

NOTICE

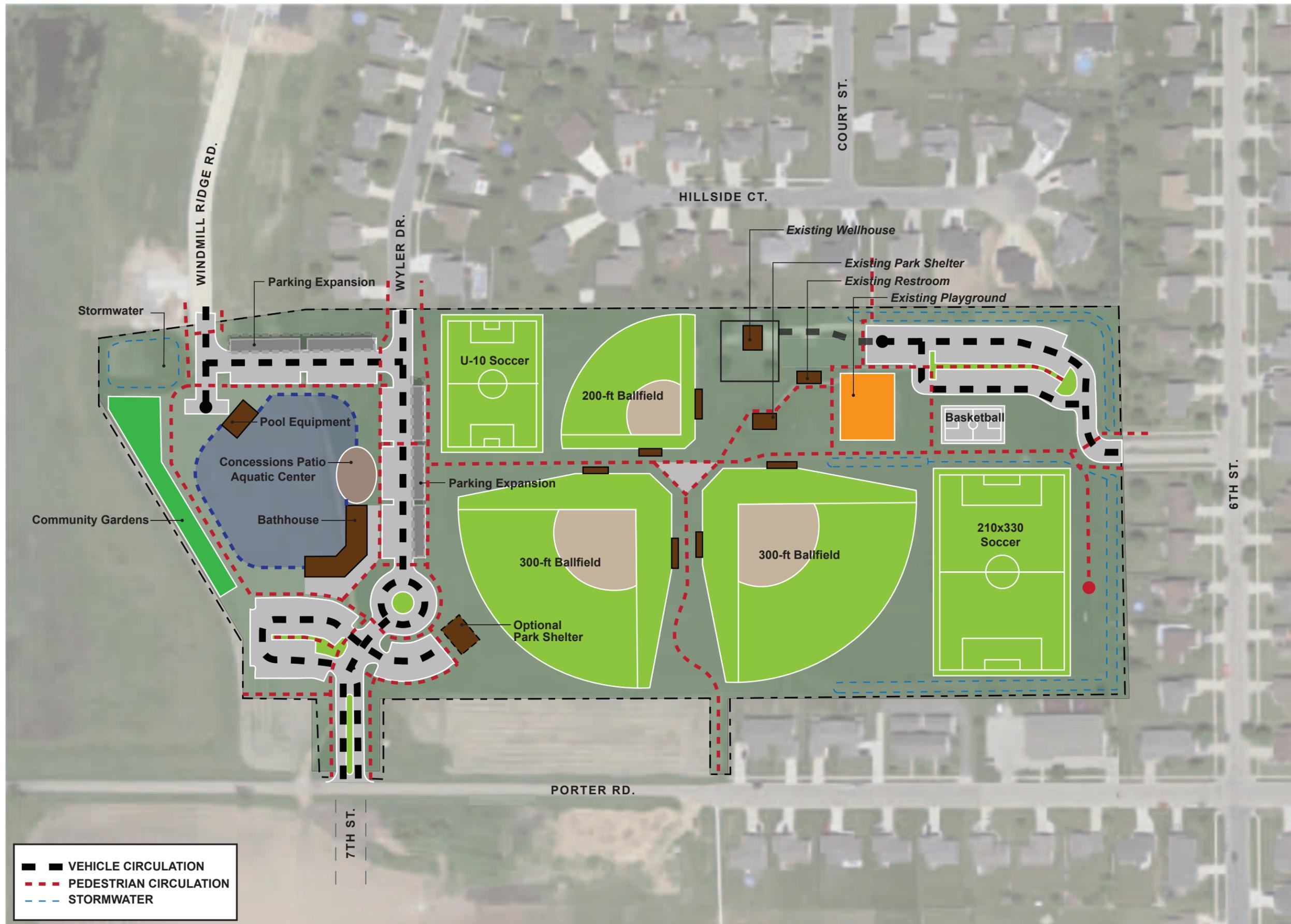
A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that members of the City Council and Historic Preservation Commission may be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible. The meeting will also be held virtually in response to COVID-19. 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. (Your microphone may be muted automatically)

City of Evansville **Plan Commission**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, November 2, 2021, 6:00 p.m.

AGENDA

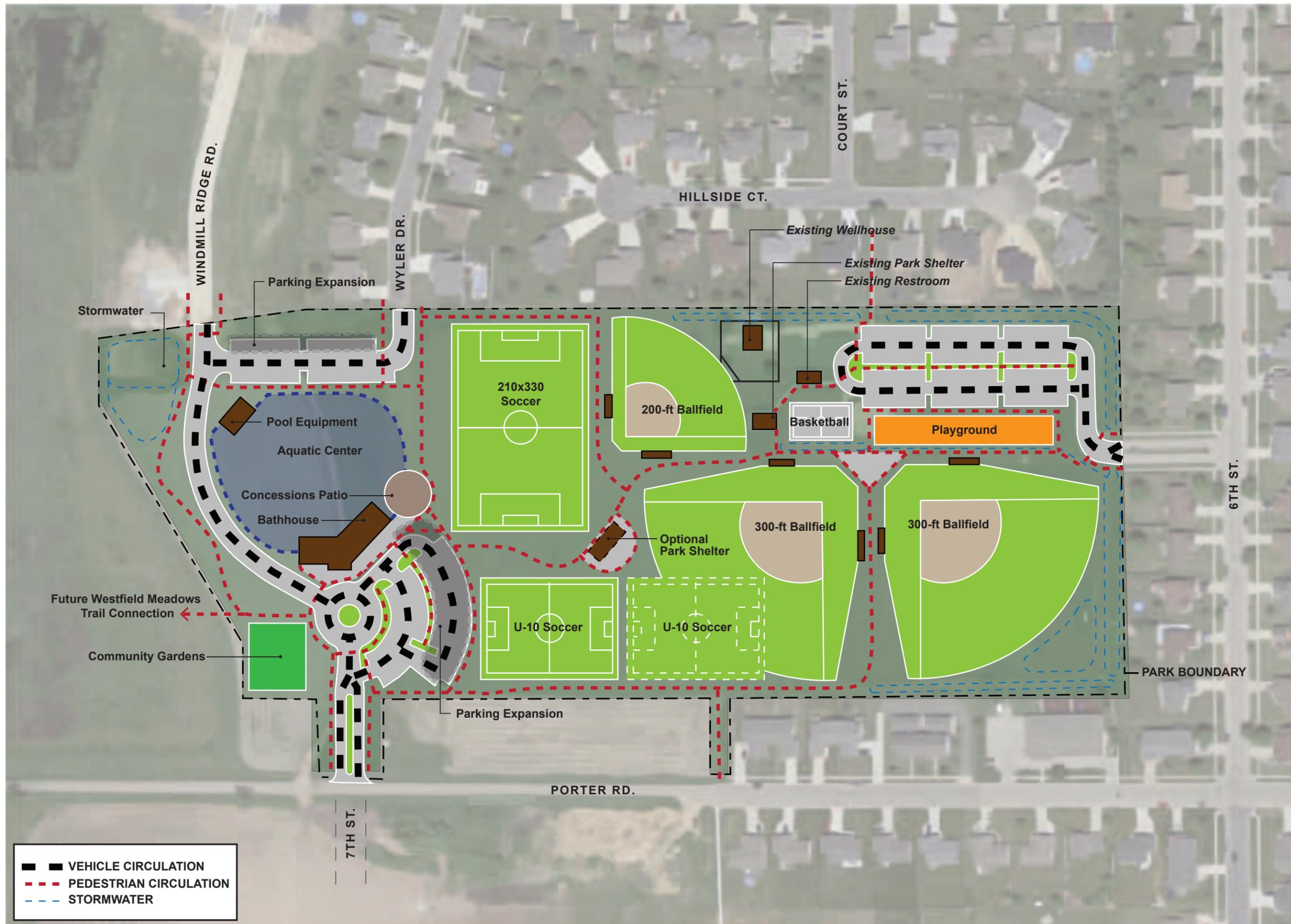
1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the October 5, 2021 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. New Business
 - A. Park Improvements Concepts
 - B. Outstanding Zoning Permit Compliance
 - i. Windmill Ridge
 - ii. Landmark
 - iii. Brown School Place
8. Community Development Report
9. Next Meeting Dates: December 7, 2021 at 6:00pm
10. Motion to Adjourn

-Mayor Bill Hurtley, Plan Commission Chair



WEST SIDE PARK - CONCEPT A
 EVANSVILLE, WI





WEST SIDE PARK - CONCEPT B
EVANSVILLE, WI

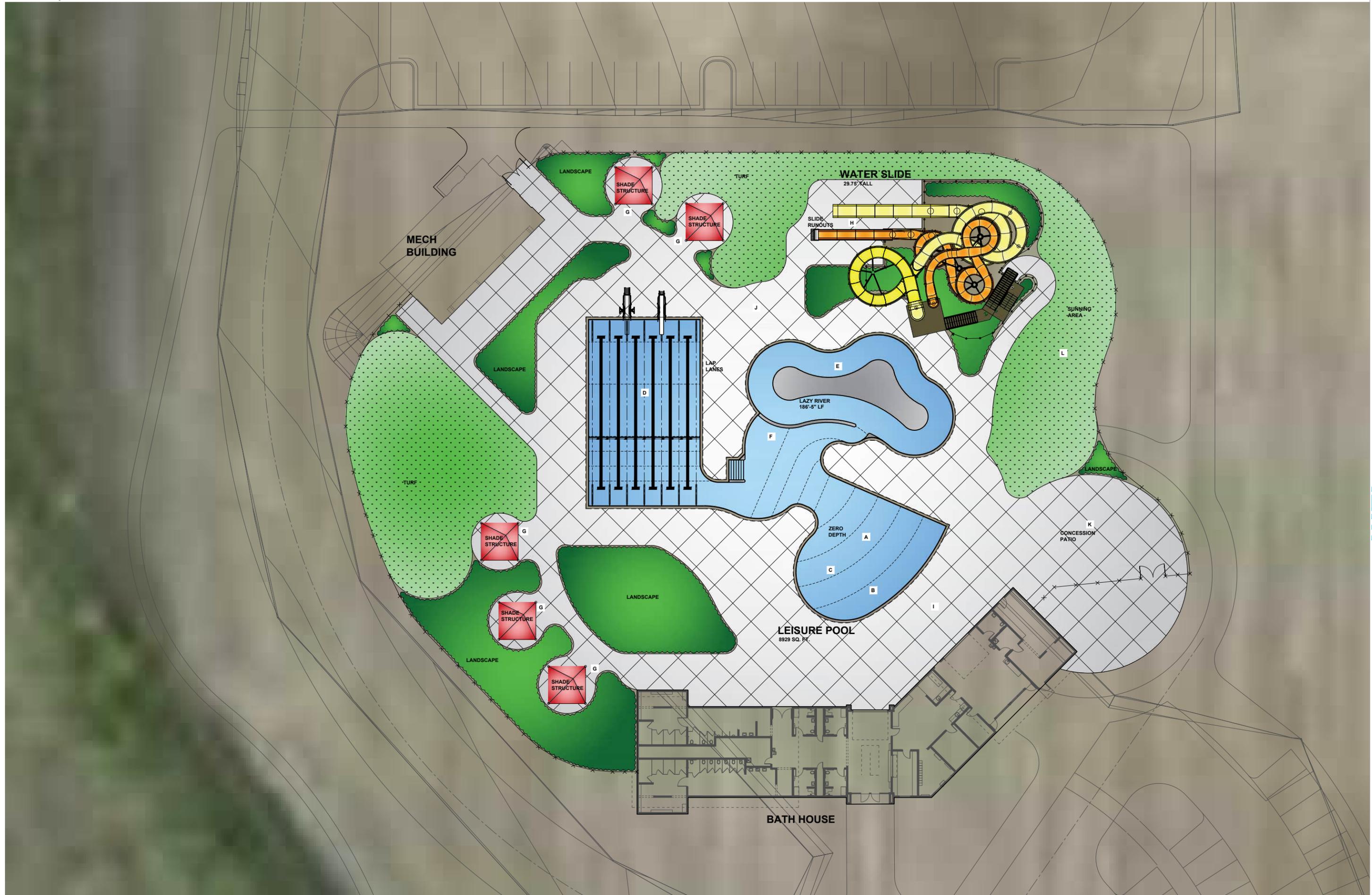


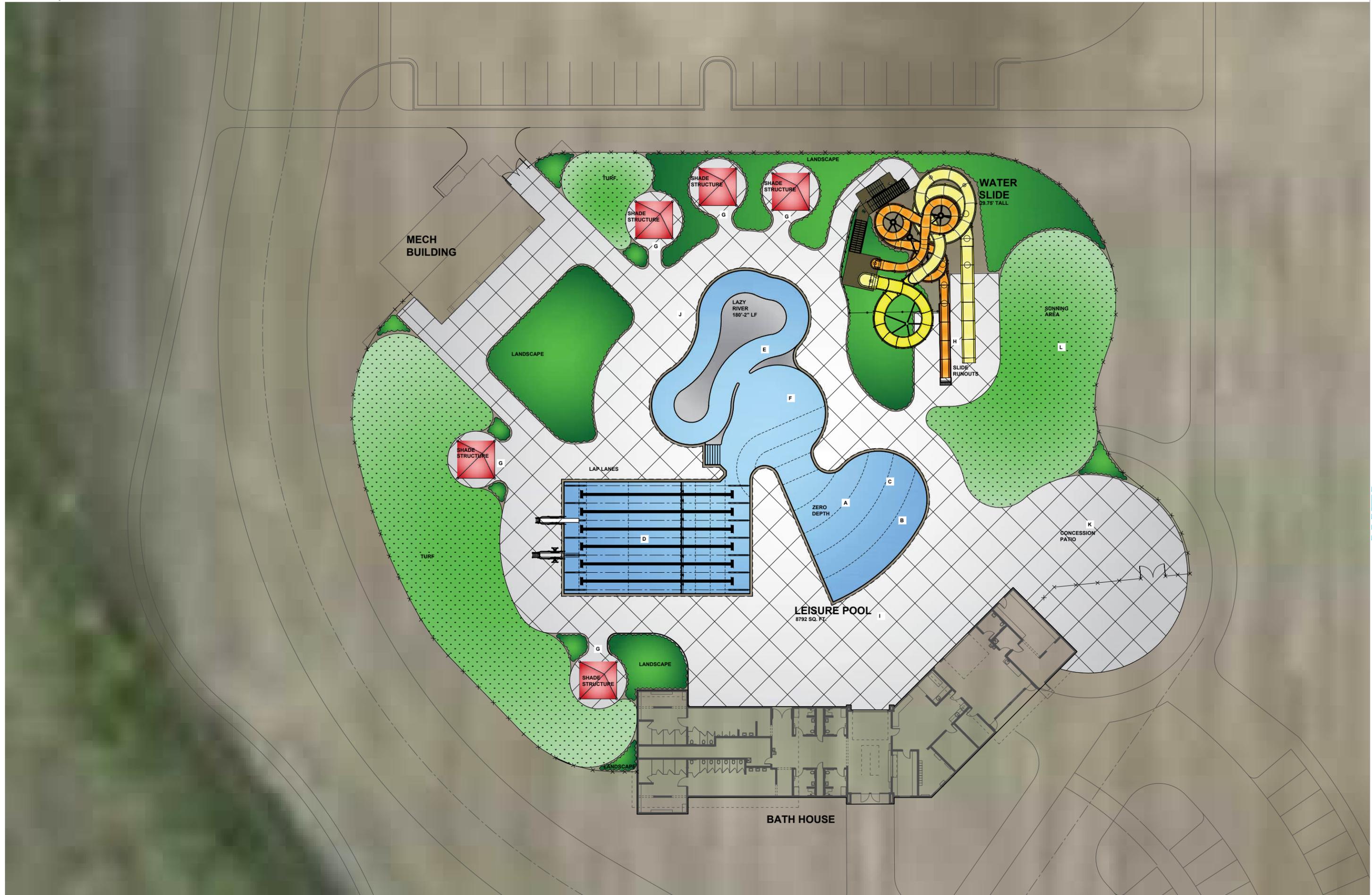


WEST SIDE PARK - CONCEPT C
EVANSVILLE, WI











12.5' ACCESS ROAD

EXISTING POOL FACILITY
TO BE REMOVED

OPTIONAL PARKING

24' DRIVE AISLE

AREA OF WORK, APPROX.

PROPOSED SHELTER AND
EQUIPMENT BUILDING

OPTIONAL PLAYGROUND

PROPOSED SPLASH AREA

PROPOSED 10'X10' SHADE, TYP.

EX. BALL DIAMOND

BURR W JONES CIR

PROPOSED PATIO

VACATED HISTORIC STRUCTURE

PROPOSED PLANTING AREA, TYP.

EX. RESTROOM

24' DRIVE AISLE

OPTIONAL PARKING

EX. SHELTER

BURR W JONES CIR

EX. SCOUT BUILDING





12.5' ACCESS ROAD

EX. PLAYGROUND IMPROVEMENTS

EX. BALL DIAMOND

EX. RESTROOM

EX. SHELTER

BURR W JONES CIR

EXISTING POOL FACILITY TO BE REMOVED

OPTIONAL PARKING

24' DRIVE AISLE

PROPOSED PATIO

AREA OF WORK, APPROX.
PROPOSED SHELTER AND
EQUIPMENT BUILDING

PROPOSED SPLASH AREA

PROPOSED WALLS, TYP.

PROPOSED PATIO

VACATED HISTORIC STRUCTURE

PROPOSED PLANTING AREA, TYP.

OPTIONAL ANGLED PARKING

12.5' DRIVE AISLE

EX. SCOUT BUILDING





12.5' ACCESS ROAD

EXISTING POOL FACILITY TO BE REMOVED

OPTIONAL PARKING

AREA OF WORK, APPROX.

OPTIONAL PLAYGROUND

BURR W JONES CIR

PROPOSED SHELTER AND EQUIPMENT BUILDING

PROPOSED SPLASH AREA (WITH SMALL TIERS)

EX. BALL DIAMOND

PROPOSED PATIO SPACE

EX. RESTROOM

PROPOSED PATIO

VACATED HISTORIC STRUCTURE
PROPOSED PLANTING AREA, TYP.

EX. SHELTER

24' DRIVE AISLE

OPTIONAL PARKING

BURR W JONES CIR

EX. SCOUT BUILDING



October 26, 2021

Mr. Jason Sergeant
City Administrator
City of Evansville
31 South Madison Street
Evansville, WI 53536

Subject: Windmill Ridge subdivision site visit summary

Dear Jason:

As requested, we recently visited the site for the Windmill Ridge subdivision, located near the intersection of Garfield Avenue and Windmill Ridge. The home sites are almost all completed, and it is expected that the Developer will be requesting project close out soon.

Prior to fully closing the site and accepting all public improvements, we recommend the following items be completed to City satisfaction:

- The sidewalk locations 6 N. Windmill Ridge and 4 S. Windmill Ridge appear to be encroaching on private property. This has been discussed with the home builder who has declined to remedy the situation. Per the Developer's Agreement, this responsibility then falls back on the developer.
- There are multiple areas of damaged concrete sidewalk and curb & gutter that must be replaced.
- The roadway and utilities extending north from the Garfield Avenue intersection need to be completed as shown on the approved plans.
- The final layer of asphalt needs to be installed across the south end of the plat.

Please feel free to contact us with any questions regarding our comments.

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)

BRB:brb

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October 26, 2021

Mr. Jason Sergeant
City Administrator
City of Evansville
31 South Madison Street
Evansville, WI 53536

Subject: Landmark Dryer Facility Expansion site visit summary

Dear Jason:

As requested, we recently visited the site for the Landmark Dryer Facility Expansion project, located on CTH M. As approved by plan commission, the site includes several buildings, parking/staging areas, and associated landscaping.

Our visit was focused on the outside improvements, related to parking and landscaping. While the brick-and-mortar improvements appear completed, the landscaping is lacking a significant amount of the trees required.

We recommend the City obtain a schedule or plan for the site to come into compliance. Given the time of year, the plantings would likely not be able to be placed until spring 2022.

Please feel free to contact us with any questions regarding our comments.

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)

BRB:brb

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October 26, 2021

Mr. Jason Sergeant
City Administrator
City of Evansville
31 South Madison Street
Evansville, WI 53536

Subject: Brown School Place/Morning Ridge Retail Center site visit summary

Dear Jason:

As requested, we recently visited the site for the Brown School Place project, also known as the Morning Ridge Retail Center, located at 781/783 Brown School Road. As approved by plan commission, the site includes 3 buildings that utilize several shared parking areas.

Our visit was focused on the outside improvements, related to parking and landscaping. While much work has been done, including 2 buildings and some parking areas, there are several items that do not match with the approved plans, listed below:

- The approved landscaping plan covered the entire site. The current plantings do not meet the City requirements. The overall site required 67 trees and 79 large shrubs. There are currently just 34 trees and many grassy plants.
- The east-west sidewalk adjacent to Brownwood School Road appears to be constructed off of right-of-way. An easement should be provided for this, or the sidewalk relocated.
- Curbing was required along much of the parking lot perimeter, but is not completed.
- The dumpster enclosure has not been completed.
- The overall the number of parking stalls available does not appear to be sufficient for the existing buildings. The southern parking areas should be completed.
- Completion of the southern parking areas would also trigger the need for a planned stormwater management near the southwest corner of the site, along with re-routing of the existing stormwater ditch which was permitted by DOT during original project approvals.

Please feel free to contact us with any questions regarding our comments.

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)

BRB:brb

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