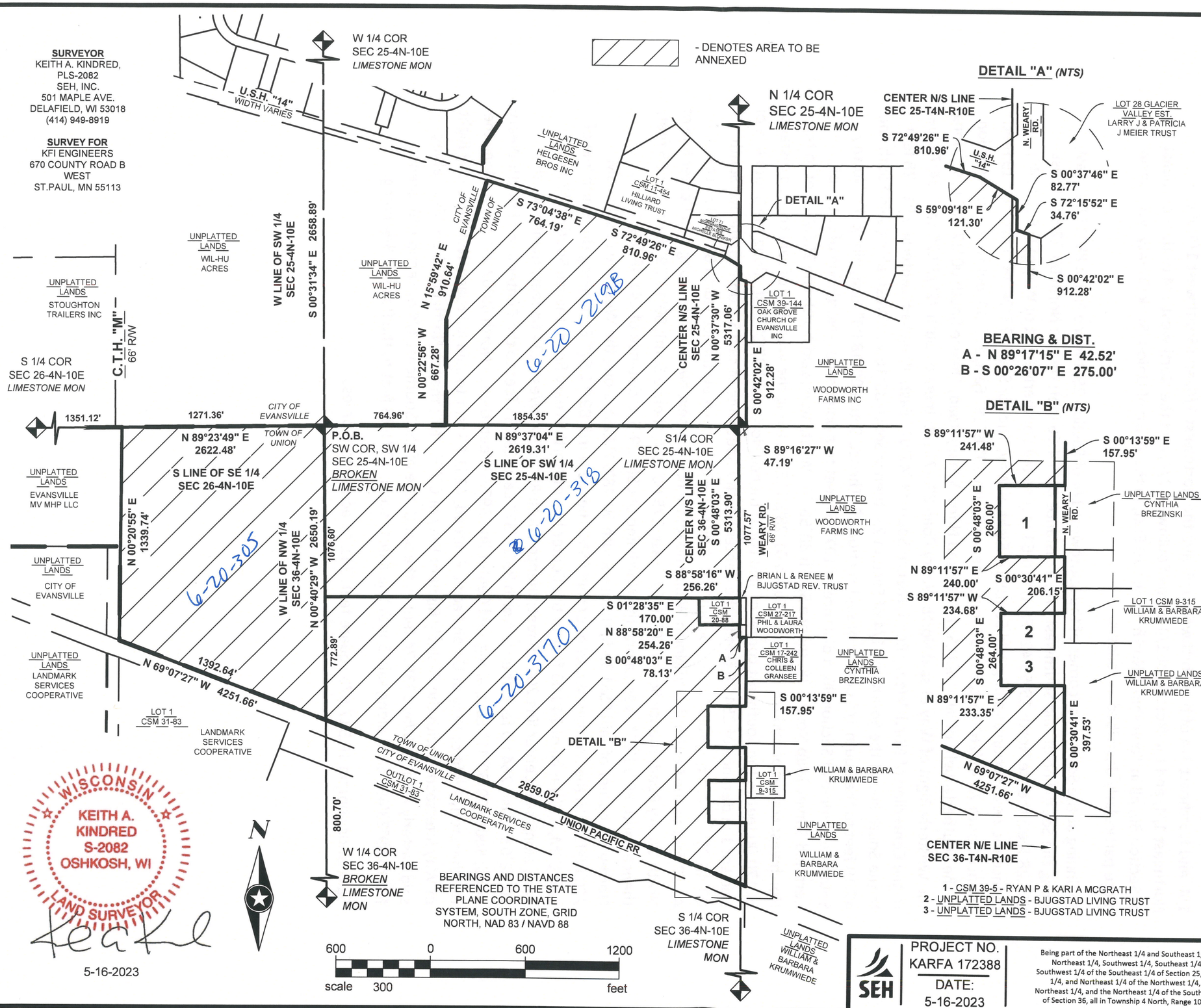
If a cash deposit is used to guarantee reimbursement, the City agrees to reimburse the applicant any unused monies in the cash account, including earned interest, within sixty (60) days of the date when the City Council takes final action on the application. If a letter of credit is used, the City shall send a written letter to the applicant releasing the applicant from the letter of credit when all outstanding invoices have been paid.

Keakl	7-5-2023
Applicant Signature	Date

ANNEXATION EXHIBIT

SURVEYOR
KEITH A. KINDRED,
PLS-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

SURVEY FOR
KFI ENGINEERS
670 COUNTY ROAD B
WEST
ST.PAUL, MN 55113



DETAIL "A" *(NTS)*

BEARING & DIST.
A - N 89°17'15" E 42.52'
B - S 00°26'07" E 275.00'

DETAIL "B" *(NTS)*

1 - CSM 39-5 - RYAN P & KARI A MCGRATH
2 - UNPLATTED LANDS - BJUGSTAD LIVING TRUST
3 - UNPLATTED LANDS - BJUGSTAD LIVING TRUST

LEGAL DESCRIPTION

Being part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 35, and part of the Northeast 1/4, Southwest 1/4, Southeast 1/4 and Northeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 25, and part of Northwest 1/4, Southwest 1/4, Southeast 1/4, and Northeast 1/4 of the Northwest 1/4, and the Northwest 1/4, and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 36, all in Township 4 North, Range 10 East, in the Town of Union, Rock County, Wisconsin, more particularly described as follows:

Beginning at the Southwest corner of the Southwest 1/4 of Section 25; thence North 89°37'04" East, along the South line of said Southwest 1/4, a distance of 764.96 feet; thence North 00°22'56" West, 667.28 feet; thence North 15°59'42" East, 910.64 feet so the Southerly Right of Way of U.S.H. "14"; thence the next 3 courses along said Southerly Right of Way; Thence South 73°04'38" East, 764.19 feet; Thence South 72°49'26" East, 810.96 feet; Thence South 59°09'18" East, 121.30 feet to the intersection of the Southerly Right of Way of U.S.H. "14" and North Weary Road; Thence South 00°37'46" East, along the Westerly Right of Way of said North Weary Road 82.77 feet; thence South 72°15'52" East, 34.76 feet to the Centerline of North Weary Road; thence South 00°42'02" East, along said centerline 912.28 feet to the South line of the Southeast 1/4 of Section 25; thence South 89°16'27" West, along said South line 47.19 feet to the South 1/4 Corner of said Section 25; Thence South 00°48'03" East, along the North / South Centerline of Section 36, a distance of 1077.57 feet to a point on the North line of Lot 1, of Certified Survey Map No. 20-88; thence South 88°58'16" West, along said North line 256.26 feet to the Northwest corner of said Lot 1; thence South 01°28'35" East, along the West line of said Lot 1, a distance of 170.00 feet to the Southeast corner of said Lot 1; thence North 88°58'20" East, along the South line of said Lot 1, a distance of 254.26 feet to the Center North / South line of said Section 36; thence South 00°48'03" East, along said North / South line, a distance of 78.13 feet; thence North 89°17'15" East, 42.52 feet to the Center line of North Weary Road; thence the next two courses along said Center line of North Weary Road; thence South 00°26'07" East, 275.00 feet; thence South 00°13'59" East, 157.95 feet; thence South 89°11'57" West, along the North line of CSM 39-5, a distance of 241.48 feet to the Northwest corner of said CSM 39-5; thence South 00°48'03" East, along the West line of said CSM 260.00 feet to the Southwest corner of said CSM; thence North 89°11'57" East, along the South line of said CSM, a distance of 240.00 feet to the Center line of North Weary Road; thence South 00°30'41" East, along said Center line 206.15 feet; thence South 89°11'57" West, 234.68 feet; thence South 00°48'03" East, 264.00 feet; thence North 89°11'57" East, 233.35 feet to the Center line of North Weary Road; South 00°30'41" East, along said Center line 397.53 feet; thence North 69°07'27" West, along the Northeasterly Right of Way of Union Pacific Railroad, 4251.66 feet to said Railroad's Northeasterly Right of Way intersection with the Easterly Right of Way of C.T.H. "M"; thence North 00°20'55" East, along said Easterly Right of Way 1339.74 feet to the South line of the Southeast 1/4 of Section 26; thence North 89°23'49" East, along said South line a distance of 1271.36 feet to the Point of Beginning.

Said lands contain 10,517,678 square feet, 241.45 acres more or less.

WISCONSIN
KEITH A. KINDRED
S-2082
OSHKOSH, WI
LAND SURVEYOR

5-16-2023

SEH	PROJECT NO. KARFA 172388 DATE: 5-16-2023	Being part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 35, and part of the Northeast 1/4, Southwest 1/4, Southeast 1/4 and Northeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 25, and part of Northwest 1/4, Southwest 1/4, Southeast 1/4, and Northeast 1/4 of the Northwest 1/4, and the Northwest 1/4, and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 36, all in Township 4 North, Range 10 East, in the Town of Union, Rock County, Wisconsin	1 OF 1

DocuSign Envelope ID: 479E4409-88EB-4A13-BE14-D29EAF5ECD1D

LD-2023-0196

PRELIMINARY LAND DIVISION APPLICATION
Evansville, Wisconsin
Version: December 2017

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.com . You may download this file as off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Initial application fee	$150 for CSM $300 for plat
Receipt number	
Date of pre-application meeting	
Date of determination of completeness	
Name of zoning administrator	
Date of Plan Commission review	
Application number	

1. Applicant information

Applicant name	CHS Oilseed Processing LLC
Street address	5500 Cenex Drive
City	Inver Grove Heights
State and zip code	Minnesota 55077
Daytime telephone number	507-327-3097
Fax number, if any	
E-mail, if any	Jim.Graham@chsinc.com

2. Property owner information, if different than applicant.

	Property Owner 1	Property Owner 2	Property Owner 3
Name	Wil-Hu Acres, LLC	Brian & Renee Bjugstad Trust	Templeton Farms,LLC
Street address	4031 S. U.S. Highway "51"	6741 N Weary Rd	9808 N Evansville Rd
City	Evansville	Evansville	Evansville
State and zip code	WI, 53536	WI, 53536	WI, 53536

3. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Jim Hetland	Bryan Remer	Mark Fabel
Company	KFI Engineers	Short Elliot Hendrickson, Inc	McGough
Street address	670 County Rd B West	2351 Connecticut Ave, Suite 300	2737 Fairview Ave N
City	St Paul	Sartell	St Paul
State and zip code	Minnesota 55113	Minnesota 56377	Minnesota 55113
Daytime telephone number	651-771-0880	320-229-4340	651-248-3024
Fax number, if any			
E-mail, if any	jphetland@kfi-eng.com	bremer@sehinc.com	mfabel@mggough.com

Paid To:
City of Evansville

Receipt: 1.153910 150.00
CHS OILSEED PROCESSING
Jul 6, 2023 3:37 PM

DocuSign Envelope ID: 479E4409-88EB-4A13-BE14-D29EAF5ECD1D

PRELIMINARY LAND DIVISION APPLICATION
Evansville, Wisconsin
Version: December 2017

4. Subject property information

Parcel number(s)	6 – 27 – 959 . 6	~~6 – 27 –~~ 6-20-219B	~~6 – 27 –~~ 6-20-318
	6 – 27 – 958 . 07	~~6 – 27 –~~ 6-20-305	~~6 – 27 –~~ 6-20-317.01
	Note: The parcel number can be found on the tax bill for the property or may be obtained from the City.		
Current zoning classification(s)	A & Non-zoned Town of Union Note: The zoning districts are listed below.		
	Agricultural District: A		
	Residential Districts: R-1 R-2 R-3 RR LL-R12 LL-R15		
	Business Districts: B-1 B-2 B-3 B-4		
	Planned Office District: O-1		
	Industrial Districts: I-1 I-2 I-3		

5. Proposed name of subdivision, if applicable.

6. Complete the following chart.

	Phase 1	Phase 2	Phase 3	Total
Developed areas (acres)	TBD			
Common areas / parks (acres)	TBD			
Stormwater management (acres)	TBD			
Undevelopable areas (acres)	TBD			
Total acres	335.39			
Single-family residential lots				
Duplex lots				
Multi-family lots				
Commercial lots	1			
Industrial lots	1			
Other lots	0			
Total number of lots	2			
Dwelling units	0			
K – 12 school enrollment (dwelling units x 1.5)	0			

DocuSign Envelope ID: 479E4409-88EB-4A13-BE14-D29EAF5ECD1D

PRELIMINARY LAND DIVISION APPLICATION
Evansville, Wisconsin
Version: December 2017

7. Project information

Yes	No	
☐	☒	Will your project, as designed, require the issuance of a variance?
☒	☐	Will your project require all or a portion of the subject property to be rezoned?
☐	☒	Currently, are there any restrictive covenants or deed restrictions on the property? If yes, be sure your project is consistent with them.
☐	☒	Will you impose restrictive covenants or deed restrictions on any portion of the property? If yes, attach a draft copy to this application.
☒	☐	Will all of the project's stormwater management needs be met on site?

8. Adjoining land uses. Generally describe the land uses that adjoin the subject property.

North	B-3, B-4, R-2, R-3, & Non-zoned Town of Union
South	I-2 & Non-zoned Town of Union
East	Non-zoned Town of Union
West	I-2, C-1, & Non-zoned Town of Union

9. Other information. You may provide any other information you feel will assist city staff, the City Council, and the Plan Commission with the review of this application.

Proposed division to create new commercial and industrial parcels to support the City's goal of future development in this area

10. Attach 14 copies of the preliminary plat or CSM showing the information listed in the table at the end of this application.

11. Attach a preliminary land divider's agreement to this application.

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PRELIMINARY LAND DIVISION APPLICATION
Evansville, Wisconsin
Version: December 2017

12. Applicant certification

- I certify that the application is true as of the date it was submitted to the City for review.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

DocuSigned by: Jim Graham D8F61C49CCE5470...	7/5/2023
Applicant Signature	Date

Governing Regulations The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code.

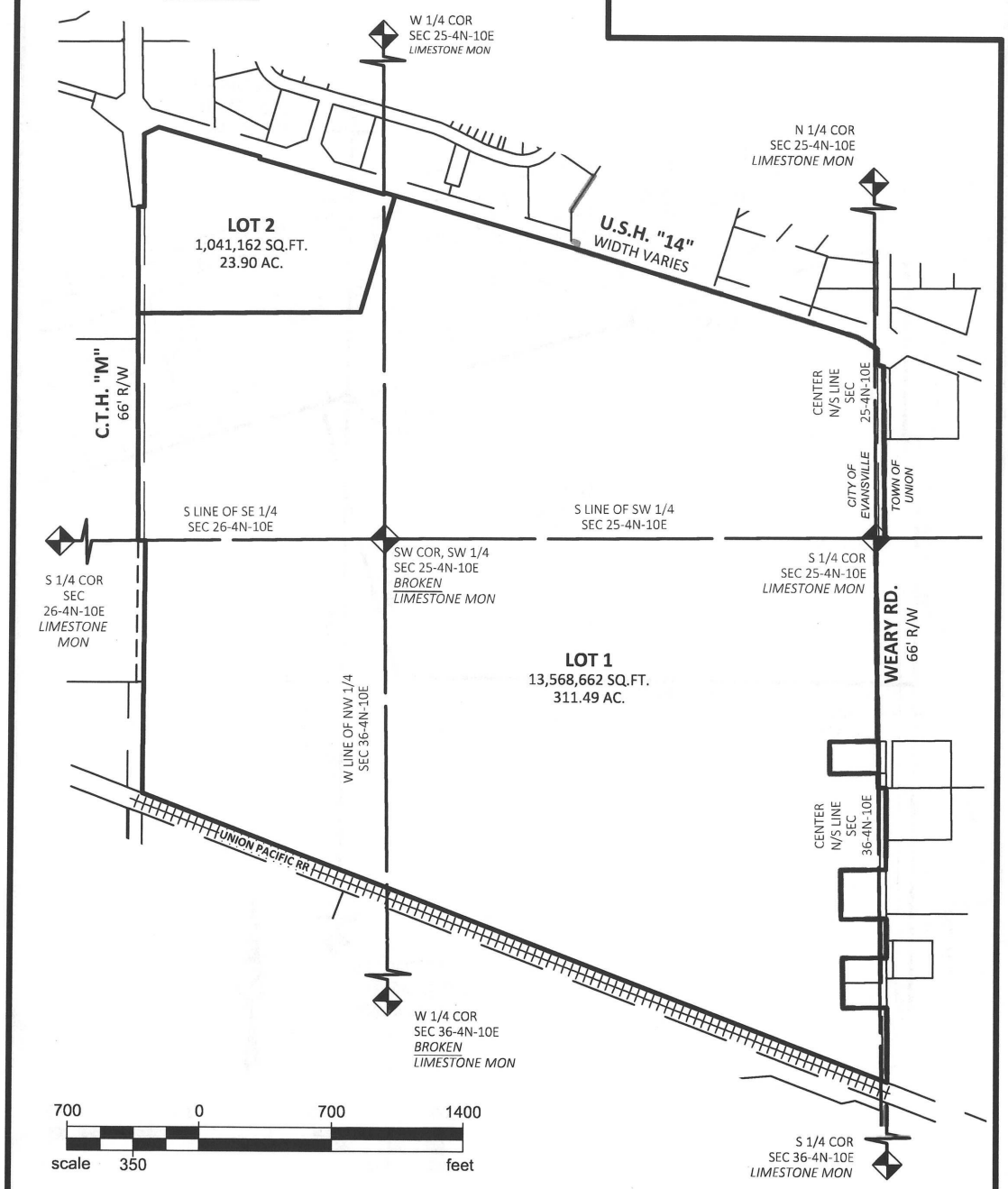
Checklist for Contents of Certified Survey Map / Preliminary Plat	Complete ? Yes	No
a. Location of the property and adjacent properties, with street addresses, and current and proposed zoning	☒	☐
b. Name and approximate location and width of all existing adjoining streets	☒	☐
c. Location and dimension of all boundary lines of the property, expressed in feet	☒	☐
d. Two-foot contour intervals (subdivision plats only)	☐	☒
e. Existing easements, water bodies, regional floodplain, wetlands, railroads, cemeteries, drainage ditches, bridges, outcroppings, areas in excess of 20 percent slope, and other information required by the plan commission or its designee	☒	☐
f. Approximate location and width of all proposed streets, alleys, and other public ways and proposed street rights-of-way, including proposed names N/A	☐	☒
g. Approximate location of existing buildings	☒	☐
h. Approximate location, dimensions, and area of all proposed or existing lots and outlots. All lots and blocks shall be numbered for reference	☒	☐
i. Approximate location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation N/A	☐	☒
j. The location of proposed easements for utilities, drainageways, pedestrian ways, etc	☒	☐
k. Name and address of the owner of land to be divided, the name and address of the developer if other than the owner, and the name, address, and telephone number of the land surveyor	☒	☐
l. Proposed name of the land division and signature of the owner or agent	☒	☐
m. Date of the map or preliminary plat, scale, and north arrow	☒	☐
n. Name and location of any existing or proposed lake, pond, or stream	☒	☐
o. Proposed use of lots other than single-family residential use	☒	☐

DocuSign Envelope ID: 479E4409-88EB-4A13-BE14-D29EAF5ECD1D

CONCEPTUAL
CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, PART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, AND PART OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35,TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN

OVERALL DETAIL



KARFA 172388

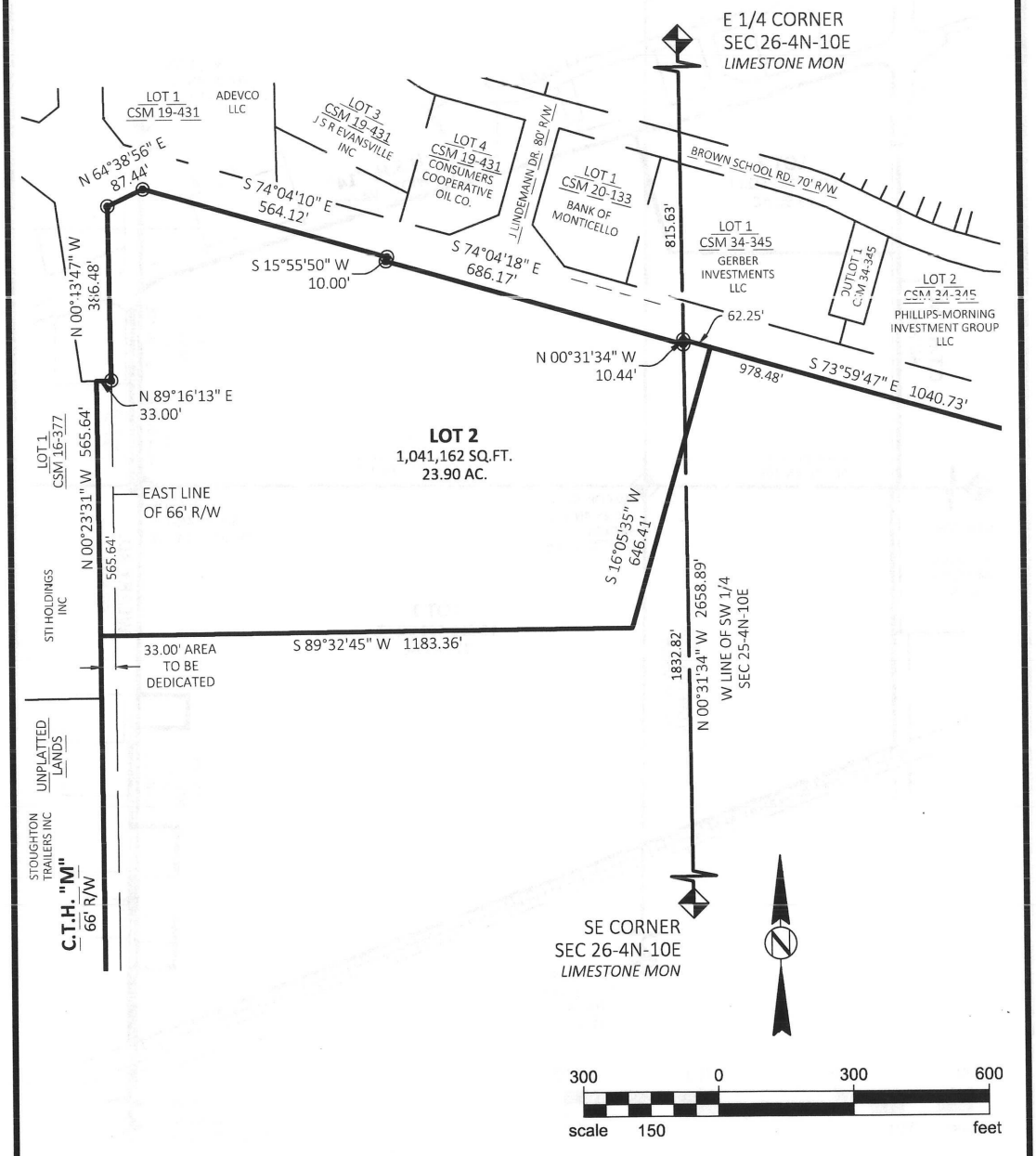
THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL

SHEET 1 OF 1

DocuSign Envelope ID: 479E4409-88EB-4A13-BE14-D29EAF5ECD1D

CONCEPTUAL CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, PART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, AND PART OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35,TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN



KARFA 172388

THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL

SHEET 2 OF 2

DocuSign Envelope ID: 479E4403-88EB-4A12-8E14-D29EAF5EC01D

OVERALL DETAIL



scale 300 0 150 300 600 feet

BEARINGS AND DISTANCES REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, GRID NORTH, NAD 83 / NAVD 88

NOTE

- SEE SHEET 6 FOR SUBJECT PROPERTIES LEGAL DESCRIPTIONS AND EXCEPTIONS
- CORPORATE BOUNDARY SHOWN HEREIN IS APPROXIMATE

ALTA/NSPS
LAND TITLE SURVEY

LEGEND

Line	Description	Symbol	Description
——— I ———	WATER MAIN	◈	SECTION CORNER MONUMENT FOUND AS DESCRIBED
——— G ———	BURIED GAS LINE & METER	⊙	3/4" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
—— T-BUR —— T-BUR ——	BURIED TELEPHONE LINE & PEDESTAL	•	11/16" OD, 18" LGTH, REBAR SET (UNLESS OTHERWISE STATED)
—— FO —— FO ——	BURIED FIBER OPTIC LINE	(XXXX)	RECORDED AS / DEEDED AS
—— < —— < ——	SANITARY MAIN & MAN HOLE	A-A	PARCEL - SUBPARCEL
—— P-OH ——	OVERHEAD POWER LINE, POWER POLE, GUY WIRE, & METER	(A-13)	PARCEL - EXCEPTION
		×	VENT PIPE
		✳	CONIFEROUS TREE
—— << —— << ——	STORM SEWER & MAN HOLE	⊙	DECIDUOUS TREE
		⋈	GATE VALVE
		HH	HANDHOLE
----- ■ -----	CULVERT & CATCH BASIN / INLET	☼	LIGHT
		○	MISC. MANHOLE
┼┼┼┼┼┼┼┼	RAIL ROAD TRACKS C/L	⊠	MISC. PEDESTAL
		P	POST
—— x ——	BARBED WIRE FENCE LINE	⍜	SIGN
		8	RAILROAD SIGNAL
		◐	RAILROAD SWITCHSTAND
—— XWD ——	WOODEN FENCE LINE	⊠S	TRAFFIC BOX
		o WELL	WELL

TABLE "A"

1. MONUMENTS FOUND OR PLACED AT ALL MAJOR CORNERS OF SUBJECT PROPERTY
2. ADDRESS(S) OF SUBJECT PROPERTY: (*SOME PARCELS DO NOT HAVE ADDRESSES*)
   781 E. MAIN ST.,
   EVANSVILLE, WI

   6727 N WEARY RD.,
   6741 N WEARY RD.,
   6623 N WEARY RD.,
   6537 N WEARY RD.,
   6527 N WEARY RD.,
   6726 N CNTY. RD. "M"
   UNION, WI
3. SUBJECT PARCEL FALLS ENTIRELY WITHIN UNSHADED AREA OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 55105C0019E, EFFECTIVE DATE 9-16-2015.
4. GROSS LAND AREA 14,779,739 SQUARE FEET, 339.3 ACRES
5. TOPOGRAPHIC CONTOURS AT 1' INTERVALS SHOWN HEREIN, GENERATED FROM FIELD WORK ON NAVD88
8. ALL SUBSTANTIAL FEATURES OBSERVED ON SUBJECT PROPERTY AT THE TIME OF FIELD WORK ARE AS GRAPHICALLY ON MAP

11(b). BURIED UTILITIES SHOWN HEREIN AS FIELD LOCATED BY DIGGERS HOTLINE, TICKET NO.(S) 20231102153, 20231102155, 20231102181, 20231102187, 20231102205

13. NAMES OF ADJOINING LAND OWNERS, AS LISTED ON ROCK COUNTY GIS, ARE AS SHOWN HEREIN
15. AERIAL IMAGERY SHOWN HEREIN FROM STATE CARTOGRAPHERS OFFICE, DATED 2020
16. NO RECENT EARTH WORK OBSERVED ON SUBJECT PROPERTY AT THE TIME OF FIELD WORK
17. NO PROPOSED ROAD WORK TO TAKE PLACE ON C.T.H. "M", PER ROCK COUNTY PUBLIC WORKS IN A EMAIL CONVERSATION ON 3-31-2023. NO PROPOSED ROAD WORK TO TAKE PLACE ON S.T.H. "14", PER WiDOT IN A EMAIL CONVERSATION ON 4-4-2023 THE TOWN OF UNION HAS PLANNED DITCHING/DRAINAGE, PATCHING, AND SEALCOATING ON WEARY RD. IN THE TOWN OF UNION'S 5-YEAR PLAN, PER EMAIL CONVERSATION ON 4-3-2023.

To: Those who Purchase the Property
First American Title Insurance Company National Commercial Services
Oscar L. Bjugstad and Norma J. Bjugstad, trustees, or their successors in trust
Brian L. Bjugstad and Renee M. Bjugstad, as trustee of the Brian L. Bjugstad and Renee M. Bjugstad Revocable Trust
WIL-HU Acres LLC, a Wisconsin Limited Liability Company
Woodworth Farms, Inc., a Wisconsin Corporation
City of Evansville
Ryan P. McGrath and Kari A. McGarth
Templeton Farms, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11(b), 13, 15, 16, and 17 of Table A thereof. The field work was completed on 4-26-2023.

DATED THIS 9th DAY OF May, 2023.

WISCONSIN KEITH A. KINDRED S-2082 OSHKOSH, WI LAND SURVEYOR

KEITH A. KINDRED, PLS 2082

NO.	BY	DATE	REVISIONS

SEH FILE NO.	KARFA
PROJECT NO.	172388
ISSUE DATE	5-9-2023
DRAWN BY:	ERO
DESIGNED BY:	–
CHECKED BY:	KAK

SEH
PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

ALL OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, PART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, AND PART OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN

SHEET
1 OF 6

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ALTA/NSPS
LAND TITLE SURVEY

NORTHWESTERN DETAIL



BEARINGS AND DISTANCES REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, GRID NORTH NAD 83 / NAVD 88

100 0 100 200
scale 50 feet

N

WISCONSIN
KEITH A. KINDRED
S-2082
OSHKOSH, WI
LAND SURVEYOR

5-9-2023

NO.	BY	DATE	REVISIONS

SEH FILE NO. KARPA
PROJECT NO. 172388
ISSUE DATE 5-9-2023
DRAWN BY: ERO
DESIGNED BY: —
CHECKED BY: KAK

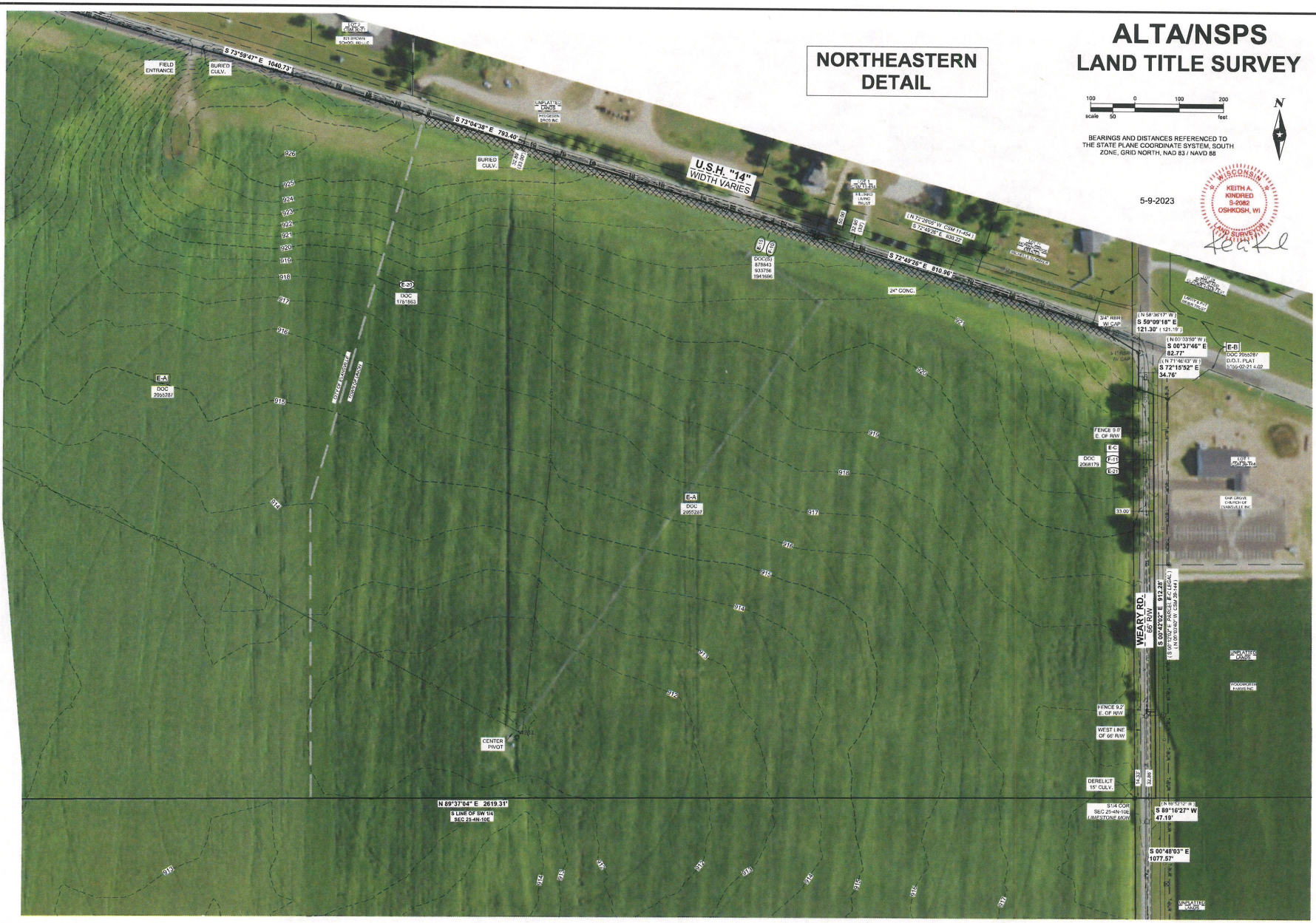
SEH
PHONE 414.568.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

ALL OF LOT 1 OF CSM-39-5, AND LOT 1 OF CSM-20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4, OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 19 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF SUN PRAIRIE, ROCK COUNTY, WISCONSIN

SHEET
2 OF 6

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ALTA/NSPS
LAND TITLE SURVEY

100 0 100 200
scale 50 feet

N

BEARINGS AND DISTANCES REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, GRID NORTH, NAD 83 / NAVD 88

5-9-2023

WISCONSIN
KEITH A. KINDRED
S-2082
OSHKOSH, WI
LAND SURVEYOR

NO.	BY	DATE	REVISIONS

SEH FILE NO. KAKEA
PROJECT NO. 172388
ISSUE DATE 5-8-2023
DRAWN BY: ERO
DESIGNED BY: —
CHECKED BY: KAK

SEH
PHONE: 414.548.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-8351
www.sehinc.com

ALL OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 29-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, SOUTHWEST 1/4, AND THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, AND PART OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN

X:\VDV\KAK\FA\172388\S-SURVEY\S2-CAD\10-CSD\KAKFA 172388 ALTA.DWG

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ALTA/NSPS
LAND TITLE SURVEY

100 0 100 200
scale 50 feet

BEARINGS AND DISTANCES REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, GRID NORTH, NAD 83 / NAVD 88

5-9-2023

WISCONSIN
KEITH A. KINDRED
S-2082
OSHKOSH, WI
LAND SURVEYOR

SOUTHEASTERN DETAIL

UNION PACIFIC RR

WEARY RD.
66' R/W

NO.	BY	DATE	TELEPHONE

SEH FILE NO. KAREA
PROJECT NO. 172388
ISSUE DATE 5-9-2023
DRAWN BY: EHO
DESIGNED BY: —
CHECKED BY: KAK

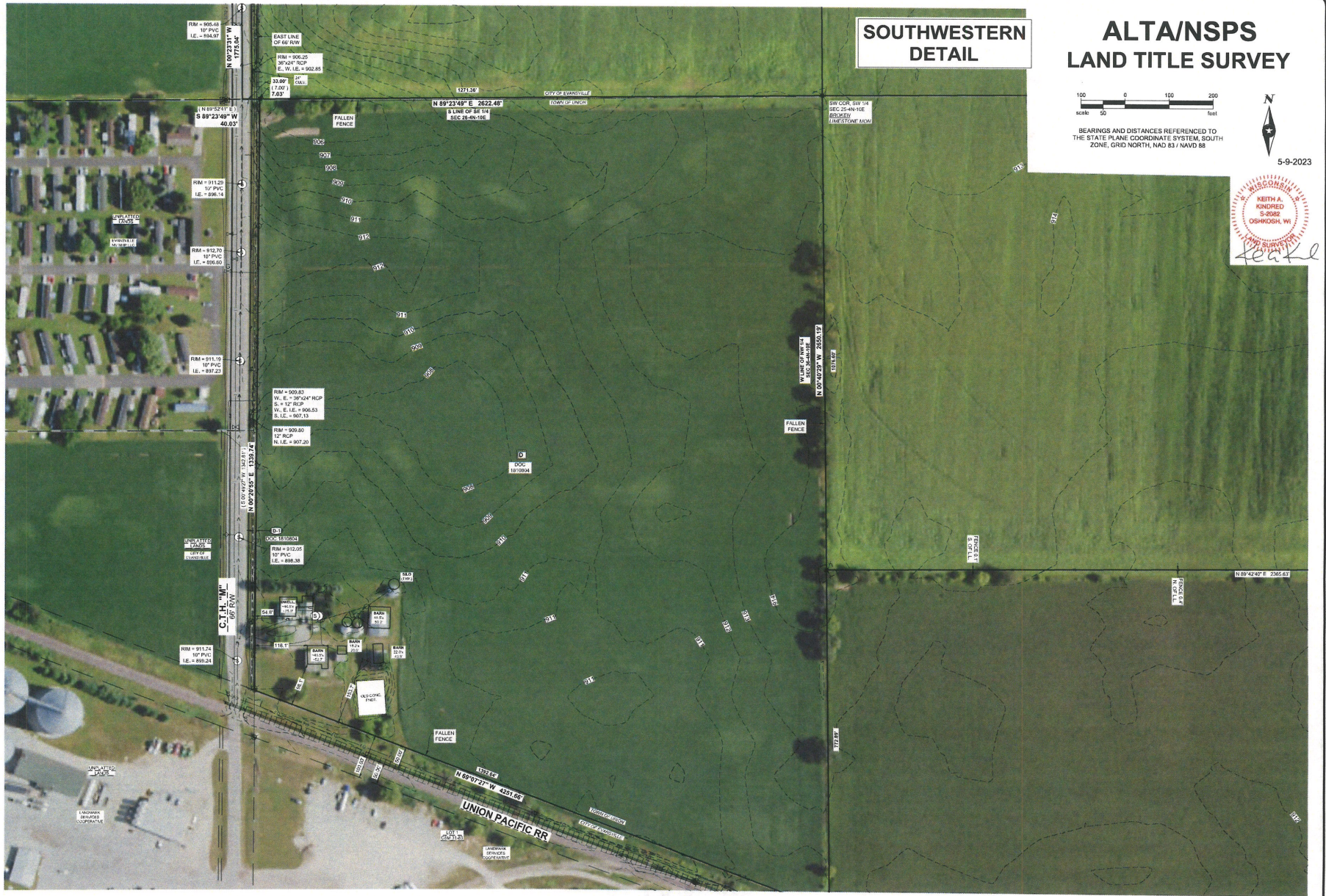
SEH
PHONE 414.968.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-4351
www.sehinc.com

ALL OF LOT 1 OF CSM 20-58, AND LOT 1 OF CSM 20-59, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF SECTION 25, PART OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35 TOWNSHIP 4 NORTH, RANGE 15 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN

SHEET
4 OF 6

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NO.	BY	DATE	REVISIONS

SEH FILE NO.	KAKFA
PROJECT NO.	172388
ISSUE DATE	5-9-2023
DRAWN BY:	EBO
DESIGNED BY:	—
CHECKED BY:	KAK

SEH
PHONE: 414-548-8819
N16 W23217 STONE RIDGE DR
DELAFIELD, WI 53018-8351
www.sehinc.com

ALL OF LOT 1 OF CSM 28-5, AND LOT 1 OF CSM 22-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4, OF THE NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4, NORTHWEST 1/4, AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN

SHEET
5 OF 6

P:\NOVI\CAD\FA\172388\3-SURVEY\02-CAD\16-CSD\KAKFA - 172388 - ALTA.DWG

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ALTA/NSPS
LAND TITLE SURVEY

LEGAL DESCRIPTION(S)

BJUGSTAD LIVING TRUST: **(A)**

COMMITMENT NO: NCS-1G8KWI02-MPLS

PARCEL A-A

A PARCEL OF LAND IN THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON STAKE WHICH IS 2,224.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 264.0 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION LINE FOR 264.0 FEET TO THE POINT OF BEGINNING. **SHOWN ON MAP**

EXCEPTING THEREFROM: A PARCEL OF LAND IN THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 2356.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 132 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION FOR 132 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP AS PARCEL A-B

PARCEL A-B

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 2356.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 132 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION LINE FOR 132 FEET TO THE POINT OF BEGINNING. **SHOWN ON MAP.**

BRIAN L & RENEE M BJUGSTAD REVOCABLE TRUST **(B)**

COMMITMENT NO: NCS-1G8KWI03-MPLS

PARCEL B-A

LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON APRIL 07, 1997, IN VOLUME 20, PAGES 88-90 AS DOCUMENT NO. 1325284, SAID CERTIFIED SURVEY MAP BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 04 NORTH, RANGE 10 EAST OF THE 4TH P.M., UNION TOWNSHIP, ROCK COUNTY, WISCONSIN. **SHOWN ON MAP.**

PARCEL B-B

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN, WHICH LIES NORTHERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 50 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN TRACT OF THE CHICAGO AND NORTHWESTERN RAILWAY CO. **SHOWN ON MAP.**

ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, WHICH LIES NORTH OF THE C & NW RAILWAY COMPANY'S RIGHT OF WAY, EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT AN IRON STAKE WHICH IS 2,224.85 FEET DUE SOUTH ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTH WEST QUARTER, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE, SOUTH FOR 264.0 FEET; THENCE, EAST FOR 198.0 FEET; THENCE, NORTH ALONG THE CENTER SECTION LINE FOR 264.0 FEET TO THE POINT OF BEGINNING. **SHOWN ON MAP AS PARCEL A-A.**

ALSO THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, AND A STRIP OF LAND 15 RODS IN WIDTH THROUGHOUT TAKEN OFF FROM THE SOUTH SIDE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 36; EXCEPTING FROM THE FIRST DESCRIBED TRACT THE RIGHT OF WAY OF THE C & NW RAILWAY COMPANY.

ALSO, ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WEST OF THE CENTERLINE OF NORTH WEARY ROAD, THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, BEING IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN; EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP RECORDED MAY 6, 1994 IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN, IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 242 AS DOCUMENT NO. 1232627, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN. **SHOWN ON MAP.**

ALSO, ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WEST OF THE CENTERLINE OF NORTH WEARY ROAD AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD: THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; ALSO THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN; EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP RECORDED JUNE 3, 1980 AS DOCUMENT NO. 924289, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 315, (PARCEL C) IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. **SHOWN ON MAP.**

EXCEPTING THEREFROM LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 39, PAGES 5-8 AS DOCUMENT NO. 2102820, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN. **SHOWN ON MAP AS PARCEL C.**

FURTHER EXCEPTING THEREFROM LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 20, PAGES 88-90 AS DOCUMENT NO. 1325284, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. **SHOWN ON MAP AS PARCEL B-A.**

RYAN P & KARI A MCGRATH: **(C)**

COMMITMENT NO: NCS-1G8KWI05-MPLS

LOT ONE (1) OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON MAY 10, 2018, IN VOLUME 39 OF CERTIFIED SURVEY MAPS, PAGES 5-8 AS DOCUMENT NO. 2102820, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN. **SHOWN ON MAP.**

TEMPLETON FARMS LLC: **(D)**

COMMITMENT NO: NCS-1G8KWI01-MPLS

ALL THAT PART OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION AND CITY OF EVANSVILLE, COUNTY OF ROCK AND STATE OF WISCONSIN, LYING NORTH OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY'S NORTHERLY RIGHT-OF-WAY LINE;

EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE EAST 24 RODS AND 10 FEET; THENCE SOUTH 29 RODS AND 13 FEET; THENCE WEST 24 RODS AND 10 FEET; THENCE NORTH 29 RODS AND 13 FEET TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A CUT STONE MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE MONUMENT SET AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING EAST, ALONG SAID NORTH LINE, 834.00 FEET TO AN IRON PIPE MONUMENT SET AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 0°57' WEST, ALONG OR NEAR THE CENTERLINE OF C.T.H. "M" AS TRAVELED, 750.00 FEET TO AN IRON PIPE MONUMENT; THENCE WEST, PARALLEL TO SAID NORTH LINE, 909.55 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 6°41'30" EAST 755.04 FEET TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE MONUMENT FOUND AT THE NORTHWEST CORNER OF AN EXISTING 15.007 ACRE TRACT, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 6°41'30" WEST, ALONG THE WEST LINE OF SAID TRACT, 494.87 FEET TO AN IRON PIN MONUMENT; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 14 FEET, MORE OR LESS, TO THE BRUNSELL TRACT; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID TRACT, 491.5 FEET TO SAID NORTH LINE; THENCE EAST (ASSUMED), ALONG SAID NORTH LINE, 57.67 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, ALL THAT PART THEREOF CONVEYED TO THE CITY OF EVANSVILLE BY A QUIT CLAIM DEED DATED OCTOBER 16, 2007, RECORDED OCTOBER 23, 2007, AS DOCUMENT NO. 1810804, IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN. **SHOWN ON MAP**

FURTHER EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN WARRANTY DEED TO THE CITY OF EVANSVILLE RECORDED ON APRIL 13, 2017 AS DOCUMENT NO. 2075654 AS CORRECTED IN CORRECTION INSTRUMENT RECORDED ON _____, 2023 AS DOCUMENT NO. _____.

WIL-HU ACRES LLC **(E)** (NORTH 3 PARCELS)

COMMITMENT NO: NCS-1G8KWI06-MPLS

PARCEL E-A

THE SW 1/4 OF SECTION 25, T.4N., R.10E., TOWNSHIP OF UNION AND CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, LYING SOUTH OF US. HIGHWAY 14.

EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION RECORDED JUNE 29, 2016 AS DOCUMENT NO. 2055287. **SHOWN ON MAP.**

PARCEL E-B

THE E 1/2 OF THE SE 1/4 OF SECTION 26, T.4N., R.10E., CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, LYING SOUTH OF US. HIGHWAY 14.

EXCEPTING LAND CONVEYED TO ROCK COUNTY IN WARRANTY DEED RECORDED OCTOBER 12, 1990 AS DOCUMENT NO. 1121169.

AND ALSO EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION RECORDED JUNE 29, 2016 AS DOCUMENT NO. 2055287. **SHOWN ON MAP.**

PARCEL E-C

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25, T.4N., R.10E., CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, THENCE N.00°07'59"W., ALONG THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4, 1040.44 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF UNITED STATES HIGHWAY "14", THENCE S.72°24'20"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, 48.27 FEET TO THE INTERSECTION WITH THE CENTERLINE OF NORTH WEARY ROAD; THENCE S.00°12'02"E., ALONG SAID CENTERLINE, 1025.96 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4; THENCE N.89°52'12"W., ALONG SAID SOUTH LINE, 47.19 FEET TO THE POINT OF BEGINNING.**SHOWN ON MAP.**

WIL-HU ACRES LLC (F)

COMMITMENT NO: NCS-1G8KWI04-MPLS

THE NORTH 13/16 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN.

EXCEPTION(S)

BJUGSTAD LIVING TRUST: **(A)**

COMMITMENT NO: NCS-1G8KWI02-MPLS

11. Covenants, Conditions and Restrictions as set forth in Warranty Deed to Revocable Living Trust recorded in July 01, 2008 as Document 1835607 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent of such covenants, conditions or restrictions violate 42 USC 2604(c). **SHOWN ON MAP AS PARCEL A-B.**

12. Covenants, Conditions and Restrictions as set forth in Warranty Deed to Revocable Living Trust recorded in July 01, 2008 as Document 1835608 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent of such covenants, conditions or restrictions violate 42 USC 2604(c). **SHOWN ON MAP AS PARCEL A-A.**

BRIAN L & RENEE M BJUGSTAD REVOCABLE TRUST: **(B)**

COMMITMENT NO: NCS-1G8KWI03-MPLS

12. Easements, cedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. recorded April 07, 1997 in Volume 20, Page 88 as Document No. 1325284 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **CSM DEPICTS NO EASEMENTS AND SHOWN ON MAP AS PARCEL B-A**

RYAN P & KARI A MCGRATH: **(C)**

COMMITMENT NO: NCS-1G8KWI05-MPLS

10. Easements, cedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map recorded on May 10, 2018 in Volume 39 of Certified Survey Maps, Pages 5-8 as Document No. 2102820 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. - **CSM DEPICTS NO EASEMENTS AND SHOWN ON MAP AS PARCEL C**

TEMPLETON FARMS LLC: **(D)**

COMMITMENT NO: NCS-1G8KWI01-MPLS

- **SCHEDULE B EXCEPTIONS NOT GRAPHICALLY DEPICTABLE**
- DOC 1810804 (D-1) - SHOWN ON MAP (FROM LEGAL DESCRIPTION)

WIL-HU ACRES LLC (E) (NORTH 3 PARCELS)

COMMITMENT NO: NCS-1G8KWI06-MPLS

12. (E-12) Utility Easement to Wisconsin Telephone Company, its successors and assigns, dated March 13, 1952, recorded/filed May 14, 1952 in Volume 46 of Misc., Page 247 as Document No. 530229. (Affects Parcel B). **SHOWN ON MAP.**

13. (E-13) Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated November 01, 1973, recorded/filed December 18, 1973 in Volume 499 of Records, Page 465 as Document No. 809097. **NOT LOCATED ON SUBJECT PROPERTY.**

14. (E-14) Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated November 01, 1973, recorded/filed December 18, 1973 in Volume 499 of Records, Page 467 as Document No. 809098. **NOT LOCATED ON SUBJECT PROPERTY.** (Affects Parcel A & C)

15. (E-15) Limitations imposed upon ingress to and egress from the above described premises to North County Line-Janesville Road, U.S. Highway 14 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: December 20, 1977 Volume 676 of records, Page 98, Document. No. 878843 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. **RESTRICTS ACCESS TO S.T.H. "14".** Authorization for Access to or Across a Controlled-Access Highway and Dedication of Lands recorded on December 23, 1980, Card #65, Images #398-899 as Document No. 933756. **RELEASES RESTRICTIONS ON ACCESS TO S.T.H. "14".**

Authorization for Access to or Across a Controlled-Access Highway recorded March 06, 2012 as Document No. 1941696. **RELEASES RESTRICTIONS ON ACCESS TO S.T.H. "14".**

16. (E-16) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Permanent Limited Easement recorded on July 31, 1990, Card #445, Images #247-250, as Document No. 1116764. (Affects Parcel B) **SHOWN ON MAP, WITHIN RIGHT OF WAY OF U.S.H "14".**

17. (E-17) Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in October 12, 1990, Card #454, Images #44-45 as Document No. 1121169 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 2604(c). (Affects Parcel B) **SHOWN ON MAP.**

18. (E-18) City of Evansville Ordinance # 2000-14, an Ordinance Annexing Territory to the City of Evansville recorded on January 18, 2001 as Document No. 1480488. (Affects Parcel B) **NOT LOCATED ON SUBJECT PROPERTY.**

19. (E-19) City of Evansville Ordinance # 2003-1, an Ordinance Annexing Territory to the City of Evansville, Wisconsin, and Rezoning From Agricultural One (A-1) To Residential Two (R-2), Residential Three (R-3), and Regional Business District Four (B-4) recorded May 21, 2003 as Document No. 1608509. **NOT LOCATED ON SUBJECT PROPERTY.**

20. (E-20) City of Evansville Ordinance # 2006-3, an Ordinance Annexing Territory to the City of Evansville, Wisconsin (D & D Development Property) recorded May 25, 2006 as Document No. 1751863. **SHOWN ON MAP.**

21. (E-21) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement Agreement for Application of Nutrients recorded on December 16, 2016 as Document No. 2058179. **NOT SURVEY RELATED.**

WIL-HU ACRES LLC (F)

COMMITMENT NO: NCS-1G8KWI04-MPLS

10. **F-10)** Limitations imposed upon ingress to and egress from the above described premises to U.S. Highway 14 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: December 20, 1977 in Volume 679 of records, Page 98, Document No. 878843 (THIS DOCUMENT RESTRICTS S.T.H."14" ACCESS AS SHOWN) wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. Authorization for Access To or Across a Controlled-Access Highway recorded on March 06, 2012 as Document No. 1941696 (THIS DOCUMENT REMOVES THE RESTRICTIONS SET FORTH IN 878843 FOR ACCESS TO S.T.H."14" ACCESS). **DOC 878843 SHOWN ON MAP.**

11. **F-11)** Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: August 17, 2016
Parties: Whilden R. Hughes and Judith A. Hughes and Pinnacle Dairy, LLC, a Wisconsin limited liability company
Recorded: December 16, 2016
Instrument: 2058179. **SHOWN ON MAP.**

WISCONSIN
KEITH A. KINDRED
S-2082
OSHKOSH, WI
LAND SURVEYOR

5-9-2023

NO.	BY	DATE	REVISIONS

SEH FILE NO. KARFA
PROJECT NO. 172388
ISSUE DATE 5-9-2023
DRAWN BY: ERO
DESIGNED BY: —
CHECKED BY: KAK

PHONE: 414.908.8019
501 MAPLE AVENUE
DELAFIELD, WI 53018-0351
www.sehinc.com

A\ (OF LOT 1 OF CSM 39-5 AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4, OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN

SHEET
6 OF 6

X:\DOCUMENT\ARFA\172388\S-SURVEY\02-CAD\C3D\KARFA 172388 ALTA.DWG

DocuSign

Certificate Of Completion

Envelope Id: 479E440988EB4A13BE14D29EAF5ECD1D
Subject: Complete with DocuSign: Land Division Preliminary Application 23.07.05.pdf
Source Envelope:
Document Pages: 12
Certificate Pages: 5
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Signatures: 1
Initials: 0

Status: Completed

Envelope Originator:
Mark Fabel
2737 Fairview Ave N
St Paul, MN 55113-1307
MFabel@mcgough.com
IP Address: 97.127.50.196

Record Tracking

Status: Original
7/5/2023 12:13:14 PM

Holder: Mark Fabel
MFabel@mcgough.com

Location: DocuSign

Signer Events	Signature	Timestamp
Jim Graham jim.graham@chsinc.com Facility Manager Security Level: Email, Account Authentication (None)	DocuSigned by: Jim Graham D8F61C49CCE5470...	Sent: 7/5/2023 12:14:39 PM Viewed: 7/5/2023 2:21:29 PM Signed: 7/5/2023 2:21:43 PM
	Signature Adoption: Pre-selected Style Using IP Address: 163.116.252.40	

Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Mark Fabel mfabel@mcgough.com EVP McGough Development Security Level: Email, Account Authentication (None)	COPIED	Sent: 7/5/2023 12:14:40 PM Resent: 7/5/2023 2:21:50 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	7/5/2023 2:21:29 PM
Signing Complete	Security Checked	7/5/2023 2:21:43 PM
Completed	Security Checked	7/5/2023 2:21:43 PM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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CP-2023-0198

COMPREHENSIVE PLAN AMENDMENT APPLICATION
Evansville, Wisconsin
Version: December 2017

General instructions. Complete this application as it applies to your proposal and submit 2 copies to the City Clerk along with the required application fee, if any. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 colette.spranger@ci.evansville.wi.com . You may download this application as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Initial application fee	**$300 (1)**
Receipt number	**na**
Date of pre-application meeting, if any	
Date of determination of completeness	
Name of zoning administrator	
Application number	

1. There is an initial application fee of $300 for an amendment to a future land use map. No fee is assessed for other types of applications

1. Applicant information

Applicant name	CHS Oilseed Processing LLC
Street address	5500 Cenex Drive
City	Inver Grove Heights
State and zip code	Minnesota 55077
Daytime telephone number	507-327-3097
Fax number, if any	
E-mail, if any	Jim.Graham@chsinc.com

2. From the list below, check the type(s) of amendment to the plan you are proposing.

☒	Change the future land use designation for a parcel of land, or portion thereof, as depicted on a future land use map Go to Question 3.
☐	Amend the text of the plan or any other similar part Go to Question 4.

3. If the proposed amendment involves changing the future land use designation on a future land use map please complete this section.

Parcel number(s)	6 – 27 – 959 . 6 ~~6 – 27 –~~ 6-20-219B ~~6 – 27 –~~ 6-20-318 6 – 27 – 958 . 07 ~~6 – 27 –~~ 6-20-305 ~~6 – 27 –~~ 6-20-317.01 Note: The parcel number can be found on the tax bill for the property or may be obtained from the City.
Current land use designation	Mixed Agricultural (1 home)
Describe the current use of each parcel	Current use is mixed Agricultural (1 home)
Proposed land use designation	I-2 Industrial

Attach a map (8½ " x 11") that shows those parcels to be rezoned and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall clearly show the parcel number of each parcel to be rezoned, a graphic scale, and a north arrow.

Paid To:
City of Evansville

Receipt: 1.153910 300.00
Jul 6, 2023 3:38 PM

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COMPREHENSIVE PLAN AMENDMENT APPLICATION
Evansville, Wisconsin
Version: December 2017

4. If the proposed amendment involves an amendment other than a change in a future land use designation on a future land use map, describe the change. Indicate if the proposed amendment would delete part of the plan and/or add to the plan. Indicate page numbers where the changes would occur.

N/A

5. Why do you believe the change should be made?

CHS proposes construction of a greenfield Oilseed Processing site, comprised of a soybean processing and Food Grade vegetable oil facility. The facility will create direct connections to CHS core businesses, helping meet market demand for Food Grade soybean oil and renewable diesel (RD) feedstock, as well as providing the region with soybean meal as a feedstock for the livestock industry.

6. Other information. You may provide any other information you feel will assist city staff, the City Council, and the Plan Commission with the review of this application.

7. Applicant certification

- I certify that the application is true as of the date it was submitted to the City for review.
- If this application is requesting an amendment to a future land use map, I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

DocuSigned by: Jim Graham D8E61C49CCE5470	7/5/2023
Applicant Signature	Date

DocuSign Envelope ID: 06DDEED0-9AE2-4AD0-998E-0485E12D9EDB

RZ 2023-0197

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Evansville, Wisconsin
Version: December 2021

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov. You may download this file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Initial application fee	$150
Receipt number	
Date of pre-application meeting, if any	
Date of determination of completeness	
Name of zoning administrator	
Date of Plan Commission review	
Application number	

1. Applicant information

Applicant name	CHS Oilseed Processing LLC
Street address	5500 Cenex Drive
City	Inver Grove Heights
State and zip code	Minnesota 55077
Daytime telephone number	507-327-3097
Fax number, if any	
E-mail, if any	Jim.Graham@chsinc.com

2. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Jim Hetland	Bryan Remer	Mark Fabel
Company	KFI Engineers	Short Elliot Hendrickson, Inc	McGough
Street address	670 County Rd B West	2351 Connecticut Ave, Suite 300	2737 Fairview Ave N
City	St Paul	Sartell	St Paul
State and zip code	Minnesota 55113	Minnesota 56377	Minnesota 55113
Daytime telephone number	651-771-0880	320-229-4340	651-248-3024
Fax number, if any			
E-mail, if any	jphetland@kfi-eng.com	bremer@sehinc.com	mfabel@mggough.com

3. Subject property information

Parcel number(s)	6 – 27 – 959 . 6 ~~6 – 27 –~~ 6-20-219B ~~6 – 27 –~~ 6-20-318 6 – 27 – 958 . 07 ~~6 – 27 –~~ 6-20-305 ~~6 – 27 –~~ 6-20-317.01 Note: The parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	A-1 Note: The zoning districts are listed below. Agricultural Districts A-1 A-2 A-3 Residential Districts RR LL-R12 LL-R12A LL-R12B LL-R12C LL-R15 LL-R15A LL-R15B LL-R15C R-1 R-1A R-1B R-1C R-2 R-3 Business Districts B-1 B-2 B-3 B-4 Planned Office District O-1 Industrial Districts I-1 I-2 I-3

Paid To:
City of Evansville

Receipt: 1.153910 150.00
CHS OILSEED PROCESSING
Jul 6, 2023 3:37 PM

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LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Evansville, Wisconsin
Version: December 2021

Describe the current use of each parcel	Each parcel is currently Agricultural

4. Indicate what zoning district designation you would like the subject property to be zoned as. If multiple zones are proposed, use the parcel map provided as part of #7 below to show the proposed configuration.

I-2 Industrial

5. From the list below, check those reasons why you believe the zoning map and/or zoning classification should be changed.

- ☐ The designation of the official zoning map and/or zoning classification should be brought into conformity with the City's Comprehensive Plan.
- ☐ A mistake was made in mapping on the official zoning map and/or zoning classification.
- ☒ Factors have changed (e.g., availability of new data, the presences of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map and/or zoning classification.

6. For each of the reasons checked above, provide additional detail.

A new industrial facility is being proposed for the property

7. **Location map.** Attach a map (8½ " x 11") that shows those parcels to be rezoned and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall clearly show the parcel number of each parcel to be rezoned, a graphic scale, and a north arrow.

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LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Evansville, Wisconsin
Version: December 2021

8. Applicant certification

- I certify that the application is true as of the date it was submitted to the City for review.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- I understand that the City Council may ask for additional information.
- I understand that if the City Council denies this application, I may not resubmit this same application during the 12-month period from the date of the City Council's decision, unless there is new evidence or proof of change as certified by the Community Development Director.

DocuSigned by: Jim Graham D8F61C49CCE5470...	7/5/2023
Applicant Signature	Date

Governing Regulations	The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 7, of the Municipal Code.

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LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Evansville, Wisconsin
Version: December 2021

FACT SHEET

What is meant by zoning?
Zoning is a legislative process through which the City Council divides the municipality into districts or zones, and adopts specific regulations for each of the districts concerning the use of land and the placement, spacing, and size of buildings. Zoning represents a democratic method for setting the ground rules for how development can occur within the community.

What is the purpose of zoning?
The primary goal of zoning is to avoid or minimize disruptive land use patterns involving incompatible land uses. Other goals that a community attempts to address through zoning could include: reducing congestion on public streets; facilitating the creation of a convenient, attractive and harmonious community; facilitating the provision of adequate police and fire protection, transportation, water, sewerage, schools, parks, playgrounds, and other public requirements; protecting against the overcrowding of land; encouraging economic development activities; providing for the preservation of agricultural land; promoting the creation and preservation of affordable housing; and encouraging the most appropriate use of land within the locality.[1]

How does zoning work?
A zoning ordinance consists of two parts: a map and text. The map shows how a community is divided into different use districts or zones. The text explains the zoning rules that apply in each zoning district and the procedures for administering and applying the zoning ordinance.

Can the zoning of a property be changed?
Yes, the property owner may submit an application for rezoning. A map of the property and surrounding land must accompany the application. The property owner should include a written statement or justification for the request, including the reasons why the applicant believes the proposed amendment is in harmony with the recommendations of the City's Master Plan. There is an application fee of $150, plus reimbursement of municipal consulting costs.

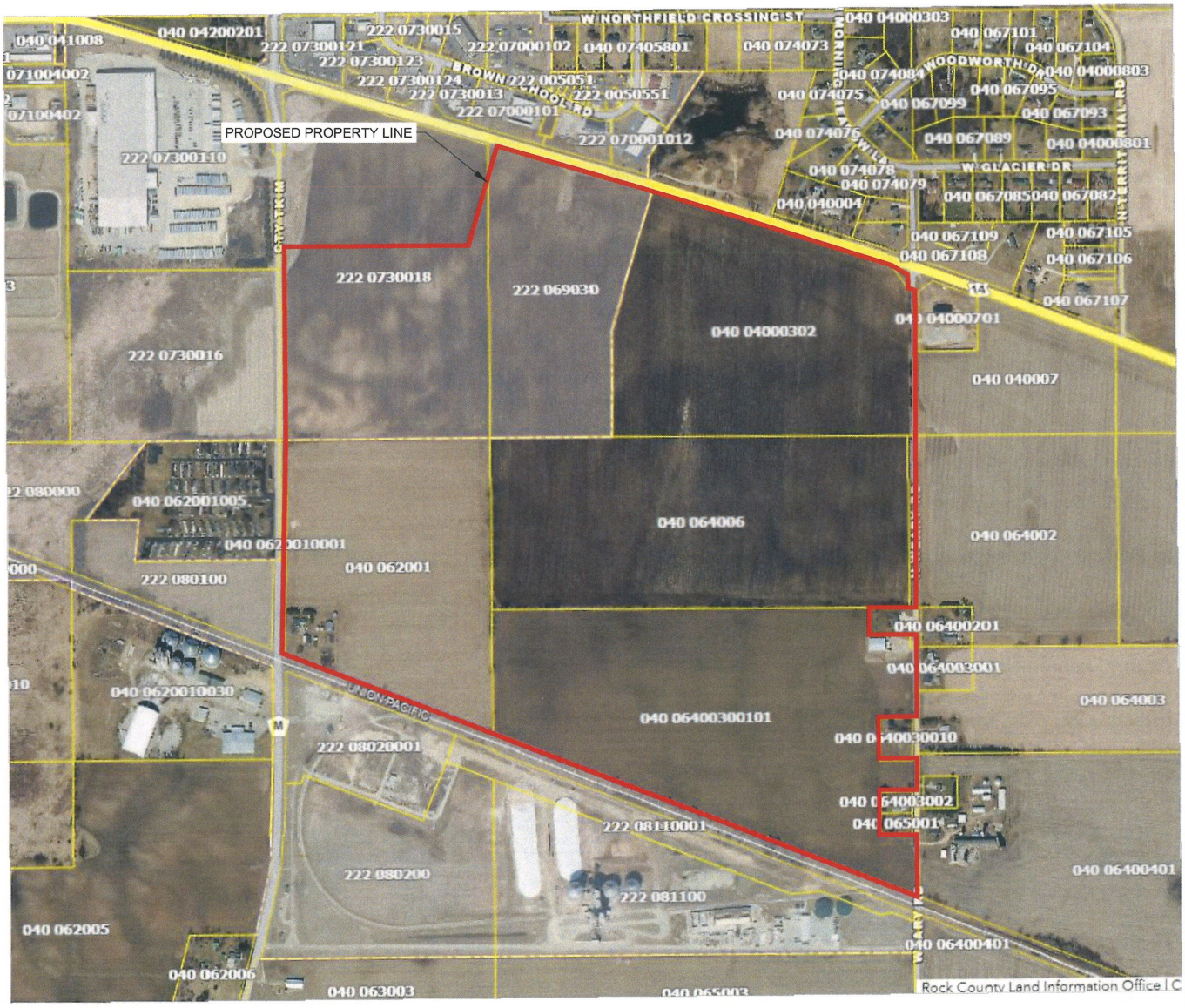
Are there opportunities for public input?
A pubic hearing will be scheduled for a Plan Commission meeting. Notice of the hearing will be sent to property owners within 250 feet of the subject property, posted at City Hall, and published in the *Evansville Review*. Interested individuals are encouraged to contact city staff with questions prior to the hearing, as well as attending the hearing to share their opinions regarding the proposed zoning change.

Note: This fact sheet is prepared to facilitate an understanding about zoning and the rezoning process. Applicants should refer to City's zoning code for further explanation and requirements. Please contact the Community Development Director at 882-2263 if you have any questions.

---

[1] The Planning Commissioners Journal *No. 42,* Spring *2001.*

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SEH

PROJECT NO.
KARFA-171784

DATE:
6/28/23

LOCATION MAP
PROJECT ORANGE
EVANSVILLE, WISCONSIN

FIGURE
NO. 1

N

500 0 500 1000
scale 250 feet

DocuSign

Certificate Of Completion

Envelope Id: 06DDEED09AE24AD0998E0485E12D9EDB
Subject: Complete with DocuSign: Rezoning Application_23.07.05.pdf
Source Envelope:
Document Pages: 5
Certificate Pages: 5
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Signatures: 1
Initials: 0

Status: Completed

Envelope Originator:
Mark Fabel
2737 Fairview Ave N
St Paul, MN 55113-1307
MFabel@mcgough.com
IP Address: 97.127.50.196

Record Tracking

Status: Original
7/5/2023 12:14:47 PM

Holder: Mark Fabel
MFabel@mcgough.com

Location: DocuSign

Signer Events	Signature	Timestamp
Jim Graham jim.graham@chsinc.com Facility Manager Security Level: Email, Account Authentication (None)	DocuSigned by: Jim Graham D8F61C49CCE5470...	Sent: 7/5/2023 12:15:52 PM Viewed: 7/5/2023 2:22:09 PM Signed: 7/5/2023 2:22:22 PM
	Signature Adoption: Pre-selected Style Using IP Address: 163.116.252.40	

Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Mark Fabel mfabel@mcgough.com EVP McGough Development Security Level: Email, Account Authentication (None)	COPIED	Sent: 7/5/2023 12:15:53 PM Resent: 7/5/2023 2:22:24 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

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Signing Complete	Security Checked	7/5/2023 2:22:22 PM
Completed	Security Checked	7/5/2023 2:22:22 PM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, McGough Construction (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

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CUP 2023-0193

CONDITIONAL USE APPLICATION
Evansville, Wisconsin
Version: December 2021

General instructions. Complete this application as it applies to your project. Submit one copy of the application form, **20 copies of any maps**, and the required application fee to the Community Development Director. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov. You may download this file off of the City's website at: www.ci.evansville.wi.gov.

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION AND INCLUDE ALL REQUESTED MAPS. THE APPLICATION WILL NOT BE REVIEWED UNTIL THE ENTIRE APPLICATION IS COMPLETED.

- Office Use Only -

Initial application fee	**$300**
Receipt number	
Date of pre-application meeting	
Date of determination of completeness	
Name of zoning administrator	
Date of Plan Commission review	
Application number	

1. Applicant information

Applicant name	CHS Oilseed Processing LLC
Street address	5500 Cenex Drive
City	Inver Grove Heights
State and zip code	Minnesota 55077
Daytime telephone number	507-327-3097
Fax number, if any	
E-mail, if any	Jim.Graham@chsinc.com

2. Agent contact information. Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Jim Hetland	Bryan Remer	Mark Fabel
Company	KFI Engineers	Short Elliot Hendrickson, Inc	McGough
Street address	670 County Rd B West	2351 Connecticut Ave, Suite 300	2737 Fairview Ave N
City	St Paul	Sartell	St Paul
State and zip code	Minnesota 55113	Minnesota 56377	Minnesota 55113
Daytime telephone number	651-771-0880	320-229-4340	651-248-3024
Fax number, if any			
E-mail, if any	jphetland@kfi-eng.com	bremer@sehinc.com	mfabel@mggough.com

3. Subject property information

Street address	VARIES. SEE SITE SURVEY
Parcel number	6 – 27 – SEE SURVEY Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	Agricultural District (A) Residential Districts RR LL-R12 LL-R15 R-1 R-2 R-3 Business Districts B-1 B-2 B-3 B-4 B-5 Planned Office District O-1 Industrial Districts I-1 I-2 I-3

Paid To:
City of Evansville

Receipt: 1.153910 300.00
CHS OILSEED PROCESSING
Jul 6, 2023 3:36 PM

DocuSign Envelope ID: C858DA0B-19C8-4EB1-84B0-79A6E265B967

CONDITIONAL USE APPLICATION
Evansville, Wisconsin
Version: December 2021

Describe the current use	Current use is mixed Agricultural (1 home)
Full legal description *You can request this information from Real Property Division of Rock County *This may be attached as a separate file	See attached Survey

4. **Proposed use.** Describe the proposed use.

CHS proposes construction of a greenfield Oilseed Processing site, comprised of a soybean processing and Food Grade vegetable oil facility. The facility will create direct connections to CHS core businesses, helping meet market demand for Food Grade soybean oil and renewable diesel (RD) feedstock, as well as providing the region with soybean meal as a feedstock for the livestock industry.

5. **Operating conditions.** For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

Plant is staffed and operates 24/7, with highest vehicle traffic occurring on weekdays during early morning to early evening hours. Union Pacific rail service to plant expected to be once per day. Normal day time staffing is 50-65 workers, with evenings and weekends approximately 16 workers.

6. **Potential nuisances.** Describe any potential nuisances relating to 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.

Potential nuisances include: increased vehicle traffic, regulated particulate emissions, hexane storage. Minimally increased ambient noise level. Project intends to purchase enough land to reduce impacts at property lines. See site plan exhibit for expected plant light levels.

7. **Review criteria.** Describe the reasons why you believe the proposed use is in keeping with the City's master plan. Refer to Section 130-104(3)a-f of the Municipal Code for the review criteria.

The project's industrial use is consistent with the comprehensive plan vision.

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CONDITIONAL USE APPLICATION
Evansville, Wisconsin
Version: December 2021

8. **Other information.** Provide any other information relating to the intended project and its relation to nearby properties.

The facility will be designed to relevant NFPA, IBC, EPA, DNR and other state regulations and standards. Controls will be included to mitigate risks. See attached exhibit for design standards and codes. CHS owns and operates several similar facilities, and has a history and knowledge of the requirements to run a successful and safe facility.

9. **Site plan.** Include **20 copies** of a site plan (11" x 17") with the application. In addition, the Community Development Director may require one copy that is 24" x 36". A checklist of items that must be shown on the site plan is included at the end of this application.

10. **Location map.** Include a map (8 ½ " x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.

11. **Applicant certification**

- I certify that the application is true as of the date it was submitted to the City for review.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

DocuSigned by: Jim Graham D8F61C49CCE5470...	7/5/2023
Applicant Signature	Date

12. **Landlord certification (if applicable)**
**If you do not own the building that houses your business, you must have your landlord sign this application*

- I certify that the application is true as of the date it was submitted to the City for review.
- The applicant has discussed their plans with me, and I support their application for this conditional use permit in my building.

Landlord Signature	Date

Governing Regulations	The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.

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CONDITIONAL USE APPLICATION
Evansville, Wisconsin
Version: December 2021

Site Plan Checklist	Complete ? Yes	No
a. Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project SEE ATTACHED PROJECT INFORMATION SHEET	☒	☐
b. Date of the original plan and the latest date of revision	☒	☐
c. North arrow and graphic scale (~~not smaller than one inch equals 100 feet~~)	☒	☐
d. Parcel number of the subject property SEE ATTACHED PROJECT INFORMATION SHEET	☒	☐
e. Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled SEE ATTACHED SURVEY	☒	☐
f. Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose SEE ATTACHED SURVEY	☒	☐
g. Required building setback lines	☒	☐
h. Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls	☒	☐
i. The location and dimension (cross section and entry throat) of all access points onto public streets	☒	☐
j. The location and dimensions of 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 of the subject property N/A	☐	☒
l. The location of all outdoor storage areas and the design of all screening devices N/A	☐	☒
m. The location, type, height, size, and lighting of all signage (existing and proposed) DETAILS UNDETERMINED AT THIS TIME	☒	☐
n. The location, type, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including clear demonstration of compliance with lighting requirements of the zoning code DETAILS UNDETERMINED AT THIS TIME	☒	☐
o. The location and type of any permanently protected green space areas N/A	☐	☒
p. The location of existing and proposed drainage facilities	☒	☐
q. In the legend, data for the subject property as follows:	☐	☐
1. Lot area (square feet or acres)	☒	☐
2. Floor area (square feet) BY BUILDING	☒	☐
3. Floor area ratio	☒	☐
4. Impervious surface area (square feet)	☒	☐
5. Impervious surface ratio	☒	☐
6. Building height (feet)	☒	☐

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SP-2023-0195

SITE PLAN APPLICATION
Evansville, Wisconsin
Version: December 2017

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov. You may download this file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Initial application fee	$300
Receipt number	
Date of pre-application meeting	ongoing
Date of determination of completeness	7/5/23
Name of zoning administrator	CSpranger
Date of Plan Commission review	8/1/23 9/5/23
Application number	2023-0195

1. Applicant information

Applicant name	CHS Oilseed Processing LLC
Street address	5500 Cenex Drive
City	Inver Grove Heights
State and zip code	Minnesota 55077
Daytime telephone number	507-327-3097
Fax number, if any	
E-mail, if any	Jim.Graham@chsinc.com

2. Agent contact information. Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Jim Hetland	Bryan Remer	Mark Fabel
Company	KFI Engineers	Short Elliot Hendrickson, Inc	McGough
Street address	670 County Rd B West	2351 Connecticut Ave, Suite 300	2737 Fairview Ave N
City	St Paul	Sartell	St Paul
State and zip code	Minnesota 55113	Minnesota 56377	Minnesota 55113
Daytime telephone number	651-771-0880	320-229-4340	651-248-3024
Fax number, if any			
E-mail, if any	jphetland@kfi-eng.com	bremer@sehinc.com	mfabel@mggough.com

3. Subject property information

Street address	SEE ANNEXATION EXHIBIT	
Parcel number	6 – 27 – SEE EXHIBIT	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	A	Note: The zoning districts are listed below.
	Agricultural District: A	
	Residential Districts: RR LL-R12 LL-R15 R-1 R-2 R-3	
	Business Districts: B-1 B-2 B-3 B-4 B-5	
	Planned Office District: O-1	
	Industrial Districts: I-1 I-2 I-3	
Describe the current use	Mixed Agricultural (1 home)	

Paid To:
City of Evansville

Receipt: 1.153910 300.00
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SITE PLAN APPLICATION
Evansville, Wisconsin
Version: December 2017

4. Project Information

Total lot area	a.	SEE EXHIBIT	sq. ft.
Floor area	b.	SEE EXHIBIT	sq. ft.
Floor area ratio	(b / a)	SEE EXHIBIT	
Total impervious surface area	c.	SEE EXHIBIT	sq. ft.
Parking lot area		SEE EXHIBIT	sq. ft.
Impervious surface ratio	(c / a)	SEE EXHIBIT	
Landscaped area	d.	SEE EXHIBIT	sq. ft.
Landscape surface area ratio	(d / a)	SEE EXHIBIT	
Number of dwelling units	e.	0	
Site density	(e / a)	0	dwelling units per acre
Estimated number of employees		91 Total (65 Day Shift)	
Estimated number of daily customers		500 per 24 hour day	
Estimated number of residents		0	
Peak hour traffic loads		65	

5. Describe the proposed use.

CHS proposes construction of a greenfield Oilseed Processing site, comprised of a soybean processing and Food Grade vegetable oil facility. The facility will create direct connections to CHS core businesses, helping meet market demand for Food Grade soybean oil and renewable diesel (RD) feedstock, as well as providing the region with soybean meal as a feedstock for the livestock industry.

6. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

Plant is staffed and operates 24/7, with highest vehicle traffic occurring on weekdays during early morning to early evening hours. Union Pacific rail service to plant expected to be once per day. Normal day time staffing is 50-65 workers, with evenings and weekends approximately 16 workers.

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SITE PLAN APPLICATION
Evansville, Wisconsin
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7. **Potential nuisances**. Describe any potential nuisances relating to 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.

Potential nuisances include: increased vehicle traffic, regulated particulate emissions, hexane storage. Minimally increased ambient noise level. Project intends to purchase enough land to reduce impacts at property lines. See site plan exhibit for expected plant light levels.

8. **Potential expansion**. If expansion of the building can be reasonably anticipated, describe the expansion.

Various buildings and areas of the facility will be designed to account for future production capacity. The attached exhibits show the full facility build-out.

9. **Other information.** Provide any other information relating to the intended project and its relation to nearby properties.

The facility will be designed to relevant NFPA, IBC, EPA, DNR, and other state regulations and standards. Controls will be included to mitigate risks. See attached exhibit for design standards and codes. CHS owns and operates several similar facilities, and has a history and knowledge of the requirements to run a successful and safe facility.

10. **Plans and drawings.** Attach one copy of the following drawings and plans (11" x 17") to each application. In addition, provide 3 copies of each (24" x 36").

		Attached? Yes	No
Site plan	See the check list at the end of this application for those elements that should be shown.	☒	☐
Landscaping plan	It should be at the same scale as the main plan, show the location of all required buffer and landscaping areas, and existing and proposed landscaping, fences, and berms. SEE ATTACHED SURFACING PLAN	☒	☐
Grading and erosion control plan	It should be at the same scale as the main plan, show existing and proposed grades, retention walls and related structures, and erosion control measures as may be needed to comply with City requirements	☒	☐
Elevation drawing of new or remodeled building (s)	The drawings should show exterior treatments, 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 intended appearance of the building(s). SEE ATTACHED CONCEPTUAL RENDERINGS	☒	☐

11. **Location map.** Attach a map (8 ½ " x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.

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SITE PLAN APPLICATION
Evansville, Wisconsin
Version: December 2017

12. Applicant certification

- I certify that the application is true as of the date it was submitted to the City for review.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

DocuSigned by: Jim Graham CE5470...	7/5/2023
Applicant Signature	Date

Governing Regulations	The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.

Site Plan Checklist	Complete ? Yes	No
a. Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project SEE ATTACHED PROJECT INFORMATION SHEET	☒	☐
b. Date of the original plan and the latest date of revision	☒	☐
c. North arrow and graphic scale (~~not smaller than one inch equals 100 feet~~)	☒	☐
d. Parcel number of the subject property SEE ATTACHED LAND MAP	☒	☐
e. Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled SEE ATTACHED SURVEY	☒	☐
f. Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose SEE ATTACHED SURVEY	☒	☐
g. Required building setback lines	☒	☐
h. Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls	☒	☐
i. The location and dimension (cross section and entry throat) of all access points onto public streets	☒	☐
j. The location and dimensions of 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 of the subject property N/A	☐	☒
l. The location of all outdoor storage areas and the design of all screening devices N/A	☐	☒
m. The location, type, height, size, and lighting of all signage (existing and proposed) DETAILS UNDETERMINED AT THIS TIME	☒	☐
n. The location, type, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including clear demonstration of compliance with lighting requirements of the zoning code DETAILS UNDETERMINED AT THIS TIME	☒	☐
o. The location and type of any permanently protected green space areas N/A	☐	☒
p. The location of existing and proposed drainage facilities	☒	☐
q. In the legend, data for the subject property as follows:	☒	☐
1. Lot area (square feet or acres)	☒	☐
2. Floor area (square feet) BY BUILDING	☒	☐
3. Floor area ratio	☒	☐
4. Impervious surface area (square feet)	☒	☐
5. Impervious surface ratio	☒	☐
6. Building height (feet)	☒	☐

FACT SHEET