

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below at City Hall, 31 South Madison Street, Evansville, Wisconsin 53536. Notice is further given that members of the City Council might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advanced notice as possible. Please silence cell phones and electronic devices during the meeting.

City of Evansville **Plan Commission**
Regular Meeting
Tuesday, August 4, 2020, 6:00 p.m.

Due to State and Federal mandated social distancing in response to COVID-19, this meeting is being held virtually from the above location. To ensure the safety of commission members and members of the public all attendees will be required to participate via the virtual format. To participate via video, go to this website: <https://meet.google.com/fes-vcir-rfv>. To participate via phone, call this number: +1 608-764-9643 and enter PIN: 352 918 263# when prompted.

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the July 2, 2020 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. New Business
 - A. Discussion and Public Hearing of Preliminary Land Division Application LD-2020-02 to create Settler's Grove Subdivision on Porter Road.
 - i. Review Preliminary Plat and Staff Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion to approve Preliminary Plat for Settler's Grove with the condition applicant submits revised application documents reflecting staff comments.
 - B. Public Hearing and Review of 2020-2025 Outdoor Park and Recreation Plan:
 - i. Review Plan: <https://www.ci.evansville.wi.gov/parkplan>
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion to Recommend 2020-2025 Outdoor Park and Recreation Plan
 - C. Motion to approve Site Plan Application SP-2020-01 to remodel McDonald's Restaurant on parcel 6-27-959.A4 located at 9 John Lindemann Drive.
 - D. Motion to approve Site Plan Application SP-2020-02 to construct additional storage piles at Landmark Services Coop located on Cty M.
8. Next Meeting Dates: Tuesday, September 1, 2020 at 6:00pm
9. Motion to Adjourn

-Mayor Bill Hurtley, Plan Commission Chair

These minutes are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Regular Meeting
July 7, 2020, 6:00 p.m.
Meeting held virtually due to COVID-19 Guidelines**

MINUTES

1. **Call to Order** at 6:00 pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Community Development Director Jason Sergeant
Aldersperson Rick Cole	P	Roger Berg, Applicant
Aldersperson Erika Stuart	P	Dan Butcher, Applicant
Bill Hammann	A	
John Gishnock	P	
Mike Scarmon	P	
Susan Becker	P	

3. **Motion to approve the agenda, by Becker, seconded by Cole. Approved unanimously.**

4. **Motion to waive the reading of the minutes from the June 2, 2020 Meeting and approve them as printed by Cole, seconded by Becker. Approved unanimously.**

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.**

7. **New Business**

A. Public Hearing and Review of Rezone Application RZ-2020-02 to rezone parcel 6-27-343 (Tax ID 2220014007) to Special Industrial (I-3) located at 155 S Union Street.

i. Review Staff Report and Applicant Comments. Sergeant summarized the staff report.

ii. Public Hearing. Hurtley opened the public hearing and closed it after receiving no comments.

iii. Plan Commissioner Questions and Comments. None

iv. Motion with Conditions. Motion to recommend Ordinance 2020-09, Rezoning Parcel 6-27-343 at 155 S Union Street from Special Use Business District (B-5) to Special Industrial District (I-3), finding that the public benefits of the proposed rezoning outweigh any and all potential adverse impacts, as identified in Section 130-174(3)a-c of City ordinances. Motion by Cole, second by Gishnock. Approved Unanimously.

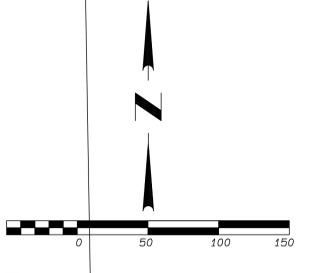
B. Public Hearing and Review of Conditional Use Permit Application CUP-2020-04 to operate a heavy industrial use on parcel 6-27-343 located at 155 S Union Street.

These minutes are not official until approved by the City of Evansville Plan Commission.

- i. **Review Staff Report and Applicant Comments.** Sergeant summarized the staff report.
- ii. **Public Hearing.** Hurlley opened the public hearing and closed it after receiving no comments.
- iii. **Plan Commissioner Questions and Comments.** None
- iv. **Motion with Conditions.** *The Plan Commission approves the issuance of a Conditional Use Permit for a heavy industrial use per Sec. 130-502 on parcel 6-27-343 at 155 S Union Street, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:*
 - 1. *CUP is recorded with the Rock County Register of Deeds.*
 - 2. *Applicable Federal, State of WI certifications, approvals and licensing for all facilities are maintained*
 - 3. *Operating hours no earlier than 6am and no later than 8pm daily.*
 - 4. *No exterior storage.*
 - 5. *3 trees planted, 2 bushes planted, and pavement replaced with green space by July 30, 2020*
 - 6. *Sidewalk constructed along S Union Street within 5 years of City notice.*
 - 7. *Ordinance 2020-09 Approved by Common Council*

Motion by Cole, Second by Becker. Approved Unanimously.

- C. **Concept discussion and updates on Settler's Grove Subdivision.** Sergeant reviewed changes.
 - D. **Review existing Residential Zoning Requirements.** Sergeant shared this is still in draft form.
 - E. **Discuss possible recommendations to improve lighting at Bluescope facility.** Commission directed staff to draft a letter identifying observations made.
 - F. **Updates and Discussion of 2020-2025 Outdoor Park and Recreation Plan.** Sergeant shared the plan will be adopted next month.
- 8. **Next Meeting Dates: Tuesday, August 4, 2020 at 6:00pm.** Commission would like to meet virtually for next meeting and return to regular meetings in August.
 - 9. *Motion to Adjourn by Cole, seconded by Becker. Approved Unanimously.*



PRELIMINARY LOT LAYOUT
 FOR
SETTLER'S GROVE
 LOCATED IN THE NE 1/4 OF THE SE 1/4 OF
 SECTION 29, T.4N., R., 10E. OF THE 4TH P.M.,
 CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

NOTE:
 ALL FRONT AND REAR SETBACKS ARE 25'
 ALL SETBACKS ARE 10' UNLESS OTHERWISE NOTED

	• LAND SURVEYING	DATE	06/26/20	REVISIONS
	• LAND PLANNING	BY	BFG	
	• CIVIL ENGINEERING	APPROVED	RJC	
		PROJECT NO.	120-080	
109 W. Milwaukee St. Janesville, WI 53548		TEL: 608 752-0575 FAX: 608 752-0534		



City of Evansville

Community Development Department

www.ci.evansville.wi.gov
 31 S Madison St
 PO Box 529
 Evansville, WI 53536
 (608) 882-2266

August 4, 2020

To: Plan Commission

From: Jason Sergeant, Community Development Director

RE: Staff Comments

March of this year, a version of this subdivision was reviewed and commented on by Plan Commission. The developer returned with a revised concept last month, and is now seeking preliminary approval. Staff comments are below, city engineer and municipal services comments are attached.

Staff has reviewed the revised plat and would offer the following comments that should be reflected as revisions before formal application:

- Widen trail and sidewalk outlots at street crossings for better visibility, landscaping, or signage
- Extend an eastern street connecting through lots 27 and 28 to avoid an excessively long block in future developments. Also add an additional connection to the west.
- Remove entrance signage
- Create out lots for USPS centralized delivery, these lots will not be owned or maintained by the city.
- Assure all lots are wide enough to meet a max 50% garage coverage requirement of front elevation.
- Incorporate City Engineer and Municipal Services Comments

The following items should also be addressed, but would be formalized as part a zoning request, developer agreement, and future construction drawings:

- Include additional multi-family, mixed use and light commercial land uses. An existing B-1 zoned parcel to the southwest may stay at the current size, so demand for B-1 in this subdivision may be less.
- Visually appealing streetscape with limited driveways and garages.
- Increase density even further, 125 units would equal 3 units/acre. Smart growth identifies 6 dwelling units per acre as a goal. The development currently will have about 114 units.
- Move or add R-2 zoned lots to corners.
- Trail crossings on Porter Road and other roads in development should have curb “bump-outs”.
- Plan Commission should discuss park and recreation land dedication requirements to best align with priorities in smart growth and park plans. Currently about .5 acres is dedicated via the trail system, and additional 4.5 acres is required.
- Porter Road will need additional improvements to accommodate this development, what those improvements look like should be better outlined.
- A water pressure boost pump system or decrease in buildable elevation is needed for some homes in the development. This should be further discussed.

July 13, 2020

Mr. Jason Sergeant
Community Development Director
City of Evansville
31 South Madison Street
Evansville, WI 53536

Subject: Settler's Grove – Preliminary Plat Review

Dear Jason:

We have completed our review of the Preliminary Plat for a proposed residential development entitled Settler's Grove (formerly Ranch View Estates). The development would include 45 R-1 lots, 13 R-2 lots, and 4 R-4 lots, along with some outlots for stormwater management and is located immediately north of Porter Road and west of the regional stormwater management pond.

The preliminary plat has been reviewed relative to the pertinent sections of the City's subdivision ordinance below, along with our comments, if any. Please note that there are other sections of the subdivision ordinance (lot size, park dedication, etc.) that are being reviewed by City staff and are not included here.

Chapter 110 – SUBDIVISIONS

Section 110-83. – Attachments to preliminary application

This section requires three attachments that appear to be missing:

1. Environmental assessment checklist
2. List of development projects approved in the last 5 years and outstanding obligations
3. A preliminary developer's agreement

Section 110-101. Contents

This section requires a number of items that need to be added to the document:

1. The lot dimensions are shown approximately, but without any overall dimensions for the preliminary plat.
2. 2-foot contours
3. Existing easements, water bodies, regional flood plains, and other items in part (5)
4. Width for the proposed mid-block sidewalk corridors, and whether those will be easements or public right-of-way
5. Dimensions/sizes for outlots
6. Locations or proposed utility and drainage easements

In addition to the ordinance language, we have several comments for City consideration relative to the items on the preliminary plat itself:

1. 10 foot drainage easements should be shown on all lots along all common lot lines. We have experienced several occasions where neighboring builders/property owners have modified grades after construction is complete and without those easements the City has no ability to require a resolution.
2. Recently the Post Office has been requiring all new subdivisions to install communal mailbox locations. We recommend that those be placed within easements on private parcels, not the City's outlots. This will eliminate any future City needs to provide snow removal, site maintenance, or eventual repair/replacement for the boxes.
3. For similar reasons, we recommend that the "Entrance Signage Features" shown on the plat also be placed within easements on private parcels.
4. There is a chance that the highest elevations of the plat would require water pressure boosting. If needed, the booster will need to be placed in a location providing enough space to completely replace the station in the future without encroaching on the street or adjacent private property. The current location does not appear large enough for this.
5. It is not clear what the eventual right-of-way width on Porter Road would be. Given the likelihood that Porter Road becomes a popular route in the future, we recommend showing 40 feet (for an eventual 80 foot right-of-way), which also matches Porter Road to the east.

We suggest these comments be combined with comments from other City staff reviews. To maintain the necessary timelines, the City may choose to simply make resolution of these items conditions of an approval.

Please feel free to contact us with any questions.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

cc: Mr. Chad Renly, City of Evansville (31 South Madison Street, Evansville, WI 53536)

Mr. Adam Griffin, Combs & Associates (109 W. Milwaukee Street, Janesville, WI 53548)

BRB:brb

J:\JOB#S\Evansville\EV-84-M6 Ranch View Estates\Admin\Review Ltr.docx



City of Evansville

www.ci.evansville.wi.gov

31 S Madison St
PO Box 529
Evansville, WI 53536
(608) 882-2266

Subject: Ranch View Development Sub-Surface Water Booster

To whom it may concern,

It was requested the City look into the possibility of using a water booster to supply acceptable water pressure to the higher elevations of the Ranch View Development. The City met with the developer and Baker Manufacturing to discuss the possibility of a sub-surface pump. After further discussion the City has several concerns including: accessibility during a failure event, the ability to monitor such a device versus the use of a traditional above ground station and SCADA system integration. Brian Berquist also met with several other municipalities that have similar sub surface boosters, none of which are currently being used as a permanent solution.

The City has come up with its own non-mechanical solution. We recommend reducing the elevation of the “knob” of the development. The below is a calculation of pressure for the following final elevations:

Ground Elevation 980	Ground Elevation 976
1 st Floor = 38 PSI	1 st Floor = 40 PSI
2 nd Floor = 33 PSI	2 nd Floor = 35 PSI
Fire Flow + 1030 GPM	Fire Flow = 1080

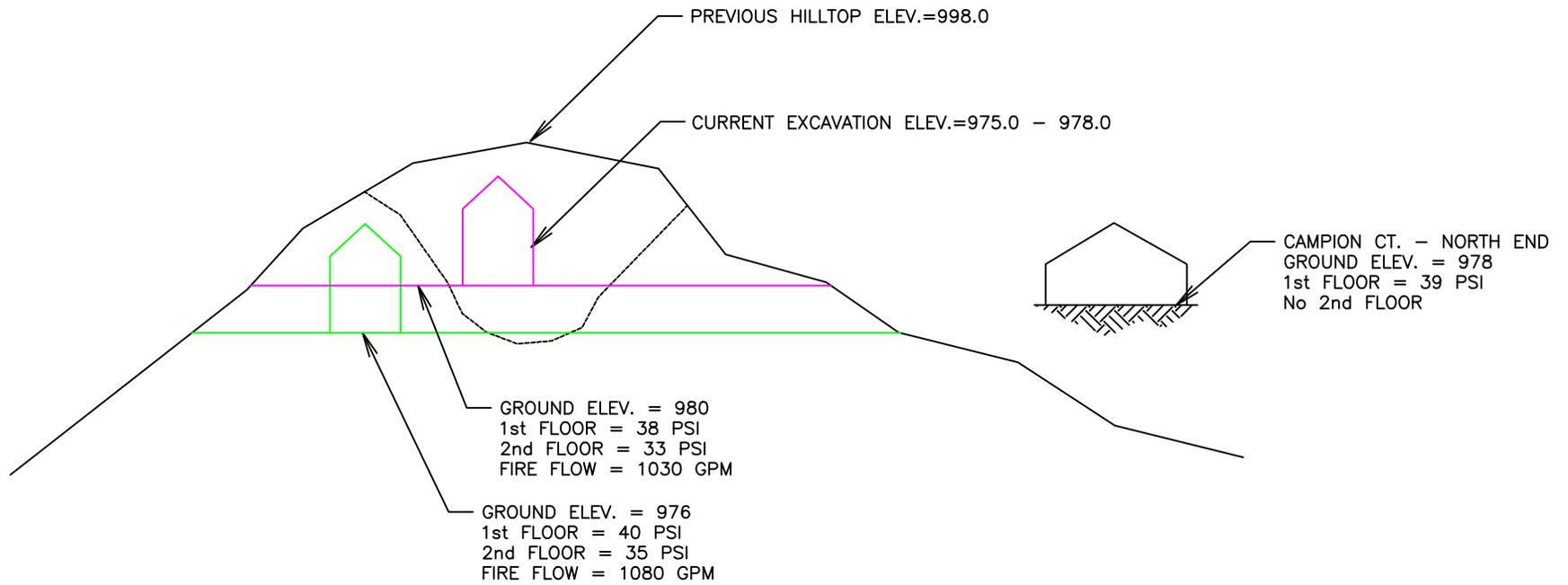
At elevation 980 it would give adequate pressure to single story homes as well as adequate fire protection based on DNR & ISO Standards. If a two story home is desired the use of an in home booster can be used at a relatively low cost.

The developer also has the ability to keep the spoils on site adding an approximate 6 inch rise in elevation to the remaining portion of the development. There is also the possibility for using some of the earth to form a raised multimodal pathway as well as additional park land.

At present, based on the information we have to date, the City is not interested in accepting an additional asset for an issue which can be resolved without mechanical means.

Sincerely,

Chad A. Renly
Director of Municipal Services
City of Evansville



RANCH VIEW ESTATES
WATER PRESSURE SERVICE COMPARISONS

SITE PLAN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

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 608.882.2285 or jason.bergeant@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	\$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 McDonald's USA, LLC attn: Chris Stepp

Street address 711 Jorie Blvd, 3rd Floor

City Oak Brook

State and zip code IL 60523

Daytime telephone number 630-210-2413

Fax number, if any _____

E-mail, if any Christopher.Stepp@us.mcd.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	Joel Jackson	Kristi Donahue	
Company	Bishop Engineering	Reprise Design	
Street address	3501 104th St	12400 Portland Ave South	Suite 100
City	Urbandale	Burnsville	
State and zip code	IA 50322	MN 55337	
Daytime telephone number	515-276-0467	952-562-3730	
Fax number, if any			
E-mail, if any	jjackson@bishopengr.com	KDonahue@reprisedeign.com	

3. Subject property information

Street address	<u>9 John Lindemann Dr</u>	
Parcel number	<u>6 - 27 - 959 . A4</u>	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)	<p><u>B-4</u> Note: The zoning districts are listed below.</p> <p>Agricultural District A</p> <p>Residential Districts RR LL-R12 LL-R15 R-1 R-2 R-3</p> <p>Business Districts B-1 B-2 B-3 B-4 B-5</p> <p>Planned Office District O-1</p> <p>Industrial Districts I-1 I-2 I-3</p>	
Describe the current use	<u>McDonald's Restaurant and Gas Station</u>	

SITE PLAN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

4. Project Information

Total lot area	a.	<u>57,463</u>	sq. ft.
Floor area	b.	<u>3,355</u>	sq. ft.
Floor area ratio	(b / a)	<u>0.06</u>	
Total impervious surface area	c.	<u>42,700</u>	sq. ft.
Parking lot area		<u>5,400</u>	sq. ft.
Impervious surface ratio	(c / a)	<u>0.74</u>	
Landscaped area	d.	<u>14,763</u>	sq. ft.
Landscape surface area ratio	(d / a)	<u>0.26</u>	
Number of dwelling units	e.	<u>0</u>	
Site density	(e / a)	<u>0</u>	dwelling units per acre
Estimated number of employees		<u>McDonald's: 32 total (17 per shift), Gas Station: 7 total (1 or 2 per shift)</u>	
Estimated number of daily customers		<u>McDonald's: 2,400 transactions/day, Gas Station: 545 transactions/day</u>	
Estimated number of residents		<u>0</u>	
Peak hour traffic loads			

5. Describe the proposed use.

No change in use - restaurant and gas station

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

No change in operating conditions. McDonald's hours are 5am to 10pm Sunday-Wednesday and 5am-11pm Thursday - Saturday. The Gas Stations hours are 6am-10pm everyday.

SITE PLAN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

- 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.

The proposed improvements will not change any potential site nuisances from the existing site.

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

No building expansion is anticipated

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

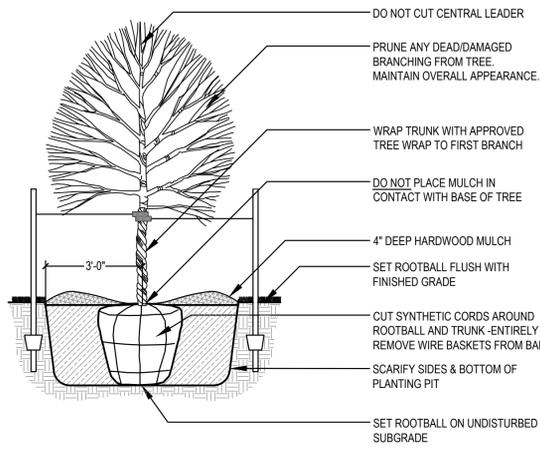
- 10. Plans and drawings.** Attach one copy of the following drawings and plans (11" x 17") to each application. In addition, provide 3 copies of each (24" x 36").

		Attached?	
		Yes	No
Site plan	See the check list at the end of this application for those elements that should be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

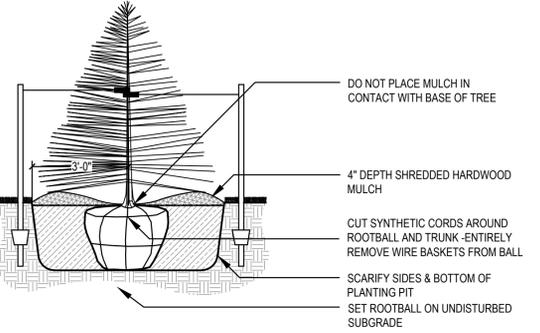
- 11. Location map.** Attach a map (8 1/2" x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.

LANDSCAPE NOTES:

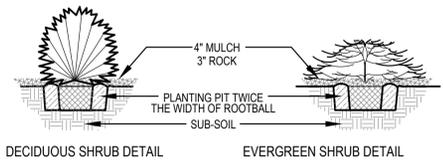
- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD NURSERY PRACTICES, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL EDGING TO MATCH EXISTING EDGING ON SITE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND/OR VERIFYING TYPE TO BE USED.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF AGGREGATE/MULCH TO MATCH EXISTING AT MONUMENT SIGN.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER AGGREGATE/MULCH IS INSTALLED.



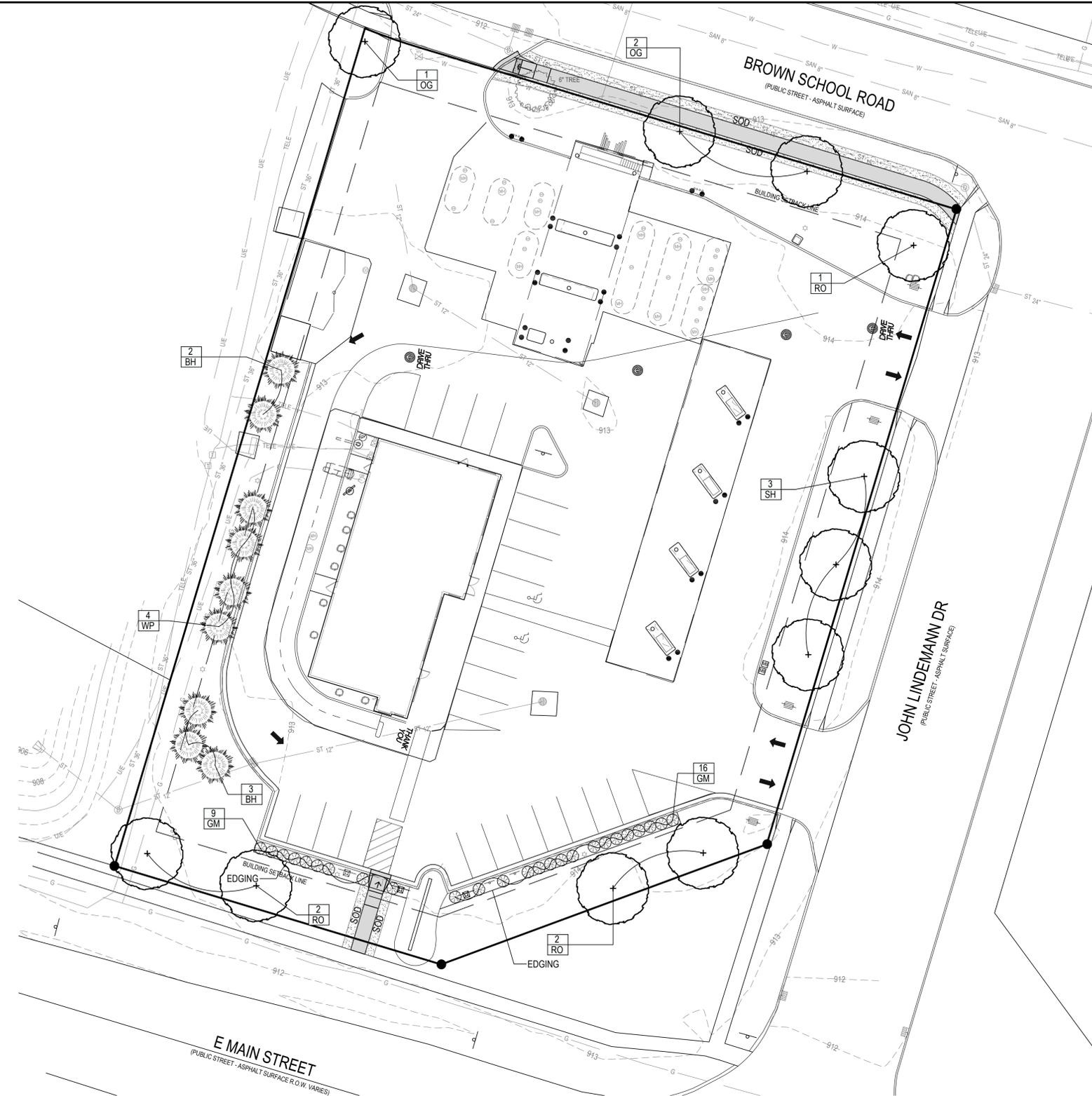
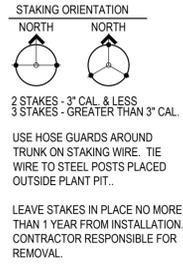
DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE



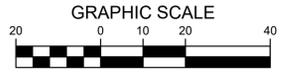
SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE



PLANTING SCHEDULE

CODE	QUAN	POINTS EACH	TOTAL POINTS	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
OG	3	50	150	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.0" CAL	B&B	MATCHED SPECIMENS
SH	3	50	150	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHO INERMIS 'SKYLINE'	2.0" CAL	B&B	MATCHED SPECIMENS
RO	5	50	250	RED OAK	QUERCUS RUBRA	2.0" CAL	B&B	MATCHED SPECIMENS
EM	1	50	50	EXISTING MAPLE TO REMAIN	ACER SP.	6" CAL	N/A	
WP	4	40	160	WHITE PINE	PINUS STROBUS	5'	B&B	FULL FORM TO GROUND
BH	5	40	200	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5'	B&B	FULL FORM TO GROUND
GM	25	10	250	GREEN MOUND ALPINE CURRANT	RIBES ALPINUM 'GREEN MOUND'	#5	CONT	FULL FORM - MATCHED
TOTAL POINTS			1210					

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

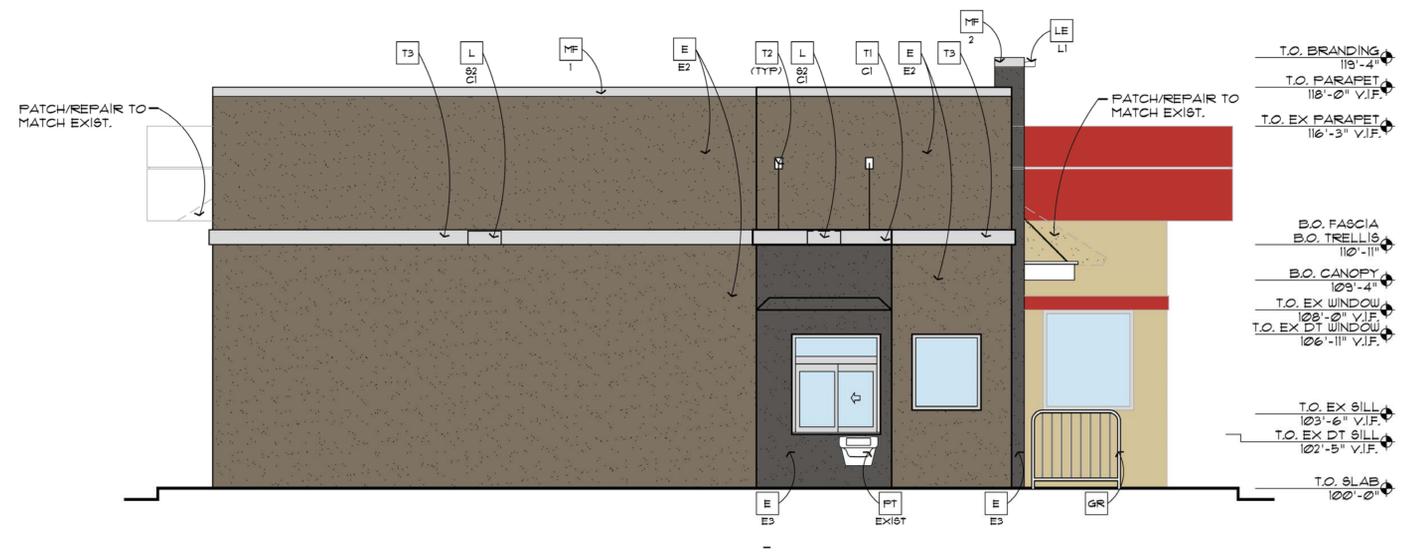


7/21/2020 1:18:27 PM M:\LAND PROJECTS 2018\180033 EVANSVILLE, WIDVOICES LANDSCAPE.DWG

<p>Bishop Engineering Training Your Successful Development</p> <p>3501 104th Street Des Moines, Iowa 50323-2825 Phone: 515-281-4646 Fax: 515-281-0127 Civil Engineering & Land Surveying Established 1999</p>	<p>PREPARED FOR: McDonald's USA, LLC</p> <p>© 2020 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared without reference to these drawings. Use of these drawings for reference or example on another project requires the contractor documents for reuse on another project is not authorized.</p>		<p>PREPARED BY: McDonald's USA, LLC</p> <p>PROPERTY OF: McDonald's USA, LLC</p>		<p>DATE ISSUED: 7/24/20</p> <p>REVIEWED BY: JEJ</p> <p>DATE ISSUED: 7/24/20</p>		<p>DATE: 7/24/2020</p> <p>REV: 1</p> <p>CONSTRUCTION SET</p> <p>BY: JEJ</p>	
<p>TITLE: EVANSVILLE, WI SITE PLAN</p>		<p>TITLE: EVANSVILLE, WI SITE PLAN</p>		<p>TITLE: EVANSVILLE, WI SITE PLAN</p>		<p>TITLE: EVANSVILLE, WI SITE PLAN</p>		
<p>DESCRIPTION: LANDSCAPE PLAN</p>		<p>DESCRIPTION: LANDSCAPE PLAN</p>		<p>DESCRIPTION: LANDSCAPE PLAN</p>		<p>DESCRIPTION: LANDSCAPE PLAN</p>		
<p>SHEET NO: C5.1</p> <p>BE # 180033</p>		<p>SHEET NO: C5.1</p> <p>BE # 180033</p>		<p>SHEET NO: C5.1</p> <p>BE # 180033</p>		<p>SHEET NO: C5.1</p> <p>BE # 180033</p>		



1 FRONT ELEVATION
1/4" = 1'-0"

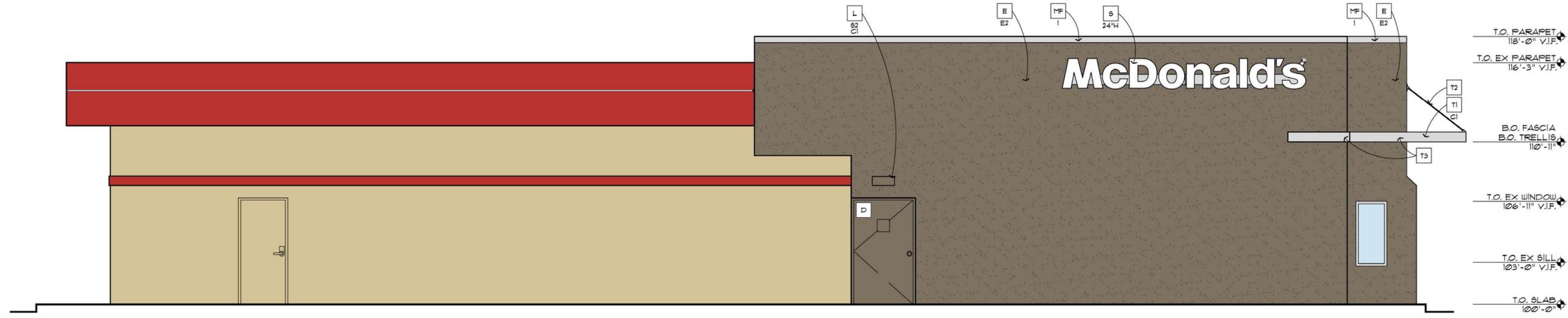


2 DRIVE-THRU ELEVATION
1/4" = 1'-0"

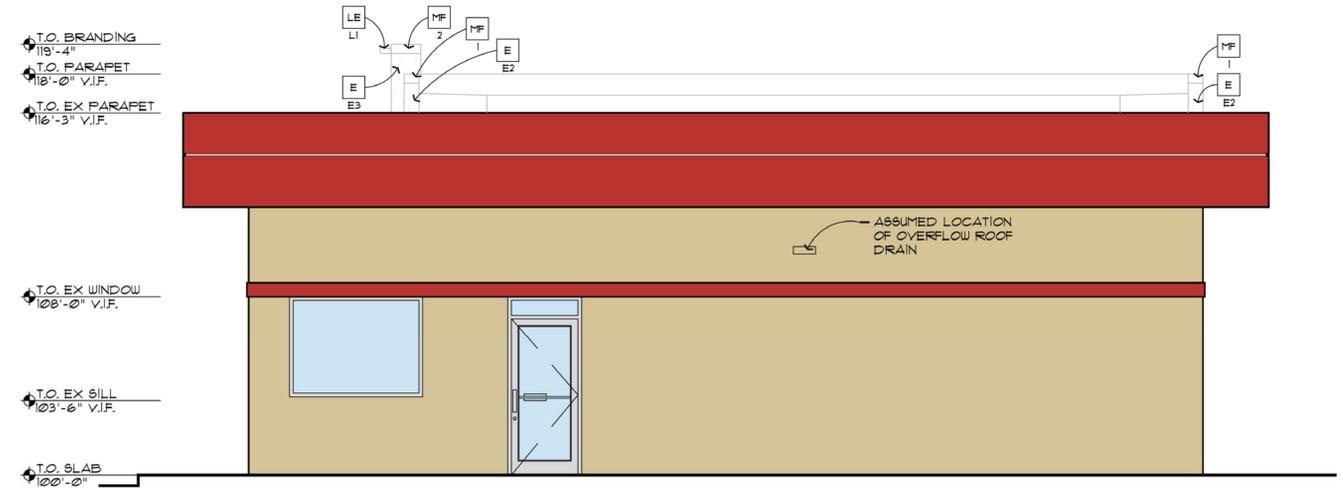
KEY NOTES:

- CI ALUMINUM CANOPY SYSTEM (COLOR: WHITE)
- D DOOR - PAINTED TO MATCH SURROUNDING MATERIAL 'E2'
- E EXTERIOR FINISH SYSTEM
COLOR:
E1 = NOT USED
E2 = BENJAMIN MOORE FAIRVIEW TAUPE BM HC-85'
E3 = BENJAMIN MOORE IRON MOUNTAIN 2134-30'
- GR NEW GUARDRAIL - STAINLESS STEEL/GALVANIZED
SEE DETAIL - 5/A3.1
- L LIGHT FIXTURE - SEE ELECTRICAL
TYPE:
S1 = NOT USED
S2 = DOWN ONLY WALL SCONCE FIXTURE
COLOR:
C1 = SILVER
C2 = WHITE
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1 = LED LIGHT;
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = FLOOD LIGHT
- MF METAL FASCIA - REFER TO SECTIONS FOR ADD'L INFO
TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM BRANDING FASCIA
3 = METAL COPING
- 6 McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- T1 ALUMINUM TRELLIS
COLOR:
C1 = CITYSCAPE
- T2 TRELLIS/CANOPY TIE-BACK (COLOR: CHARCOAL)
- T3 2x8 ALUMINUM WALL FASCIA (COLOR: CITYSCAPE)
- UX EXTERIOR WINDOW ASSEMBLY W/ TEMPERED GLASS - SEE ASSEMBLY NOTES ON SHEET A22

SIGNAGE SUPPORT NOTE:
UNIBODY FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH McDONALD'S ACM AND COORDINATED WITH SIGN MANUFACTURER



1 REAR ELEVATION
1/4" = 1'-0"



2 NON-DRIVE THRU ELEVATION
1/4" = 1'-0"

- KEY NOTES:**
- CI ALUMINUM CANOPY SYSTEM (COLOR: WHITE)
 - E EXTERIOR FINISH SYSTEM
COLOR:
E1 = NOT USED
E2 = BENJAMIN MOORE FAIRVIEW TAUPE BM HC-85'
E3 = BENJAMIN MOORE IRON MOUNTAIN 2134-30'
 - GR NEW GUARDRAIL - STAINLESS STEEL/GALVANIZED
SEE DETAIL - 5/A3.1
 - L LIGHT FIXTURE - SEE ELECTRICAL
TYPE:
S1 = NOT USED
S2 = DOWN ONLY WALL SCONCE FIXTURE
COLOR:
C1 = SILVER
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 - LE ACCENT LIGHTING - SEE ELECTRICAL
LED LIGHT:
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L2 = NOT USED
L3 = INTEGRAL CANOPY FIXTURE
L4 = FLOOD LIGHT
 - MF METAL FASCIA - REFER TO SECTIONS FOR ADD'L INFO
TYPE:
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 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
 - T1 ALUMINUM TRELLIS
COLOR:
C1 = CITYSCAPE
 - T2 TRELLIS/CANOPY TIE-BACK (COLOR: CHARCOAL)
 - T3 2x8 ALUMINUM WALL FASCIA (COLOR: CITYSCAPE)
 - UX EXTERIOR WINDOW ASSEMBLY W/ TEMPERED GLASS - SEE ASSEMBLY NOTES ON SHEET A22
- SIGNAGE SUPPORT NOTE:**
UNIBODY FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH McDONALD'S ACM AND COORDINATED WITH SIGN MANUFACTURER

SITE PLAN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

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.

	McDonald's USA LLC
Applicant Signature	Date

7/14/20

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Date of the original plan and the latest date of revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	North arrow and graphic scale (not smaller than one inch equals 100 feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Parcel number of the subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Required building setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i.	The location and dimension (cross section and entry throat) of all access points onto public streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k.	The location and dimension of all loading and service areas of the subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l.	The location of all outdoor storage areas and the design of all screening devices	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m.	The location, type, height, size, and lighting of all signage (existing and proposed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o.	The location and type of any permanently protected green space areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p.	The location of existing and proposed drainage facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
q.	In the legend, data for the subject property as follows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.	Lot area (square feet or acres)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Floor area (square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Floor area ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Impervious surface area (square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Impervious surface ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Building height (feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FACT SHEET

SITE PLAN APPLICATION
Evansville, Wisconsin

Version: September 28, 2015

Ni- 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	_____

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 608.882.2285 or jason.sergeant@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.

1. Applicant information

Applicant name **Landmark Services Cooperative**
Nick Christen

Street address **PO Box 277**

City **Cottage Grove**

State and zip code **WI 53527**

Daytime telephone number **608-819-3363**

Fax number, if any _____

E-mail, if any **Nicholas.Christen@Landmark.coop**

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	Becky Guenther		
Company	ISG		
Street address	7900 Industrial Drive, Suite 550		
City	Bloomington		
State and zip code	MN 55425		
Daytime telephone number	952-426-0699		
Fax number, if any			
E-mail, if any	Becky.Guenther@ISGInc.com		

3. Subject property information

Street address	6401 N Weary Road	
Parcel number	6 - 27 - 1160	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)	I-2	Note: The zoning districts are listed below.

SITE PLAN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

	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	Parcel contains agricultural service structures, railroad spur, row crops

4. Project Information

Total lot area	a.	4,094,473	sq. ft.	
Floor area	b.	76618	sq. ft.	
Floor area ratio	(b / a)	0.02		
Total impervious surface area	c.	1,634,093	sq. ft.	
Parking lot area		329,042	sq. ft.	
Impervious surface ratio	(c / a)	0.40		
Landscaped area	d.	230,821	sq. ft.	
Landscape surface area ratio	(d / a)	0.06		
Number of dwelling units	e.	N/A		
Site density	(e / a)	N/A	dwelling units per acre	
Estimated number of employees		N/A		
Estimated number of daily customers		N/A		
Estimated number of residents		N/A		
Peak hour traffic loads				

5. Describe the proposed use.

The scope of work for the proposed project includes construction of two (2) additional 150' x 600' ground piles for grain storage, conveyor, gravel surfacing, stormwater basins, and utility installation.

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

The site is adjacent to multiple properties also currently owned by Landmark Services which includes several grain piles, silos, buildings, gravel and bituminous surfacing. In addition, a railroad spur loops through the properties.

Landmark Co-op's current typical hours of operation are weekdays 7 am – 4 pm with expanded days and hours of operation seasonally and as necessary for facilitation of rail deliveries or other extenuating circumstances.

Based on the existing and intended operations, no negative impacts to health, safety, or welfare of neighboring properties or the general public are anticipated as a result of proposed work.

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.

The construction of these ground piles is not anticipated to create nuisances. Access to the site is provided via a private road, owned by Landmark Co-op, with connectivity to N County Road M and W Weary Road. Based on the current and intended use and operations, no traffic impacts to the transportation network, or neighboring properties are anticipated.

Stormwater facilities will be constructed to meet regulations and allow for proper drainage. In addition, no pollution or negative impacts to the environment are anticipated within the scope of the proposed project.

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

No building structure is included in the scope of work for this project.

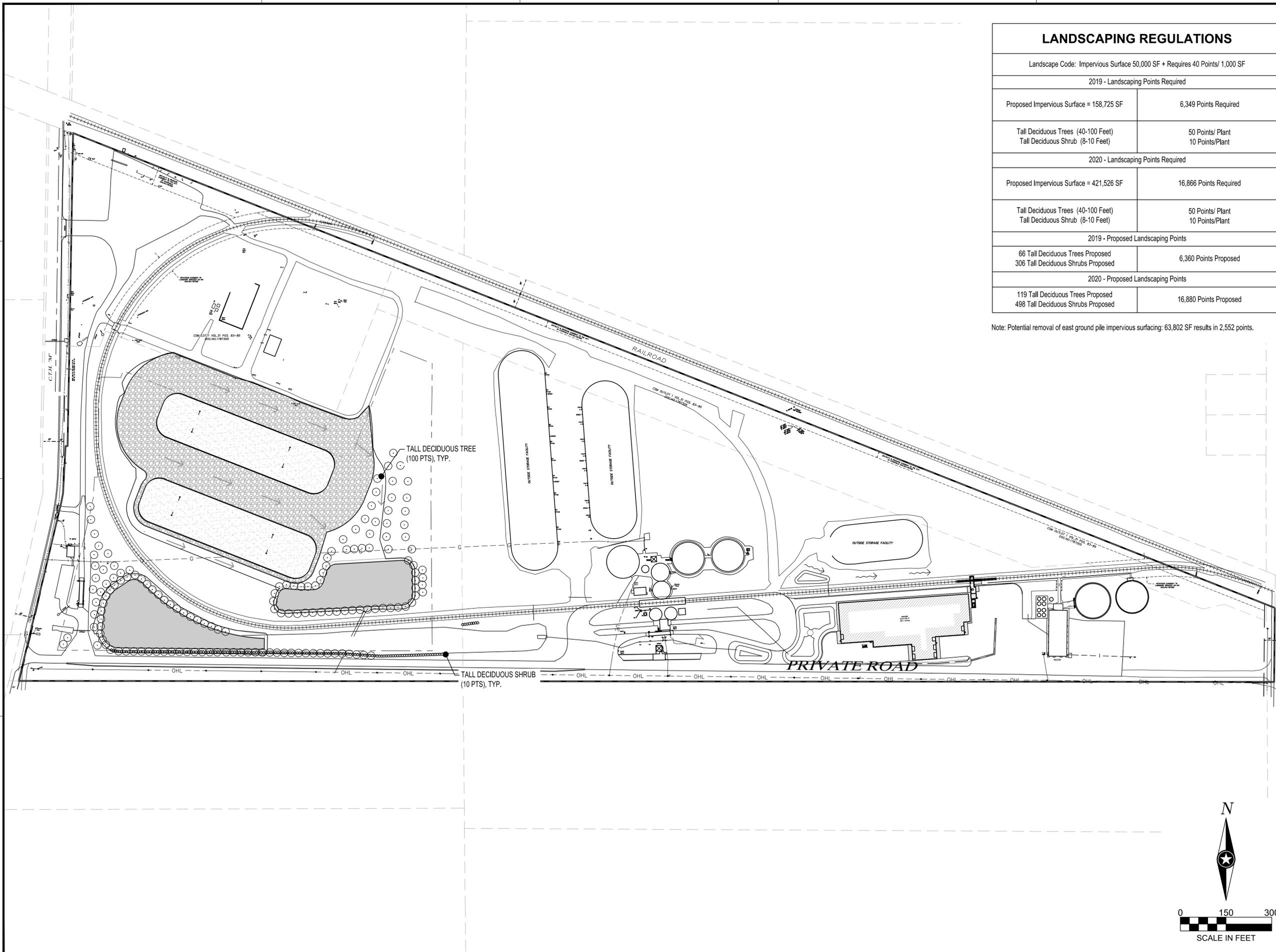
- 9. Other information.** Provide any other information relating to the intended project and its relation to nearby properties.

The landscaping plans and calculations previously provided for the construction of the New Dry Fertilizer Facility, updated plans and calculations have been included to clarify the proposed landscaping as well as outline the landscaping proposed for the Ground Pile Addition. Landscaping points are provided for the net new impervious area on-site resulting from the construction permitted in 2019 and 2020 and are outlined on Sheet C5-20 for the overall property. The use of the existing eastern ground pile will be discontinued and the impervious surface in this location is proposed to be removed. Upon confirmation of the removal of the impervious surfacing, the landscaping points will be offset as outlined on sheet C5-20.

- 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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.



LANDSCAPING REGULATIONS	
Landscape Code: Impervious Surface 50,000 SF + Requires 40 Points/ 1,000 SF	
2019 - Landscaping Points Required	
Proposed Impervious Surface = 158,725 SF	6,349 Points Required
Tall Deciduous Trees (40-100 Feet) Tall Deciduous Shrub (8-10 Feet)	50 Points/ Plant 10 Points/Plant
2020 - Landscaping Points Required	
Proposed Impervious Surface = 421,526 SF	16,866 Points Required
Tall Deciduous Trees (40-100 Feet) Tall Deciduous Shrub (8-10 Feet)	50 Points/ Plant 10 Points/Plant
2019 - Proposed Landscaping Points	
66 Tall Deciduous Trees Proposed 306 Tall Deciduous Shrubs Proposed	6,360 Points Proposed
2020 - Proposed Landscaping Points	
119 Tall Deciduous Trees Proposed 498 Tall Deciduous Shrubs Proposed	16,880 Points Proposed

Note: Potential removal of east ground pile impervious surfacing: 63,802 SF results in 2,552 points.



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PROJECT

**LANDMARK CO-OP
GROUND PILE
ADDITION**

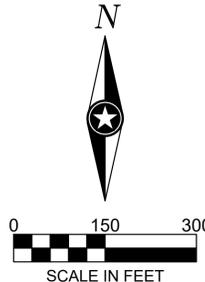
EVANSVILLE WI

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-24256
FILE NAME	24256 C5-LAND
DRAWN BY	BAG
DESIGNED BY	BAG
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	07/20/2020
CLIENT PROJECT NO.	-

TITLE
**OVERALL
LANDSCAPE PLAN**

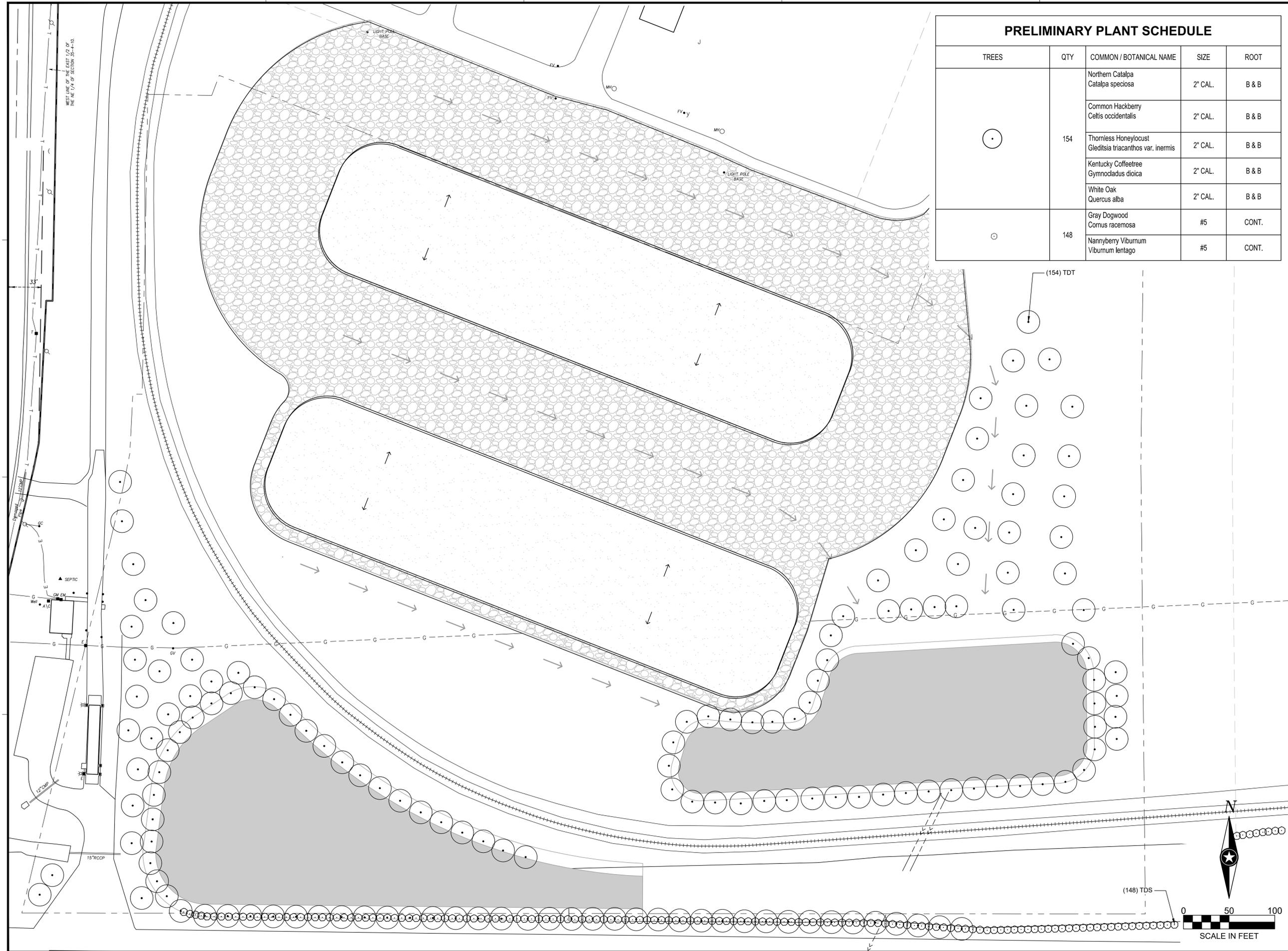
SHEET
C5-20





PRELIMINARY PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT
●	154	Northern Catalpa <i>Catalpa speciosa</i>	2" CAL.	B & B
		Common Hackberry <i>Celtis occidentalis</i>	2" CAL.	B & B
		Thornless Honeylocust <i>Gleditsia triacanthos var. inermis</i>	2" CAL.	B & B
		Kentucky Coffeetree <i>Gymnocladus dioica</i>	2" CAL.	B & B
		White Oak <i>Quercus alba</i>	2" CAL.	B & B
⊙	148	Gray Dogwood <i>Cornus racemosa</i>	#5	CONT.
		Nannyberry <i>Viburnum lentago</i>	#5	CONT.



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PROJECT
LANDMARK CO-OP
GROUND PILE
ADDITION
 EVANSVILLE WI

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24256
 FILE NAME 24256 C5-LAND
 DRAWN BY BAG
 DESIGNED BY BAG
 REVIEWED BY RAS
 ORIGINAL ISSUE DATE 07/20/2020
 CLIENT PROJECT NO. -

TITLE
LANDSCAPE PLAN

SHEET
C5-21

