

NOTICE

A meeting of the City of Evansville Economic Development Committee will be held on the date and at the time and location stated below. Meetings are typically held the 3rd Monday of each month. Notice is 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 advance notice as possible.

City of Evansville **Economic Development Committee**
Regular Meeting
Monday, May 17, 2021, 6:00 p.m.

Due to State and Federal mandated social distancing in response to COVID-19, this meeting is being held virtually to ensure the safety of commission members and members of the public. To participate via video, go to this website: meet.google.com/kwi-pdcb-xnj To participate via phone, call this number: 1 347-754-4157 and enter PIN: 382 008 665# when prompted.

AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve agenda
4. Motion to waive the reading of the minutes of the April 19, 2021 regular meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances, other than listed agenda items
7. Monthly Reports
 - A. Community Development Update
 - B. Chamber of Commerce Report
 - C. Tourism Commission Report
8. New Business
 - A. Discussion and Updates on City/Chamber COVID-19 Activities. (placeholder)
 - B. Discussion and Updates on Gold Shovel Site Certification
 - C. Updates on New Commercial Development – Dollar General
 - D. Discussion and Updates on Energy Independence Team Initiatives
9. Other Business
10. Next Virtual Meeting Dates: *June 21, 2021 at 6:00pm*
11. Motion to Adjourn

-James Brooks, EDC Chair

These minutes are submitted by the Community Development Director and are not official until approved by the City of Evansville Economic Development Committee.

City of Evansville **Economic Development Committee**
Monday, April 19, 2021, 6:00 PM
Meeting held virtually

MINUTES

1. Call to Order Brooks called meeting to order at 6:00pm

2. Roll Call:

	<u>Present/Absent</u>	<u>Others Present</u>
Chair James Brooks	P	Community Development Director Jason Sergeant
Ben Ladick	P	Chamber of Commerce Exec. Dir. Christina Slaback
Vacant	-	
Jason Knott	P	
Abbey Barnes	P	
Sue Berg	P	
Brandon Rutz	P	

3. Motion to Approve Agenda by Ladick, seconded by Rutz, approved unanimously.

4. Motion to waive the reading of the minutes of the March 15, 2021 meeting and approve them as printed by Ladick, seconded by Berg, approved unanimously.

5. Civility Reminder

6. Citizen Appearances, other than listed agenda items. Brooks noted Otterstein’s recognition by WEDA and was thankful for his years of service on this committee.

7. Monthly Report

A. Community Development Updates. Sergeant shared his report, including:
Recent and ongoing community development activities:

- A few less development permits has meat Community Development Director had time to make progress on the Gold Shovel Site, City engineer is working on revising maps to meet standards, timeline is stretched to avoid incurring extra costs from engineer.
- Attended an introductory meeting to understand the priorities of the new MadREP President.
- Business Survey and introductory emails were sent out to major manufactures in Evansville, including Baker, Bluescope Buildings North America, and Stoughton Trailers. Two have responded to the surveys. Virtual visits are being scheduled, staff has requested MadREP visit the Economic Development Committee soon to report any actionable

findings.

- Existing Business, Das Hand Haus is looking at some temporary locations to provide dog training services.
- TC Countertops is believed to have purchased the former auto auction site. Staff has been assisting with floodplain and insurance questions.
- An Existing business is continuing to look at new lots for expansion.
- A Site selector is still focused on two parcels, each requiring redevelopment or significant challenges.
- A preliminary site plan concept was submitted by a development group on behalf of a national retailer to redevelop a lot on N Union Street. Staff has provided extensive comments on the proposal and is awaiting a follow-up set of plans.
- An additional business outside the city, TC Countertops, has an offer to purchase the former Auto Auction Site and has worked with plan commission to get approval for redeveloping the site adding landscaping and sidewalks.
- Working with existing business on a new sign permit
- City has approved a resolution to accept out lots in Westfield Meadows
- The City acquired 170 E Church, formerly known as Nelson Paint and adjacent to the VFW Post. Special thanks to Mayor Hurlley! This lot is part of the North Allen Creek redevelopment area. Research is ongoing into some lot line overlaps with the 155 E Main lot. An extended clean-out timeline will occur so personal property can be removed.
- iWorq online permitting set-up continues. Building Inspector sent a number of corrections to the building permit workflow, those are being updated and will be reviewed again in a week. Customer portal work has begun, but won't be finished until zoning permit workflow is complete.
- The 2020 Annual Report for Historic Preservation is being finalized for distribution to all historic property owners
- 20 S Madison has submitted an application to create a condominium plat on their parcel.
- Met with Grove Partners to resume negotiations for Settler's Grove. Discussions continue around water system, Porter Road construction, trails, and appropriate building forms.
- A request to Rezone 339 E Franklin was submitted, changing zoning from Ag to R2.
- A land division request has been submitted to create an additional out lot in Westfield Meadows for the bike path, as well as reduce the size of an existing out lot.
- **Attended American Public Power Association (APPA) seminar on public power governance.** It was learned that 1/3 of power providers are nonprofit, with half of those being public, like Evansville. Data has shown public power utilities are usually quicker to get back online and restore services after a major storm event. Some other topics covered included the importance of in-kind services (EG, use of staff time for other nonprofit work or providing discounted or free electricity to government facilities). This is a unique flexibility of a public power entities that should be carefully tracked to demonstrate value being provided. Public Power utilities are more flexible in generation sources and are governed by a local board,

so more response to local needs.

- **A/V Conversion of Council Chambers:** The contract was signed with Tierney and a preliminary walk through is being done. A request was put in to reconfigure the HVAC ductwork to provide more silent operation.
- **West Side Park, Aquatic Center and Splashpad RFP:** The RFP was distributed to the American Planning Association and League of Wisconsin Municipalities Websites as well as directly sent to two firms the City has previously and successful worked with. 5 firms have expressed interest, 3 have visited the sites in person and met with Community Development Director. The RFP closes March 22nd, applicants will need to have digital submissions in by that date, and paper submissions postmarked by that date. Depending on number of applicants, a round of interviews with the interested firms may occur.
- 2021 Total to date: 36 permits and \$10,854 in collected permit fees
- 2020 Totals: 310 permits and \$59,764 in collected permit fees
- 2019 totals: 338 Permits and \$151,861 in collected permit fees (Includes ECSD building improvements and construction)
- 2018 Totals: 366 permits and \$ 79,549.5 in collected permit fees (Includes Library building improvements and construction)
- 2017 Totals: 230 permits and \$ 46,451 in collected permit fees (Includes Delong Addition, Brown School Place II and Night Owl)
- 2016 Totals: 205 permits and \$ 56,440.54 in collected permit fees (Includes Delong Addition, Brown School Place II and Night Owl)Another Existing business has re-started discussions to find a new lot for expansion.

B. Chamber of Commerce Report – Slaback shared updates including the love local micro grant application being reviewed now, expect them to be announced at the end of March. A virtual trivia night will be happening again in spring. Admin position should be announced soon. Other updates included:

- Member Phone Calls, E-mails
- Ambassador Huddle:
- Chairman's Club Spotlight:
- Economic Development Meeting
- Community Activities
- Community Connections
- Tourism FB Ads - hoteliers
- Chamber Projects
- Weekly E-News/Business Watch
- Member Services Committee
- New Years Mixer - Jan
- Bowling Tournament
- Nomination Committee
- Business Grant Committee applications
- Community Guide
- Member Renewals Reminders
- Membership Promotions
- Love Local Ornaments
- PPP

- Business Directory
- Community Photos
- Ad min position job description

C. Tourism Commission Report: Berg was glad to hear the social media campaign for hotels is going well. Next tourism meeting is April 8th. Next Holiday Lights meeting is this week and the committee hopes to have a preliminary budget and decorations will be discussed. Berg also provided her report, including:

- The Evansville Tourism Commission met Thursday, Feb. 11, 2021.
- Recent activity:
- Downtown flower baskets are a perennial attraction, and for 2021, Municipal Services has agreed to manage the care and watering of the baskets during the weekdays. This is significant relief. Weekend care and watering still needs to be determined. Evansville Community Partnership manages the flower basket project.
- The interest, implementation and sustainability of developing murals in Evansville is the focus of a committee being organized by Nancy Nelson. Two potential members have been identified, and information is being collected from other communities that have implemented similar projects. Topics include concepts, artists, funding, locations and long-term management.
- Nancy Nelson reported that Cruise Nights will proceed in 2021. The first Cruise Night is May 7, which might feature a mini or local cruise.
- Jim Brooks noted that bands have been booked for the Fourth of July festival set for July 2-4.
- Cancelled events are Chili Cook-Off (February) and Art Crawl (May).
- The tourism budget has an allocation to support promotional efforts for larger events with tourist potential. The Tourism Commission identified Cruise Nights as an event with tourist potential, and that it merits funding for promotional purposes. The first event is May. Later events with tourism potential will be discussed at the April meeting.
- Next meeting date for the Evansville Tourism Commission is April 8.

8. New Business

A. Discussion and Updates on City/Chamber COVID-19 Activities. None

9. Other Business. None

10. Next Meeting Dates: March 19th. 2021 at 6:00pm

11. Motion to Adjourn by Barnes, seconded by Rutz. Passed Unanimously.



Community Development Updates

May 17, 2021 Jason Sergeant, Community Development Director

Recent and ongoing community development activities:

- City Engineer is updating maps for gold shovel, expect them back in next two weeks.
- First Business Retention Visit in conjunction with madREP was with Baker Manufacturing, concerns expressed focused on employee retention. Resources have been shared to overcome some of these challenges.
- Approached by three new possible small businesses looking to locate in Evansville.
- Discussion with property owner on E Main for potential re-use of building.
- An Existing business is continuing to look at new lots for expansion.
- No progress has been made with a site selector focused on two parcels, each requiring re- development or significant challenges, scheduled phone call with them next week for updates.

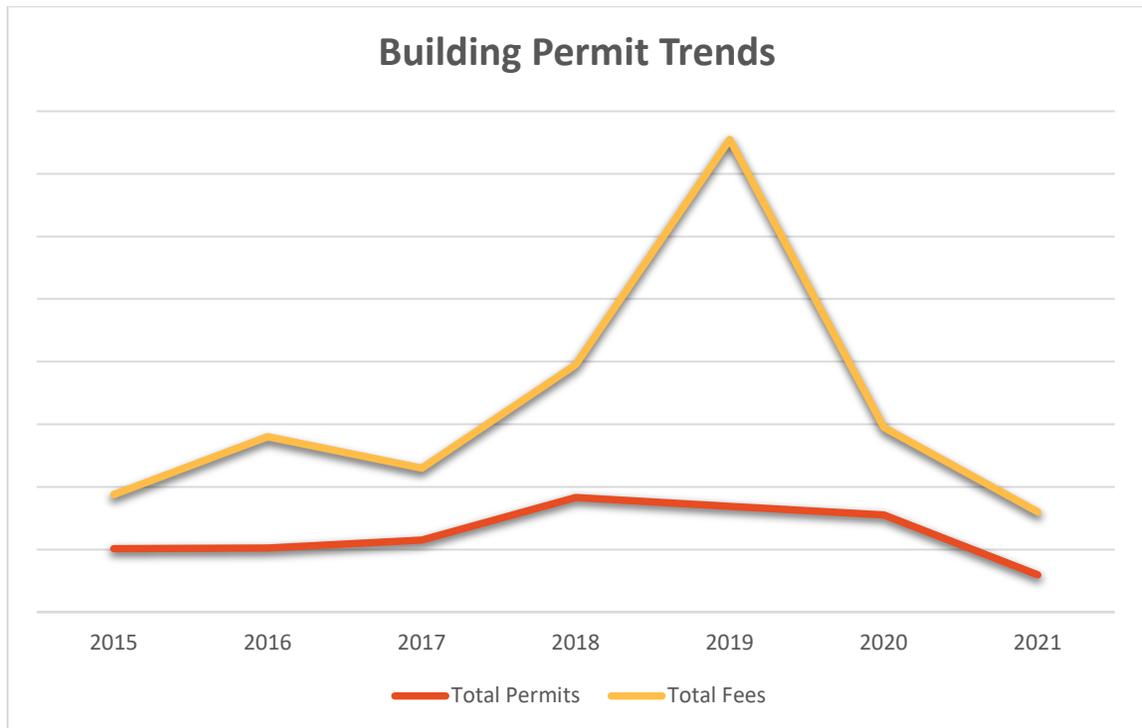
Plan Commission Updates:

- iWorq online permitting set-up continues. Building Permits are now being processed through this system by staff. Historic Permits are next, followed by zoning permits and customer portal completion.
- 20 S Madison's application to create a condominium plat is approved.
- Settler's Grove Subdivision plat has been reviewed; agreement negotiations continue.
- A land division request has been submitted to create an additional out lot in Westfield Meadows for the bike path, as well as reduce the size of an existing out lot.
- A revision to Lot 15 in Stonewood Grove has had a request for more information
- A re-plat along porter road is expected to align future West Side Park entrance with Seventh Street

Other Updates:

- **A/V Conversion of Council Chambers:** Equipment has begun install Tierney expects installation to finish this month.

- **West Side Park, Aquatic Center and Splashpad RFP:** Common Council accepted MSA Professional Services proposal and has authorized the negotiation of a contract.
- **Building Permit Updates:**
 - 2021 Total to date: 119 permits and \$32,690.15 in collected permit fees
 - 2020 Totals: 310 permits and \$59,764 in collected permit fees
 - 2019 totals: 338 Permits and \$151,861 in collected permit fees (Includes ECSD building improvements and construction)
 - 2018 Totals: 366 permits and \$ 79,549.5 in collected permit fees (Includes Library building improvements and construction)
 - 2017 Totals: 230 permits and \$ 46,451 in collected permit fees (Includes Delong Addition, Brown School Place II and Night Owl)
 - 2016 Totals: 205 permits and \$ 56,440.54 in collected permit fees (Includes Delong Addition, Brown School Place II and Night Owl)



2021 Economic Development Committee Goals and Action Items

Goals

- A. Increase Business Retention Efforts
- B. Increase Communications Efforts
- C. Investigate, facilitate, and offer assistance
- D. Continue to build resources for future development and business expansion.

Action Items

- Design and implement a marketing effort for City Businesses that includes advertising and coordination of business listings on promoted website. (B)
- Complete Gold Shovel certification for city 12-acre site w/ development timeline. (D)
- Get assistance for staff BRE visits and economic development marketing efforts (A)
- Identify preferred uses and concepts for city owned sites. (D)
- Build-out website to contain "business resource database." (D)
- Educational discussion on Incentives and regional partners (C)

2021 Economic Development Budget

Account Numbers	Account Titles	Account Details	2021 Budget	2021 Actual	2022 Proposed
10-56820-210	Professional Services	Gold Shovel	\$4,500	-	
		Engineering			
		Recruitment Services			
10-56820-300	Economic Development Expenses	Avail. Prop. Database - \$3,000	\$5,900	-	
		Website Improvements - \$2,000			
		Other - \$1,000			
10-56820-305	Membership Dues	Connect Communities- \$200	\$3,000	\$2,500	
		Chamber of Commerce - \$250			
		Other - \$2500			
10-56820-400	Plan Implementation	Smart and Other Plan Goals	\$1,000	-	
10-56820-410	Economic Development Marketing	Chamber of Commerce Community Guide - \$1,000	\$1,000	-	
		Local Business Marketing			
10-56820-420	Print Materials	Signage, Profile Sheets, etc.	\$1,000	-	
10-56820-720	BIG	Building Improvement Grants	\$3,000	-	
		Total	\$19,400	\$2,500	

**City of Evansville
Evansville Tourism Commission
May 2021 Summary Submitted by Sue Berg**

The Evansville Tourism Commission does not meet in May.

The new Discover Evansville brochure is in stock, and has been distributed to several pick-up points in Evansville.

Potential upcoming events that may attract visitors are:

- May 31 Memorial Day Recognition
- June 3 Cruise Night
- June 18 Strawberry Festival
- June 25 Ice Cream Social
- July 2-4 Fourth of July festival at Lake Leota

Next meeting date for the Evansville Tourism Commission is June 10.



City 12 Acres

Brian Berquist <brian@tcengineers.net>
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Sat, Apr 17, 2021 at 4:02 PM

Jason-

Thanks for the nudge on this. Please see below to download all of the maps we could make for those exhibits.

<https://private.filesanywhere.com/TCENG/fs/v.aspx?v=8969668fa2a073bead68>

I should point out that some items the reviewer requested we do NOT have:

- Survey of the property (Exhibit 7)
- Not sure what utilities serve the site (Exhibit 8)
- Not sure what internet providers are there (Exhibit 9)
- Exhibit 12 and 13 require the City to provide a statement about historic properties and restrictive covenants.
- Exhibit 14 requires the City to provide a statement about TID/TIF.

[Quoted text hidden]

Parcel Details for 222 080100

Parcel Information

Name: CITY OF EVANSVILLE	Parcel Number: 6-27-1150
Address: PO BOX 529 EVANSVILLE, WI 53536-5060	Site Address: , WI
Municipality: CITY OF EVANSVILLE	

General Information

Sec/Town/Range: 35-4-10	School District: 1694 - EVANSVILLE SCHOOL DIST	Other Tax Codes: 0000-0000-0000-0000
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REFERENCE DOCUMENTS LISTED BELOW MAY NOT REFLECT THE CURRENT LEGAL DESCRIPTION.
TO DETERMINE THE CURRENT LEGAL DESCRIPTION, A TITLE SEARCH MAY BE REQUIRED.

Documents: 2075654	Vol-Page: No Volume-Page Information
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Value Information

Assess Year 2020 <input type="button" value="v"/>			
Description	Acres	Land	Improvements
Other	12.500	0	0
TOTALS	12.500	0	0

Legal Information

PT NE1/4
 COM 491.5 S N1/4 COR,
 E 420.20', SLY 260.17', E TO
 E LN COUNTY RD M, S TO N LN
 RR, NW ALG RR TO W LN NE1/4,
 N TO POB
 (EXC COM N1/4 COR E 1278.41'
 S 749.98' TO POB, E 66.01',
 S 586.83', NWLY 77.97'
 N 561.31', E 7' TO POB)

PLAT OF SURVEY

NORTH 1/4 CORNER
OF SECTION 35-4-10.

ALL THAT PART OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 35, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, HOCK COUNTY, 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 NW CORNER OF THE NE 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 NE 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE FOUND AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING EAST, ALONG SAID NORTH LINE, 834.0 FEET TO AN IRON PIPE SET AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION; THENCE S0°57'W ALONG OR NEAR THE CENTERLINE OF C.T.H. "M" AS TRAVELED, 750.0 FEET TO AN IRON PIPE; THENCE WEST, PARALLEL TO SAID NORTH LINE 909.55 FEET TO AN IRON PIPE; THENCE N6°41'30"E 795.04 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 NE 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE FOUND AT THE NW CORNER OF AN EXISTING 15.007 ACRE TRACT, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE S6°41'30"W ALONG THE WEST LINE OF SAID TRACT, 494.87 FEET TO AN IRON PIN; 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 QUIET CLAIM DEED DATED OCTOBER 16, 2007, RECORDED OCTOBER 23, 2007, AS DOCUMENT NO. 1810804, IN THE OFFICE OF THE REGISTER OF DEEDS FOR HOCK COUNTY, WISCONSIN.

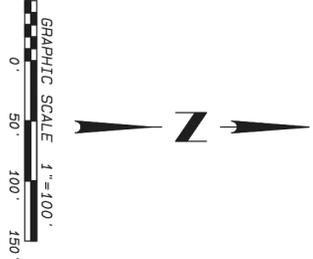
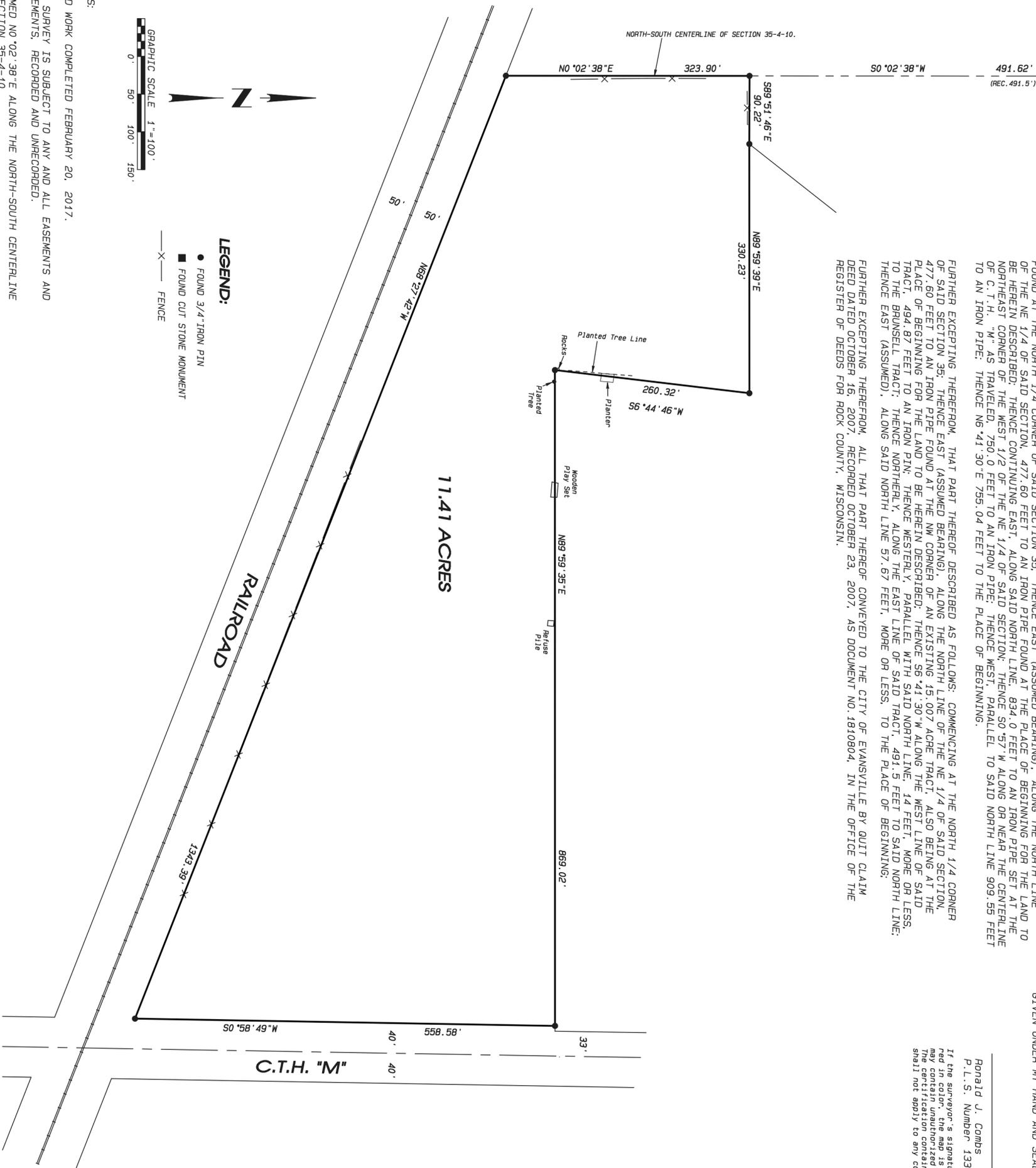
STATE OF WISCONSIN
COUNTY OF HOCK SS.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED HEREON FOR THE EXCLUSIVE USE OF THE CITY OF EVANSVILLE AND THAT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-67.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF FEBRUARY, 2017, AT JANESVILLE, WISCONSIN.

Ronald J. Combs
P.L.S. Number 1330

If the surveyor's signature is not red in color, this map is a copy, and the certification contained hereon shall not apply to any copies.



LEGEND:
 ● FOUND 3/4" IRON PIN
 ■ FOUND CUT STONE MONUMENT
 —X— FENCE

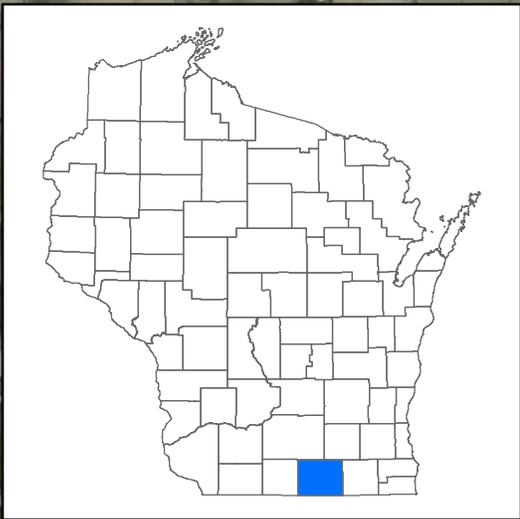
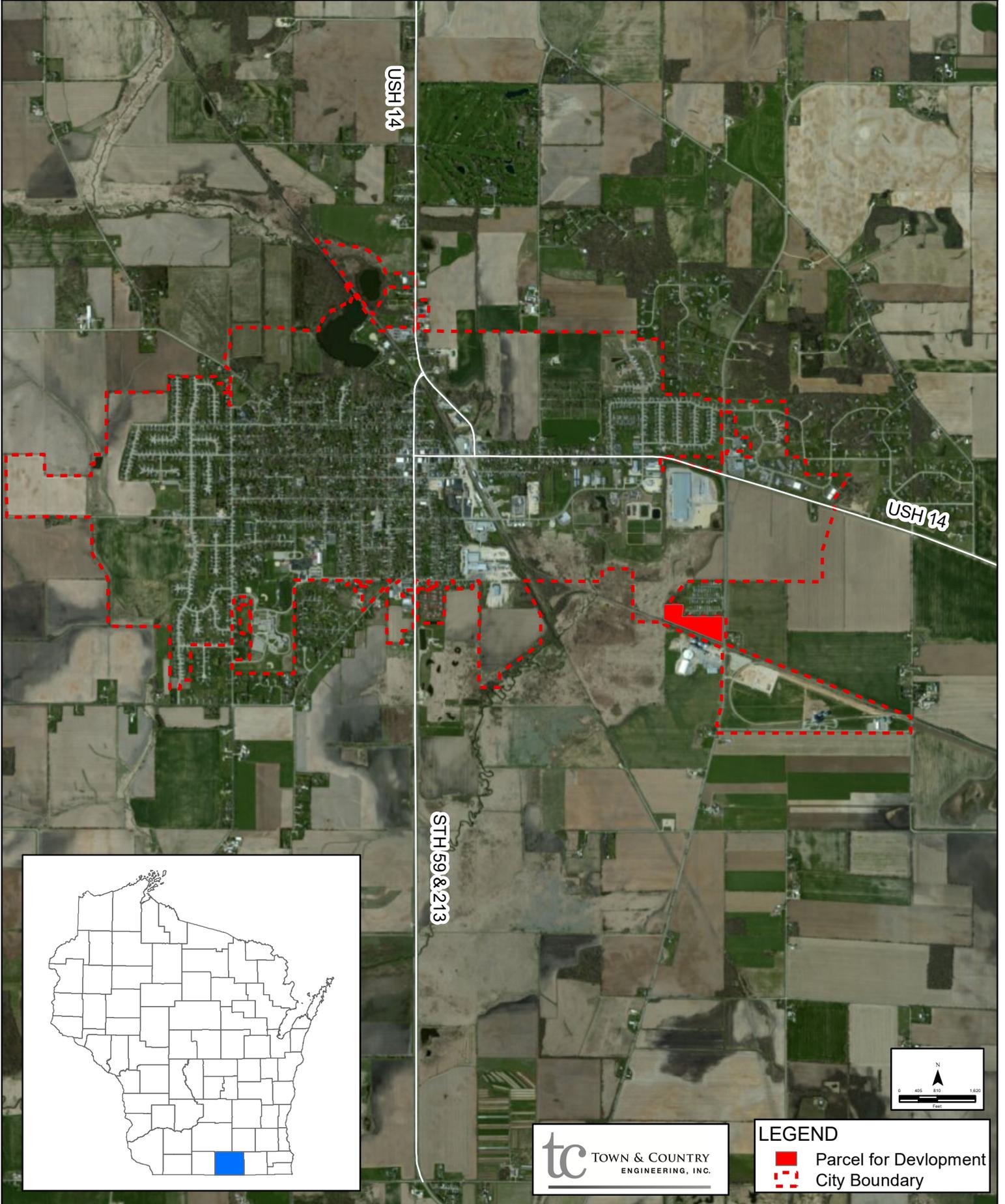
NOTES:
 FIELD WORK COMPLETED FEBRUARY 20, 2017.
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
 ASSUMED N0°02'38"E ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 35-4-10.

<p>109 N. Milwaukee St. Janesville, WI 53508 www.combsurvey.com</p>	• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING	DATE 02/21/17
	tel: 608 752-0575 fax: 608 752-0534	BY S 11
PROJECT NO. 117-050	CLIENT CITY OF EVANSVILLE	

Site Location: City of Evansville

Rock County, Wisconsin

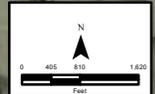
Map 1-1



tc TOWN & COUNTRY
ENGINEERING, INC.

LEGEND

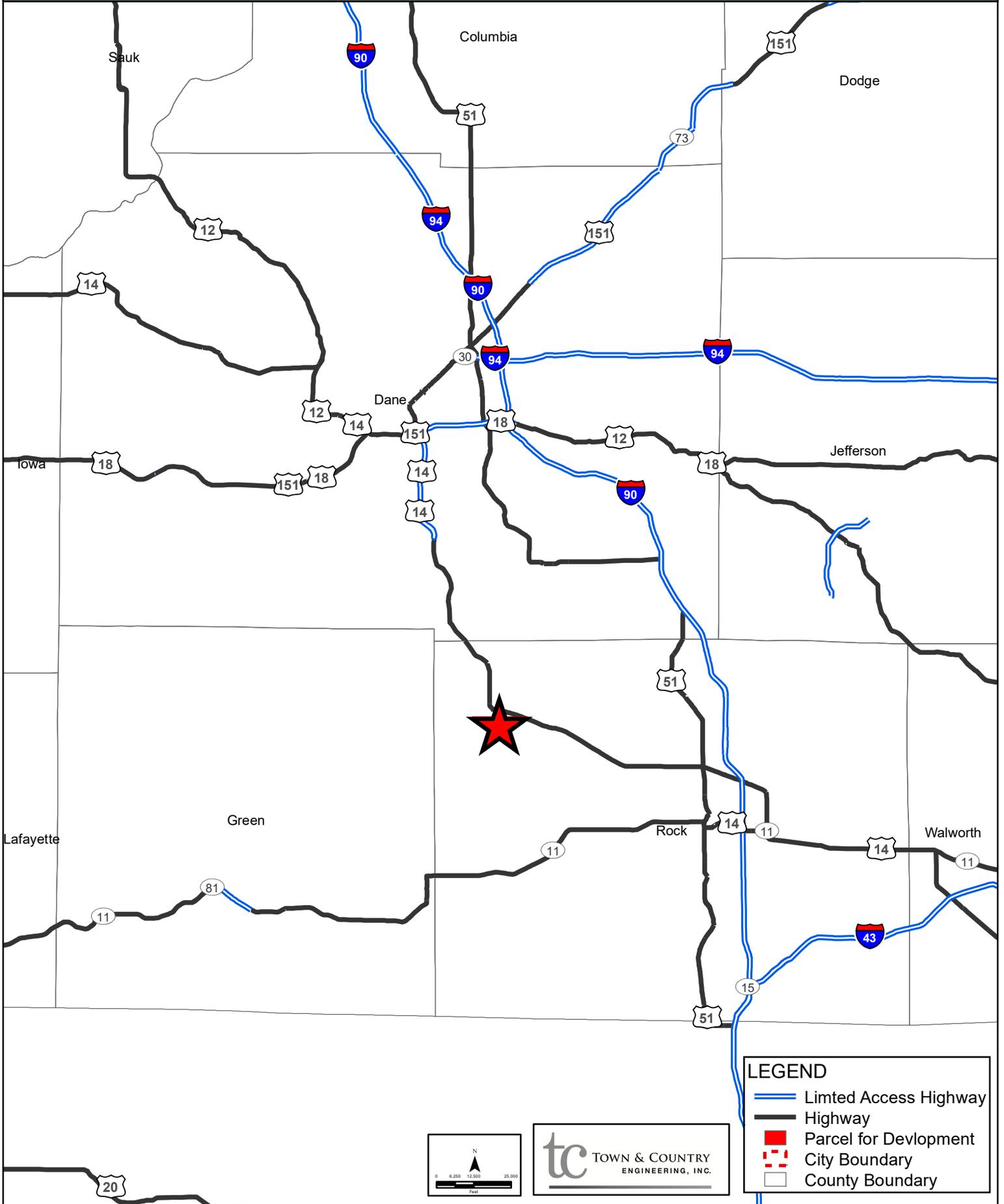
- Parcel for Development
- City Boundary



Site Location: City of Evansville

Rock County, Wisconsin

Map 1-2



Site Information: City of Evansville

Rock County, Wisconsin

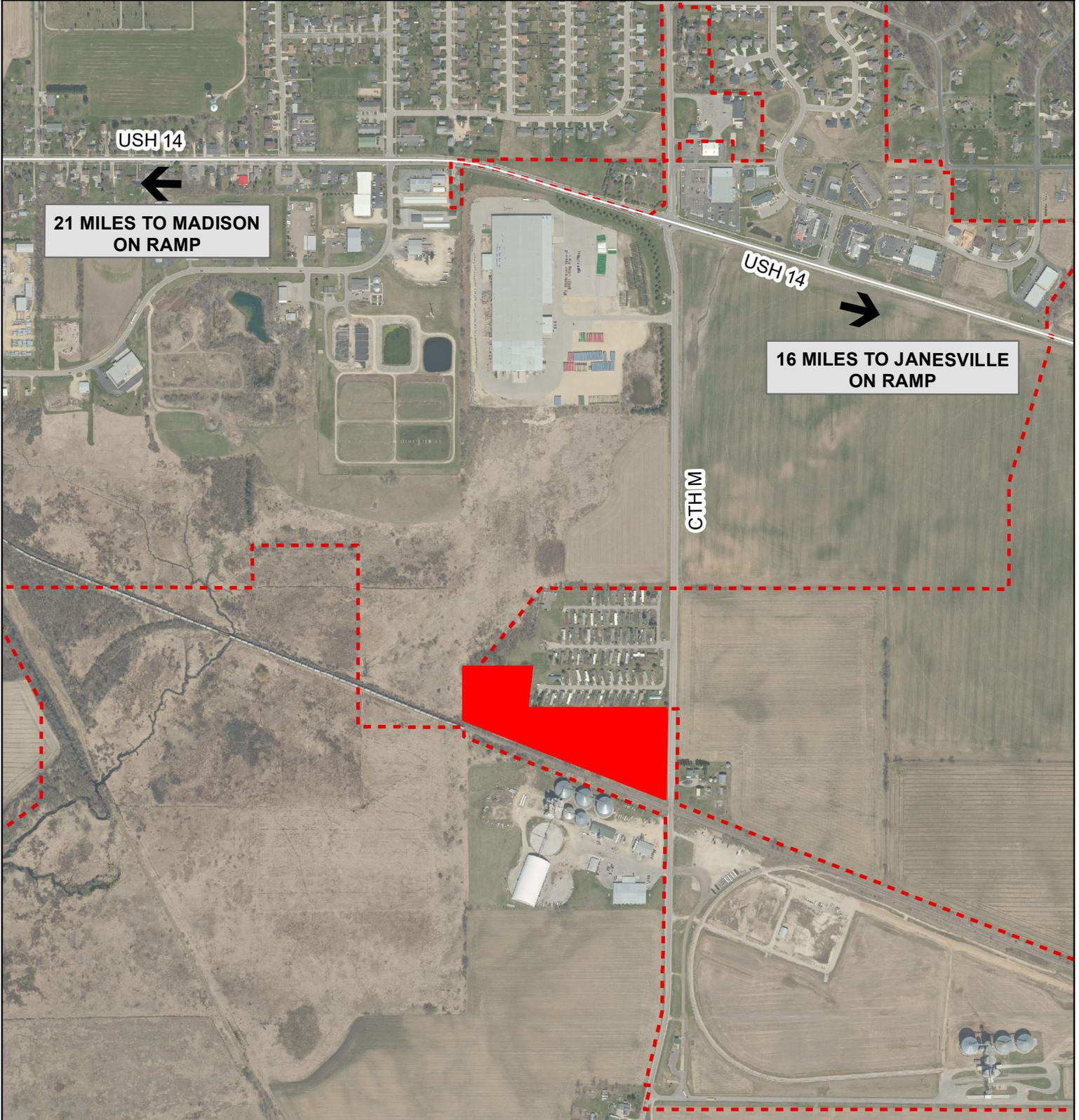
Map 2



Transportation Infrastructure: City of Evansville

Rock County, Wisconsin

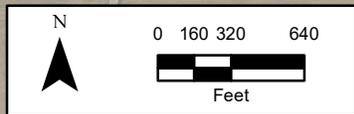
Map 3



21 MILES TO MADISON
ON RAMP

16 MILES TO JANESVILLE
ON RAMP

Airports	Miles
Dane County Regional	31.2
General Mitchell International	81.4
O'Hare International	112
Chicago Rockford International	46.9



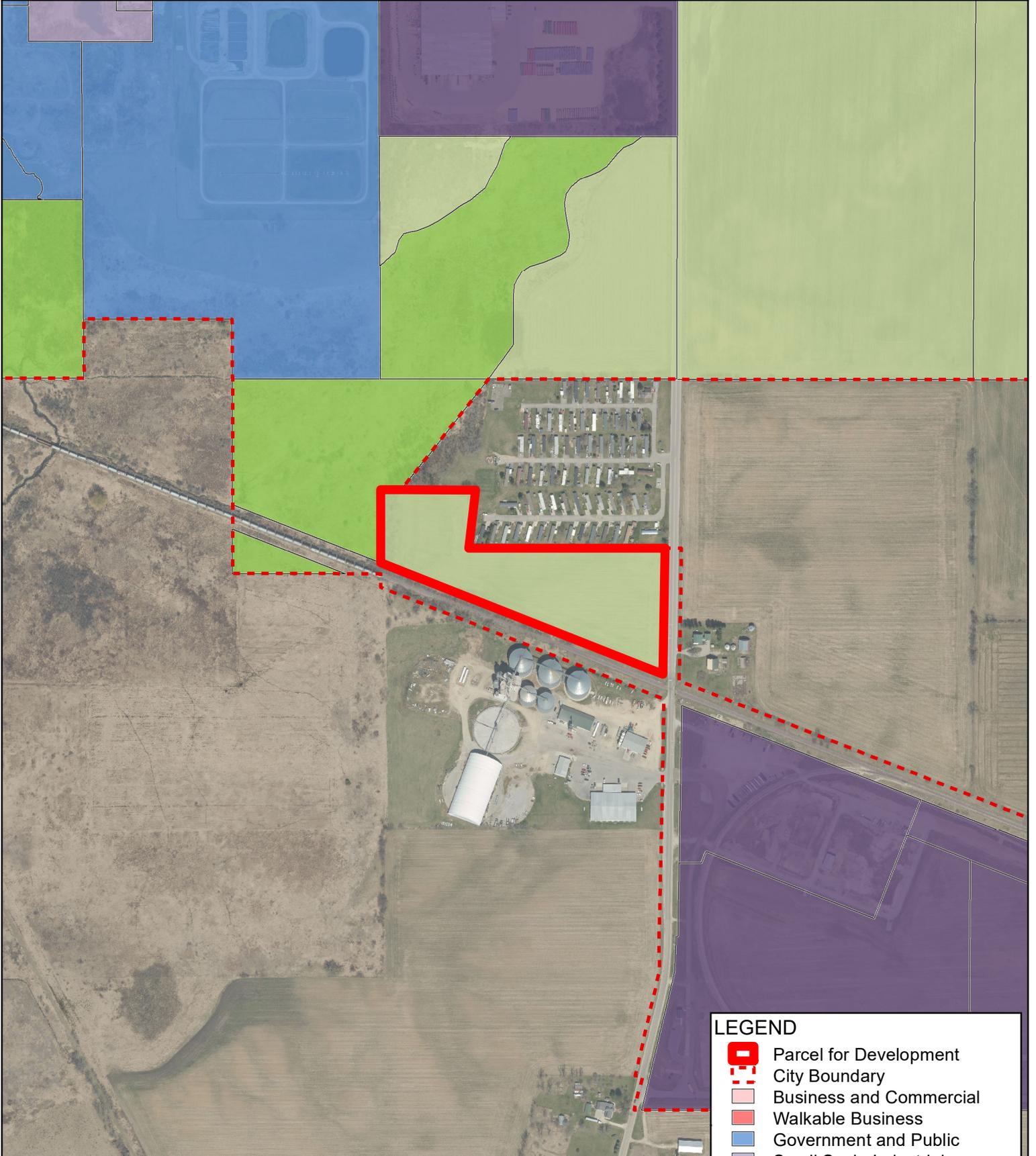
LEGEND

- Parcel for Development
- City Boundary

Existing Land Use: City of Evansville

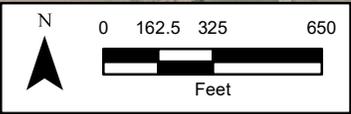
Rock County, Wisconsin

Map 5-1



LEGEND

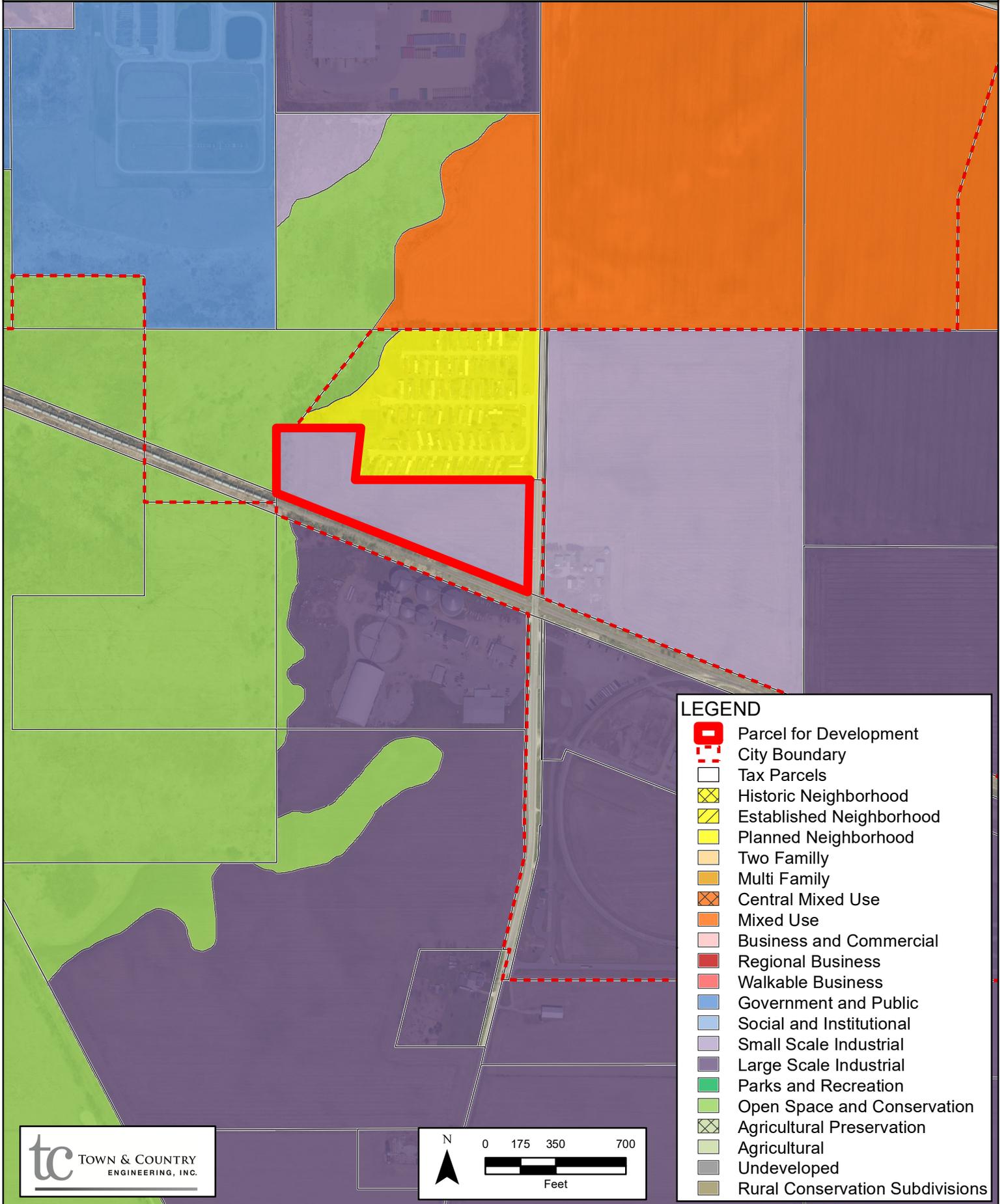
- Parcel for Development
- City Boundary
- Business and Commercial
- Walkable Business
- Government and Public
- Small Scale Industrial
- Large Scale Industrial
- Open Space and Conservation
- Agricultural



Future Land Use: City of Evansville

Rock County, Wisconsin

Map 5-2



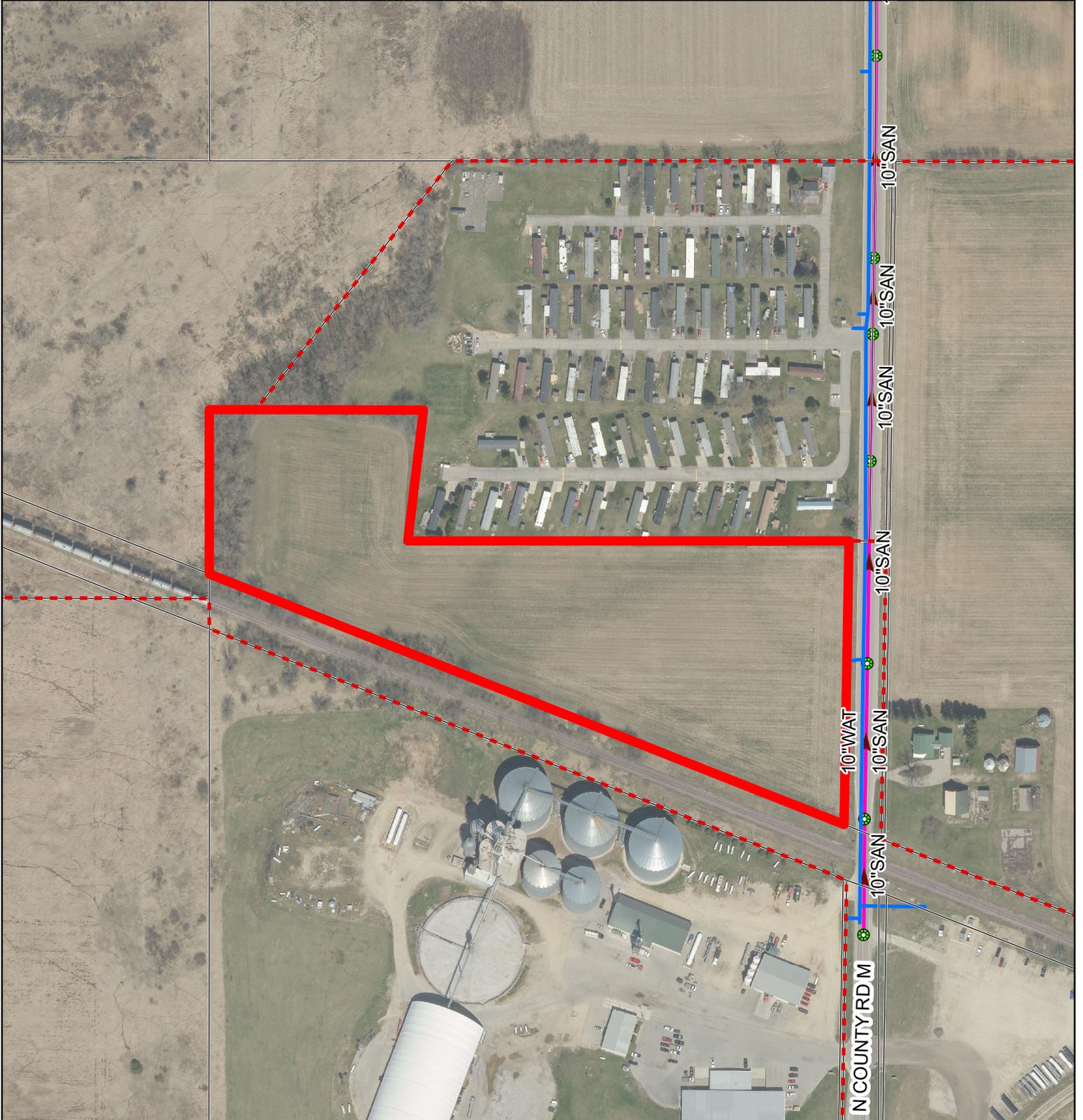
LEGEND

- Parcel for Development
- City Boundary
- Tax Parcels
- Historic Neighborhood
- Established Neighborhood
- Planned Neighborhood
- Two Family
- Multi Family
- Central Mixed Use
- Mixed Use
- Business and Commercial
- Regional Business
- Walkable Business
- Government and Public
- Social and Institutional
- Small Scale Industrial
- Large Scale Industrial
- Parks and Recreation
- Open Space and Conservation
- Agricultural Preservation
- Agricultural
- Undeveloped
- Rural Conservation Subdivisions

Utilities & Easements: City of Evansville

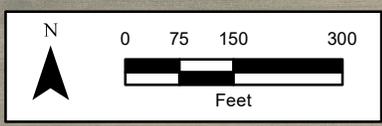
Rock County, Wisconsin

Map 6



LEGEND

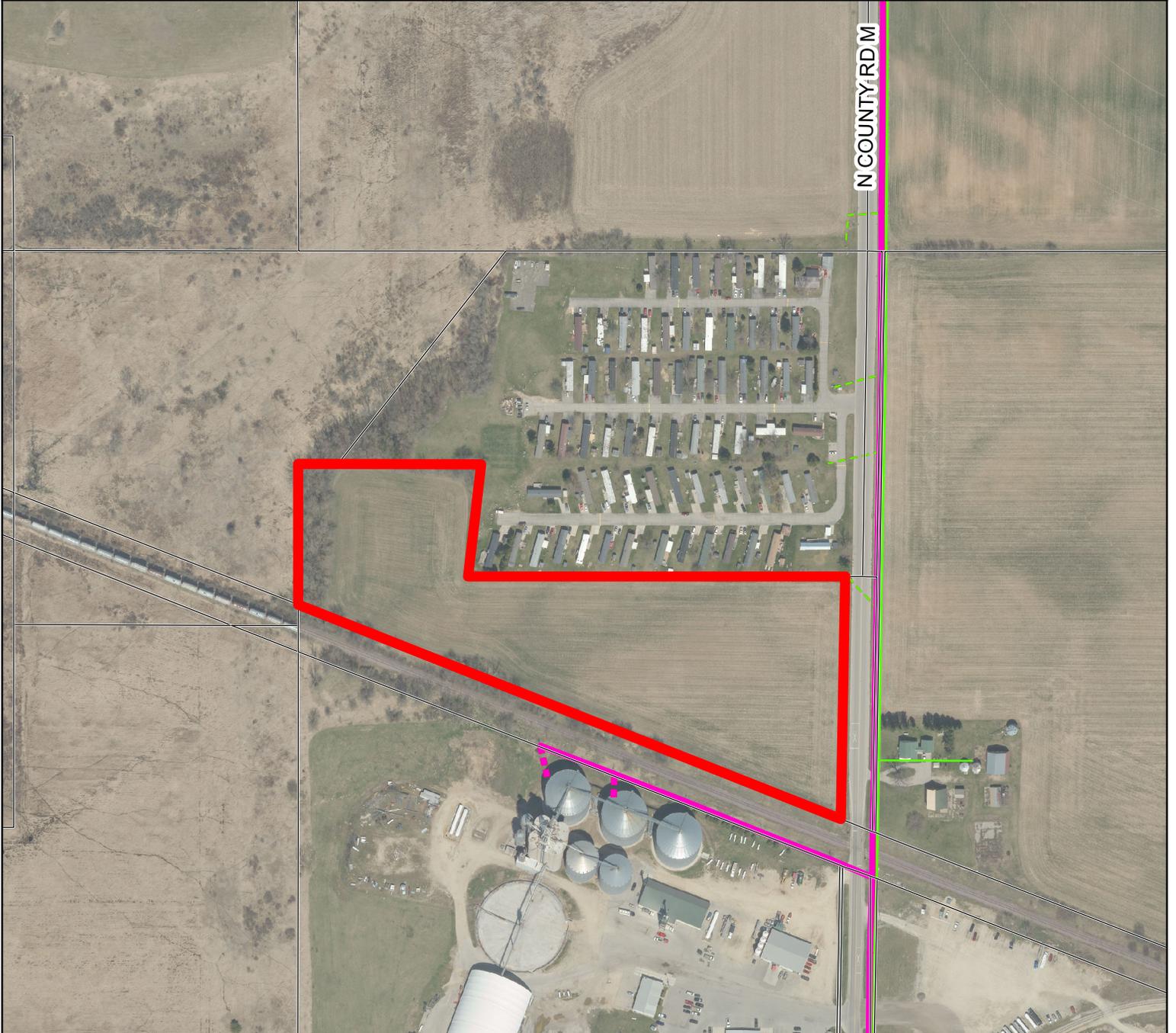
- Parcel for Development
- City Boundary
- Tax Parcels
- Water Mains
- Sanitary Manhole
- Gravity Sewers



Gas, Electric, and Fiber Optics: City of Evansville

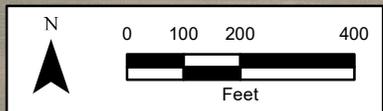
Rock County, Wisconsin

Map 8



LEGEND

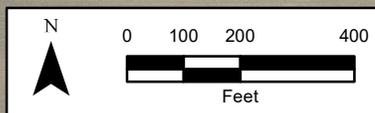
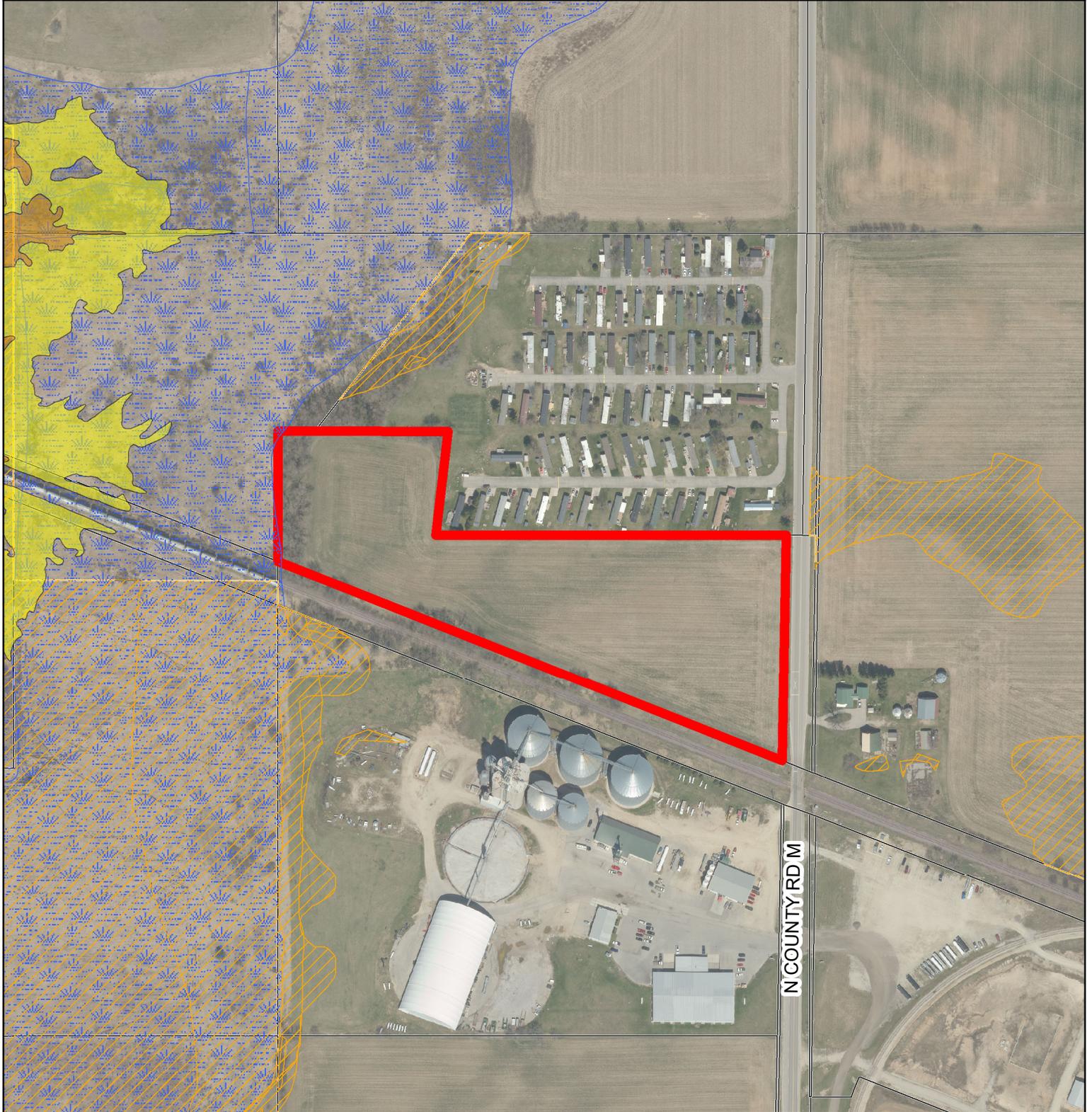
-  Parcel for Development
-  Tax Parcels
- Primary OH-by Circuit**
- Subtype, Feeder_ID**
-  1-Ph, North Prairie Circuit
-  3-Ph, Landmark Circuit
-  3-Ph, North Prairie Circuit
- Primary UG-by Circuit**
- Subtype, Feeder_ID**
-  1-Ph, North Prairie Circuit
-  3-Ph, Landmark Circuit
-  Single Phase Underground
-  Three Phase Underground



Floodplain & Wetland: City of Evansville

Rock County, Wisconsin

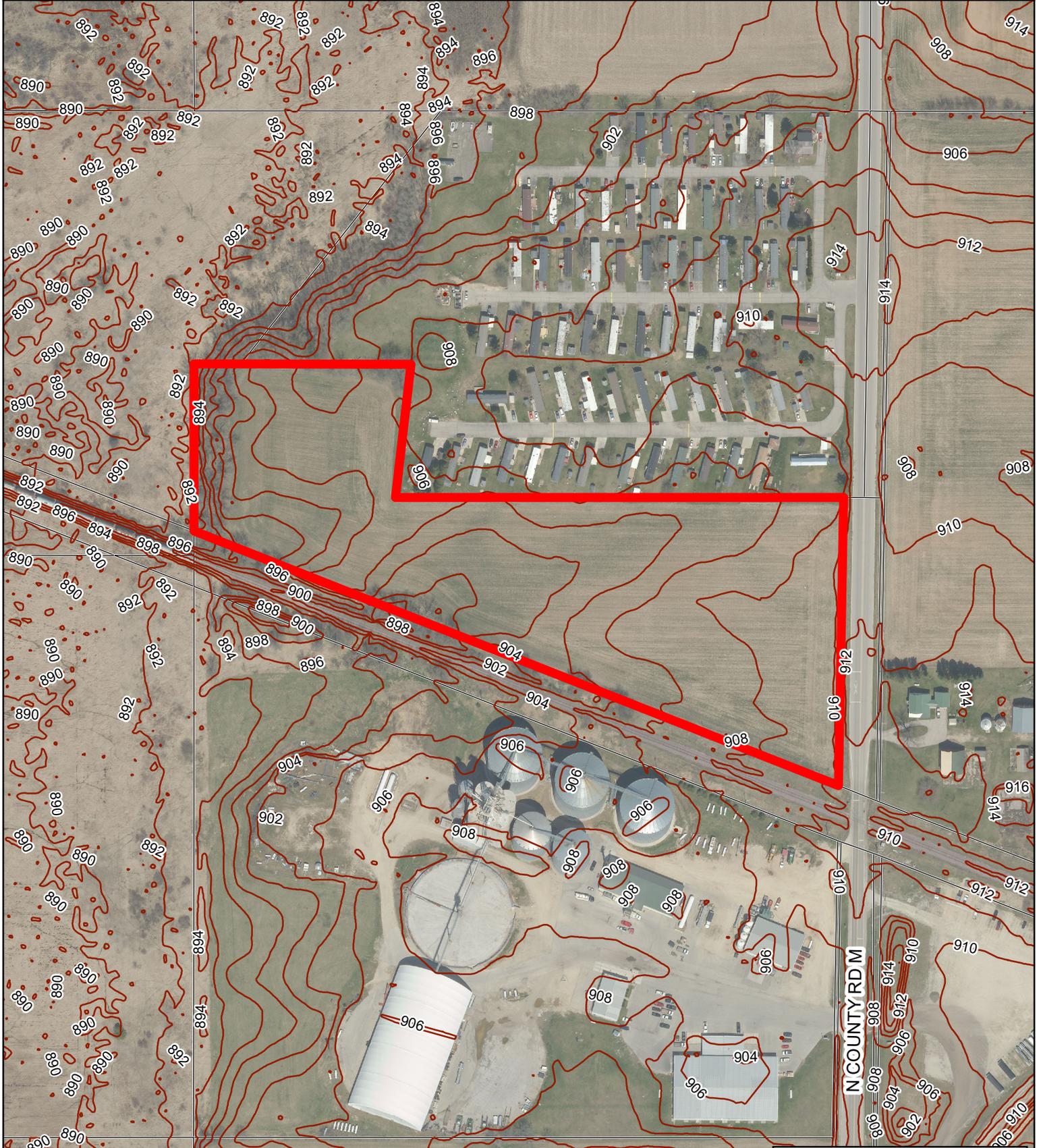
Map 10



LEGEND	
	General Flooplain
	Floodfringe
	Floodway
	Environmentally Sensitive Areas
	Wetland Inventory
	Parcel for Development
	Tax Parcels

Topographic Features: City of Evansville

Rock County, Wisconsin





Community Development Department

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

May 12, 2021

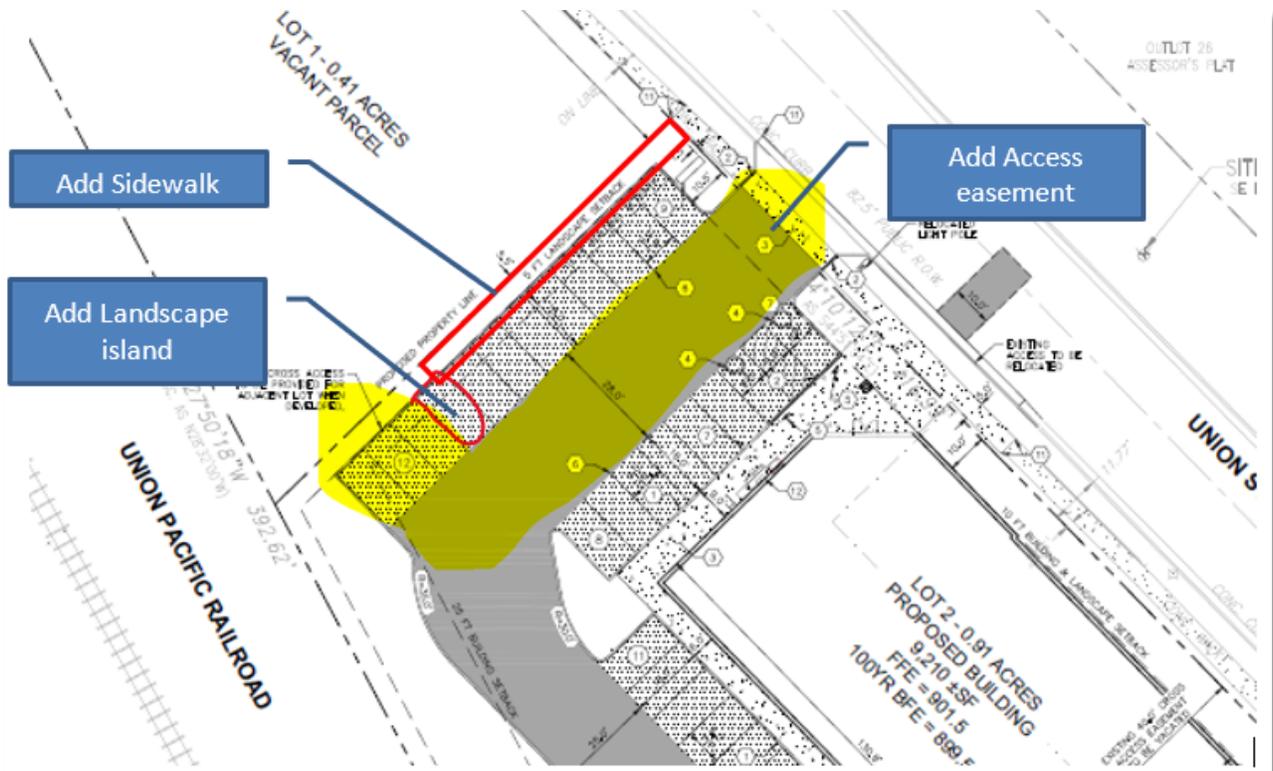
Joe Mayer
Kimley-Horn
4201 Winfield Road
Warrenville, IL 60555

RE: Application SP-2021-03 for Site Plan approval of New Construction parcel 6-27-870 (255 Union)

Hi Joe,

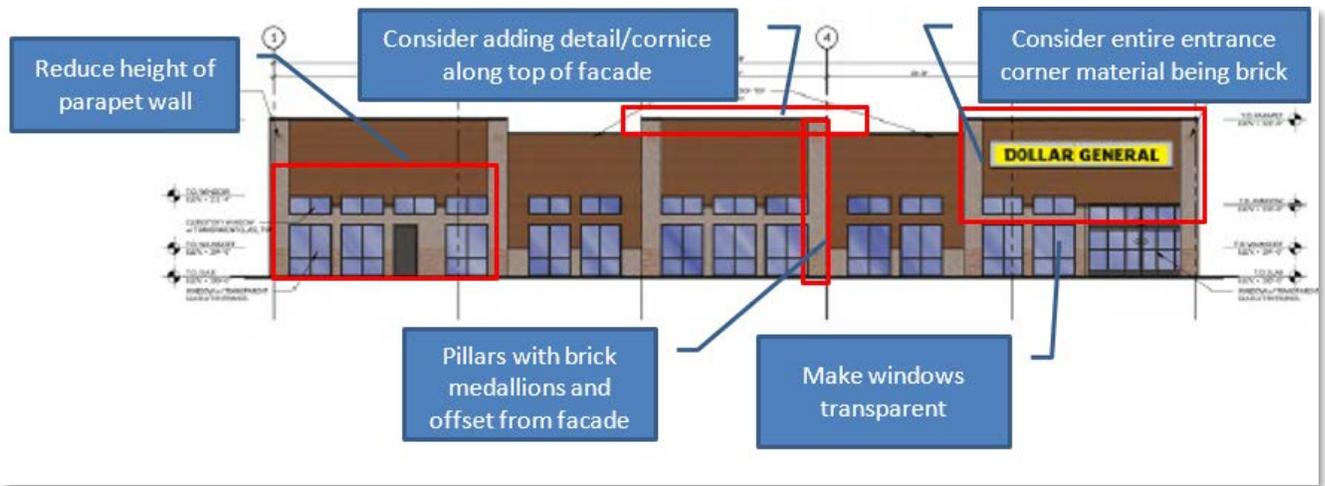
Your application has been preliminarily reviewed by the Plan Commission. Thank you for the revised drawings, plan commission was excited to see the progress. The following items were requested revisions to the Site Plan:

- Addition of low landscape walls along parking; removal or more detail regarding ground sign; bicycle parking; public bench adjacent to entrance; a sidewalk along north edge of parking spaces; addition of a landscape island; and include a cross-access easement at north end of parking lot. See illustration below:



The following items were requested revisions to the elevations:

- Make some windows transparent near entrance; lower the parapet wall on south end of building; add more brick at corner entrance; replace CMU medallions with brick medallions; add detail band along top of parapet; and extruding the brick pillars so they aren't flat upon the primary façade. See illustration below:



Please submit a revised site plan application (including landscaping and lighting plans) as well as a land division application before May 21, 2021. Your application is scheduled for review at the next meeting:

City of Evansville Plan Commission

Regular Meeting

Tuesday, June 1, 2021, 6:00 p.m.

To participate via video, go to this website: <https://meet.google.com/fes-vcir-rfv>

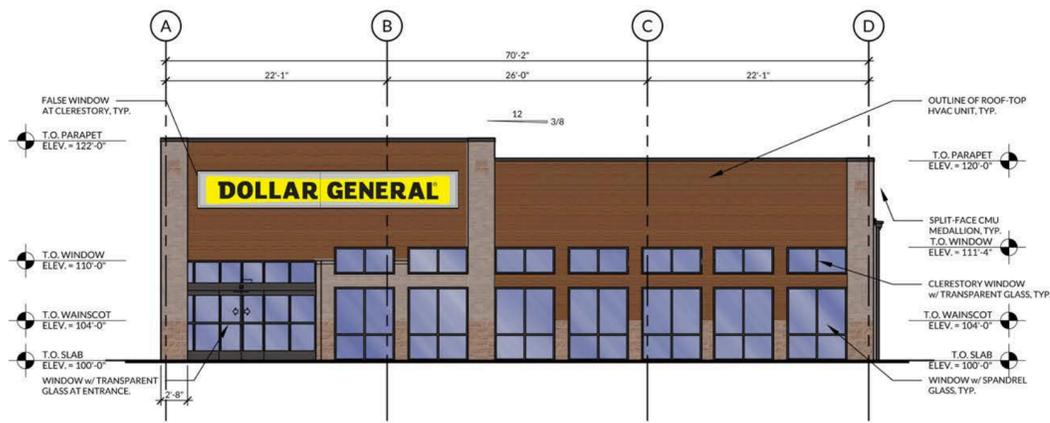
Or dial: (US) +1 608-764-9643 PIN: 352 918 263#

If you have any questions regarding this letter, please contact Jason Sergeant, Acting Community Development Director at: jason.sergeant@ci.evansville.wi.gov or (608)-882-2285.

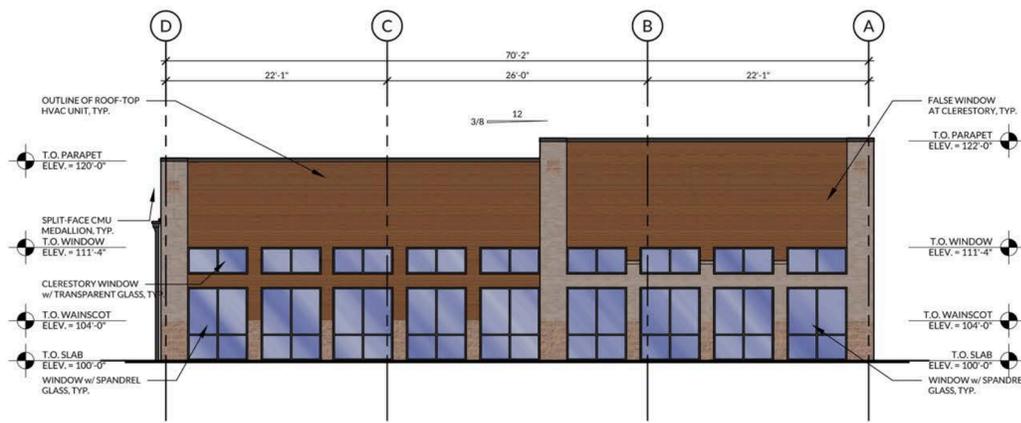
Sincerely,

Jason Sergeant

City Administrator/ Acting Community Development Director



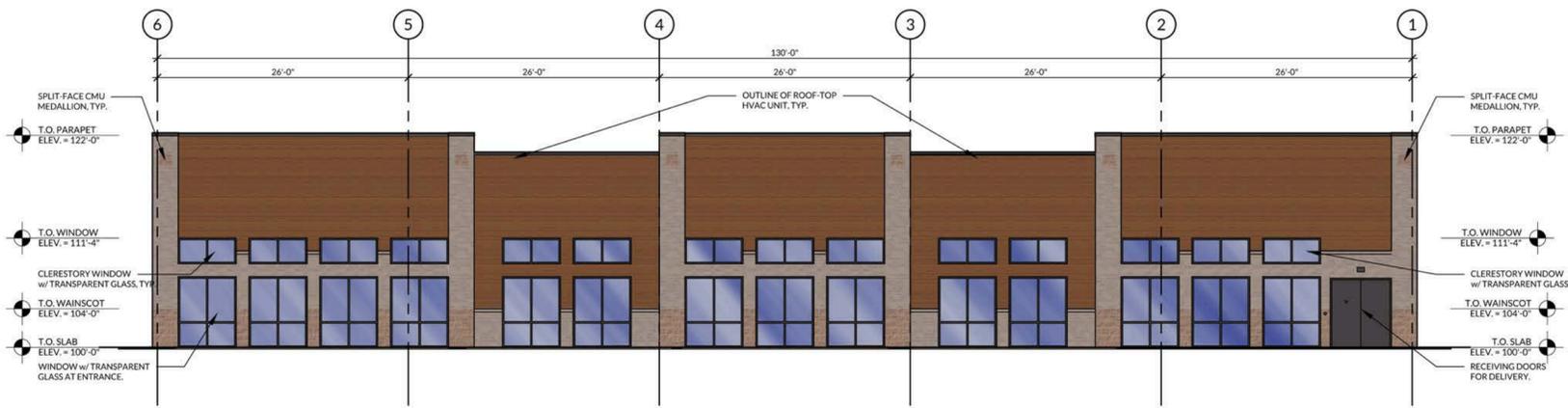
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



Nichiha Panel
Vintagewood
Color: Redwood



Split-Face
CMU
Color: Sahara Sand

Proposed Store for:
DOLLAR GENERAL®

Union Street/U.S. Highway 14
Evansville, Rock County, Wisconsin 53536



Acme Brick
Utility Size
Color: Slate Gray



Aluminum Frame/
Metal Frame
Color: Dark Bronze

