

## 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, December 7, 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. Motion to waive the reading of the minutes from the November 2, 2021 meeting and approve them as printed.
6. Civility Reminder
7. Citizen appearances other than agenda items listed
8. Old Business
  - A. Staff Update -Windmill Ridge
  - B. Staff Update - Landmark
  - C. Review Compliance Letter for Brown School Place
9. Community Development Report
10. Next Meeting Dates:
  - A. January 4, 2022 at 6:00pm
  - B. Review meeting dates for 2022
11. 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  
October 5, 2021, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:03pm.

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Mayor Bill Hurtley	P	City Administrator Jason Sergeant
Aldersperson Rick Cole	P	Bill Lathrop, Evansville Today
Aldersperson Susan Becker	P	
Bill Hammann	P	
John Gishnock	P	
Mike Scarmon	A	
Eric Klar	P	

**3. Motion to approve the agenda, by Hammann, seconded by Gishnock.14 Approved unanimously**

**4. Motion to waive the reading of the minutes from the September 7, 2021 Meeting and approve them as printed by Hammann, seconded by Klar. Klar mentions a typo. Approved unanimously.**

**5. Civility Reminder.** Hurtley noted the City's commitment to conducting meetings with happiness.

**6. Citizen appearances other than agenda items listed.** None

**7. New Business**

1. New Business

A. Public Hearing and Review of Land Division Application LD-2021-06 to create two lots on parcel 6-27-870 located at 255 N Union.

*Staff comment is that the land division was a requirement of the applicant per prior Plan Commission approval. There are no concerns; staff recommends approval. Motion to **approve by Hammann, seconded by Cole.** Approved unanimously.*

B. Public Hearing and Review of Land Division Application LD-2021-07 to create *Westfield Meadows First Addition*, a subdivision that replats portions of *Westfield Meadows* and *Windmill Ridge*.

*Staff comment is that the land division was requested by the City in order to align future lots with Porter Road and coming changes to West Side Park. Public hearing opened. Sergeant read one comment that was submitted via e-mail. Comments closed. Motion to **approve by Hammann, seconded by Cole.** Approved unanimously.*

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

- C. Review of Land Division Application LD-2021-02 to create *Stonewood Grove First Addition*, a subdivision that replats lot 15 and adjacent outlots in Stonewood Grove. *Staff comment is that the City asked the developer not to dead end Stonewood Court, but extend it to Seventh Street. This proposal results in a narrower street and sidewalk only on one side of the street, but provides fire truck access. Motion to approve by Hammann, seconded by Cole.. Approved unanimously.*
- D. Discussion and Motion to recommend Final Land Divider's Agreement – Stonewood Grove First Addition  
*Motion to approve by Hammann, seconded by Cole.. Approved unanimously.*
- E. Review of Rezone Application RZ-2021-01 to rezone the newly create *Stonewood Grove First Addition*, a subdivision that replats lot 15 and adjacent outlots in Stonewood Grove.  
*Motion to approve by Hammann, seconded by Cole.. Approved unanimously.*

**8. Community Development Report**

Sergeant shared his report.

**9. Next Meeting Date: November 2, 2021 at 6:00pm**

**10. Motion to Adjourn by Hammann, seconded by Cole, Approved Unanimously.**

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

**City of Evansville Plan Commission  
Regular Meeting  
November 2, 2021, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:01pm.

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Mayor Bill Hurtley	P	City Administrator Jason Sergeant
Aldersperson Rick Cole	A	Community Development Director Colette Spranger
Aldersperson Susan Becker	P	Bill Lathrop, Evansville Today
Bill Hammann	P	Ray LeGris
John Gishnock	P	And other members of the Evansville Soccer Club
Mike Scarmon	P	
Eric Klar	P	

- 3. Motion to approve the agenda by Klar?, seconded by Becker. Approved unanimously**
- 4. Motion to waive the reading of the minutes from the October 5,2021 Meeting and approve them as printed.** Motion to approve by Hammann. Sergeant explained that no minutes had yet been printed for last month's meeting. Motion rescinded. Will be added to next month's agenda for approval.
- 5. Civility Reminder.** Hurtley noted the City's commitment to conducting meetings with happiness.
- 6. Citizen appearances other than agenda items listed.**
- A. Ray LeGris, 12933 W. Woodward Drive, Town of Union,** appeared on behalf of the local ATV club. He is requesting that the Commission consider allowing a singular ATV route to the gas station on Brown School Road, via Forest Hollow Lane in the Town of Union. Hurtley replied that this is a matter for the Public Safety Committee, which is on the agenda for the next Public Safety meeting.
- B. Soccer Club.** A group of concerned members from the Evansville Soccer Club, who were wanting to comment on the proposed Westside Park concept plans presented on 10/28 at Creekside Place. Hurtley explained that the Plan Commission was just now reviewing those same concepts, and hadn't done so before tonight. Club members expressed a concern that their voice was not heard during preliminary concept plans. Hurtley explained that there was a soccer representative during that stage of planning, and that the best way for them to comment on the concept plans was to fill out a form provided by MSA Professional Services, so their comments could be recorded and considered as final park plans are arranged. Club members were most concerned about the lack of full-size fields (210' x 330') depicted on the plan. They currently have four, two which are graded and two unofficial. There was also discussion on options where the soccer teams could practice while the new park is under construction.

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

## **7. New Business**

### **A. Park Improvements Concepts**

Sergeant formally presented conceptual layouts for Westside and Leonard-Leota Parks, prepared by MSA Professional Services. Once a final layout is decided, plans for Westside Park will go to the Plan Commission for site plan approval. A parking analysis is still needed for the Westside Park site. A site plan for Leonard-Leota Park will have to go to Historic Preservation for site plan approval. No action taken.

### **B. Outstanding Zoning Permit Compliance**

Sergeant presented the Commission with outstanding zoning issues at three recent developments as documented by the City engineer, asking for feedback on each.

#### **i. Windmill Ridge**

Issues include an improperly placed sidewalk that encroaches onto private property, sidewalk and curb & gutter that were damaged during construction, an incomplete extension of roadway and utilities along Windmill Ridge Road, as is depicted on the approval plans, plus a final layer of asphalt that's needed in areas on the south end of the plat. The current letter of credit closes at the end of December 2021. City will send a formal letter to the developer, with the engineer's comments, so the developer knows what need to do. No action taken.

#### **ii. Landmark**

The main issue is that Landmark has not installed the landscaping it requires and proposed on its approved site plan. First step would be sending a letter requesting compliance with the site plan as approved. Sergeant adds that the required number of trees is significant, due to the amount of impervious surface on the site and the City's current points system in the landscape code. In the past the City has allowed for the required street trees to be placed by the applicant in other areas of the City. Planting is unlikely to happen. Hammann suggests a completion date of July 1, 2022, and is open to hearing about alternatives. Gishnock agrees and is open to communication, noting that landscaping on this site had been discussed at length by the Plan Commission. Becker asks Gishnock if landscaping could be used to collect runoff from stormwater. Gishnock replies that stormwater would already be conveyed per the stormwater management plan on site. Hurtley reiterates that the initial communication from the City be a formal letter requesting compliance.

#### **iii. Brown School Place**

This developed was originally proposed by the Commission in 2017 as three buildings, with two non-residential buildings to be built right away and a third, residential building being built later. The three sites would share parking. In 2018, the developer came back to change the order, building the residential building first, then the planned commercial/industrial building. Those buildings are now built. The third, a retail building along Highway 14, was never built. The engineer's report of conditions on the site are that there are many details on the site that do not match the approved plans. There are no curbs along the majority of paved spaces. Sergeant reports that the developer has no intentions of finishing the third building. This presents a challenge with parking requirements on site, which relied on the parking built along with the third building to

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

serve the whole site. The site plan as approved includes building the final building. Sergeant is asking for feedback on what the City should ask for: the original site plan, sans building, being built out to code, or the developer coming back to the Plan Commission with a revised site plan to address differences? Opens the floor to discussion:

Hammann asks if there is any agreement or leverage the City can hold the developer to. Sergeant replies that this development has been receiving TIF funding. In the agreement, there is no clause specifically saying the site plan needs to be built by City code standards, but that TIF is typically awarded to projects that go above and beyond City standards. Becker asks if the developer has any intention to sell the vacant land where the retail building was supposed to be built. Sergeant replies the project is on a single lot. Hammann asks what the recourse is for the developer for not meeting TIF requirements. Would like to see the TIF agreement reviewed by the City attorney. Agreement from several members. Hurtley asks if the City has a letter of credit against the developer; Sergeant replies that it does not. Plan Commission members would like to hear directly from the developer why development hasn't happened on the third building. Next steps include City staff having the attorney look over the TIF agreement, then sending the developer a detailed letter indicating what's missing, and ask them when they intend to comply with the approved site plan.

**8. Community Development Report**

Colette Spranger, the new Community Development Director, started on November 1. Among her first tasks are setting up the customer-facing side of the new electronic permitting system, then tackling minor zoning ordinance updates. The Comprehensive Plan update will likely begin the new year.

**8. Next Meeting Date: December 7, 2021 at 6:00pm**

**9. Motion to Adjourn by Hammann, seconded by Klar?, Approved Unanimously.**



## City of Evansville

Community Development Department

[www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov)

31 S Madison St

PO Box 529

Evansville, WI 53536

(608) 882-2266

December 3, 2021

BWP and F LLC  
102 E Main St  
Evansville, WI 53536-1124

**RE: Public Improvements for the Windmill Ridge Subdivision**

Dear Mr. Berg, Mr. Albright, and others;

Thank you for the improvements and additions to Evansville with the construction of Windmill Ridge. This is a reminder that there are incomplete public improvements within the development, located near the intersection of Garfield Avenue and Windmill Ridge Road. Please reference the letter (attached) from City Engineer Brian Berquist, dated October 26<sup>th</sup>, 2021.

The items listed in Mr. Berquist's letter will need to be addressed before the project can be closed. Please submit an expected timeline to bring the development into compliance with the approved plans. The City expects this no later than April 1, 2022.

If you have any questions regarding this letter, please contact the City of Evansville.

Sincerely,

A handwritten signature in black ink that reads 'Colette Spranger'.

Colette Spranger  
Community Development Director

*Enclosures: Town and Country Engineering Letter (10/26/2021)*

*CC: Jason Sergeant, Administrator; Chad Renly, Municipal Services Director; Larry Schalk, Building Inspector; and Brian Berquist, City Engineer*



## City of Evansville

Community Development Department

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

November 18, 2021

Landmark Services Cooperative dba Alcivia  
Attn: Nick Christen  
P.O. Box 277  
1401 Landmark Drive  
Cottage Grove, WI 53527

**RE: Landscape Plan for Dry Fertilizer Facility**

Dear Mr. Christen,

Thank you for the improvements and additions to Evansville with the construction of the Landmark Dry Fertilizer Facility and continued operation of the rail line, located at 750 County Road M here in the City of Evansville. This is a reminder that the landscape plan, submitted by your company and approved by the Plan Commission on August 4<sup>th</sup>, 2020, remains incomplete on the project site. Please reference the letter (attached) from City Engineer Brian Berquist, dated October 26<sup>th</sup>, 2021.

The Plan Commission has reviewed Mr. Berquist's letter and requests a timeline to bring the development into compliance with the approved plans as submitted. Please provide a timeline before the end of the year

If you have any questions regarding this letter, please contact Colette Spranger, Community Development Director at: [Colette.spranger@ci.evansville.wi.gov](mailto:Colette.spranger@ci.evansville.wi.gov) or (608) 882-2263.

Sincerely,

Colette Spranger  
Community Development Director

Enclosures: *Town and Country Engineering Letter (10/26/2021)*  
CC: *Jason Sergeant, City Administrator*  
*Brian Berquist, City Engineer*  
*Becky Guenther, Project Engineer, ISG Engineering (via e-mail)*  
*John Shmala, Project Manager, ISG Engineering (via e-mail)*



## City of Evansville

### Community Development Department

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

December 10, 2021

Andrew Phillips, Partner  
Morning-Phillips Investment Group LLC  
7902 North County Road M  
Evansville, WI 53536

Subject: Brown School Place / 781-785 Brown School Road

Dear Mr. Phillips:

The City has reviewed the present conditions of the buildings on parcel 6-27-958.091A1, located at 781-785 Brown School Road, along with the site plan and conditional use permits granted to the development by the City of Evansville. The City has also reviewed the development agreement between the Phillips-Morning Investment Group LLC and the City of Evansville.

It has been found that there are a number of outstanding issues on site that have resulted in the developer being in default of the development agreement. The following items need to be addressed by January 10, 2022, if the Phillips-Morning Investment Group wishes to continue to receive funding through TID #9.

#### **CUP-2018-09 – Mixed Commercial, Residential Building, Approved with Conditions by Plan Commission, October 1, 2018**

- The sidewalk adjacent to the residential building was not installed as depicted and as approved. Currently the sidewalk falls outside public right-of-way.
- Curbing has not been installed on any perimeter of the parking lot as depicted in approved plans.
- The parking lot is incomplete. The approved site plan depicted a drive-thru lane and other driveway connections being installed to accommodate a third building and remaining parking stalls on the site.
- There is an insufficient amount of parking on site for the two buildings. The site plan approved with this Conditional Use Permit illustrated 21 marked stalls, 4 of which were to be ADA compliant. This was approved with the understanding, per the approved original site plan application, that the third building and remaining parking area was to be built a reasonable time after completion of the first two buildings:
  - Four parking stalls, including one accessible stall, are currently installed adjacent to the commercial/industrial building. These are all striped correctly on the pavement.
  - Per Article XI of the City Zoning Code, the commercial/industrial building requires 9 parking stalls, plus one accessible parking space. The parking requirements are:
    - 1 stall per 1,000 square feet of industrial space.

- Adjacent to the residential/commercial building, 18 parking stalls, including 3 accessible stalls, were depicted on the site plan. 4 parking stalls and 2 accessible stalls were marked on the pavement. The remaining parking stalls need to be striped.
- Per Article XI of the City Zoning Code, the residential/commercial building requires 25 parking stalls, plus one accessible parking spaces. The parking requirements are:
  - 2 stalls per 2-bedroom unit, 1.5 stalls per 1-bedroom or studio unit. Thus, 22 parking stalls are required for the residential component of this building.
  - 1 stall per 300 square feet of office space. Thus, 3 parking stalls are required for the commercial/office space on the east side of the building.
- Site plans depicted curb stops with the angled parking spaces along the south elevation and raised sidewalks on the east and west elevations, save for the accessible parking spaces. No curbs or curb stops were installed.
- A Concrete trash pad and dumpster enclosure was not installed.
- There are no dark-sky compliant light poles providing illumination to the parking areas, as depicted on the site plan and as required by the City's zoning code.
- The 98-foot long, 6-inch wide concrete wall with attached safety railing was not installed.
- Building elevations were altered during construction, and as a result only one of the four entrances to the building is ADA-accessible. Additionally, installed exterior lighting, doors, and trim do not match approved plans.
- The commercial component of this building is incomplete. The inside is unfinished and exterior dark-sky compliant light fixtures have not been installed.
- The doors installed are different from what was shown on the approved building plans.
- The landscape plan as submitted is incomplete. Street trees are missing, as well as landscaping around the commercial/industrial building.
- The location of the monument sign on site does not match what was shown on the site plan and no sign permit was applied for or issued.
- Per the Record of Decision recorded with this CUP, the commercial use of this building must be operational within 730 days of Plan Commission approval. That date was September 30, 2020.

#### **CUP-2018-06 – Light Industrial Incidental to Sales**

- The building is incomplete, with no separation between spaces intended for light industrial and commercial uses. There appear to be no utilities installed within the building. In short, the building is not ready for any tenant.
- The site plan shows an 8-foot high monument sign in the front yard nearest to Brown School Road. The monument sign is missing and will need a sign permit approved.
- Loading spaces are not properly marked on the pavement.
- Curbing has not been installed on any part of the site as indicated on the approved site plan.
- Per the Record of Decision recorded with this CUP, this use must be operational within 730 days of Plan Commission approval. That date was April 30, 2020.

#### **SP-2018-01 – Site Plan**

- The third building associated with this high-density, mixed-use site is not built.
- No stormwater management facilities appear to have been installed for this development.

- Additionally, a ditch within the right-of-way on USH 14 was to be relocated in order to accommodate development on this site. This was granted by WisDOT specifically for this development. The City made this request to WisDOT in good faith.
- The site lacks any erosion control or completed stormwater areas.

The Plan Commission, through conditional approvals on all three applications, approved this development. Each approval contained a condition that any variation from the plans would need to be approved by City staff or the Plan Commission.

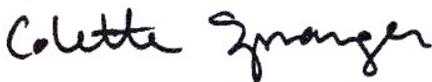
The development agreement signed by Phillips-Morning Investment Group LLC and the City of Evansville stated that “There are improvements necessary within public infrastructure to maximize density. These improvements include stormwater diversion and detention for the proposed development, neighboring properties, and public right-of-way.” Later on, the agreement states that the developer shall “construct all improvements as required by authoritative bodies such as but not limited to the City, Plan Commission, and State of Wisconsin.”

The incomplete stormwater management system and unfinished nature of the site make it next to impossible for the third building proposed on site to ever be built; the density proposed by the uses on the site was a driving factor in the City granting the developer funding through TID #9. As the development stands today, the City finds the Phillips-Morning Investment Group LLC in default of the Development Agreement regarding the development of parcel number 6-27-958.091A1. Per the agreement, the developer has thirty (30) days written notice of the right to cure this default.

In addition to the loss of future TID funding, the City would like to remind the developer of the potential revocation of conditional use permits, and a clause in the Development Agreement that states the developer must complete two of the three buildings on or before December 31, 2023. Failing to construct the two buildings as described would then result in the developer being required to reimburse the City for all incentives received thus far.

The City of Evansville appreciates your prompt attention to this matter.

Regards,



Colette Spranger  
Community Development Director

*Enclosures:*

*TIF Agreement (10/9/2018)*  
*Town and Country Engineering Letter (10/26/2021)*  
*SP-2018-01*  
*CUP-2018-06*  
*CUP-2018-09*

*CC:*

*Brian Berquist, City Engineer*

*Mark Kopp, City Attorney*  
*Julie Roberts, City Treasurer*  
*Larry Schalk, City Building Inspector*  
*Jason Sergeant, City Administrator*

DRAFT

**DEVELOPMENT AGREEMENT  
DEVELOPMENT OF LOT 2 – Mixed Use Property**

THIS AGREEMENT is approved this 9th day of October, 2018, by and between the City of Evansville and Phillips-Morning Investment Group LLC:

**RECITALS**

Phillips-Morning Investment Group LLC, (“DEVELOPER”), is a Wisconsin limited liability company;

The City of Evansville (“CITY”) is a municipal corporation of Rock County, Wisconsin;

The DEVELOPER wishes to build mixed use residential-commercial buildings located on Lot 2 on Brown School Road identified as parcel number 6-27-958.091A1 (“PROPERTY”);

The PROPERTY is zoned B-3, and the Plan Commission has approved a concept site plan. Final site plan and conditional use permit approval for the development of mixed use buildings on the PROPERTY is required;

The taxable value of Building #1 (approximate 9,362 square feet of commercial/retail space) is estimated to be \$780,000;

The taxable value of Building #2 (approximate 6,000 square feet of commercial or residential space on the lower level and approximate 4,000 square feet or more residential space on the second level with a minimum of 3 residential units) is estimated to be \$979,000;

The taxable value of Building #3 (approximate 7,800 square feet of commercial/warehouse/light industrial space) is estimated to be \$340,600;

The taxable value of parking lot and site improvements is estimated to be \$40,000;

The taxable value of land improvements is estimated to be \$205,000;

The City has built in a contingency of 15% in the aggregate dollar amounts of allowable tax reimbursement due to any future mill rate or valuation increases.

There are improvements necessary within public infrastructure to maximize density. These improvements include stormwater diversion and detention for the proposed development, neighboring properties, and public right-of-way.

Minimum standards for on-site stormwater filtration serves the property solely and is not a public good or utility. Filtration construction and maintenance of on-site filtration must remain under the control and design of the developer and future property owners. Any

improvements to increase filtration or on-site detention greater than the proposed plan may be eligible for a stormwater credit per the City's stormwater credit manual.

Additional improvements to be reimbursed by the City to the developer include water and sewer connection capable of meeting potential growth in Building #3.

The Municipal Services Committee has met and agreed to waive the sewer connection fees as part of economic growth and encouraged density. Fee waiver shall apply to the first two buildings constructed.

Tax Incremental District No. 9 ("TID #9") is anticipated to be created by the CITY before September 30, 2018 as a Mixed Use District Overlay to assure a combination of industrial, commercial and residential;

NOW, THEREFORE, in consideration of these recitals and the mutual covenants set forth below, the DEVELOPER and CITY mutually agree as follows:

### **DEVELOPMENT OF MIXED USE PROPERTY**

DEVELOPER shall undertake the following:

1. Purchase the PROPERTY.
2. Obtain final site plan and permit approval for the development of mixed use buildings on the PROPERTY.
3. Construct the first building before December 31, 2019.
4. Construct the second building to ensure mixed use within the district, before December 31, 2023
5. Construct all improvements as required by authoritative bodies such as but not limited to the CITY, Plan Commission, and State of Wisconsin.
6. All plans shall be reviewed and approved by the CITY and all costs for the review shall be reimbursed by the DEVELOPER when the CITY submits an invoice. All invoices for reimbursement shall be sent to the DEVELOPER within 90 days of the CITY receiving the original invoice.
7. Provide equitable opportunity for local contractors to compete for subcontracts in development.

### **TAX INCREMENT FUNDS**

CITY shall provide to the DEVELOPER an annual reimbursement in the amount of 100% of the tax generated by the increment value of the PROPERTY, not to exceed \$240,000 in aggregate or until the 2033 taxable year annually, for the completion of Buildings #1.

CITY shall provide to the DEVELOPER an annual reimbursement in the amount of 100% of the tax generated by the increment value of the PROPERTY, not to exceed \$220,000 in aggregate or until the 2033 taxable year annually, for the completion of Building #2. Completion requires minimum of 3 residential units.

CITY shall provide to the DEVELOPER an annual reimbursement in the amount of 100% of the tax generated by the increment value of the PROPERTY, not to exceed \$320,000 in aggregate or until the 2033 taxable year annually, for the completion of Buildings #3.

CITY shall provide to the DEVELOPER site work and utility connections for stormwater, consisting of above ground or underground stormwater diversion, expansion of the detention basin if needed, initial grading work to remove drainage of Highway 14 off Developer's property and into the Right-of-Way or agreed drainage easements. This is an estimated cost of up to \$30,000 to be reimbursed by TID #9 to the Stormwater Fund when funds are available. This excludes any and all ownership or responsibility of filtration infrastructure by the City.

CITY shall provide to the DEVELOPER utility connections for water and sanitary sewer to Building #3. The City will reimburse costs for the installation of sewer and water connections that will be made pursuant to the city's standards, requirements, and direction for such infrastructure and for future expansion of Building #3. This is an estimated cost of up to \$15,000 to be reimbursed by TID #9 to the Sewer and Water Funds when funds are available.

Eligible infrastructure costs to be possibly reimbursed to the DEVELOPER for utility construction are engineering costs, materials and labor. All submissions are to be reviewed by the City Engineer to confirm that the reimbursement request is reasonable and accurate. The City will only reimburse what is deemed reasonable and accurate.

CITY shall waive the Sewer Connection Fees in an amount not to exceed \$23,400 for the first and second constructed buildings.

The DEVELOPER shall pay, when due, all taxes, reimbursements and assessments levied against the PROPERTY.

The DEVELOPER shall pay construction costs and shall submit reimbursement requests within 90 days of paying the invoice. Proof of payment shall be submitted with the reimbursement request.

The DEVELOPER must complete two of the three buildings on or before December 31, 2023. If the DEVELOPER fails to construct two of the three buildings as described, the DEVELOPER shall upon order of the CITY, reimburse all incentives to the CITY and all future incentives suspended.

This agreement is contingent upon the successful creation and establishment of TID #9 as shown in ATTACHMENT B.

This AGREEMENT shall be recorded with the Rock County Register of Deeds at the expense of the DEVELOPER immediately after signing and the DEVELOPER shall provide proof of such to the CITY.

Any alterations to this AGREEMENT, including but not limited to division of incentives with future property owners, shall be made through amendments submitted to the CITY in writing, approved by the governing body of the CITY, attached to this original AGREEMENT and recorded with Rock County Register of Deeds at the expense of the DEVELOPER. Proof of recording shall be provided to the CITY.

### **PERSONAL GUARANTEE**

Each and every individual member of DEVELOPER shall be jointly and severally liable for each and every obligation imposed upon or undertaken by DEVELOPER under this AGREEMENT.

By signing this AGREEMENT, each principal officer of DEVELOPER hereby grants a personal guarantee to be responsible for the obligations and duties of the DEVELOPER under this AGREEMENT.

This AGREEMENT and PERSONAL GUARANTEE shall be applicable to and the responsibility of all future owners of the parcel or parcels if divided until the completion of this AGREEMENT.

### **EVENTS AND REMEDIES OF DEFAULT**

In the event of default of any term, promise, covenant, condition or representation in this AGREEMENT, upon thirty (30) days written notice of the right to cure such default, the non-defaulting party may pursue any legal or administrative action which appears necessary or desirable to compel the defaulting party to comply with this AGREEMENT and/or to seek an award of monetary damages.

### **MISCELLANEOUS**

**Out of Pocket Expenses.** In consideration of professional staff time necessary for CITY to prepare, assemble or analyze documents associated with the tax increment projections and preparation of this AGREEMENT, CITY may utilize tax incremental proceeds for expenses due to the use of professional staff, including, but not limited to, financial adviser, assessor, city engineer, and city attorney.

**Captions.** Any captions of the several parts of this AGREEMENT are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

**Severability.** If any term of this AGREEMENT shall, for any reason and to any extent, be invalid or unenforceable, the remaining terms shall be in full force and effect.

Entire Agreement. This AGREEMENT contains all of the terms, promises, covenants, conditions and representations made or entered into by or between CITY and DEVELOPER and supersedes all prior discussions and agreements whether written or oral between the parties. This AGREEMENT constitutes the sole and entire AGREEMENT between CITY and DEVELOPER and may not be modified or amended unless set forth in writing and executed by CITY and DEVELOPER with the formalities hereof.

Status of City. Nothing herein shall be deemed to create or establish the CITY as a copartner or joint venturer with DEVELOPER in the design, construction, ownership or operation of the PROPERTY; nor shall the CITY be entitled to proceeds or revenues derived from the ownership or operation of the PROPERTY.

Good Faith. Any actions taken pursuant to this AGREEMENT will be measured by an implied covenant of good faith and fair dealing.

Indemnification of City. DEVELOPER shall defend and indemnify the CITY against any and all claims brought or actions filed against CITY or any of its officers, employees or agents for property damage, bodily injury, death or other actions arising out of or relating to the DEVELOPER'S work, obligations or actions under this AGREEMENT.

Assignment. DEVELOPER'S obligations under this AGREEMENT cannot be assigned without prior consent of CITY and such consent shall not be unreasonably withheld.

Notice. All notices, demands or consents provided for in this AGREEMENT shall be in writing and shall be delivered to the parties hereto by hand or by United States mail. All such communications shall be addressed at the following, or other such address as either may specify to the other in writing:

To DEVELOPER:  
Phillips-Morning Investment Group LLC  
7902 North Country Rd M,  
Evansville, WI 53536

To CITY:  
Evansville City Administrator  
31 S. Madison St.  
PO Box 76  
Evansville, WI 53536

Binding Effect. This AGREEMENT shall be permanent and run with the PROPERTY, as described above, and the rights granted and responsibilities assumed thereby shall inure to, and be binding upon, the parties, their heirs, successors and assigns.

Law and Venue. This AGREEMENT shall be interpreted by the laws of the State of Wisconsin and venue for any dispute will be with the Rock County, Wisconsin Circuit Court.

**SIGNATURES**

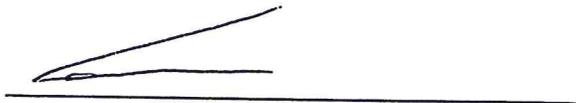
IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed on the date first above stated.

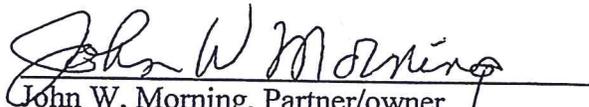
**City of Evansville:**

  
\_\_\_\_\_  
William C. Hurtley, Mayor

  
\_\_\_\_\_  
Judy W. Walton, City Clerk

**Phillips-Morning Investments LLC:**

  
\_\_\_\_\_  
Andrew E. Phillips, Partner/owner

  
\_\_\_\_\_  
John W. Morning, Partner/owner

The obligations of the Developer stated above in this Development Agreement are hereby personally guaranteed by the undersigned, who state they fully understand and accept the responsibilities of the Developer.

  
\_\_\_\_\_  
Andrew E. Phillips, Partner/owner

  
\_\_\_\_\_  
John W. Morning, Partner/owner

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

J:\TCDead\Evansville\EV-56-M6 Brown School Place\Admin\Site Visit Summary Ltr.docx



Community Development Department

*City of Evansville*

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

June 27, 2018

Morning Ridge Development  
7902 N County Road M  
Evansville, WI 53536

**RE: Record of Decision for Revised Site Plan Application SP-2018-01 for parcel 6-27-958.091A1**

Applicant,

A Site Plan Application submitted, has been approved by Plan Commission on June 25, 2018. The Site Plan Application and record of decision document is included. Please note project conditions listed on the Record of Decision document.

If you have any questions, please let me know.

Sincerely,

Jason Sergeant  
Community Development Director

*Enclosure: Record of Decision and Site Plan Application*

**RECORD OF DECISION  
SITE PLAN**

**NEW COMMERCIAL CONSTRUCTION**

**Morning Ridge Development**

1. **Date of Plan Commission Action:** 6/25/2018
2. **Address of the Property:** 777 to 797 Brown School Road, City of Evansville, County of Rock, State of Wisconsin
3. **Parcel Numbers:** 6-27-958.091A1
4. **Legal Description:**  
PT NW1/4 SW1/4  
CERTIFIED SURVEY MAP #1935946  
VOL 34 PG 345-349 LOT 2  
CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN
5. **Property Owner(s):** PHILLIPS-MORNING INVESTMENT GROUP LLC
6. **Document Prepared By:** Jason Sergeant, City of Evansville Community Development Director
7. **Action of the Plan Commission:** The Plan Commission approves the Site Plan as presented for two commercial buildings on parcel 6-27-958.091A1 (Tax ID 222070001011). The Plan Commission has found 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 Site Plan Approval set forth in Section 130-104 of the Zoning Ordinance. The Site Plan is approved subject to the following conditions:
  - 1) The business operator shall comply with all provisions in the city's zoning code, as may be amended, including conditional use regulations as per sections 130-408.
  - 2) Any substantial changes to the site plan or expected uses shall require a review of the existing conditional use permits and may require the application, fee, review and issuance of a new conditional use permit.
  - 3) The use shall not cause a public or private nuisance as defined by State law.
  - 4) use dark sky compliant fixtures for parking areas
  - 5) Primary entrances on future Building 2 should be oriented towards Brown School Road
  - 6) storm water and grading plans submitted and approved by staff
  - 7) City Engineer approval of Site Plan

- 8. **Change of Ownership:** This approval runs with the land and shall be transferred to subsequent property owners.
- 9. **Authorization:** The Site Plan approval was approved by a unanimous vote of the members of the Plan Commission of the City of Evansville, Wisconsin at a meeting held on June 25, 2018.

**APPROVED:**

  
\_\_\_\_\_  
**Jason Sergeant, Community Development Director**

6/27/2018  
\_\_\_\_\_  
**Date**

# 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.sergeant@ci.evansville.wi.gov](mailto: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](http://www.ci.evansville.wi.gov)

**- Office Use Only -**

Initial application fee	\$300
Receipt number	
Date of pre-application meeting	1/2018
Date of determination of completeness	4/28/18
Name of zoning administrator	J.S
Date of Plan Commission review	5/1/2018
Application number	SP-2018 01

**1. Applicant Information**

Applicant name MORNING RIDGE DEV.  
 Street address 7902 N CTY M  
 City EVANSVILLE WI  
 State and zip code WI 53536  
 Daytime telephone number 608-295-9447  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any \_\_\_\_\_

**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	<u>JOHN MORNING COMBS &amp; ASSOC.</u>		
Company			
Street address			
City			
State and zip code			
Daytime telephone number			
Fax number, if any			
E-mail, if any			

**3. Subject property information**

Street address			
Parcel number	<u>6-27-958 291A</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)	<u>B-4</u>	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 <u>B-3</u> B-4 B-5 Planned Office District    O-1 Industrial Districts        I-1 I-2 I-3		
Describe the current use			

SP-2018-01

**SITE PLAN APPLICATION**  
 Evansville, Wisconsin  
 Version: September 28, 2015

4. Project Information

Total lot area	a.	93,854	sq. ft.
Floor area	b.	24,462	sq. ft.
Floor area ratio	(b / a)	26%	
Total impervious surface area	c.	72,181	sq. ft.
Parking lot area		40,178	sq. ft.
Impervious surface ratio	(c / a)	77%	
Landscaped area	d.	21,473	sq. ft.
Landscape surface area ratio	(d / a)	23%	
Number of dwelling units	e.	0	
Site density	(e / a)	0	dwelling units per acre
Estimated number of employees		35	
Estimated number of daily customers		150	
Estimated number of residents		0	
Peak hour traffic loads		Lunch, 4pm-6pm	

5. Describe the proposed use.

Retail Building 1 = 9882 sf with (2) drive-thru windows

Retail Building 2 = 6,000 sf (future)

Showroom with limited production Building 3 = 7,800 sf w/ 1,300 sf (future growth)

**COMMERCIAL B-3 BUSINESS USES.**

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

**ANTICIPATED HOURS OF OPERATION COULD BE FROM 7:00AM - 11:00PM DEPENDING ON THE TENANT. USES WOULD COMPLIMENT OTHER USES IN THE AREA.**

**SITE PLAN APPLICATION**  
 Evansville, Wisconsin  
 Version: September 28, 2015

SP-2018-01

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.

NO AIR, ODOOR, OR NOISE NUICANCES ARE ANTICIPATED.

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

Building 3 will have the capacity to expand 1,300sf Building 1 & 3 will be constructed in the first phase. Building 2 will be the 2<sup>nd</sup> phase of the project  
 WHILE EXPANSION IS POSSIBLE NONE IS ANTICIPATED IN THE NEAR FUTURE.

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

I BELIEVE THE PROPOSED PROJECT WILL MAINTAIN OR ADD TO THE VALUS OF SURROUNDING PROPETIES AND WILL BE BENEFICIAL TO THE RESIDENTS OF EVANSVILLE.

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 1/4" 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

**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

Applicant Signature: <i>John Morning</i>	Date: <i>April 27, 2018</i>
--	-----------------------------

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

**FACT SHEET**



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

---

## RE: PDF For John Morning Brown School Rd Landscape plan

---

Richard Dolezal <RDolezal@destreearchitects.com>  
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>  
Cc: John Morning <johnmorning@charter.net>

Fri, Apr 27, 2018 at 12:57 PM

Thank you for that.

Attached are the lights we are planning for the building.

Bldg 1 is the retail building along hwy 14

Bldg 2 is the future building along Brown school. Not address in anything we are sending you.

Bldg 3 is the building running along the outlet from Brown school Rd to Hwy 14.

The jpg is the light fixture from the neighboring building we are planning to match that fixture but see if there is an LED equal.

I'll be sending over the Arch. Site plan & ext elevations very soon.

Thanks,

Richard Dolezal

**Destree Design Architects, Inc.**

[Quoted text hidden]

---

### 3 attachments



**DSCN2077.JPG**  
1170K

 **BLDG 3 LIGHT.pdf**  
675K

**BLDG 1 WFE4913\_ETRUSCAN\_pdf.pdf**



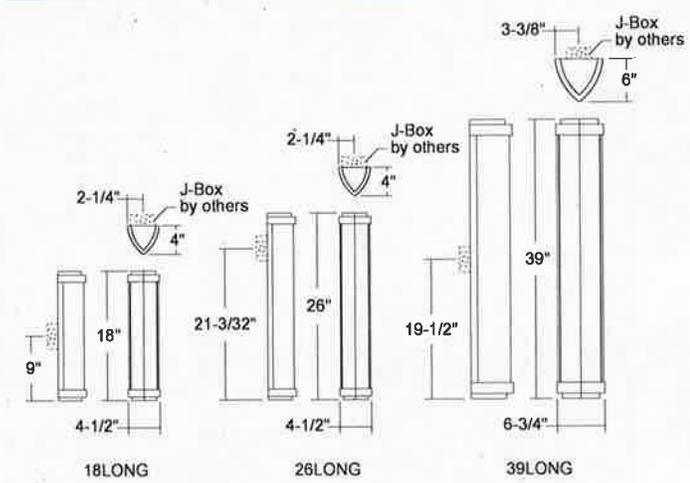


**SPECIFICATIONS** Exterior **FORMATIONS**



**4913**  
ETRUSCAN

Type:  
Project:  
Qty:



**Warranty**  
1-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)  
Actual performance may differ as a result of end-user environment and application.

**CATALOG NUMBER**

Example: **WFE4913 18LONG 1/27TT 120 OA LGP**

Series	Length	Source	Voltage	Lens	Finish
WFE4913 Etruscan Formations Series	<b>18LONG</b> 18 Inch Nominal Length	2/25T10 (2) 25w T10/Medium 1/27TT (1) 27w Twin Tube/2G11	120 120V 277 277V 347* 347V	OA Opal Acrylic FAH4 White Vein Hand Painted Faux Alabaster	LBP Light Bronze Paint LGP Light Gold Iridescent CPF* Custom Paint Finish CMF* Custom Metal Finish
	<b>26LONG</b> 26 Inch Nominal Length	3/25T10 (3) 25w T10/Medium 1/40TT (1) 40w Twin Tube/2G11 1/17TB (1) 17w T8/Medium BiPin		FAH5 Antique Hand Painted Faux Alabaster (Beige) FAH6 Gray Vein Hand Painted Faux Alabaster	
	<b>39LONG</b> 39 Inch Nominal Length	4/25T10 (4) 25w T10/Medium 2/39TT (2) 39w Twin Tube/2G11 1/25TB (1) 25w T8/Medium BiPin 1/36T12HO (1) 36w T12HO/Recessed D.C.		FAH7 Beige Vein Hand Painted Faux Alabaster	

<b>Special</b>	Describe Modification:	<b>Notes</b>	<b>Weight</b>
<b>MOD*</b> Modification / Consult Factory		<ul style="list-style-type: none"> <li>UL listed and cUL approved</li> <li>Winona Lighting products are union made.</li> <li>Custom Sizes and Finishes available upon request.</li> <li>All Fluorescent fixtures available in 120V and 277V.</li> <li>Winona Lighting reserves the right to make design changes without prior notice.</li> <li>Lamps not included.</li> </ul> <p>*Available by modification only. Consult factory.</p>	2/25T10, 1/27TT-WFE4913-18LONG 10lbs 3/25T10, 1/40TT, 1/17TB-WFE4913-26LONG 15lbs 4/25T10, 2/39TT, 1/25TB-WFE4913-39LONG 20lbs 1/36T12HO-WFE4913-39LONG 29lbs  Note: All wall mounts over 25lbs. require additional hanging support.

## DESCRIPTION

The Entri luminaires' family of modular faceplate designs provide a tasteful architectural statement equally suitable for indoor and outdoor environments. Available luminous faceplate window adds a signature look, while affording custom color capability.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## SPECIFICATION FEATURES

### Construction

**HOUSING:** One piece die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Accommodates either up or down mounting configurations with no modifications. Downlight and uplight lens' are impact resistant 5/32" thick tempered clear or frosted flat glass, sealed to the housing with high strength VHB adhesive tape and a continuous silicone bead gasket. Silicone wireway plug on housing back wall seals incoming electrical leads to prevent moisture and dust entry. **FACEPLATE:** One piece die-cast aluminum faceplate utilizes a continuous silicone gasket to seal securely to housing. Side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. Available luminous glass insert is .16" thick frosted glass, secured to back of faceplate with a continuous EPDM gasket. Available colored gel film secures behind glass.

### Electrical

**ELECTRICAL COMPONENTS:** Ballast and related electrical componentry are heat sunk to the housing for cooler operation and prolonged life.

### Optical

**OPTICAL SYSTEMS:** Choice of ten high efficiency optical systems constructed of premium 95% reflective anodized aluminum sheet, or bright specular anodized polished spun aluminum. Available distributions include Type III, Type III with 10% secondary glow, Type III with pencil secondary, Forward Throw, Forward Throw with 10% secondary glow, Forward Throw with pencil secondary, FX grazing optic, FXF 50% up/50% down grazing optic, Tight Spot, and 50% up/50% down Tight Spot. Optical segments are rigidly mounted inside a heavy wall aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature quick disconnect wiring plugs. T6 Pulse Start Metal Halide lamps feature G12 lampholders, and Compact Fluorescent lamps feature GX24q-(3,4,5) 4-pin lampholders.

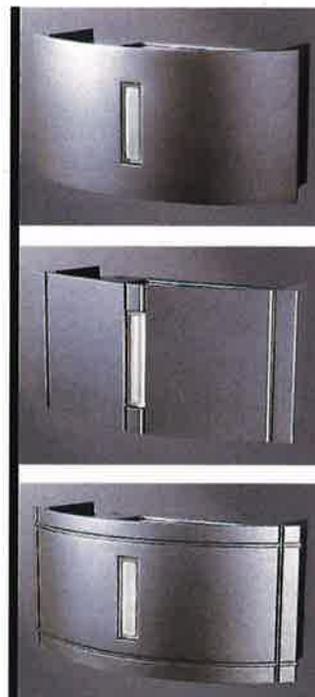
### Mounting

Standard zinc plated attachment plate mounts directly to 4" J-Box. Fixture slides over mounting plate and is secured with two concealed stainless steel fasteners. Mounting plate features one-piece, EPDM

gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast aluminum adapter box to allow for surface conduit wiring, and emergency battery pack capability.

### Finish

Housing finished in a five-stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult your lighting representative at Eaton for more information.



## ENC/ENT/ENV ENTRI

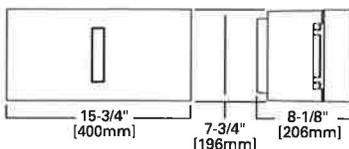
26 - 250W

Pulse Start Metal Halide  
Compact Fluorescent

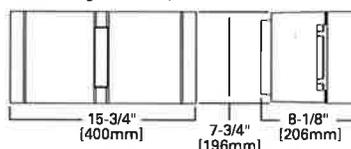
ARCHITECTURAL WALL  
LUMINAIRE

## ORDERING INFORMATION

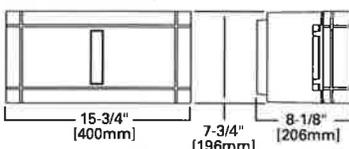
### ENC (Round Clean)



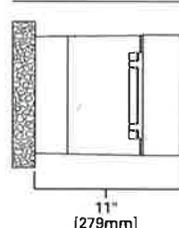
### ENT (Triangle Reveals)



### ENV (Round Reveals)



### CONDUIT MOUNT / BATTERY BACK BOX



## CERTIFICATION DATA

IP66 Rated  
U.L. 1598 Listed  
CSA Listed  
40°C Ambient Temperature Rating  
ISO 9001  
Full Cutoff (In downlight only configurations with no faceplate window)

## SHIPPING DATA

Approximate Net Weight:  
16 lbs. ( 7.3 kgs.)

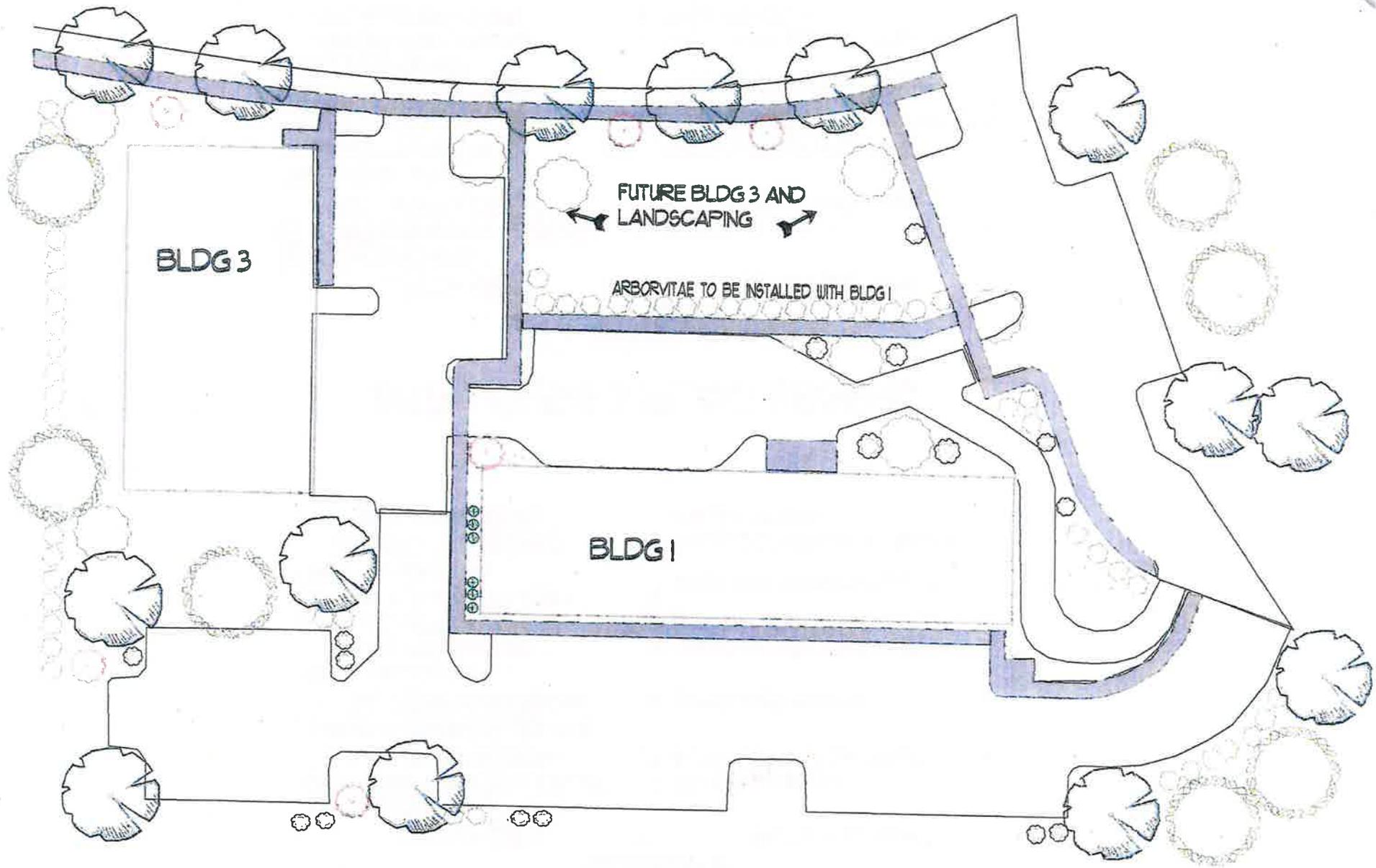
## ORDERING INFORMATION

Sample Number: ENC-150-MP-120-EB-3S-GM-LG-L

Product Family	Lamp Wattage	Lamp Type	Voltage <sup>6</sup>	Ballast	Optical System	Color <sup>11</sup>
ENC=Entri Round Clean ENT=Entri Triangle Reveals ENV=Entri Round Reveals	<b>Pulse Start Metal Halide <sup>1</sup></b> 39=39W 70=70W 100=100W 150=150W <b>Compact Fluorescent <sup>2</sup></b> 26=26W 32=32W 42=42W 52=(2) 52W <sup>3</sup> 57=57W <sup>4</sup> 64=(2) 32W <sup>3</sup> 84=(2) 42W <sup>3</sup>	MP=Pulse Start Metal Halide CF=Compact Fluorescent <sup>5</sup>	120=120V 208=208V 240=240V 277=277V 347=347V 480=480V DT=Dual-Tap wired 277V <sup>7</sup> MT=Multi-Tap wired 277V <sup>8</sup> TT=Triple-Tap wired 347V <sup>9</sup> UNV=120-277V Universal Electronic Ballast	MB=Magnetic Ballast EB=Electronic Ballast <sup>10</sup>	<b>Downlight or Uplight (HID or Halogen)</b> 3S=Type III FT=Forward Throw FX=Wall Grazing Optic TS=Tight Spot 3SG=Type III, 90% Main, 10% Secondary Glow 3SP=Type III with Pencil Secondary FTG=Forward Throw, 90% Main, 10% Secondary Glow FTP=Forward Throw with Pencil Secondary FXF=Wall Grazing Optic, 50% Up, 50% Down TSF=Tight Spot, 50% Up, 50% Down <b>Compact Fluorescent</b> CFG=90% Main, 10% Secondary Glow CFM=100% Main, Up or Downlighting	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
<b>Optional Luminous Faceplate Insert</b>		<b>Options (Add as Suffix)</b>			<b>Accessories (Order Separately) <sup>18</sup></b>	
LG=Luminous Glass Insert LGO=Luminous Glass Insert with Warm Orange Gel LGR=Luminous Glass Insert with Red Gel LGB=Luminous Glass Insert with Bright Blue Gel LGG=Luminous Glass Insert with Deep Green Gel		F=Single Fuse (120, 277 or 347V. Specify Voltage) FF=Double Fuse (208, 240 or 480V. Specify Voltage) DSAB=Dual Fluorescent Switching Control Adapter Box <sup>12, 13</sup> QAB=Quartz Restrike Adapter Box <sup>13</sup> EMAB=Quartz Restrike with Time Delay Adapter Box (Also Strikes at Cold Start) <sup>13</sup> EM/SCAB=Quartz Emergency Separate Circuit Adapter Box <sup>13</sup> CF/EMAB=Emergency Battery Back Up Adapter Box <sup>13, 14</sup> PC=Button Type Photocontrol (Specify Voltage) WG=Wire Guard <sup>15</sup> FRM=Frosted Main Flat Glass FRS=Frosted Secondary Flat Glass <sup>16</sup> L=Lamp Included			VA2001-XX=Thru-Way Conduit Box <sup>13</sup> VA2002=Wire Guard Kit	

## NOTES:

- All Pulse Start Metal Halide lamps are T6 envelope with G12 lamp base. All High Pressure Sodium lamps are T6 envelope with GX12 lamp base.
- All 26/32/42/57W Compact Fluorescent lamps feature a 4-pin lamp base. Available in CFM and CFG distributions only.
- Dual Compact Fluorescent lamps.
- Nominal M.O.L. lamp length of 57W Compact Fluorescent not to exceed 7".
- Compact Fluorescent ballasts are 120 through 277V. Specify with UNV voltage designation.
- Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
- Dual-tap is 120/277V wired 277V.
- Multi-tap is 120/208/240/277V wired 277V.
- Triple-tap is 120/277/347V wired 347V.
- 120V through 277V only. Electronic ballast standard with all Compact Fluorescent lamps. EB available with 39/70/100/150W Pulse Start Metal Halide lamps. 150W requires and is supplied with VA2001 Thru-way Box. Not available with QAB or EMAB options.
- Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Dual switching requires dual 26, 32 or 42W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
- VA2001 and thru-way adapter box options to be mounted facing downward only. Cannot be used for primary "uplight only" applications.
- Compact Fluorescent lamps only. Battery backup provides 90 minutes of supplemental light, minimum operating temperature of 32°F (0°C), 42W maximum.
- For use in down lighting applications only.
- Frosted secondary lens provided standard on 3SG, FTG and CFG distributions.
- Replace XX with color suffix.



Revision #:

Date: 6/22/2018

Scale:

1/32" = 1'

Landscape Plan:

Landscape Design by: Kendall Wethal  
Urban Landscaping

## SITE 1 BLDG 1 PLANT LEGEND

LEGEND		
COMMON NAME	QTY	BOTANICAL NAME
SHRUB, DECIDUOUS		
<input checked="" type="checkbox"/> BURNING BUSH FALL COLOR	11	EUONYMUS ALATA
<input type="checkbox"/> LILAC, DWARF KOREAN	17	SYRINGA PATULA KOREAN
SHRUB, EVERGREEN CONIFER		
<input checked="" type="checkbox"/> YEW, DENSIFORMIS HEDGE	6	TAXUS DENSIFORMIS
TREE, DECIDUOUS		
<input type="checkbox"/> CRAB, PRAIRIE FIRE	6	MALUS SPP. 'PRAIRIE FIRE'
<input type="checkbox"/> LILAC IVORY SILK	3	SYRINGA RETICULATA 'IVORY SILK'
<input checked="" type="checkbox"/> MAPLE, SUGAR MAJESTY	9	ACER SACCHARUM 'FLAX MILL'
TREE, EVERGREEN		
<input type="checkbox"/> ARBORVITAE, TECHNEY	35	THUJA OCCIDENTALIS 'TECHNY'
<input type="checkbox"/> PINE, EASTERN WHITE	4	PINUS STROBUS

## SITE 2 BLDG 3 PLANT LEGEND

LEGEND		
COMMON NAME	QTY	BOTANICAL NAME
SHRUB, DECIDUOUS		
<input checked="" type="checkbox"/> BURNING BUSH FALL COLOR	5	EUONYMUS ALATA
<input type="checkbox"/> LILAC, DWARF KOREAN	3	SYRINGA PATULA KOREAN
TREE, DECIDUOUS		
<input type="checkbox"/> CRAB, PRAIRIE FIRE	2	MALUS SPP. 'PRAIRIE FIRE'
<input type="checkbox"/> LILAC IVORY SILK	3	SYRINGA RETICULATA 'IVORY SILK'
<input checked="" type="checkbox"/> MAPLE, SUGAR MAJESTY	6	ACER SACCHARUM 'FLAX MILL'
TREE, EVERGREEN		
<input type="checkbox"/> ARBORVITAE, TECHNEY	21	THUJA OCCIDENTALIS 'TECHNY'
<input type="checkbox"/> PINE, EASTERN WHITE	3	PINUS STROBUS

**ARCHITECT:**  
**DESTREE DESIGN ARCHITECTS, INC.**  
 222 WEST WASHINGTON AVE. SUITE 310  
 MADISON, WI 53703  
 PH: 608.268.1499  
 WWW.DESTREEARCHITECTS.COM

**OWNER:**  
**MORNING RIDGE INVESTMENTS LLC**  
 7902 N COUNTY ROAD M  
 EVANSVILLE, WI 53536  
 PH: 608.295.9447  
 FAX: 608.882.4840  
 CONTACT: JOHN MORNING

**CIVIL:**  
**COMBS & ASSOCIATES**  
 109 W. MILWAUKEE ST.  
 JANESVILLE, WI 53548  
 PH: 608.752.0575  
 FAX: 608.752.0534

**LANDSCAPE:**  
**PLEASANT PRAIRIE GREEN HOUSE**  
 16907 W COUNTY ROAD C  
 EVANSVILLE, WI 53536  
 PH: 608.882.0501

**KEYNOTES**

- 1 SCREENED TRASH ENCLOSURE, SEE 2/AS100 FOR IMAGE
- 2 20' POLE WITH LED ARM LIGHT, STYLE TO MATCH 801 BROWN SCHOOL RD

**PARKING LOT PLAN SITE INFORMATION**

PARCEL NUMBER: 6-27-958.091A1  
 SITE ACREAGE (TOTAL): 2.13 93.44 SF  
 NUMBER OF BUILDING STORES (ABOVE GRADE): 1  
 BUILDING HEIGHT: BLDG 1: 25'-0" /  
 BLDG 2: 25'-0" / FUTURE BUILDING  
 BLDG 3: 25'-0" /

SITE 1 (RETAIL BUILDING 1 & 2)  
 SITE SQ. = 58598  
 PHASE 1: (BUILDING 1 ONLY)  
 IMPERVIOUS AREA = 37,206  
 LANDSCAPE AREA = 21,392  
 GREENSPACE RATIO = 36.3%

PHASE 2: (BUILDING 1 & 2)  
 IMPERVIOUS AREA = 48,376  
 LANDSCAPE AREA = 10,222  
 GREENSPACE RATIO = 17.3%

SITE 2 (COUNTERTOP BUILDING - BUILDING #3)  
 SITE SQ. = 35056  
 IMPERVIOUS AREA = 17,858  
 LANDSCAPE AREA = 17,198  
 GREENSPACE RATIO = 49%

NUMBER OF BICYCLE STALLS SHOWN: 8  
 NUMBER OF PARKING STALLS:

BUILDING 1 & 2 SHOWN		BUILDING 3 SHOWN	
SMALL CAR	0	LARGE CAR	18
LARGE CAR	80	ACCESSIBLE	1
ACCESSIBLE	5	TOTAL	19
TOTAL	85		



DESTREE DESIGN ARCHITECTS, INC.  
 222 WEST WASHINGTON AVE. SUITE 310  
 MADISON, WI 53703  
 PH: 608.268.1499  
 WWW.DESTREEARCHITECTS.COM

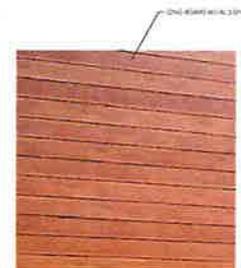
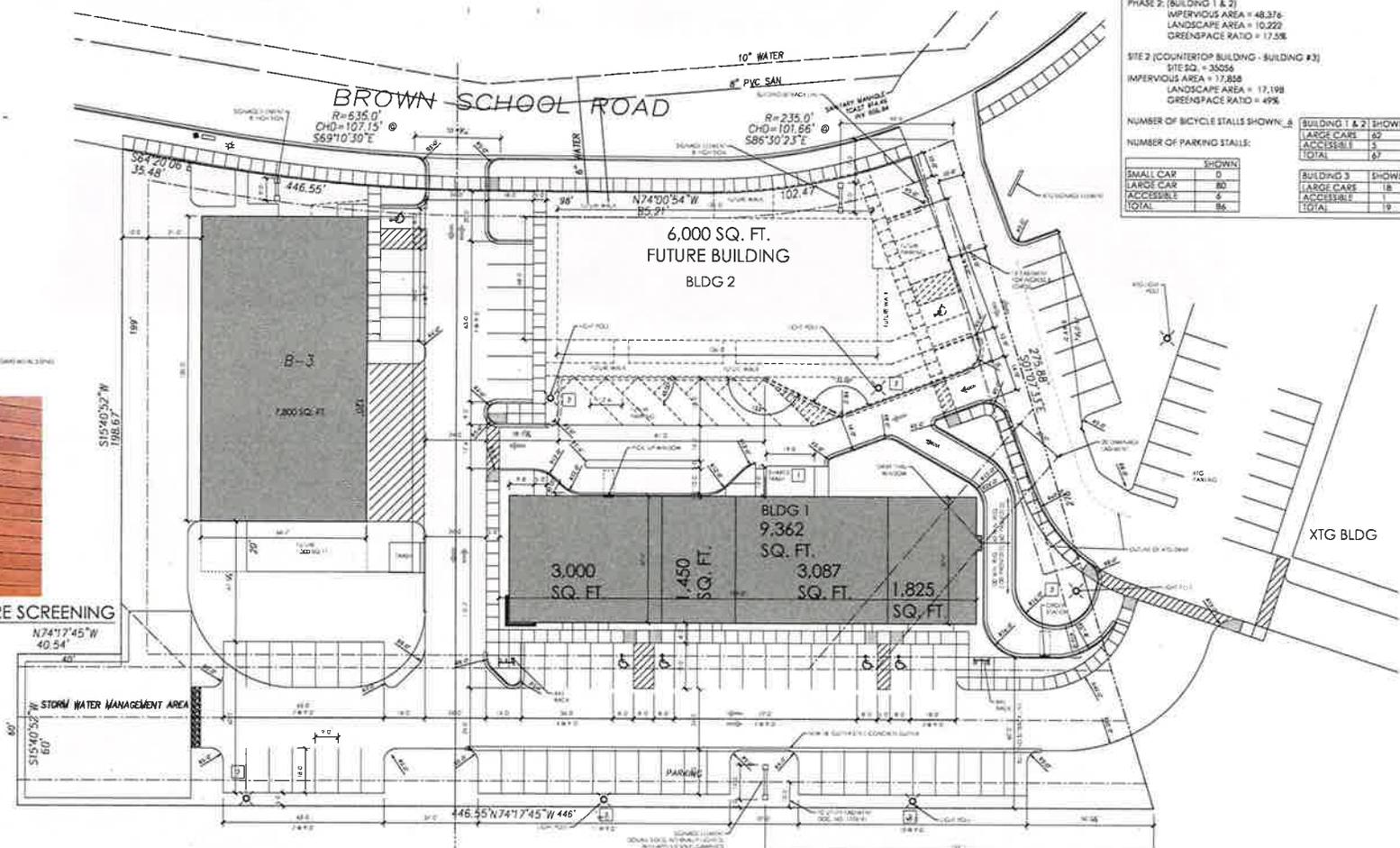
MORNING RIDGE INVESTMENTS LLC  
 BROWN SCHOOL ROAD LOT 2  
 PARCEL NUMBER: 6-27-958.091A1  
 EVANSVILLE, WI

**ISSUANCES:**

SITE PLAN SUBMITTAL 04/17/18
REV 04/24/18
REV 04/26/18
REV 04/27/18

PROJECT #: 180434.1  
 SHEET NUMBER

**AS100**



2 TRASH ENCLOSURE SCREENING  
 NOT TO SCALE

1/2" WATER  
 CEMENT  
 10 SQ FT

SWM



1 ARCHITECTURAL SITE PLAN  
 1"=20'-0"





Member  
of Call System International

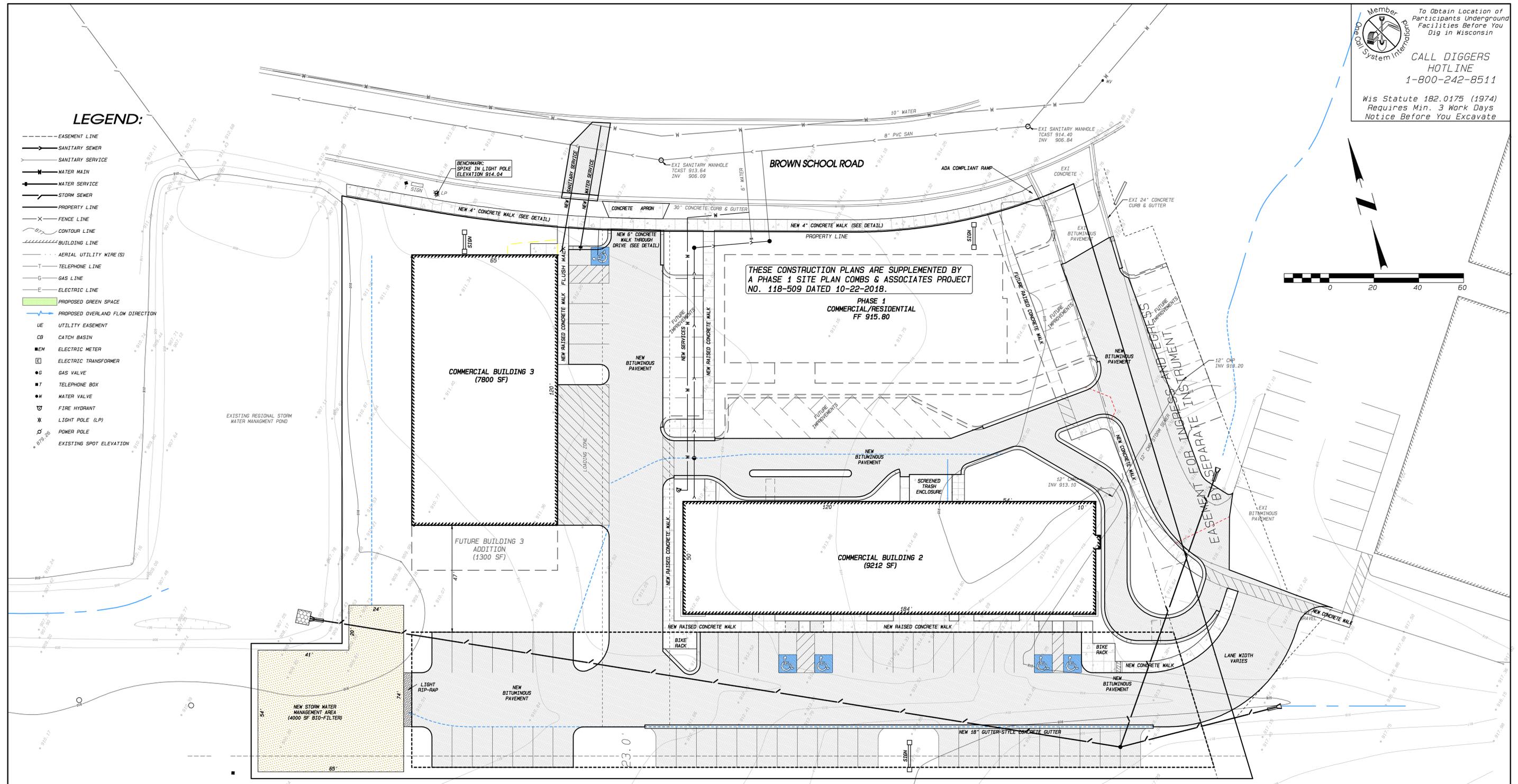
To Obtain Location of  
Participants Underground  
Facilities Before You  
Dig in Wisconsin

**CALL DIGGERS  
HOTLINE**  
1-800-242-8511

Wis Statute 182.0175 (1974)  
Requires Min. 3 Work Days  
Notice Before You Excavate

**LEGEND:**

- EASEMENT LINE
- SANITARY SEWER
- SANITARY SERVICE
- WATER MAIN
- WATER SERVICE
- STORM SEWER
- PROPERTY LINE
- FENCE LINE
- CONTOUR LINE
- BUILDING LINE
- AERIAL UTILITY WIRE (S)
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE
- PROPOSED GREEN SPACE
- PROPOSED OVERLAND FLOW DIRECTION
- UE UTILITY EASEMENT
- CB CATCH BASIN
- EM ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- GV GAS VALVE
- TB TELEPHONE BOX
- WV WATER VALVE
- FH FIRE HYDRANT
- LP LIGHT POLE (LP)
- PP POWER POLE
- EXISTING SPOT ELEVATION



SITE DIMENSION PLAN  
FOR

**MORNING RIDGE RETAIL CENTER**

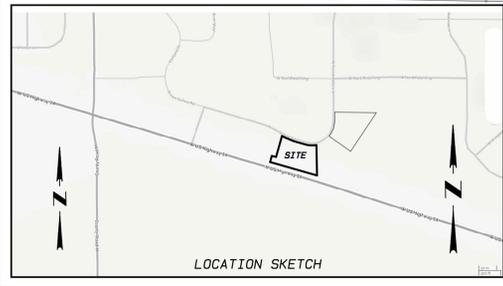
LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 34, PAGES 345 THRU 349 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 1935946 AND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 25, T.4N., R., 10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

CONTACTS:  
ARCHITECT:  
Destree Design Architects, Inc.  
222 W. Washington Ave., Suite 310  
Madison, WI 53703  
608-268-1499  
www.destreearchitects.com

CIVIL:  
Combs & Associates  
109 W. Milwaukee St.  
Janesville, WI 53548  
608-752-0575  
www.combsurvey.com

OWNER:  
Morning Ridge Investments, LLC  
7902 N. County Road M  
Evansville, WI 53536  
608-295-9447

LANDSCAPE:  
Pleasant Prairie Green House  
16907 W. County Road C  
Evansville, WI 53536  
608-882-0501



<b>Combs &amp; Associates</b>	• LAND SURVEYING	DATE	06/05/18	REVISIONS	06/07/18 Stoweik AFG
	• LAND PLANNING	BY			
	• CIVIL ENGINEERING	APPROVED	AFG		
109 W. Milwaukee St. Janesville, WI 53548	tel: 608 752-0575 fax: 608 752-0534	PROJECT NO.	118-019		





CONDITIONAL USE PERMIT  
LT. INDUS. INCIDENTAL TO SALES

Document Number

Document Title

City of Evansville, County of Rock, State of Wisconsin

Recording Area

Name and Return Address

Document Prepared by:  
Jason Sergeant, City of Evansville  
PO Box 76  
Evansville, WI 53536

6-27-989.091A1

Parcel Identification Number (PIN)

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010



**RECORD OF DECISION  
CONDITIONAL USE PERMIT**

LIGHT INDUSTRIAL INCIDENTAL TO INDOOR SALES

**Morning Ridge Development**

1. **Date of Plan Commission Action:** 5/1/2018
2. **Description of the Property:** 777 to 797 Brown School Road, City of Evansville, County of Rock, State of Wisconsin
3. **Parcel Number:** 6-27-989.091A1
4. **Legal Description:**  
PT NW1/4 SW1/4  
CERTIFIED SURVEY MAP #1935946  
VOL 34 PG 345-349 LOT 2 CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN
5. **Property Owner(s):** Morning Ridge Development
6. **Document Prepared By:** Jason Sergeant, City of Evansville Community Development Director
7. **Action of the Plan Commission:** Motion to approve the site plan and issuance of a Conditional Use Permit to allow Light Industrial Activities Incidental to Indoor Sales or Service Land Use per section 130-530 on parcel of land 6-27-958.091A1 (Tax ID 222070001011) located on Brown School Road, 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) Conditional Use Permit is recorded with Register of Deeds
  - 2) Any variation from plans approved by staff or Plan Commission if necessary.
  - 3) All product storage and customization operations are contained entirely within the building.
  - 4) Conditions of Application SP-2018-01 are satisfied
8. **Approval period:** This use shall be initiated within 365 days and operational within 730 days from the date of Plan Commission action. If the use is not established within this time period, this approval shall automatically become null and void. This approval period may be extended by submitting a written request to the City Clerk at least 60 days in advance of such expiration and granting of such request by the Community Development Director. Per Section 130-110 of City ordinances, if the use is discontinued for a period of more than 365 days, the CUP is automatically invalidated.
9. **Change of Ownership:** This approval runs with the land and shall be transferred to subsequent property owners.

**10. Authorization:** The Conditional Use Permit was approved by a unanimous vote of the members of the Plan Commission of the City of Evansville, Wisconsin at a meeting held on May 1, 2018.

**11. Recordation with County:** The applicant shall record this Record of Decision with the Rock County Register of Deeds office and provide proof of such recordation to the City Community Development Director.

APPROVED:

  
\_\_\_\_\_  
Jason Sergeant, Community Development Director

9/7/2021  
\_\_\_\_\_  
Date

STATE OF WISCONSIN  
County of Rock

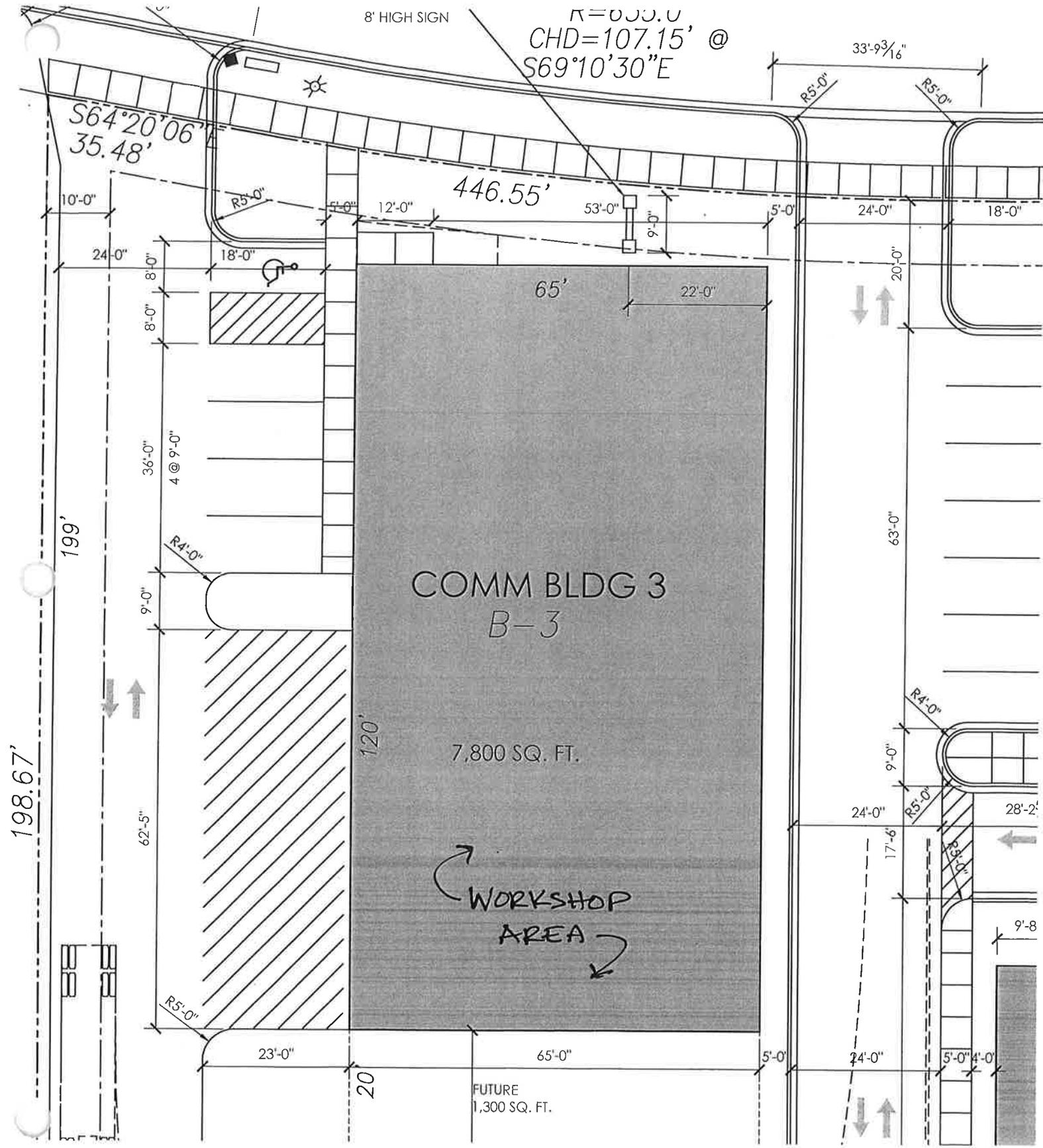
Subscribed and sworn to before me this 7<sup>th</sup> day of September, 2021.

Melanie J. Crans  
\_\_\_\_\_  
Notary

Melanie J. Crans  
\_\_\_\_\_  
Printed Name

My Commission Expires 06-13-2023





**ARCHITECT:**  
**DESTREE DESIGN ARCHITECTS, INC.**  
 222 WEST WASHINGTON AVE. SUITE 310  
 MADISON, WI 53703  
 PH: 608.268.1499  
 WWW.DESTREEARCHITECTS.COM

**OWNER:**  
**MORNING RIDGE INVESTMENTS LLC**  
 7902 N COUNTY ROAD M  
 EVANSVILLE, WI 53536  
 PH: 608.295.9447  
 FAX: 608.882.4840  
 CONTACT: JOHN MORNING

**CIVIL:**  
**COMBS & ASSOCIATES**  
 109 W. MILWAUKEE ST.  
 JANESVILLE, WI 53548  
 PH: 608.752.0575  
 FAX: 608.752.0534

**LANDSCAPE:**  
**PLEASANT PRAIRIE GREEN HOUSE**  
 16907 W COUNTY ROAD C  
 EVANSVILLE, WI 53536  
 PH: 608.882.0501

**KEYNOTES**

- 1 SCREENED TRASH ENCLOSURE, SEE 2/AS100 FOR IMAGE
- 2 20' POLE WITH LED ARM LIGHT, STYLE TO MATCH 801 BROWN SCHOOL RD

**PARKING LOT PLAN SITE INFORMATION**

PARCEL NUMBER: 6-27-958.091A1  
 SITE ACREAGE (TOTAL): 2.15 (93,454 SF)  
 NUMBER OF BUILDING STORES (ABOVE GRADE): 1  
 BUILDING HEIGHT: BLDG 1: 25'-0" /  
 BLDG 2: 25'-0" / FUTURE BUILDING  
 BLDG 3: 25'-0" /

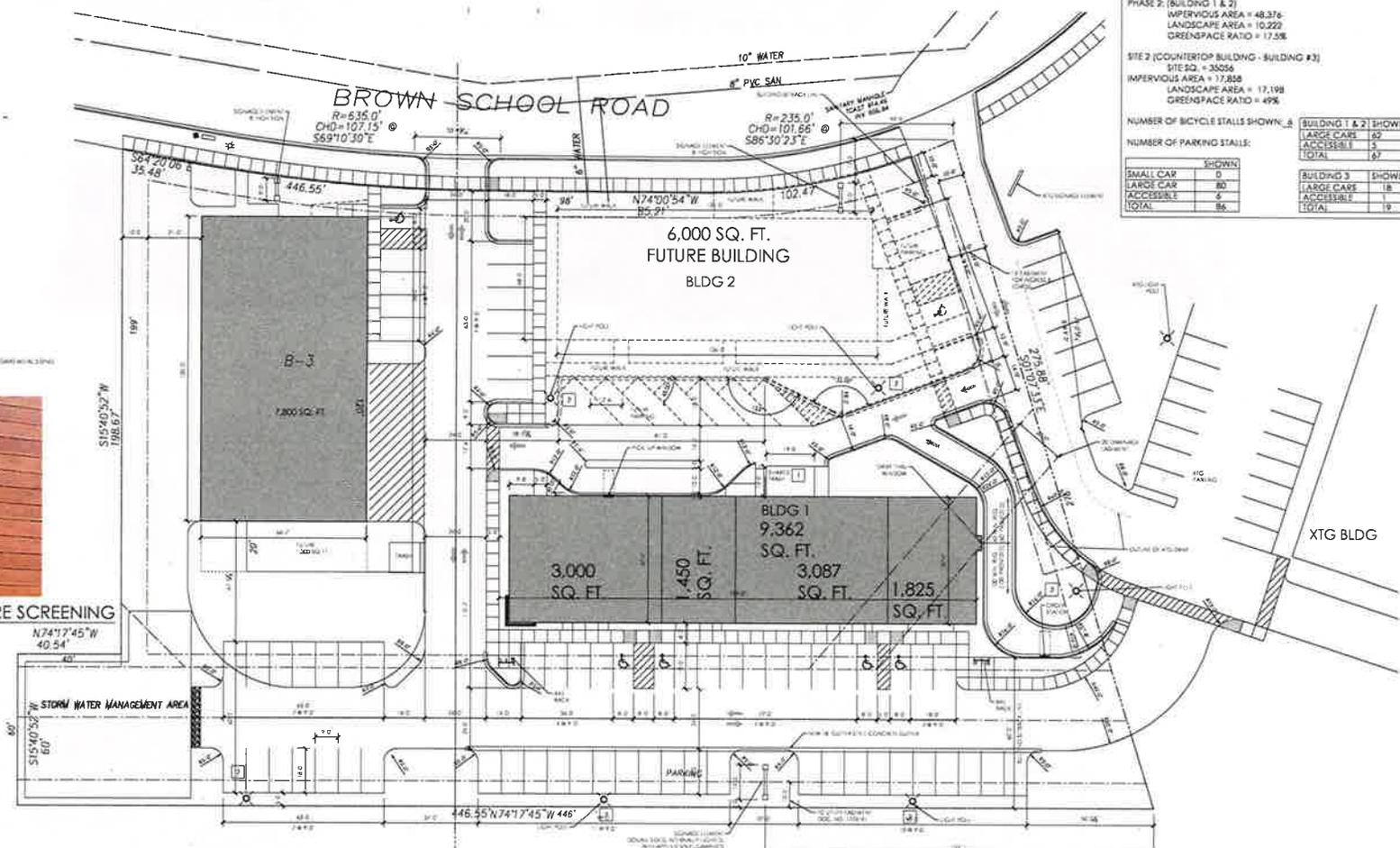
SITE 1 (RETAIL BUILDING 1 & 2)  
 SITE SQ. = 58598  
 PHASE 1: (BUILDING 1 ONLY)  
 IMPERVIOUS AREA = 37,206  
 LANDSCAPE AREA = 21,392  
 GREENSPACE RATIO = 36.3%

PHASE 2: (BUILDING 1 & 2)  
 IMPERVIOUS AREA = 48,376  
 LANDSCAPE AREA = 10,222  
 GREENSPACE RATIO = 17.5%

SITE 2 (COUNTERTOP BUILDING - BUILDING #3)  
 SITE SQ. = 35056  
 IMPERVIOUS AREA = 17,858  
 LANDSCAPE AREA = 17,198  
 GREENSPACE RATIO = 49%

NUMBER OF BICYCLE STALLS SHOWN: 8  
 NUMBER OF PARKING STALLS:

BUILDING 1 & 2 SHOWN		BUILDING 3 SHOWN	
SMALL CAR	0	LARGE CAR	18
LARGE CAR	80	ACCESSIBLE	1
ACCESSIBLE	5	TOTAL	19
TOTAL	85		



1 ARCHITECTURAL SITE PLAN  
 1"=20'-0"



DESTREE DESIGN ARCHITECTS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEXUAL ORIENTATION, OR AGE. DESTREE DESIGN ARCHITECTS, INC. IS AN AFFIRMATIVE ACTION EMPLOYER. WE ARE COMMITTED TO DIVERSITY AND INCLUSION IN OUR WORKPLACE. CONTACT US AT 608.268.1499 FOR MORE INFORMATION.

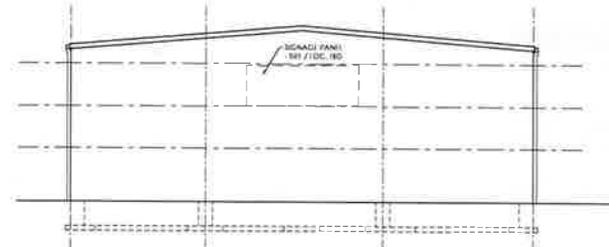
MORNING RIDGE INVESTMENTS LLC  
 BROWN SCHOOL ROAD LOT 2  
 PARCEL NUMBER: 6-27-958.091A1  
 EVANSVILLE, WI

**ISSUANCES:**

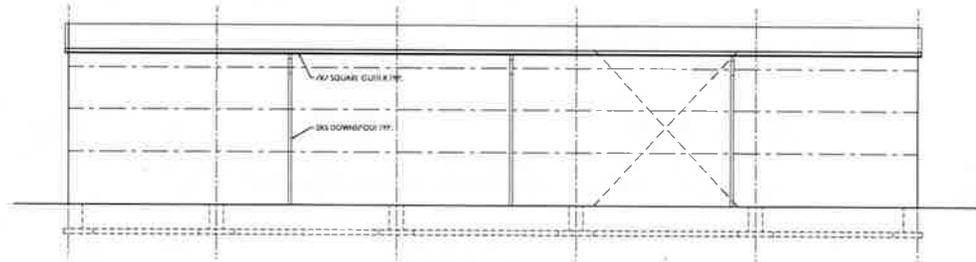
SITE PLAN SUBMITTAL 04/17/18
REV 04/24/18
REV 04/26/18
REV 04/27/18

PROJECT #: 180434.1  
 SHEET NUMBER  
**AS100**

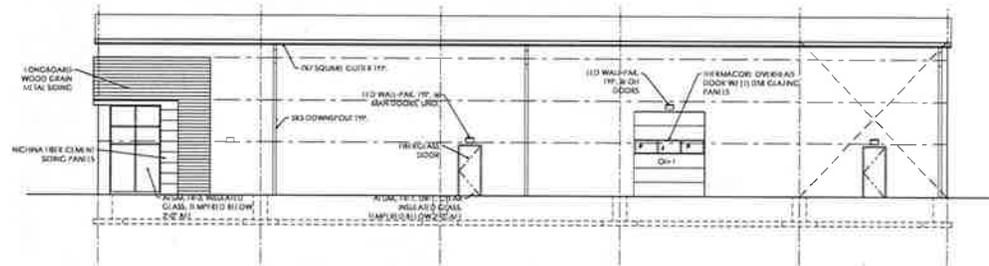




4 SOUTH ELEVATION (HWY 14) BLDG 3  
1/8" = 1'-0"



3 WEST ELEVATION (HWY 14) BLDG 3  
1/8" = 1'-0"



2 WEST ELEVATION BLDG 3  
1/8" = 1'-0"



1 NORTH ELEVATION (BROWN SCHOOL ROAD) BLDG 3  
1/8" = 1'-0"

CONDITIONAL USE PERMIT  
MIXED COMMERCIAL/RESIDENTIAL

Document Number

Document Title

City of Evansville, County of Rock, State of Wisconsin

Recording Area

Name and Return Address

Document Prepared by:  
Jason Sergeant, City of Evansville  
PO Box 529  
Evansville, WI 53536

6-27-958.091A1

Parcel Identification Number (PIN)

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

**RECORD OF DECISION  
CONDITIONAL USE PERMIT**

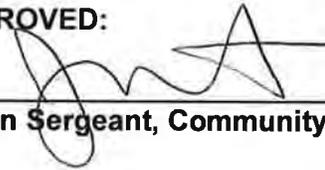
MIXED COMMERCIAL/RESIDENTIAL

**Morning Ridge Development**

1. **Date of Plan Commission Action:** 12/3/2018
2. **Description of the Property:** 777 to 797 Brown School Road, City of Evansville, County of Rock, State of Wisconsin
3. **Parcel Number:** 6-27-958.091A1
4. **Legal Description:**  
PT NW1/4 SW1/4  
CERTIFIED SURVEY MAP #1935946  
VOL 34 PG 345-349 LOT 2  
CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN
5. **Property Owner(s):** PHILLIPS-MORNING INVESTMENT GROUP LLC
6. **Document Prepared By:** Jason Sergeant, City of Evansville Community Development Director
7. **Action of the Plan Commission:** Motion to approve issuance of a Conditional Use Permit for Business District Mixed Commercial/Residential use to construct a building with residential units on the main floor per Section 130-141 per on parcel of land 6-27-958.091A1 (Tax ID 2220700001011) on Brown School Road, 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) Conditional Use Permit is recorded with the Rock County Register of Deeds.
  - 2) Any variation from plans approved by staff or Plan Commission if necessary
  - 3) Building Elevations submitted for Staff Approval
  - 4) Conditions of SP-2018-01 are met
  - 5) Concrete sidewalks are shown
8. **Action of the Plan Commission: Action of the Plan Commission:** Motion to approve minor exterior design and site plan revisions for CUP-2018-09 on Parcel 6-27-958.091a1 on Brown School Road for white vinyl siding and black vinyl windows as illustrated
9. **Approval period:** This use shall be initiated within 365 days and operational within 730 days from the date of Plan Commission action. If the use is not established within this time period, this approval shall automatically become null and void. This approval period may be extended by submitting a written request to the City Clerk at least 60 days in advance of such expiration and granting of such request by the Community Development Director. Per

9. **Change of Ownership:** This approval runs with the land and shall be transferred to subsequent property owners.
10. **Authorization:** The Conditional Use Permit was approved by a majority vote of the members of the Plan Commission of the City of Evansville, Wisconsin at a meeting held on October 1, 2018.
11. **Recordation with County:** The applicant shall record this Record of Decision with the Rock County Register of Deeds office and provide proof of such recordation to the City Community Development Director.

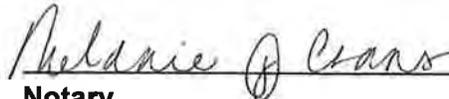
APPROVED:

  
\_\_\_\_\_  
Jason Sergeant, Community Development Director

9/7/21  
Date

STATE OF WISCONSIN  
County of Rock

Subscribed and sworn to before me this 7<sup>th</sup> day of September, 2021.

  
\_\_\_\_\_  
Notary

Melanie J. Crans  
\_\_\_\_\_  
Printed Name

My Commission Expires 06-13-2023



# CONDITIONAL USE APPLICATION

## Evansville, Wisconsin

Version: December 2017

**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 Interim Community Development Director at 608.882.2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov). You may download this file off of the City's website at: [www.ci.evansville.wi.gov](http://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	CUP-2018-09

**1. Applicant information**

Applicant name MORNING RIDGE INVEST.  
 Street address 7902 N CTY M  
 City EVANSVILLE  
 State and zip code WI 53536  
 Daytime telephone number 608-295-9447  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any \_\_\_\_\_

**2. Agent contact information.** Include the names of agents, if any, that helped prepar Agents may include surveyors, engineers, landscape architects, architects, planners,

	Agent 1	Ag
Name	<u>JOHN MORNING</u>	
Company	<u>MORNING RIDGE DEV</u>	
Street address	<u>7902 N CTY M</u>	
City	<u>EVANSVILLE</u>	
State and zip code	<u>WI 53536</u>	
Daytime telephone number	<u>608-295-9447</u>	
Fax number, if any		
E-mail, if any		

CITY OF EVANSVILLE  
 31 SOUTH MADISON STREET  
 PO BOX 76  
 EVANSVILLE WI 53536 608-882-2266  
 Receipt No: 1.129917 Sep 4, 2016

MORNING RIDGE DEVELOPMENT LTD  
 Previous Balance: .00  
 LICENSES/PERMITS  
 PERMITS - CONDITIONAL USE 300.00  
 PERMIT; LOT 2 BROWN  
 SCHOOL RD  
 10-44400-560  
 ZONING PERMITS & FEES

Total: 300.00  
 -----  
 CHECK  
 Check No: 2280 300.00  
 Payor:  
 MORNING RIDGE DEVELOPMENT LTD  
 Total Applied: 300.00  
 -----  
 Change Tendered: .00  
 -----

Duplicate Copy  
 09/04/2016 09:46AM

**3. Subject property information**

Street address	<u>LOT 2 BROWN SCH</u>	
Parcel number	<u>6-27-</u>	Note: the parcel numbe obtained from the City.
Current zoning classification(s)	Agricultural District	A
	Residential Districts	RR LL-R12 LL-R15 R-1
	Business Districts	B-1 B-2 <u>B-3</u> B-4 B-5
	Planned Office District	O-1
	Industrial Districts	I-1 I-2 I-3

CONDITIONAL USE APPLICATION

Evansville, Wisconsin

Version: December 2017

<p>Describe the current use</p>	<p>VACANT LAND</p>
<p>Full legal description</p> <p>*You can request this information from Real Property Division of Rock County</p> <p>*This may be attached as a separate file</p>	<p>ON FILE</p>

4. Proposed use. Describe the proposed use.

BUS. DIST. MIXED  
 COMM/RES  
 130-141

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

NORMAL BUSINESS HOURS

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.

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.

USE COMPLIES WITH MASTER PLAN

CONDITIONAL USE APPLICATION  
Evansville, Wisconsin  
Version: December 2017

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

FITS WELL WITH MIXED RESIDENTIAL  
BUSINESS COMMUNITY

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.

LOT 2 2.15 ACRES

10. Location map. Include 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.

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.

John Morning

Sept 4, 2018

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.

## CONDITIONAL USE APPLICATION

## Evansville, Wisconsin

Version: December 2017

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 type="checkbox"/>	<input type="checkbox"/>
b. Date of the original plan and the latest date of revision	<input type="checkbox"/>	<input type="checkbox"/>
c. North arrow and graphic scale (not smaller than one inch equals 100 feet)	<input type="checkbox"/>	<input type="checkbox"/>
d. Parcel number of the subject property	<input type="checkbox"/>	<input type="checkbox"/>
e. Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled	<input type="checkbox"/>	<input type="checkbox"/>
f. Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose	<input type="checkbox"/>	<input type="checkbox"/>
g. Required building setback lines	<input 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 type="checkbox"/>	<input type="checkbox"/>
i. The location and dimension (cross section and entry throat) of all access points onto public streets	<input 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 type="checkbox"/>	<input type="checkbox"/>
k. The location and dimension of all loading and service areas of the subject property	<input type="checkbox"/>	<input type="checkbox"/>
l. The location of all outdoor storage areas and the design of all screening devices	<input type="checkbox"/>	<input type="checkbox"/>
m. The location, type, height, size, and lighting of all signage (existing and proposed)	<input 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 type="checkbox"/>	<input type="checkbox"/>
o. The location and type of any permanently protected green space areas	<input type="checkbox"/>	<input type="checkbox"/>
p. The location of existing and proposed drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>
q. In the legend, data for the subject property as follows:	<input type="checkbox"/>	<input type="checkbox"/>
1. Lot area (square feet or acres) <i>2.15 acres</i>	<input type="checkbox"/>	<input type="checkbox"/>
2. Floor area (square feet)	<input type="checkbox"/>	<input type="checkbox"/>
3. Floor area ratio	<input type="checkbox"/>	<input type="checkbox"/>
4. Impervious surface area (square feet)	<input type="checkbox"/>	<input type="checkbox"/>
5. Impervious surface ratio	<input type="checkbox"/>	<input type="checkbox"/>
6. Building height (feet)	<input type="checkbox"/>	<input type="checkbox"/>

THIS SITE PLAN IS A SUPPLEMENT TO THE SURROUNDING PLANS BY COMBS & ASSOCIATES PROJECT NO. 118-019 DATED 06-05-2018.

Member of Call System International

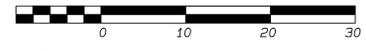
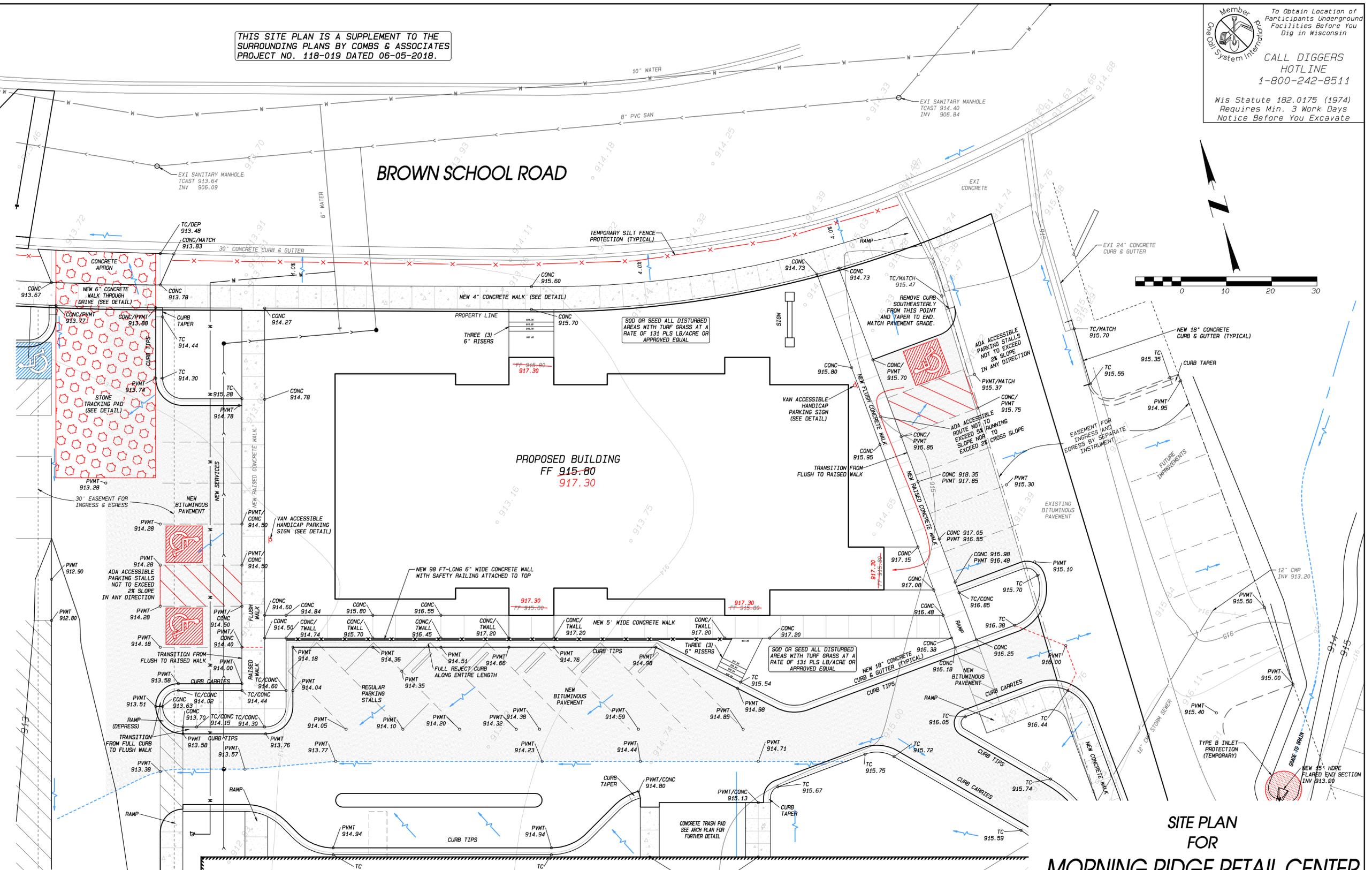
To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin

**CALL DIGGERS HOTLINE**  
1-800-242-8511

Wis Statute 182.0175 (1974) Requires Min. 3 Work Days Notice Before You Excavate

**LEGEND:**

- EASEMENT LINE
- SANITARY SEWER
- SANITARY SERVICE
- WATER MAIN
- WATER SERVICE
- STORM SEWER
- PROPERTY LINE
- FENCE LINE
- CONTOUR LINE
- BUILDING LINE
- AERIAL UTILITY WIRE(S)
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE
- PROPOSED GREEN SPACE
- PROPOSED OVERLAND FLOW DIRECTION
- UE UTILITY EASEMENT
- CB CATCH BASIN
- EM ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- G GAS VALVE
- T TELEPHONE BOX
- W WATER VALVE
- FH FIRE HYDRANT
- LP LIGHT POLE (LP)
- PP POWER POLE
- EXISTING SPOT ELEVATION



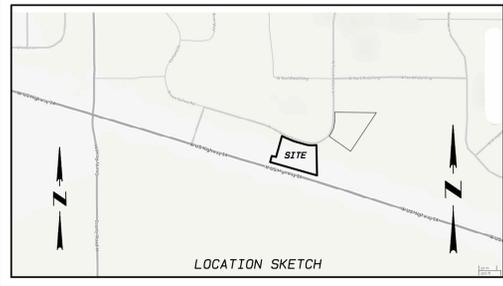
**CONTACTS:**

**ARCHITECT:**  
Destree Design Architects, Inc.  
222 W. Washington Ave., Suite 310  
Madison, WI 53703  
608-268-1499  
www.destreearchitects.com

**CIVIL:**  
Combs & Associates  
109 W. Milwaukee St.  
Janesville, WI 53548  
608-752-0575  
www.combsurvey.com

**OWNER:**  
Morning Ridge Investments, LLC  
7902 N. County Road M  
Evansville, WI 53536  
608-295-9447

**LANDSCAPE:**  
Pleasant Prairie Green House  
16907 W. County Road C  
Evansville, WI 53536  
608-882-0501

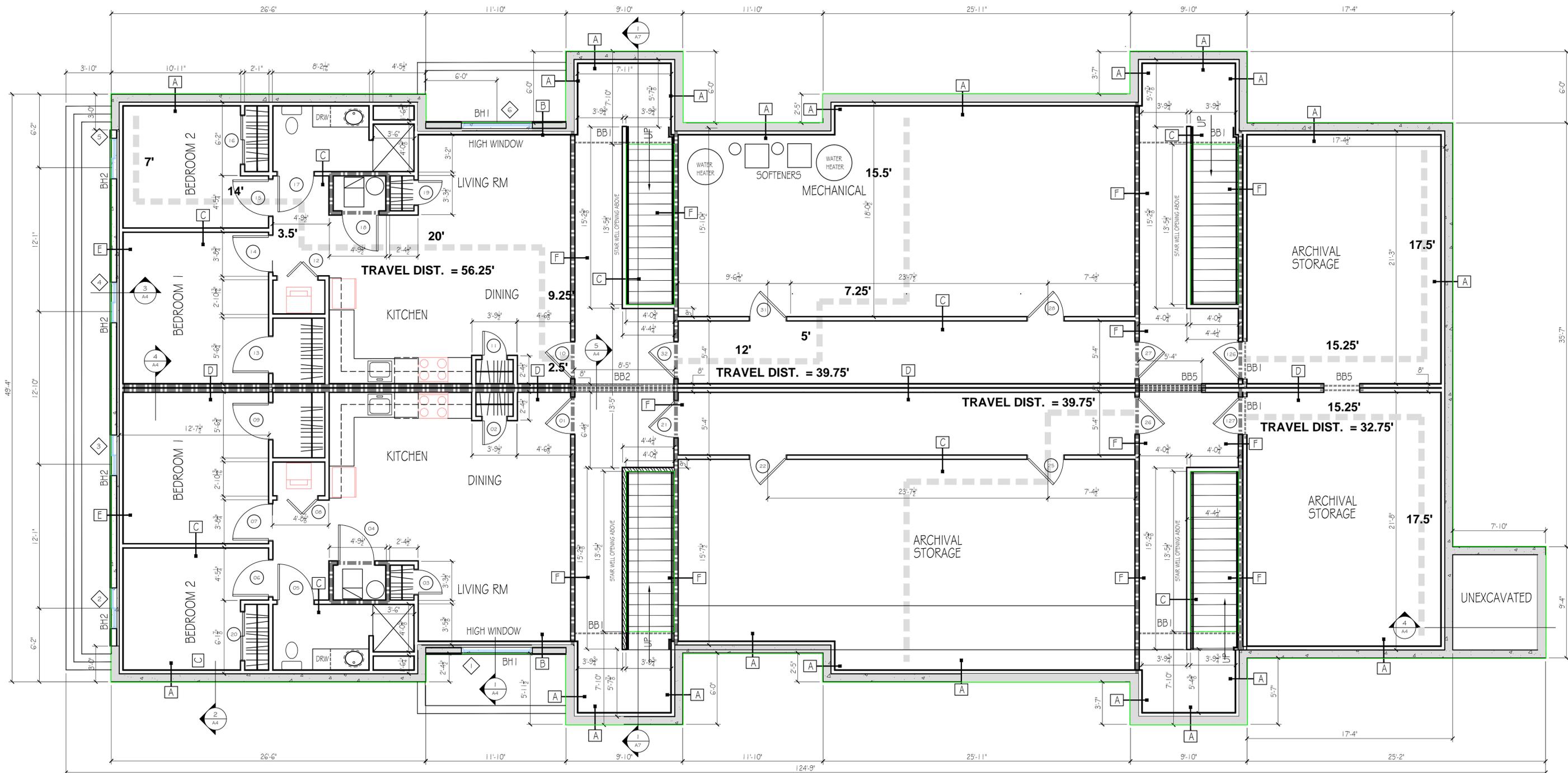


**SITE PLAN FOR MORNING RIDGE RETAIL CENTER**

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 34, PAGES 345 THRU 349 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 1935946 AND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 25, T.4N., R., 10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

<b>Combs &amp; Associates</b> 109 W. Milwaukee St. Janesville, WI 53548 tel: 608 752-0575 fax: 608 752-0534	• LAND SURVEYING	DATE 10/22/18	REVISIONS
	• LAND PLANNING	BY JPJ	11/09/18 Site Grades JPU
	• CIVIL ENGINEERING	APPROVED AFG	
		PROJECT NO. 118-509	

NEW BUILDING BY OTHERS  
FF 915.50



**WINDOW SCHEDULE**

MARK	SIZE		TYPE	MATERIAL	Manufacturer	Model	NOTES
	Width	HEIGHT					
1	5'-11 7/8"	2'-4 3/8"	AWNING	CLAD	ANDERSEN	AW61	SCREEN
2	4'-11 1/4"	3'-5 1/4"	GLIDER	CLAD	ANDERSEN	GS36	SCREEN
3	4'-11 1/4"	3'-5 1/4"	GLIDER	CLAD	ANDERSEN	GS36	SCREEN
4	4'-11 1/4"	3'-5 1/4"	GLIDER	CLAD	ANDERSEN	GS36	SCREEN
5	4'-11 1/4"	3'-5 1/4"	GLIDER	CLAD	ANDERSEN	GS36	SCREEN
6	5'-11 7/8"	2'-4 3/8"	AWNING	CLAD	ANDERSEN	AW61	SCREEN

1 HR RATING

SEE A4 FOR WALL TYPES A,B,C,D,E,F

**BASEMENT FLOOR**

SCALE: 1/4" = 1'-0"



DOOR AND FRAME SCHEDULE									
MARK	Swing Direction	SIZE		MATERIAL	GLAZING	FRAME MATERIAL	FIRE RATING LABEL	HARDWARE LOCK TYPE	NOTES
		WD	HGT						
1	Right	3'-0"	6'-8"	WOOD		WOOD	1 HR	ENTRY LEVER HANDLE	CLOSER
2	Right	2'-0"	6'-8"					PASSAGE	
3	Right	2'-0"	6'-8"					PASSAGE	
4	Left	3'-0"	6'-8"				1 HR	PASSAGE	CLOSER
5	Left	3'-0"	6'-8"					PRIVACY	
6	Left	3'-0"	6'-8"					PRIVACY	
7	Left	3'-0"	6'-8"					PRIVACY	
8	Left	3'-4"	6'-8"					PULL	
9	Right	3'-0"	6'-8"					PASSAGE	
10	Left	3'-0"	6'-8"				1 HR	ENTRY LEVER HANDLE	CLOSER
11	Left	2'-0"	6'-8"					PASSAGE	
12	Right	3'-4"	6'-8"					PULL	
13	Left	3'-0"	6'-8"					PASSAGE	
14	Right	3'-0"	6'-8"					PRIVACY	
15	Right	3'-0"	6'-8"					PRIVACY	
16	NA	4'-0"	6'-8"					CUP	
17	Right	3'-0"	6'-8"					PRIVACY	
18	Left	3'-0"	6'-8"				1 HR	PASSAGE	CLOSER
19	Left	2'-0"	6'-8"					PASSAGE	
20	NA	4'-0"	6'-8"					CUP	
21	Right	3'-0"	6'-8"				1 HR	PASSAGE	CLOSER

DOOR AND FRAME SCHEDULE									
MARK	Swing Direction	SIZE		MATERIAL	GLAZING	FRAME MATERIAL	FIRE RATING LABEL	HARDWARE LOCK TYPE	NOTES
		WD	HGT						
22	Left	3'-0"	6'-8"					KEY IN LOCK	
23	Right	3'-0"	6'-8"					KEY IN LOCK	
24	Left	3'-0"	6'-8"					KEY IN LOCK	
25	Right	3'-0"	6'-8"					KEY IN LOCK	
26	Left	3'-0"	6'-8"					1 HR	PASSAGE
27	Right	3'-0"	6'-8"				1 HR	PASSAGE	CLOSER
28	Left	3'-0"	6'-8"					KEY IN LOCK	
31	Right	3'-0"	6'-8"					1 HR	KEY IN LOCK
32	Left	3'-0"	6'-8"					1 HR	PASSAGE
126	Left	3'-0"	6'-8"				1 HR	KEY IN LOCK	CLOSER
127	Right	3'-0"	6'-8"				1 HR	KEY IN LOCK	CLOSER



9009 STATE ROAD 11 WEST JANESVILLE, WI 53548  
TELEPHONE: 608-931-6958 FAX 608-876-6958

COPYRIGHT 2010 BY KAI ARCHITECTURAL SERVICES LLC. THE CONTENTS OF THIS DOCUMENT ARE FOR THE SOLE AND EXCLUSIVE USE OF THE PROJECT AND SITE IDENTIFIED HEREON. ANY OTHER USE NOT SPECIFICALLY AUTHORIZED BY THE KAI ARCHITECTURAL SERVICES LLC OR DAVID JENKINS & ASSOC.

**David L. Jenkins & Assocs., P.C.**  
ARCHITECTS AND PLANNERS  
2020 Glenview Rd - ROCKFORD, ILLINOIS 61107  
PHONE (815) 397-9771 - FAX (815) 397-9795

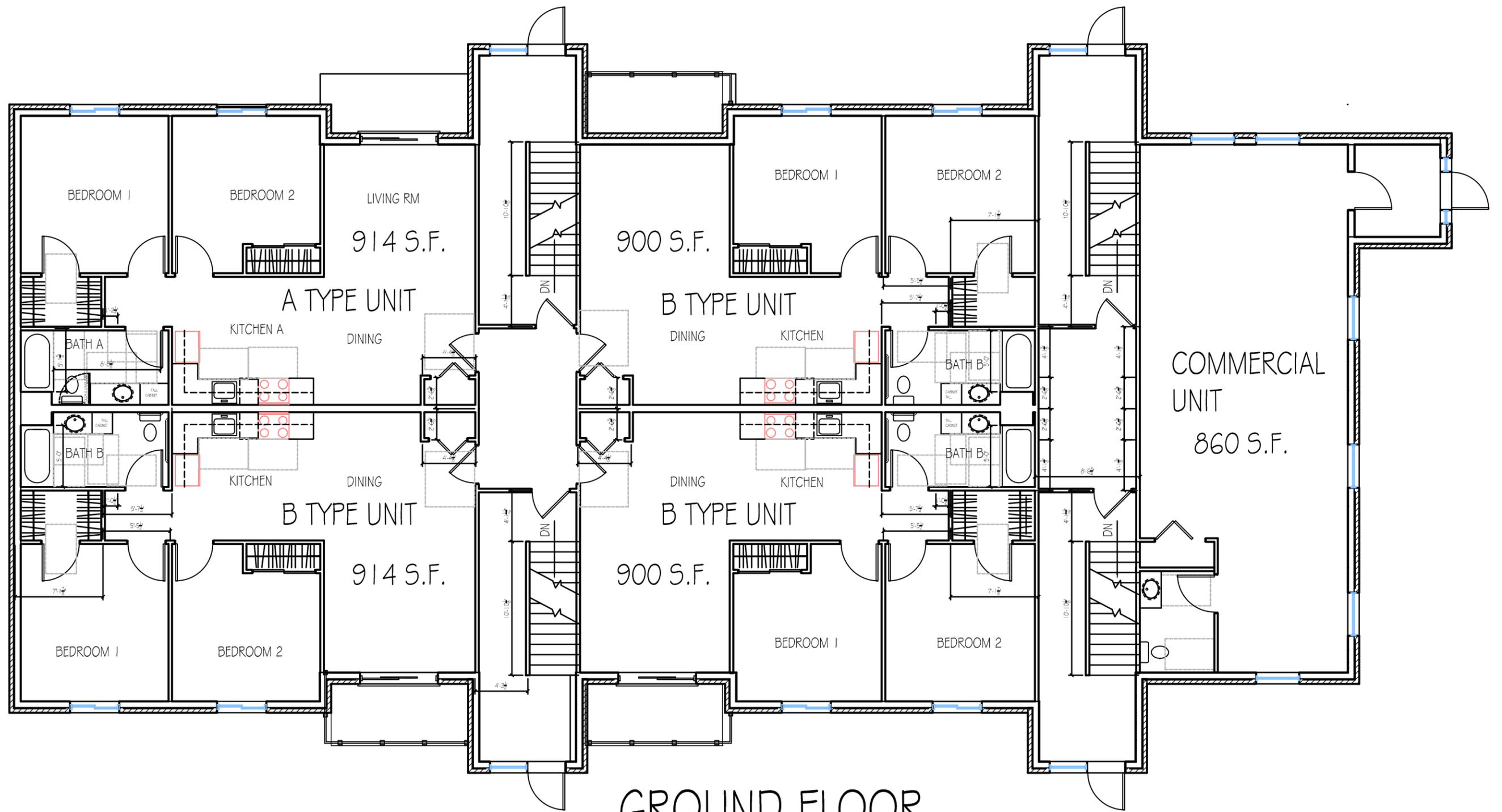
**BASEMENT PLAN**

SCALE: 1/4" = 1'-0"

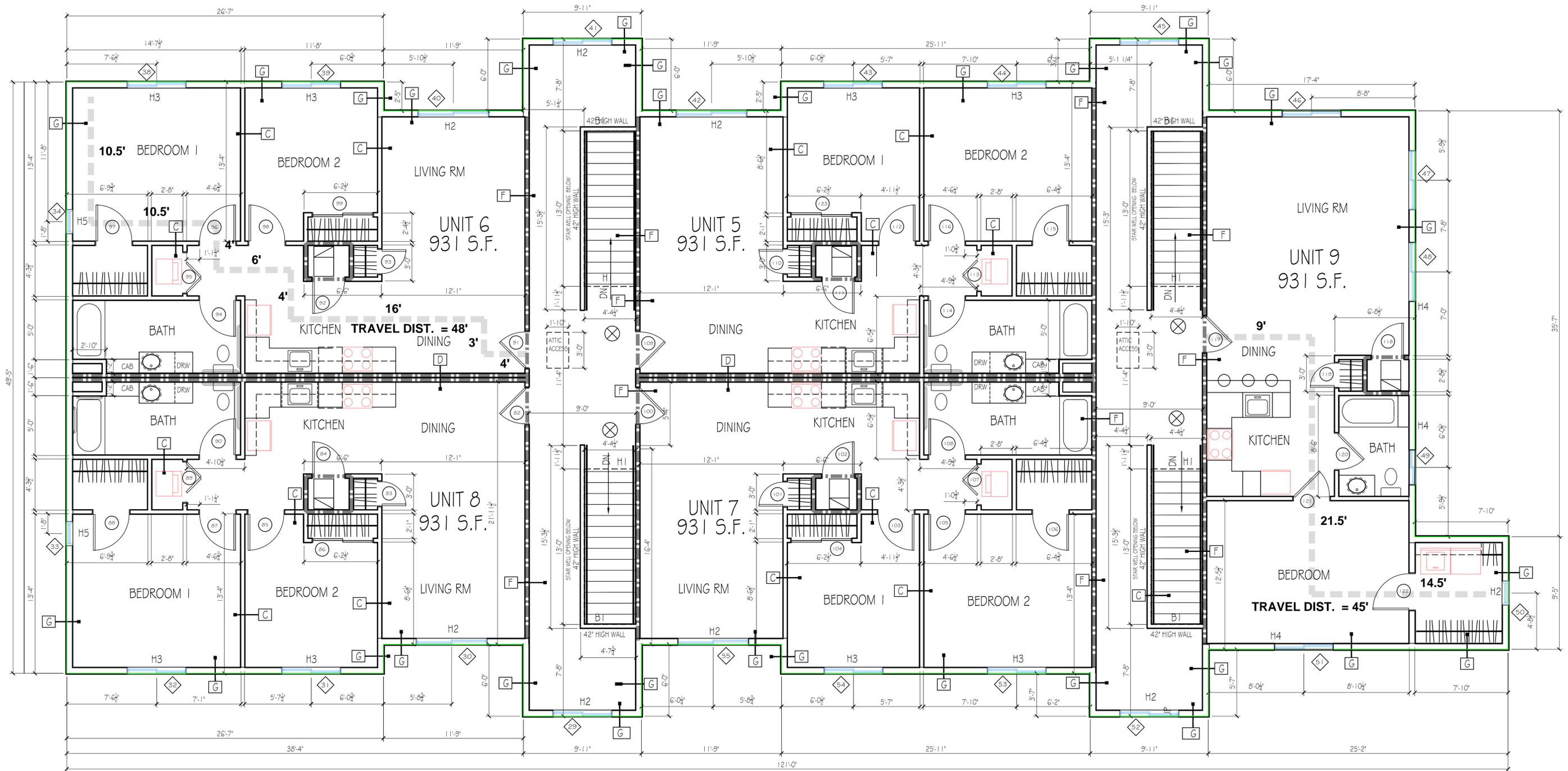
REV. #

**11 UNIT APARTMENT & OFFICE BUILDING**  
BROWN SCHOOL RD, EVANSVILLE, WI.

A3  
OF: 12



GROUND FLOOR  
5,528 SQ.FT.



**2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DOOR AND FRAME SCHEDULE									
MARK	Swing Direction	SIZE		MATERIAL	GLAZING	FRAME MATERIAL	FIRE RATING LABEL	HARDWARE LOCK TYPE	NOTES
		WD	HGT						
82	Right	3'-0"	6'-8"	WOOD		WOOD	1 HR	ENTRY	CLOSER
83	Right	2'-0"	6'-8"	WOOD		WOOD		PASSAGE	
84	Left	2'-8"	6'-8"	WOOD		WOOD	1 HR	PASSAGE	CLOSER
85	Right	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
86	NA	5'-0"	6'-8"	WOOD		WOOD		CUP	
87	Left	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
88	Right	3'-0"	6'-8"	WOOD		WOOD		PASSAGE	
89	Left	3'-4"	6'-8"	WOOD		WOOD		PULL	
90	Right	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
91	Left	3'-0"	6'-8"	WOOD		WOOD	1 HR	ENTRY	CLOSER
92	Right	2'-8"	6'-8"	WOOD		WOOD	1 HR	PASSAGE	CLOSER
93	Left	2'-0"	6'-8"	WOOD		WOOD		PASSAGE	
94	Left	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
95	Right	3'-4"	6'-8"	WOOD		WOOD		PASSAGE	
96	Right	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
97	Left	3'-0"	6'-8"	WOOD		WOOD		PASSAGE	
98	Left	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
99	NA	5'-0"	6'-8"	WOOD		WOOD		CUP	
100	Left	3'-0"	6'-8"	WOOD		WOOD	1 HR	ENTRY	CLOSER

DOOR AND FRAME SCHEDULE									
MARK	Swing Direction	SIZE		MATERIAL	GLAZING	FRAME MATERIAL	FIRE RATING LABEL	HARDWARE LOCK TYPE	NOTES
		WD	HGT						
101	Left	2'-0"	6'-8"	WOOD		WOOD		PASSAGE	
102	Right	2'-8"	6'-8"	WOOD		WOOD	1 HR	PASSAGE	CLOSER
103	Left	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
104	NA	5'-0"	6'-8"	WOOD		WOOD		CUP	
105	Right	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
106	Left	3'-0"	6'-8"	WOOD		WOOD		PASSAGE	
107	Right	3'-4"	6'-8"	WOOD		WOOD		PULL	
108	Left	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
109	Right	3'-0"	6'-8"	WOOD		WOOD	1 HR	ENTRY	CLOSER
110	Right	2'-0"	6'-8"	WOOD		WOOD		PASSAGE	
111	Left	2'-8"	6'-8"	WOOD		WOOD	1 HR	PASSAGE	CLOSER
112	Right	3'-0"	6'-8"	WOOD		WOOD		PASSAGE	
113	Left	3'-4"	6'-8"	WOOD		WOOD		PULL	
114	Right	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
115	Right	3'-0"	6'-8"	WOOD		WOOD		PASSAGE	
116	Left	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
117	Left	3'-0"	6'-8"	WOOD		WOOD	1 HR	ENTRY	CLOSER
118	Right	2'-8"	6'-8"	WOOD		WOOD	1 HR	PASSAGE	CLOSER
119	Left	2'-0"	6'-8"	WOOD		WOOD		PASSAGE	
120	Left	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
121	Left	3'-0"	6'-8"	WOOD		WOOD		PRIVACY	
122	Left	3'-0"	7'-0"	WOOD		WOOD		PASSAGE	
123	NA	5'-0"	6'-8"	WOOD		WOOD		CUP	

WINDOW SCHEDULE							
MARK	SIZE		TYPE	MATERIAL	Manufacturer	Model	NOTES
	Width	HEIGHT					
29	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
30	5'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G64	SCREEN
31	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
32	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
33	2'-0 1/8"	4'-0"	CASEMENT	CLAD	ANDERSEN	C14	SCREEN
34	2'-0 1/8"	4'-0"	CASEMENT	CLAD	ANDERSEN	C14	SCREEN
35	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
36	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
38	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
39	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
40	5'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G64	SCREEN
41	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN

WINDOW SCHEDULE							
MARK	SIZE		TYPE	MATERIAL	Manufacturer	Model	NOTES
	Width	HEIGHT					
42	5'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G64	SCREEN
44	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
45	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
46	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
47	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
48	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
49	2'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G34	SCREEN
50	2'-0 1/8"	4'-0"	CASEMENT	CLAD	ANDERSEN	C14	SCREEN
51	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
52	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
53	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
54	4'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G54	SCREEN
55	5'-11 1/4"	3'-11 1/4"	GLIDER	CLAD	ANDERSEN	G64	SCREEN



9009 STATE ROAD 11 WEST JANESVILLE, WI 53548  
TELEPHONE: 608-931-6958 FAX 608-876-8958

COPYRIGHT 2010 BY KAI ARCHITECTURAL SERVICES LLC. THE CONTENTS OF THIS DOCUMENT ARE FOR THE SOLE AND EXCLUSIVE USE OF THE PROJECT AND SITE IDENTIFIED HEREON. ANY OTHER USE NOT SPECIFICALLY AUTHORIZED BY THE KAI ARCHITECTURAL SERVICES LLC OR DAVID JENKINS & ASSOC.

**David L. Jenkins & Assocs., P.C.**  
ARCHITECTS AND PLANNERS  
• 2020 Glenview Rd - ROCKFORD, ILLINOIS 61107 •  
PHONE (815) 397-9771 - FAX (815) 397-9795

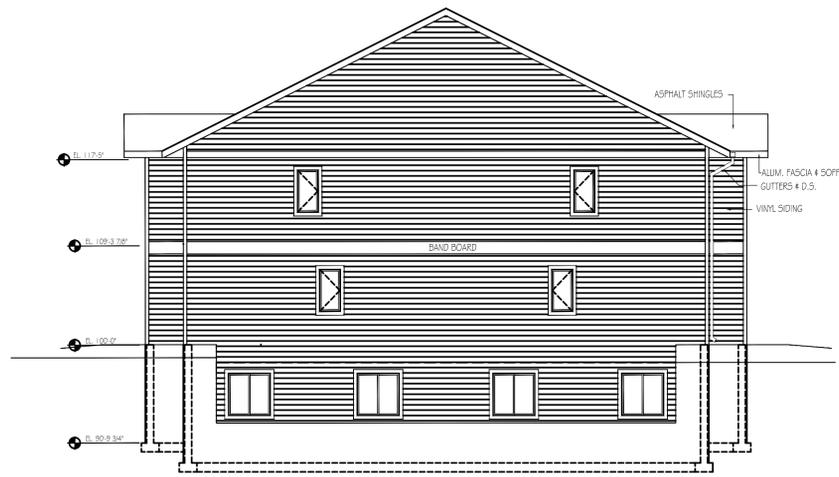
SCALE: 1/4"=1'-0"

**2ND FLOOR PLAN**

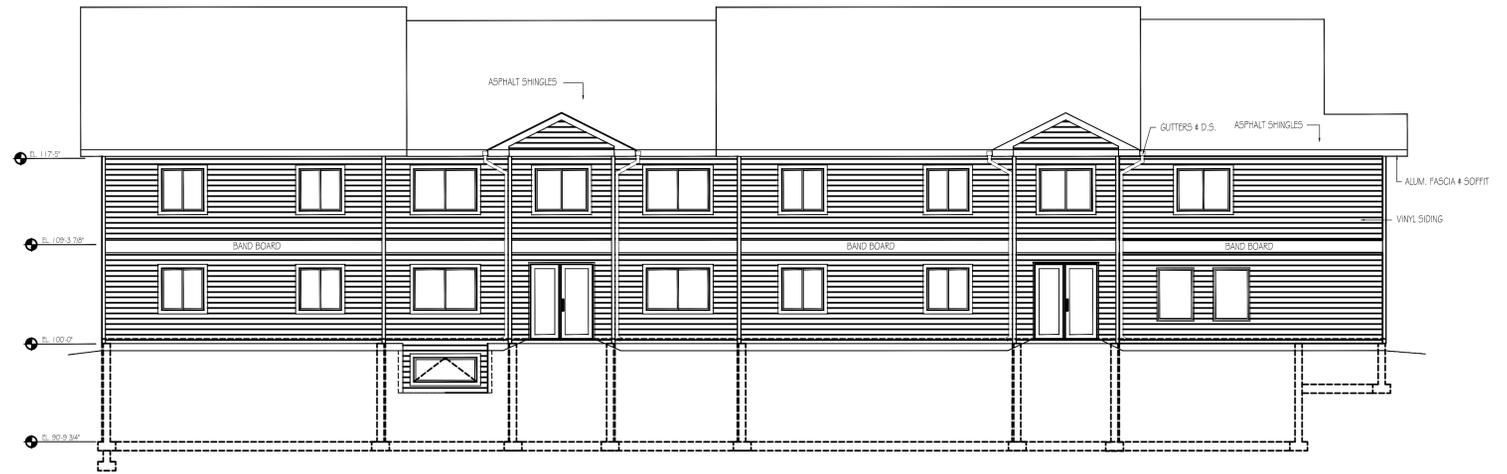
REV. # 1. 2. 3. 4. 5. 6.

**11 UNIT APARTMENT & OFFICE BUILDING**  
BROWN SCHOOL RD, EVANSVILLE, WI.

A9 OF 12



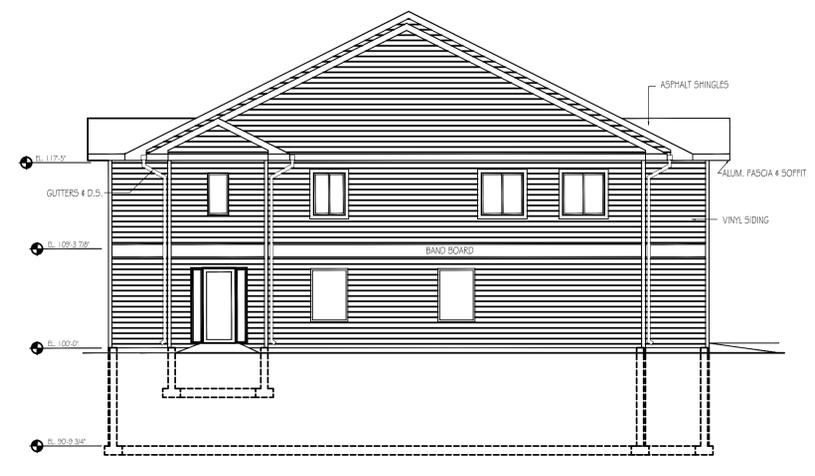
**EAST ELEVATION**  
1/8"=1'-0"



**SOUTH ELEVATION**  
1/8"=1'-0"



**NORTH ELEVATION**  
1/8"=1'-0"



**WEST ELEVATION**  
1/8"=1'-0"



9009 STATE ROAD 11 WEST JANESVILLE, WI 53548  
TELEPHONE: 608-931-6958 FAX 608-876-6958

COPYRIGHT 2010 BY KAI ARCHITECTURAL SERVICES LLC.  
THE CONTENTS OF THIS DOCUMENT ARE FOR THE SOLE AND  
EXCLUSIVE USE OF THE PROJECT AND SITE IDENTIFIED HEREON.  
ANY OTHER USE NOT SPECIFICALLY AUTHORIZED BY THE  
KAI ARCHITECTURAL SERVICES LLC OR DAVID JENKINS & ASSOC.

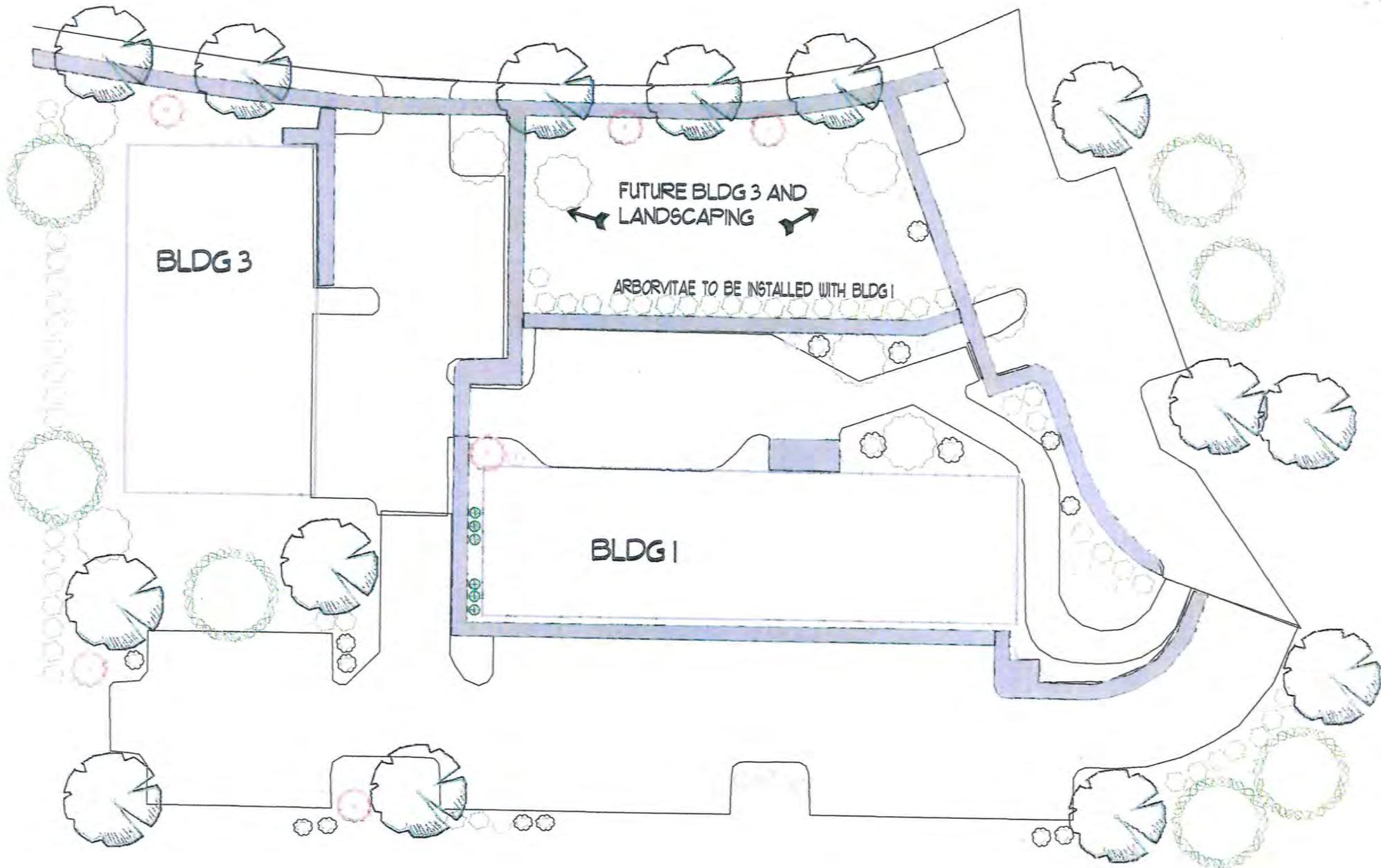
<b>David L. Jenkins &amp; Assocs., P.C.</b> ARCHITECTS AND PLANNERS • 2020 Glenview Rd - ROCKFORD, ILLINOIS 61107 • PHONE (815) 397-9771 - FAX (815) 397-9795 •		
SCALE: 1/8"=1'-0"	<b>ELEVATIONS</b>	
REV. #	<b>11 UNIT APARTMENT &amp; OFFICE BUILDING</b> BROWN SCHOOL RD, EVANSVILLE, WI.	<b>A10</b> OF: <b>12</b>

# SITE 1 BLDG 1 PLANT LEGEND

LEGEND		
COMMON NAME	QTY	BOTANICAL NAME
SHRUB, DECIDUOUS		
 BURNING BUSH FALL COLOR	11	EUONYMUS ALATA
 LILAC, DWARF KOREAN	17	SYRINGA PATULA KOREAN
SHRUB, EVERGREEN CONIFER		
 YEW, DENSIFORMIS HEDGE	6	TAXUS DENSIFORMIS
TREE, DECIDUOUS		
 CRAB, PRAIRIE FIRE	6	MALUS SPP. 'PRAIRIE FIRE'
 LILAC IVORY SILK	3	SYRINGA RETICULATA 'IVORY SILK'
 MAPLE, SUGAR MAJESTY	9	ACER SACCHARUM 'FLAX MILL'
TREE, EVERGREEN		
 ARBORVITAE, TECHNEY	35	THUJA OCCIDENTALIS 'TECHNY'
 PINE, EASTERN WHITE	4	PINUS STROBUS

# SITE 2 BLDG 3 PLANT LEGEND

LEGEND		
COMMON NAME	QTY	BOTANICAL NAME
SHRUB, DECIDUOUS		
 BURNING BUSH FALL COLOR	5	EUONYMUS ALATA
 LILAC, DWARF KOREAN	3	SYRINGA PATULA KOREAN
TREE, DECIDUOUS		
 CRAB, PRAIRIE FIRE	2	MALUS SPP. 'PRAIRIE FIRE'
 LILAC IVORY SILK	3	SYRINGA RETICULATA 'IVORY SILK'
 MAPLE, SUGAR MAJESTY	6	ACER SACCHARUM 'FLAX MILL'
TREE, EVERGREEN		
 ARBORVITAE, TECHNEY	21	THUJA OCCIDENTALIS 'TECHNY'
 PINE, EASTERN WHITE	3	PINUS STROBUS



Revision #:

Date: 6/22/2018

Scale:

1/32" = 1'

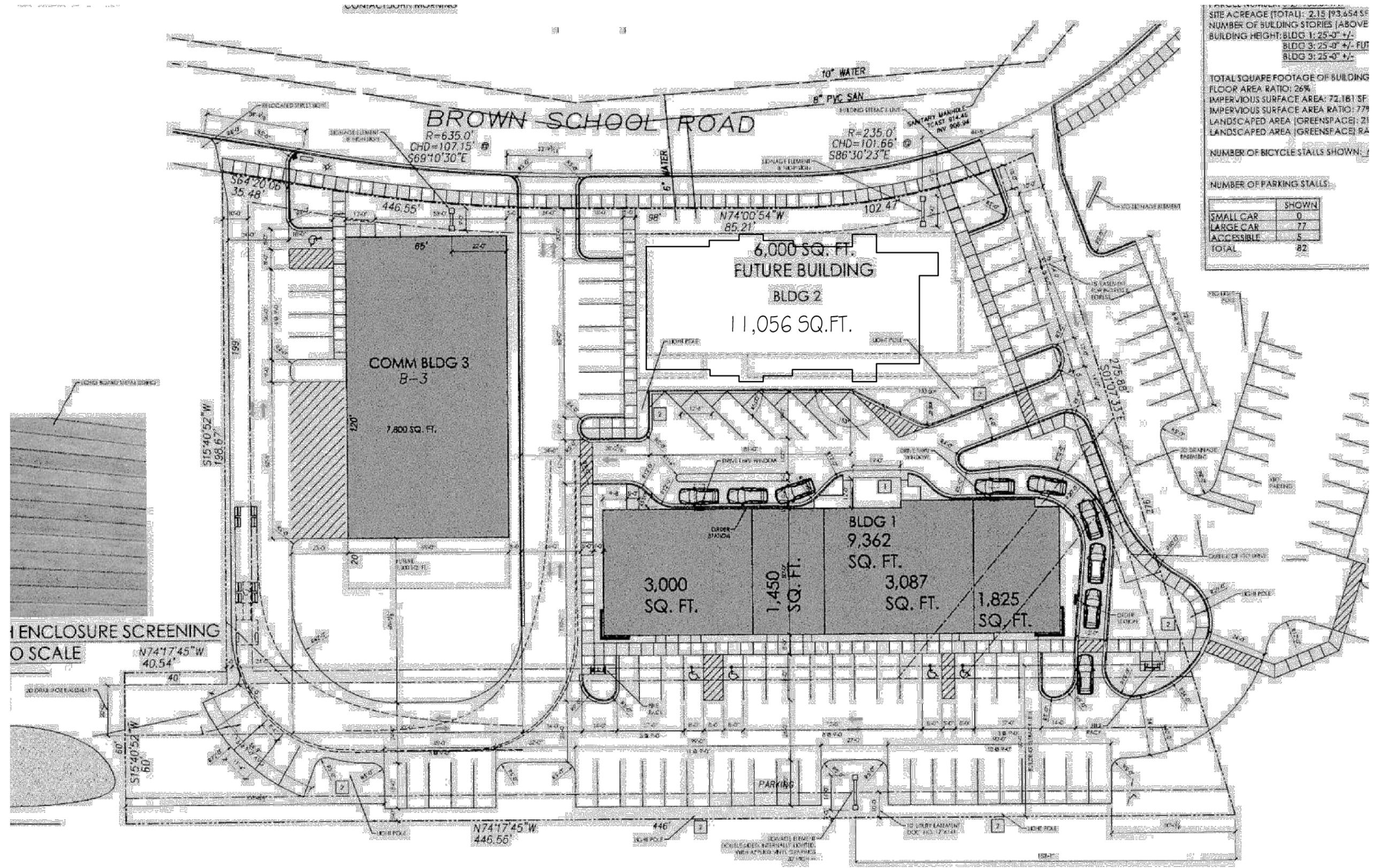
Landscape Plan:

Landscape Design by: Kendall Wethal

Urban Landscaping

SITE ACREAGE (TOTAL): 2.15 (93,654 SF)  
 NUMBER OF BUILDING STORIES (ABOVE BUILDING HEIGHT):  
 BLDG 1: 25'-0" +/-  
 BLDG 3: 25'-0" +/-  
 BLDG 3: 25'-0" +/-  
 TOTAL SQUARE FOOTAGE OF BUILDING FLOOR AREA RATIO: 26%  
 IMPERVIOUS SURFACE AREA: 72,181 SF  
 IMPERVIOUS SURFACE AREA RATIO: 77%  
 LANDSCAPED AREA (GREENSPACE): 21%  
 LANDSCAPED AREA (GREENSPACE) RATIO: 21%  
 NUMBER OF BICYCLE STALLS SHOWN: 1  
 NUMBER OF PARKING STALLS:  

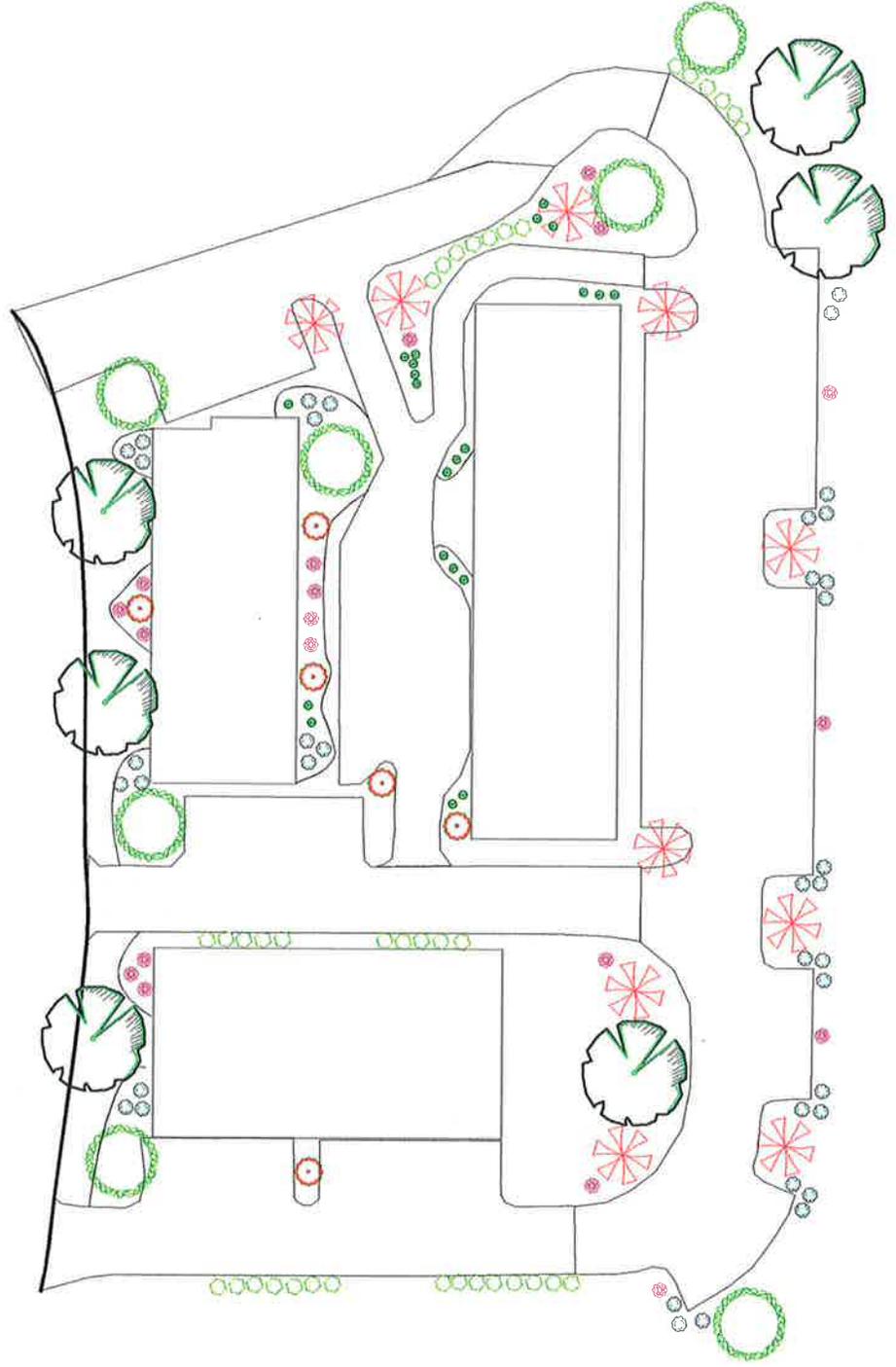
	SHOWN
SMALL CAR	0
LARGE CAR	77
ACCESSIBLE	5
TOTAL	82



1 ARCHITECTURAL SITE PLAN  
 1"=20'-0"

# LEGEND

COMMON NAME	QTY	BOTANICAL NAME
SHRUB, DECIDUOUS		
BURNING BUSH FALL COLOR	38	EUONYMUS ALATA
LILAC, SENSATION	19	SYRINGA VULGARIS 'SENSATION'
SHRUB, EVERGREEN CONIFER		
YEW, DENSIFORMIS HEDGE	22	TAXUS DENSIFORMIS
TREE, DECIDUOUS		
CRABAPPLE, PRAIRIE FIRE	10	MALUS 'PRAIRIE FIRE'
LILAC IVORY SILK	6	SYRINGA RETICULATA 'IVORY SILK'
MAPLE, SUGAR MAJESTY	6	ACER SACCHARUM 'FLAX MILL'
TREE, EVERGREEN		
ARBORVITAE, TECHNEY	38	THUJA OCCIDENTALIS 'TECHNY'
PINE, EASTERN WHITE	7	PINUS STROBUS



Landscape Design by:  
Kendall Weithal  
Urban Landscaping

Date: 4/26/2018

Landscape Plan:

2

Brown School Road - John Morning

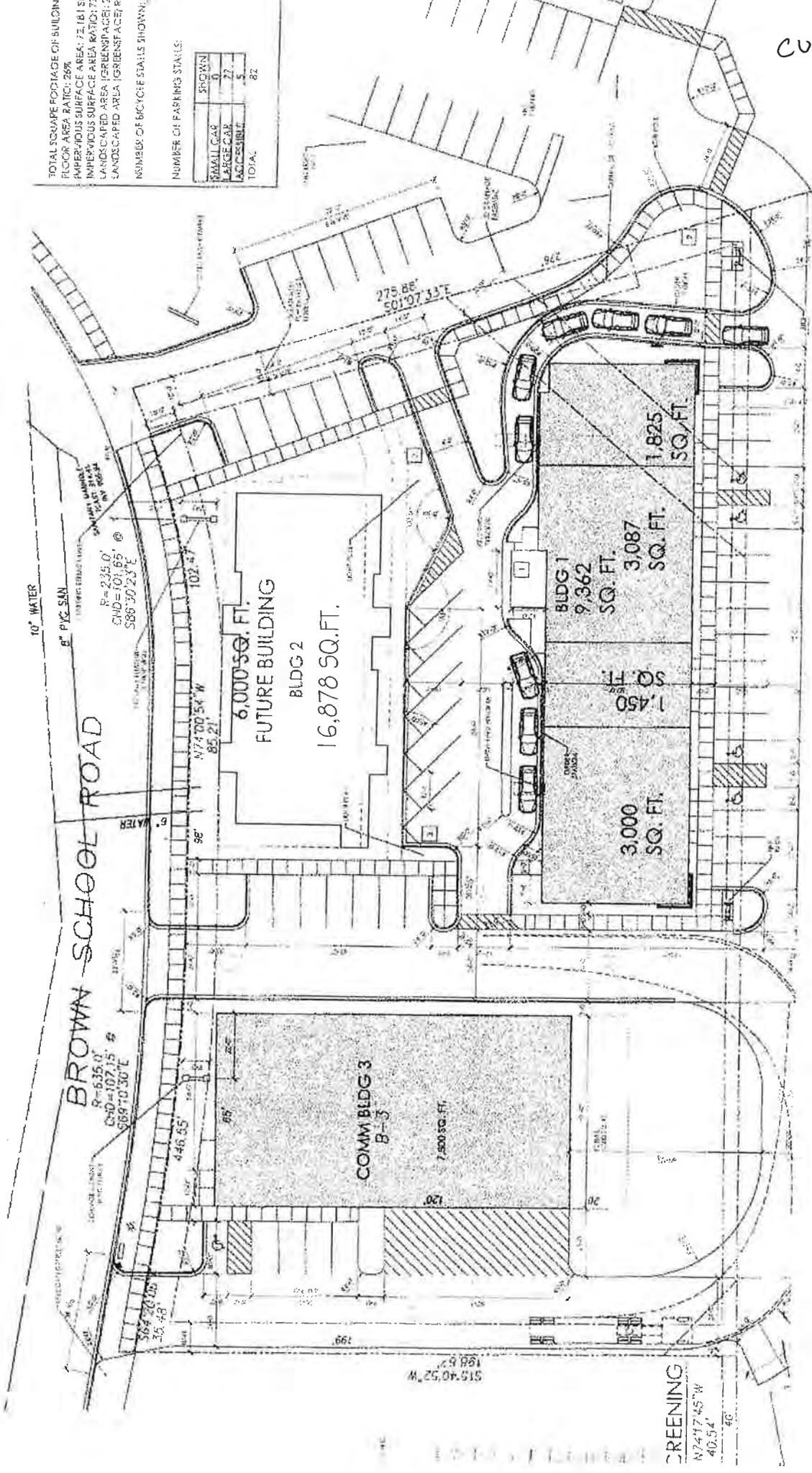
Scale: 1/64" = 1'

Revision #:

CUP-2018-09

TOTAL SQUARE FOOTAGE OF BUILDING FLOOR AREA: 26%  
 IMPERVIOUS SURFACE AREA: 72,181 SF  
 IMPERVIOUS SURFACE AREA RATIO: 77  
 LANDSCAPED AREA: 15,885 SF  
 LANDSCAPED AREA RATIO: 15.885  
 LANDSCAPED AREA: 15,885 SF  
 NUMBER OF BICYCLE STALLS SHOWN:

NUMBER OF PARKING SPACES:	
SMALL CAR	9
LARGE CAR	27
ACCESSIBLE	5
TOTAL	41



GREENING  
 N74°17'45"W  
 40.54'



# Community Development Updates

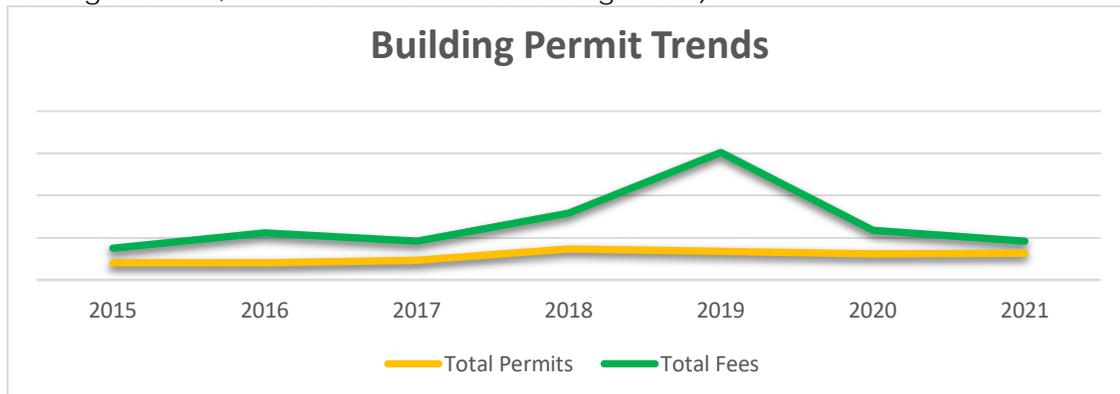
December 3, 2021 Colette Spranger, Community Development Director

## Recent and ongoing community development activities:

- Enforcement letters were sent out for zoning compliance issues at Windmill Ridge, Landmark
- Further discussions regarding the Settler's Grove developer's agreement
- MSA to work on new West Side/Leonard Leota Park concepts

## Other Updates:

- **Building Permit Updates:**
- 2021 Total to date: 319 permits and \$46,124.17 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)



## **Evansville Plan Commission**

### **2022 Meeting Dates**

*Meetings typically held at City Hall, 31 S. Madison Street, at 6:00 PM*  
*Dates and times subject to change*

---

#### **Tuesday, January 4, 2022**

Applications must be completed for January Meeting by Wednesday, December 1, 2021

#### **Tuesday, February 1, 2022**

Applications must be completed for February Meeting by Wednesday, January 5, 2022

#### **Tuesday, March 1, 2022**

Applications must be completed for March Meeting by Wednesday, February 2, 2022

#### **Tuesday, April 5, 2022**

Applications must be completed for April Meeting by Wednesday, March 2, 2022

#### **Tuesday, May 4, 2022**

Applications must be completed for May Meeting by Wednesday, April 6, 2022

#### **Tuesday, June 7, 2022**

Applications must be completed for June Meeting by Wednesday, May 5, 2022

#### **Tuesday, July 5, 2022**

Applications must be completed for Meeting by Wednesday, June 1, 2022

#### **Tuesday, August 2, 2022**

Applications must be completed for August Meeting by Wednesday, July 6, 2022

#### **Tuesday, September 6, 2022**

Applications must be completed for September Meeting by Wednesday, August 3, 2022

#### **Tuesday, October 4, 2022**

Applications must be completed for October Meeting by Wednesday, September 7, 2022

#### **Tuesday, November 1, 2022**

Applications must be completed for November Meeting by Wednesday, October 5, 2022

#### **Tuesday, December 6, 2022**

Applications must be completed for December Meeting by Wednesday, November 2, 2022