

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
Monday, April 4, 2022, 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 March 1, 2022 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. Action Items
 - A. Public Hearing and Review of Conditional Use Application CUP-2022-0049 to operate a Light Industrial Use Incidental to Indoor Sales in the B-2 Central Business District on parcel 6-27-90 located at 25 West Main Street.
 - i. Review Staff Report and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion with Conditions
 - B. West Side Park – Rezoning and Site Plan Applications
 - i. Review of applications RZ-2022-0050, a petition to rezone parcels 6-27-970D and 6-27-970C.01 to R-1 Residential District One, located at West Side Park; and SP-2022-0051, a site plan for park improvements at West Side Park
 1. Review Staff Report
 2. Applicant Comments
 - ii. Public Hearing and Review of Application RZ-2022-0050
 1. Public Hearing
 2. Plan Commissioner Questions and Comments
 3. Motion with Conditions
 - iii. Review of Application SP-2022-0051
 1. Commission Discussion and Questions

-Mayor Bill Hurlley, Plan Commission Chair

2. Final Motion with Conditions

- C. Public Hearing and Review of Conditional Use Application CUP-2022-0048 to demolish the aquatic center and develop a splash pad on parcel 6-27-839 located at 360 Burr Jones Circle, Veterans Memorial Pool at Lake Leota Park.
 - i. Review Staff Report and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion with Conditions

- D. Review of Site Plan Application LD-2022-0067 to create a patio and outdoor entertainment space on parcel 6-27-148 located at 102 Maple Street (Creekside Place).
 - i. Review Staff Report and Applicant Comments
 - ii. Commission Questions and Comments
 - iii. Final Motion with Conditions

- E. Discussion and Motion to Recommend to Common Council Approval of the Final Land Divider's Agreement for Westfield Meadows, First Addition.

- F. Review of and Motion to Recommend to Common Council release of the following easements associated with finalizing the Final Plat for Westfield Meadows, First Addition
 - i. Release of Sanitary Sewer Easement, Lots 5 and 6, Windmill Ridge
 - ii. Release of Utility Easements, Lots 43 and 50, Westfield Meadows
 - iii. Release of Utility Easements, Lot 7 and Outlot 1, Windmill Ridge

- 8. Old Business
 - A. Update from Paulette Morning and Andy Phillips regarding Brown School Place
- 9. Discussion Items
 - A. Chicken Keeping and Homes Zoned R-2 on South 7th Street
- 10. Community Development Report 14
 - A. Director's Report
 - B. Continuing Education: Handout from 2/28 Zoning and Land-Decision Making Session
- 11. Next Meeting Date:
 - A. May 3, 2022 at 6:00pm
- 12. 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
March 1, 2022, 6:00 p.m.**

MINUTES

1. Call to Order at 6:01pm.

2. Roll Call:

Members	Present/Absent	Others Present
Mayor Bill Hurlley	P	Community Development Director Colette Spranger
Aldersperson Rick Cole	P	Bill Lathrop, Evansville Today
Aldersperson Susan Becker	P	Noah Hurley, Applicant
Bill Hammann	P	Joe Knudtson, Applicant
John Gishnock	P	Jesse Retrum, Applicant (virtual)
Mike Scarmon	P	Alvin Francis, Town of Union Plan Commission Chair
Eric Klar	P	Tyler Thompson (virtual)

3. Motion to approve the agenda, by Hammann, seconded by Gishnock. Spranger noted that Action Item 7C's application had been withdrawn and would not be discussed this evening. ***Approved unanimously***

4. Motion to waive the reading of the minutes from the February 1, 2022 meeting and approve them as printed, by Hammann, seconded by Cole. ***Approved unanimously.***

5. Civility Reminder. Hurlley noted the City's commitment to conducting meetings with cordiality.

6. Citizen appearances other than agenda items listed. None

7. Action Items

A. Public Hearing and Review of Rezoning Application RZ-2022-0018 to rezone parcel 6-27-559.5071 to R-2 Residential District Two and Land Division Application LD-2021-08 to create two lots on parcel 6-27-559.5071 located at 602 Badger Drive and 353 South Sixth Street.

- i. Review Staff Report and Applicant Comments.** Spranger summarized the report, noting that the first two applications on this evening's agenda were very similar. Applicants initially submitted preliminary and final land division applications to create a zero-lot line duplex lot, which would allow them to sell the units of the duplex separately. Upon further research, it was noted that these lots were zoned R-1, and for the Plan Commission to allow a zero-lot line to occur, rezoning of the lots to R-2 needed to occur. No land use change is associated with the rezoning and lot division; these are legal instruments to allow the current owner to sell the units separately
- ii. Public Hearing.** Hurlley opened the public hearing at 6:05 pm. Tyler Thompson, 605 Porter Road, asked how this would affect the property taxes of the neighboring

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properties, and if there would be changes because of the rezoning and lot division.

Spranger replied that property taxes of neighboring properties should not be affected due to this change, but that each new lot would be assessed and valued separately as opposed to together. It was explained that no changes were anticipated due to the lot division and rezoning, only that the units would be occupied by homeowners and not renters. Public hearing was closed at 6:07 p.m.

- iii. **Plan Commissioner Questions and Comments.** Cole noted that the Joint Maintenance Agreement referenced a shared driveway when there was none, and included language about the Stonewood Grove subdivision when this parcel is in the Westfield Meadows subdivision. Spranger suggested a condition be added to correct these errors prior to Common Council approval.
- iv. **Motion for Common Council to approve of the rezoning of parcel 6-27-559.5071 to R-2 Residential District Two, and a the approval of a certified survey map to divide the rezoned parcel 6-27-559.5071 into two lots for a two-family twin residence, located at 353 South Sixth Street and 602 Badger Drive, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:**
 - 1. **The final CSM and joint maintenance is recorded with Rock County Register of Deeds.**
 - 2. **Errors in the Joint Maintenance Agreement are corrected prior to Common Council Approval.**

Motion by Hammann, second by Becker. Approved unanimously.

B. Public Hearing and Review of Rezoning Application RZ-2022-0016 to rezone parcel 6-27-559.5067 to R-2 Residential District Two and Land Division Application LD-2022-0008 to create two lots on parcel 6-27-559.5067 located at 601 Porter Road and 305 South Sixth Street.

- i. **Review Staff Report and Applicant Comments**
 - ii. **Public Hearing.** Hurtley opened the public hearing at 6:14 p.m. No comments. Public hearing was closed at 6:15 p.m.
 - iii. **Plan Commissioner Questions and Comments.** The same errors in the Joint Maintenance Agreement were observed for this application as well. Spranger will work with applicants and attorney to correct errors prior to Common Council approval.
 - iv. **Motion for Common Council to approve of the rezoning of parcel 6-27-559.5067, to R-2 Residential District Two, and a the approval of a certified survey map to divide the rezoned parcel 6-27-559.5067 into two lots for a two-family twin residence, located at 305 South Sixth Street and 601 Porter Road, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:**
 - 1. **The final CSM and joint maintenance is recorded with Rock County Register of Deeds.**
 - 2. **Errors in the Joint Maintenance Agreement are corrected prior to Common Council Approval.**

Motion by Hammann, second by Becker. Approved unanimously.

~~**C. Public Hearing and Review of Rezoning Application RZ-2022-0017 to rezone parcel 6-27-316.368 to R-2 Residential District Two and Land Division Application LD-2022-0009 to**~~

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~~create two lots on parcel 6-27-316.368 located at 621 and 623 Windsor Lane.~~

D. Public Hearing and Review of Land Division Application LD-2022-0025 to create a 1.95 acre residential lot on parcel 6-27-316.368 located at 8235 N. Cemetery Road, Town of Union and within the City of Evansville Extraterritorial Jurisdiction.

- i. Review Staff Report and Applicant Comments.** Spranger summarized the report and briefly went over the City's standards for lot division and residential building within the City's extraterritorial jurisdiction. The City allows new residential lots to be created when there is an existing house on the property, and the remaining undeveloped land that is separated from the residence is in excess of 35 acres. The applicant has satisfied this standard of the zoning code.
- ii. Public Hearing.** Hurlley opened the public hearing at 6:20 p.m. Alvin Francis, W County Road C and Town of Union Plan Commission Chair, stated he wished the applicant didn't have to utilize a loophole in the City's zoning ordinance in order to build his home. other comments. Public hearing was closed at 6:23 p.m.
- iii. Plan Commissioner Questions and Comments.** Cole asked if the residence was already built. This was confirmed. It was constructed within the last year.
- iv. Motion for Common Council to approve of the creation of a 1.97 acre (1.77 acre excluding right-of-way) residential lot from parcel 6-20-191, a 37.0 acre lot zoned A-1 Exclusive Agriculture, located at 8235 N Cemetery Road, Town of Union, finding that the application is in the public interest and meets the objectives contained within Sections 110-230 and 110-102(g) of city ordinances, subject to the following conditions:**
 - 1. The Final CSM is recorded with Rock County Register of Deeds.**
 - 2. The applicant fulfills the other obligations set forth by the Town of Union and Rock County.**

Motion by Hammann, Gishnock. Approved unanimously.

8. Discussion Items

9. Community Development Report

- A. Director's Report.** Spranger gave the Community Development Report. Noted ongoing progress to the comprehensive plan update and community survey response. Spranger, the City Clerk, and three plan commission members attended a workshop on land use and zoning decision-making, held by UW Extension and UW Stevens Point Center for Land Use Education. Feedback on the experience was positive, and members expressed interest in continuing education topics regarding conditional use permits, zero lot line duplexes, and how a boundary agreement for the City's extraterritorial jurisdiction would relate to the Smart Growth Plan.
- B. Continuing Education: Lake Tides Newsletter, Winter/Spring 2022.** Spranger mentioned that she would continue to seek and provide ongoing information/educational materials of interest for the Plan Commission to stay updated on current events.

10. Next Meeting Date:

- A. Monday, April 4, 2022 at 6:00pm**

11. Motion to Adjourn by Hammann, seconded by Becker, Approved Unanimously.



APPLICATION FOR CONDITIONAL USE – STAFF REPORT
Application: CUP-2022-0049 Applicant: Janis Ringhand
 Parcel 6-27-90
March 31, 2022

Prepared by: Colette Spranger, Community Development Director
 Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263



Figure 1 Approximate Location Map

Location: 25 West Main Street (The Grange Building)

Description of request: The applicant is seeking approval of a conditional use permit on a parcel of land 6-27-90 located at 25 W Main Street has been submitted for consideration by the Plan Commission. **The request is to allow a light-industrial activities incidental to indoor sales for a work area to mix and store food ingredients** per section 130-530 of the Evansville Zoning Ordinance. No cooking or refrigeration is needed. In 2018, this applicant received CUP approval for this same use in the B-2 district at a nearby location. That CUP has since expired. Operating hours are expected to be from 7:00am to 5:00pm daily, with possible weekend openings for retail and local special occasions. The business has been in operation for 11 years and has outgrown its current location. Expansion at this space will allow the business to continue to grow.

Existing/Prior Uses: Currently vacant; former location of Real Coffee. The CUP issued to Real Coffee for Indoor Commercial Entertainment use has since expired.

Consistency with the City of Evansville Comprehensive Plan and Municipal Code:

Staff Analysis of Request: The proposal meets the standards outlined in the Zoning Ordinances and would allow for continued diversity of business uses downtown.

Required Plan Commission findings for Conditional Use Permit request: Section 130-104(3) of the Municipal Code, includes criteria that should be considered in making this decision:

1. **Consistency of the use with the comprehensive plan.** The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.
Staff Comment: The Comprehensive plan indicates a desire to have more to promote infill development where City services are available.
2. **Consistency with the City's zoning code, or any other plan, program, or ordinance.** The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.
Staff comment: The proposed use is consistent with the City's zoning code and other plans, programs, and ordinances.
3. **Effect on nearby property.** The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.
Staff Comment: No adverse effect is anticipated on nearby property.
4. **Appropriateness of use.** The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
Staff Comment: Light industrial activities that have a retail storefront are appropriate uses in downtown.
5. **Utilities and public services.** The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.
Staff Comment: the property is currently served by public utilities

Required Plan Commission conclusion: Section 130-104(3)(f) of the Municipal Code requires the Plan Commission to determine whether the potential public benefits of the conditional use do or do not outweigh any and all potential adverse impacts. The proposed motion below states that benefits do in fact outweigh any and all potential adverse impacts.

Staff recommended motion for Plan Commission: *Motion to approve issuance of a Conditional Use Permit for Light Industrial Use incidental to Indoor Sales to operate a work area to mix and store food ingredients per section 130-537 on parcel of land 6-27-90 located at 25 W Main Street, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following condition that the Conditional Use Permit is recorded with the Rock County Register of Deeds.*



APPLICATION FOR REZONE – STAFF REPORT

Application No.: RZ-2022-0050 Applicant: City of Evansville

Parcels: 6-27-970D, 6-27-970C.1

April 1, 2022

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263



Figure 1 Approximate Location Map

Description of request: In conjunction with a site plan application, an application to rezone two existing, City-owned lots to the R-1 zoning district on parcels 6-27-970D, 6-27-970C.1 has been submitted for consideration by the Plan Commission.

Existing and Proposed Uses: The parcels are currently zoned A Agriculture and are a part of West Side Park. A community garden is currently located on the northern half of both parcels, which are otherwise undeveloped. The proposed R-1 zoning will allow proposed park improvements to West Side Park to be permitted by right, and bring all of West Side Park under the same zoning district.

Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed land division and land uses are thoroughly consistent with the Future Land Use Map of the Comprehensive Plan. Park development promotes walkability and provides more recreational amenities to a growing area of the City. The proposal complies with the design standards and environmental considerations as set forth in the Land Division Ordinance.

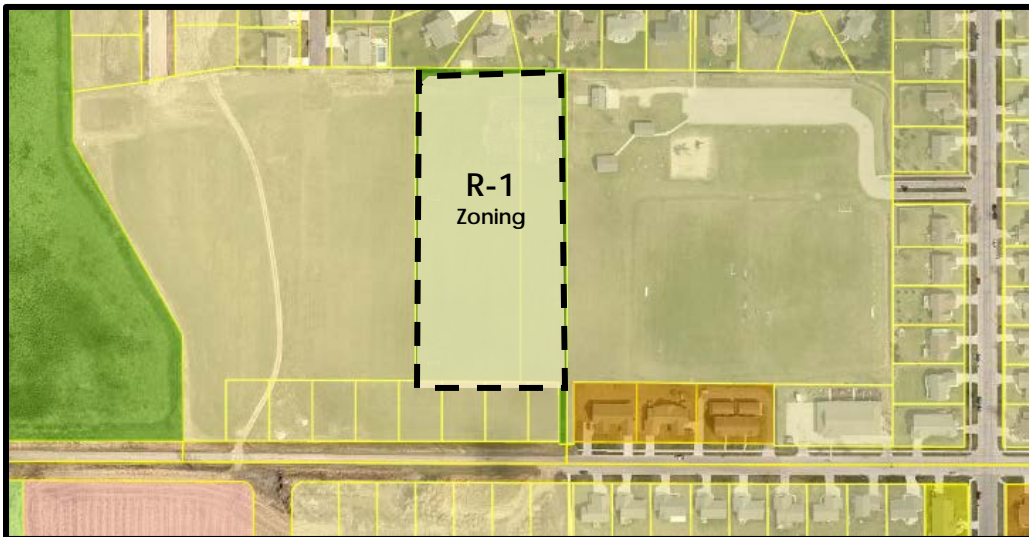
Staff Recommended Motion: *Motion to recommend approval of Ordinance 2022-06.*

CITY OF EVANSVILLE
ORDINANCE # 2022-06

**An Ordinance Rezoning Territory from Agriculture (A)
to Residential District One (R-1)**
(On Parcels 6-27-970D and 6-27-970C.1)

The Common Council of the City of Evansville, Rock County, Wisconsin, do ordain as follows:

SECTION 1. Zoning Classification. In accordance with Section 130-171 to 130-176, Evansville Municipal Code, Section 62.23(7)(d)2 of the Wisconsin State Statutes and upon recommendation of the Plan Commission and the findings of the Common Council that such zoning district change is in the best interest of the City, and all necessary notices having been given, and the required public hearing having been held, and the Plan Commission having made its recommendation of approval in writing to the Common Council, that the zoning classification of parcels v be changed from Agriculture (A) to Residential District One (R-1). The areas to be rezoned are indicated on the map below:



SECTION 2. Zoning Map Amendment. The official zoning map, City of Evansville, Wisconsin, is hereby amended to show the territory described in Section 1 as Residential District One (R-1).

SECTION 3. Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of the Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 4. Effective Date. This Ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this __ day of _____, 2022.

_____, Mayor

ATTEST:

Darnisha Haley, City Clerk

Introduced:

Notices published: 03/16/2022 and 03/23/2022

Public hearing held: 04/04/2022

Adopted:

Published: (within 10 days of adoption)

Sponsors: This is a city-supported ordinance.

Drafted on April 2, 2022 by Colette Spranger, Community Development Director



SITE PLAN APPLICATION – STAFF REPORT

Application: SP-2022-0051

Applicant: City of Evansville/MSA Professional Services

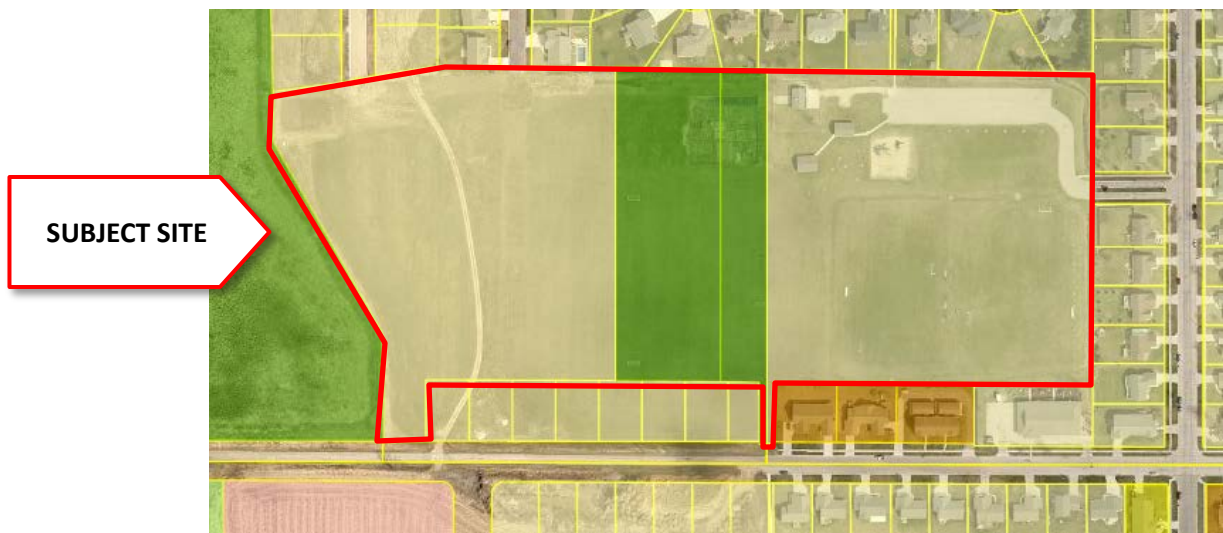
Parcels: 6-27-970D, 6-27-970C.1, 6-27-559.5402, 6-27-293.1000A

Location: West Side Park

April 1, 2022

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263



Description of request: The applicant is seeking approval to improve and expand park amenities at West Side Park, located north of Porter Road and accessible by Parkview Boulevard off Sixth Street. The site is partially developed with two 210x330 soccer fields, a small playground, a park shelter, a restroom, a wellhouse, and a parking lot. The proposed expansion is expected to include a 300-ft and 200-ft ballfield, several open space areas, walking paths, and the relocation of Veterans Memorial Pool to the far west side of the park, which is currently undeveloped. This park expansion would include a proposed extension of Windmill Ridge Road, connecting it with Porter Road. There is also community garden space in the current park that will be relocated to the far western edge of the park, adjacent to the City's stormwater retention pond. Space is available in the submitted site plan for possible parking expansion adjacent to the aquatic center and for a future park shelter, should the City find high demand for park amenities.

Staff Analysis of Request: Park improvements were approved by city residents through referendum in 2020. This site plan is the next step in approving park improvements. Park uses are permitted in the R-1 Residential One District. This proposal meets many of the standards outlined in the Zoning Ordinance. Plans to expand the park have been underway since 2018. It is also timely; expansion will accommodate the recreational needs of the City's growing population, which increased nearly 14% between 2010 and 2020.

One assessment that is proving difficult is whether or not the amount of parking provided is adequate and meets City zoning standards. Per Section 130-372 of the Municipal Code, active outdoor public recreation uses require one parking space per four expected patrons at maximum capacity. Another area of the code, Section 130-374, provides parking requirements specific for swimming pools, although this section is generally applied to privately-held recreational facilities. That standard is one parking space per 75 square feet of gross water area.

It is unlikely that both ballfields, both soccer fields, the park shelter, the playground, and the aquatic center would operate at maximum capacity at the same time. The City would benefit from getting a better estimate of capacity for the combination of uses on site in order to assess parking needs. Aquatic center capacity and gross water area should both be studied in order to compare the two methods of computing parking space needs. In all, the City should seek an assessment of average park capacity during peak season usage, and adjust parking requirements accordingly. It may be that the amount of parking depicted on the site plan could be decreased.

Plan Commission findings: Section 130-104(3) of the Municipal Code, includes criteria for evaluating the appropriateness of a new land use.

1. **Consistency of the use with the comprehensive plan.** The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.

Staff Comment: This initiative would fulfill a Comprehensive Plan goal of enhancing cultural resource offerings throughout the City by expanding existing parks.

2. **Consistency with the City's zoning code, or any other plan, program, or ordinance.** The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.

Staff comment:

This proposal is consistent with the recommendations of the City's 2020-2025 Park and Recreation Plan, which has a goal to provide a variety of high-quality active and passive recreational opportunities. "Create detailed construction plans for park improvements as outlined in the 2018 Master Plan" is a targeted action listed for West Side Park in that same document.

The submitted site plan is generally consistent with the City's zoning code. Staff comments about parking have already been addressed. Section 130-372 also calls for all structures and active recreation areas to be located a minimum of 50 feet from any residentially zoned property. While the park itself is zoned residential, the edges of the ballfields and the soccer goal areas appear to come rather close to some of the adjacent residential parcels, especially those parcels that front Porter Road.

3. **Effect on nearby property.** The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation

of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.

Staff Comment: Construction of the aquatic center will be adjacent to some residential developments along Windmill Ridge, Wyler Drive, and Porter Road. There may be some noise and disturbance during the construction phase of the park and the extension of Windmill Ridge Road. The landscape plan shows a buffer between residences and park uses. Through development agreements, additional acreage has been added to West Side Park through development agreements as subdivisions grew over the past 20 years. The most recent dedication of park land for West Side Park was with the development of Windmill Ridge.

4. **Appropriateness of use.** The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Staff Comment: A public park is an appropriate and permitted use in the R-1 district and is an existing use on the current site. Expansion of recreational opportunities is a benefit to nearby residents in a growing part of the City.

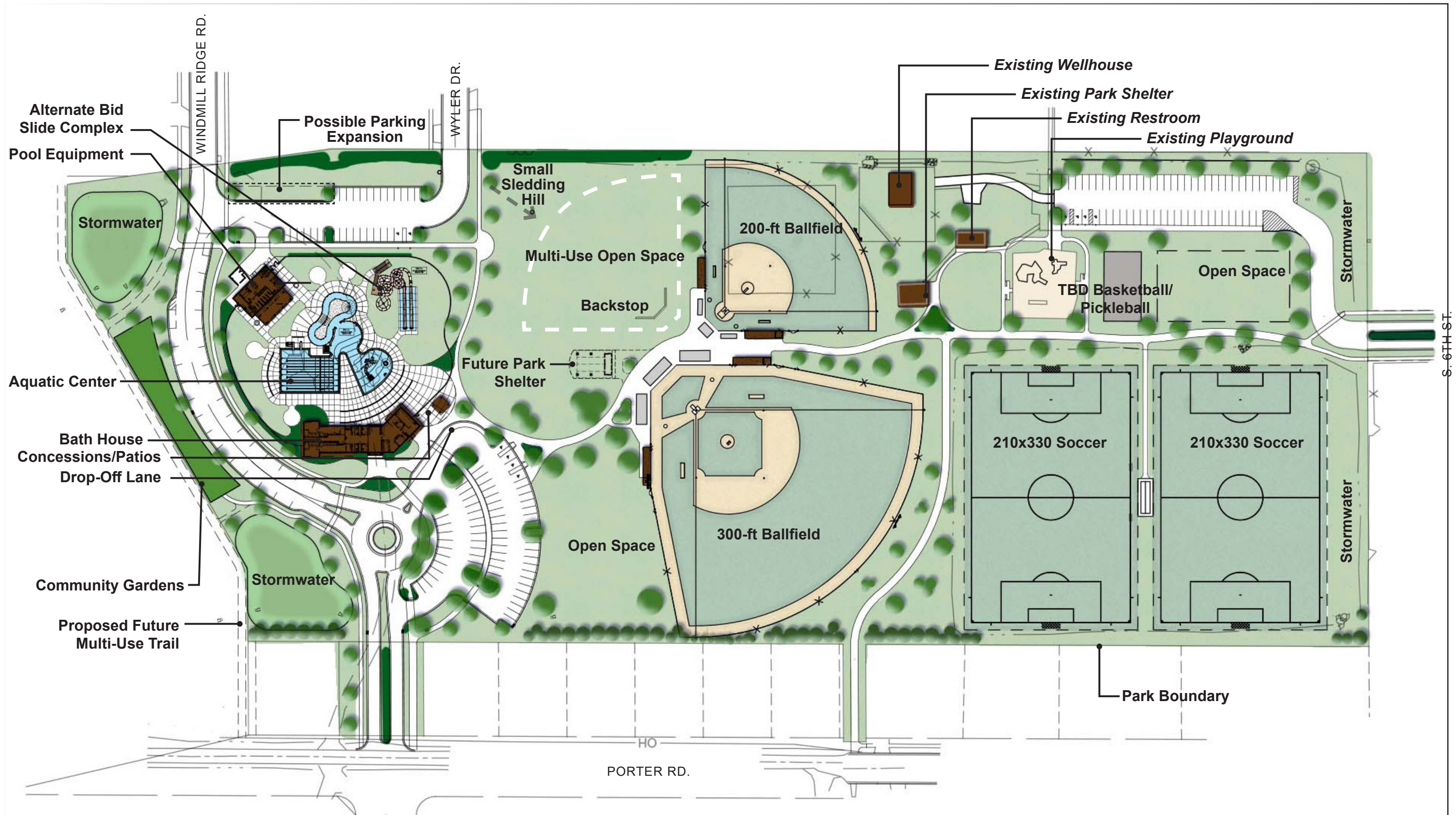
5. **Utilities and public services.** The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.

Staff Comment: the property is currently served by public utilities

Required Plan Commission conclusion: Section 130-104(3)(f) of the Municipal Code requires the Plan Commission to determine whether the potential public benefits of the site plan do or do not outweigh any and all potential adverse impacts. The proposed motion below states that benefits do in fact outweigh any and all potential adverse impacts. The commission can also choose to delay final approval subject to a public hearing.

Staff recommended motion: *The Plan Commission approves the site plan application as presented to expand park amenities at West Side Park per section 130-104 on parcels 6-27-970D, 6-27-970C.1, 6-27-559.5402, 6-27-293.1000A, and that the proposed use is consistent with the required standards and criteria of the Zoning Ordinance, and that the benefits in fact outweigh any and all potential adverse impacts, subject to the following conditions:*

1. *An assessment of average park capacity during peak season usage is calculated, and parking requirements are adjusted accordingly.*
2. *Any variation from presented plans approved by staff or Plan Commission, if necessary.*
3. *Dimensions, cross sections and entry grade of all access points onto public streets approved by city engineer.*
4. *Final construction drawings approved by City.*
5. *All exterior lighting is dark sky compliant.*
6. *Elevations and materials for trash enclosure approved by commission.*
7. *Proposed ground and wall signage requires sign application, review and approval by City staff.*



WEST SIDE PARK - SITE PLAN
 EVANSVILLE, WI - February 28th, 2022





BATH HOUSE



BATH HOUSE



BATH HOUSE



BATH HOUSE

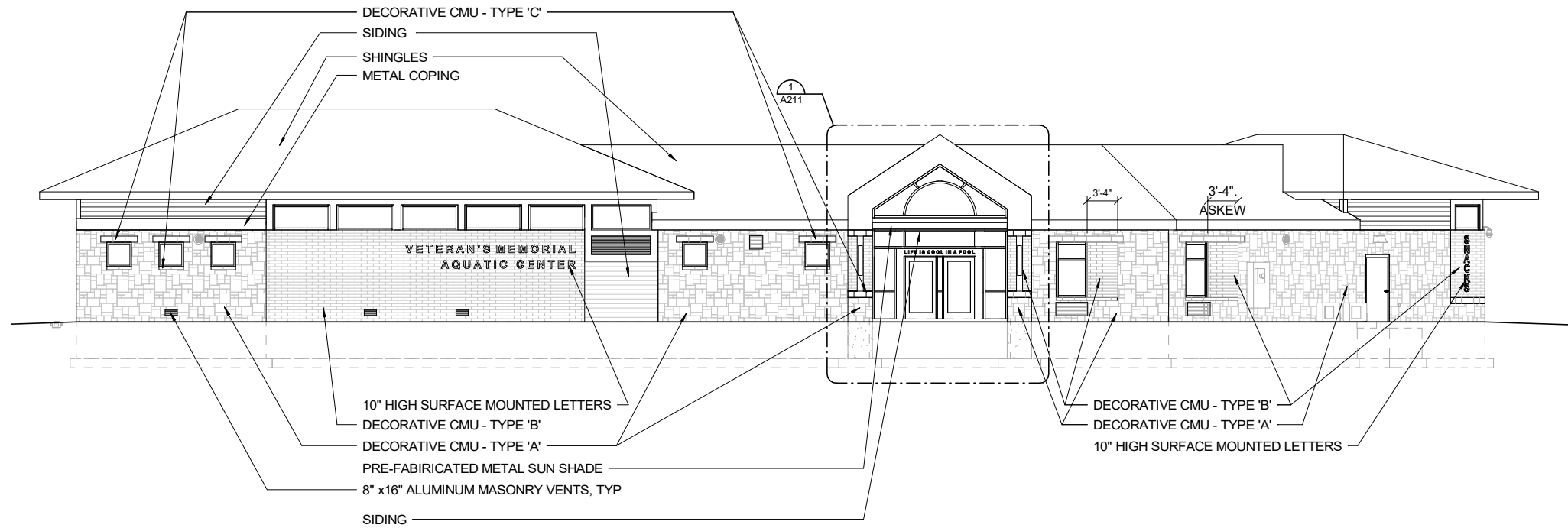


EQUIPMENT BUILDING

NOTES:
 1. THESE IMAGES ARE CONCEPTUAL AND FOR GENERAL REFERENCE - SEE DRAWINGS FOR ALL DESIGN AND DETAILING.
 2. FINAL COLOR SELECTION TO BE DETERMINED.

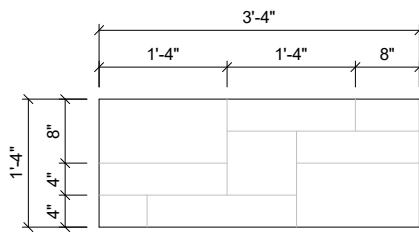
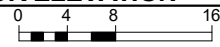
PLOT DATE: 3/30/2022 9:34:11 AM | BIM 360://09452007 - Evansville Park and Pool Design/09452007 - Evansville Park Bathhouse_PERS_001.rvt

PROJECT DATE: MARCH 3, 2022	DRAWN BY: JFG DESIGNED BY: ECA CHECKED BY: Checker	No	DATE	REVISIONS	BY		ENGINEERING ARCHITECTURE SURVEYING FUNDING PLANNING ENVIRONMENTAL 1702 Pankratz St, Madison WI 53704 (608) 242-7779 www.msa-ps.com <small>© MSA Professional Services, Inc.</small>	WEST SIDE PARK AND LEONARD-LEOTA PARK IMPROVEMENTS CITY OF EVANSVILLE EVANSVILLE, WISCONSIN	BATH HOUSE PERSPECTIVES	PROJECT NO. 09342007
PRELIMINARY										SHEET T103



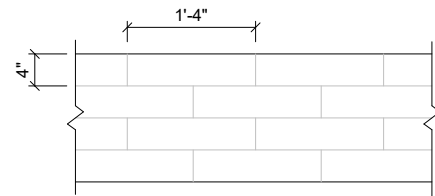
SOUTH EXTERIOR ELEVATION

1/8" = 1'-0" (22"x34")
 1/16" = 1'-0" (11"x17")

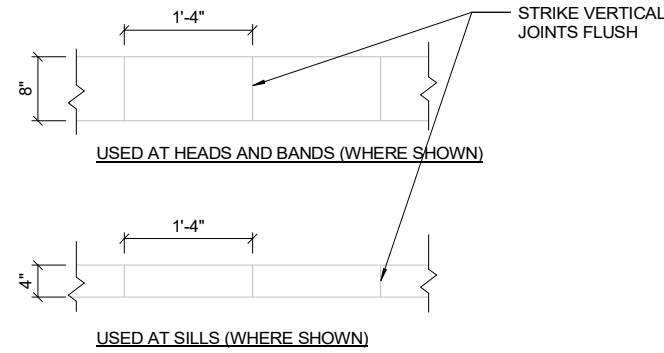


NOTE: CONCRETE MASONRY PATTERN MAY VARY BASED ON MANUFACTURER.

DECORATIVE CMU - TYPE 'A' PATTERN

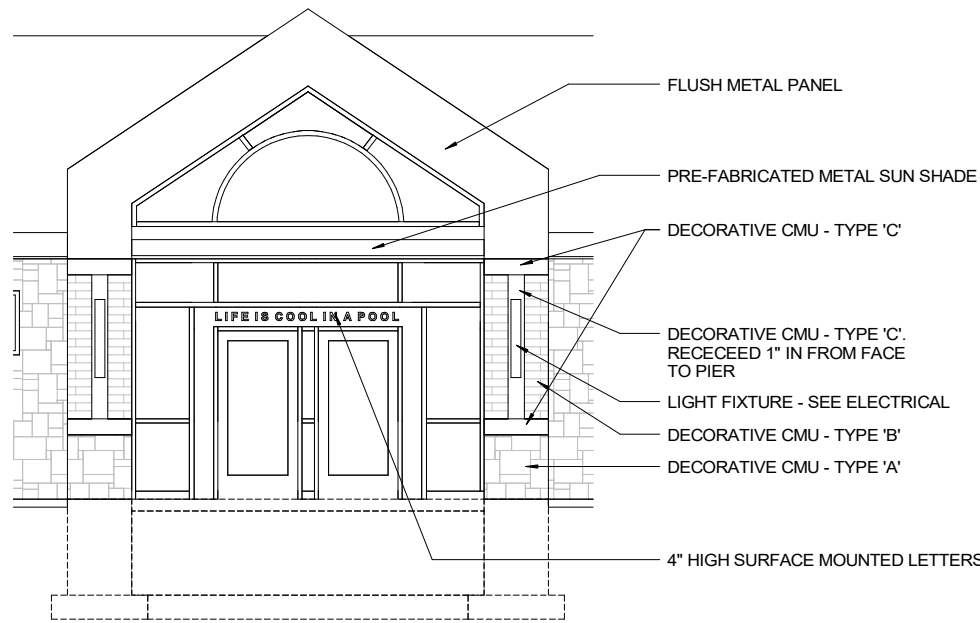


DECORATIVE CMU - TYPE 'B' PATTERN



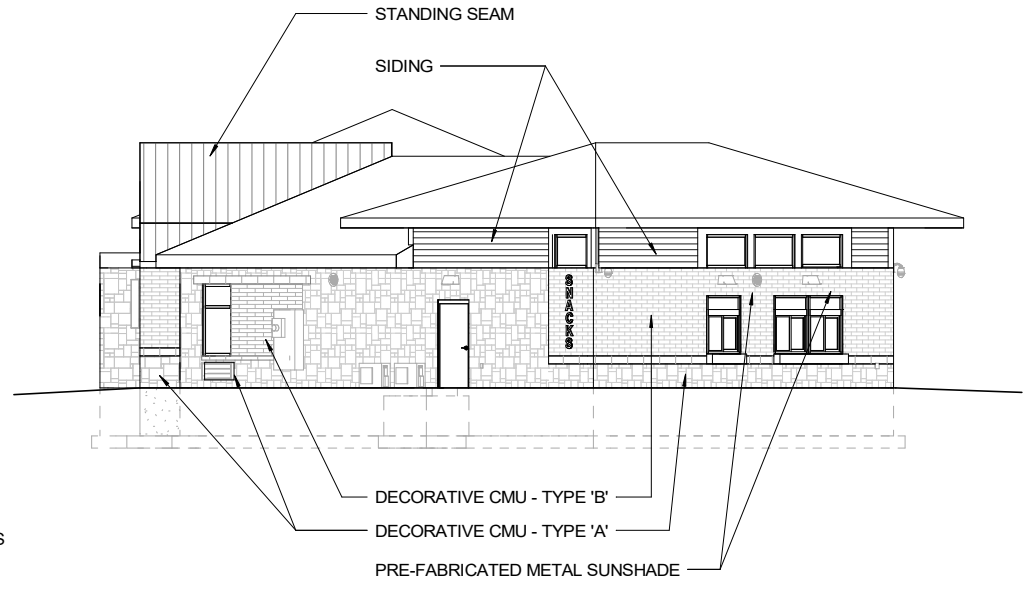
DECORATIVE CMU - TYPE 'C' PATTERN

NOTE: TYPICAL FOR ALL BUILDINGS - EXTERIOR MASONRY SURFACES, INCLUDING COST STONE SHALL BE COATED WITH WEATHER / GRAFFITI RESISTANT COATING AFTER THE MATERIALS ARE IN PLACE.



1 ENLARGED SOUTH EXTERIOR ELEVATION

A211 1/4" = 1'-0" (22"x34")
 1/8" = 1'-0" (11"x17")

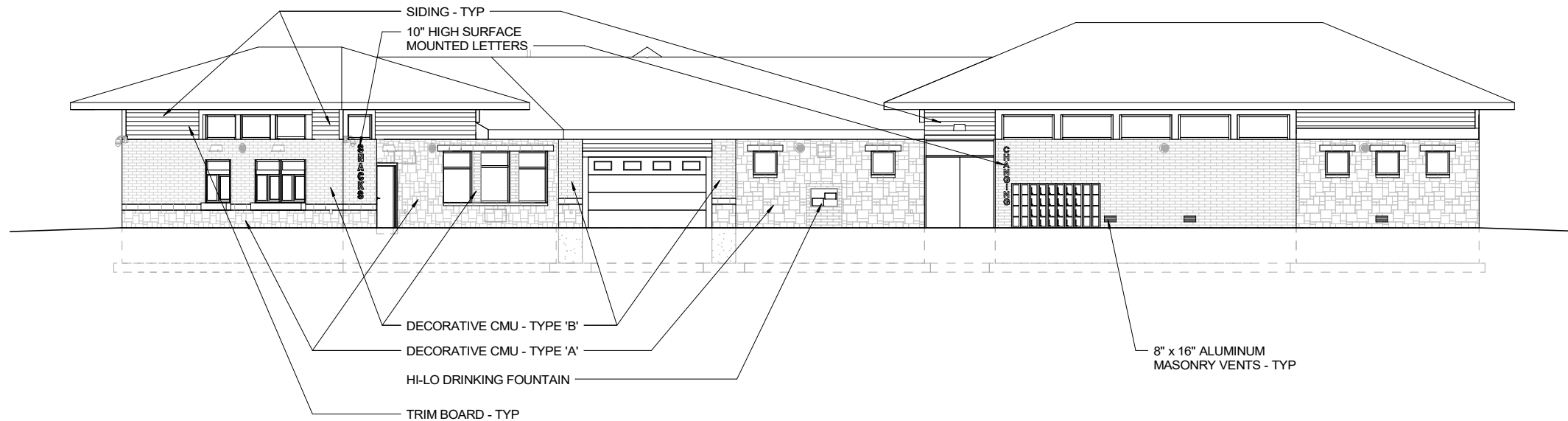


EAST EXTERIOR ELEVATION

1/8" = 1'-0" (22"x34")
 1/16" = 1'-0" (11"x17")

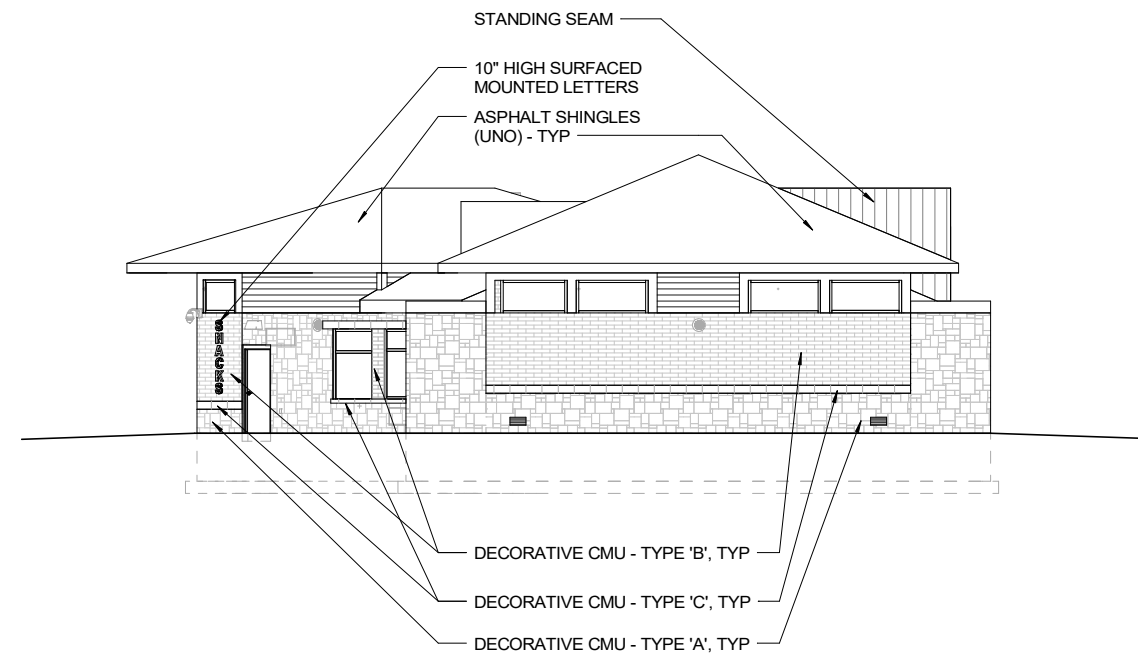


PLOT DATE: 3/13/2022 11:28:12 ... B:\150\15042007 - Evansville Park and Pool Design\3042007 - Bathhouse_Plan\Bathhouse_Plan.dwg



NORTH EXTERIOR ELEVATION

1/8" = 1'-0" (22"x34") 0 4 8 16
 1/16" = 1'-0" (11"x17")



WEST EXTERIOR ELEVATION

1/8" = 1'-0" (22"x34") 0 4 8 16
 1/16" = 1'-0" (11"x17")

3/10/2022 11:28:15 ... B:\150\15042007 - Evansville Park and Pool Design\15042007 - Evansville Park Bathroom_ARCH.dwg

PROJECT DATE:	MARCH 3, 2022	DRAWN BY:	Author	DESIGNED BY:	Designer	CHECKED BY:	Checker
PRELIMINARY							



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WEST SIDE PARK AND LEONARD-LEOTA PARK IMPROVEMENTS
 CITY OF EVANSVILLE
 EVANSVILLE, WISCONSIN

EXTERIOR ELEVATIONS

PROJECT NO.
09342007
SHEET
A212

NOTE:
TYPICAL FOR ALL BUILDINGS - EXTERIOR MASONRY SURFACES,
INCLUDING COST STONE SHALL BE COATED WITH WEATHER/
GRAFFITI RESISTANT COATING AFTER THE MATERIALS ARE IN PLACE.

ASPHALT SHINGLES, TYP

METAL FASCIA

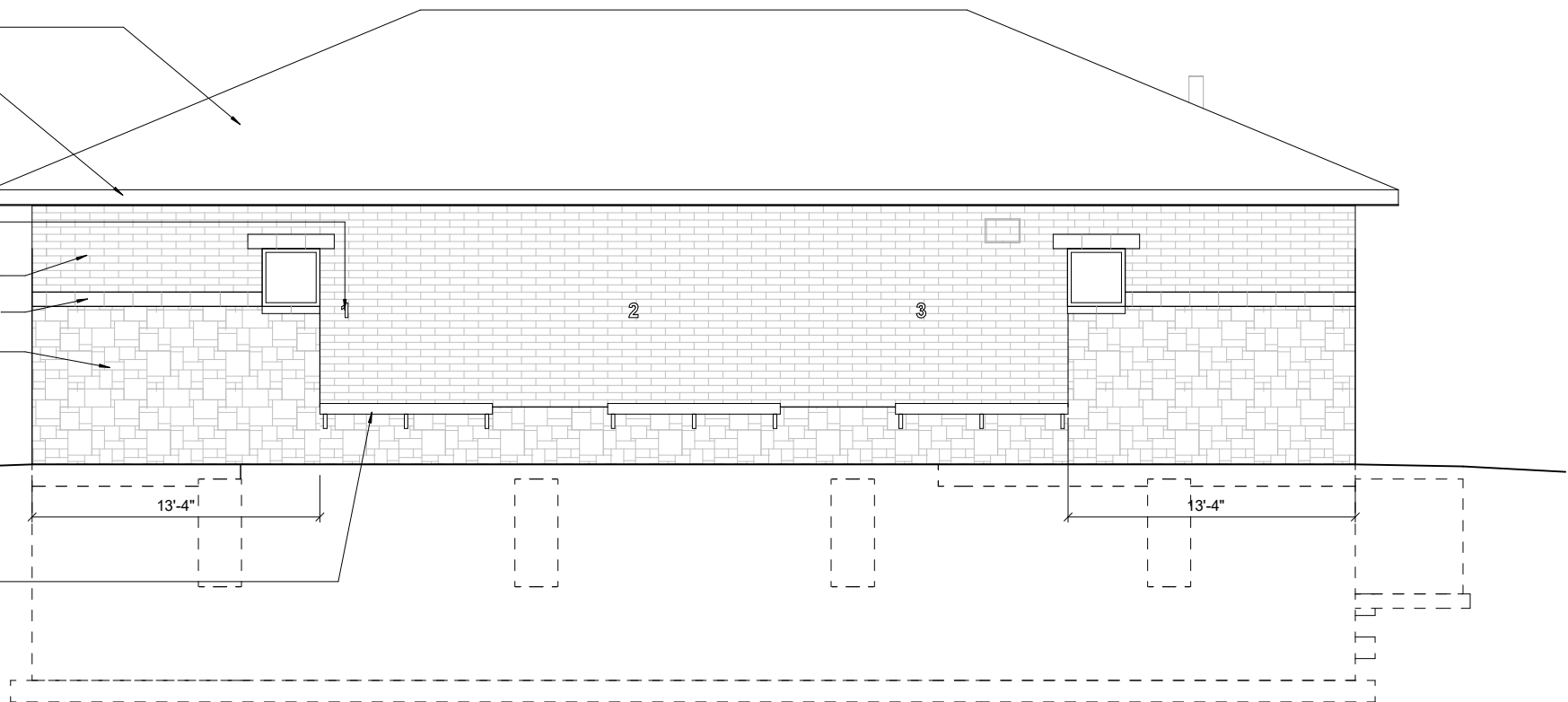
8" HIGH SIGNAGE
NUMBERS, TYP

DECORATIVE CMU - TYPE 'B', TYP

DECORATIVE CMU - TYPE 'C', TYP

DECORATIVE CMU - TYPE 'A', TYP

SOLID SURFACE COUNTERTOP
AND SUPPORT BRACKETS,
TYP

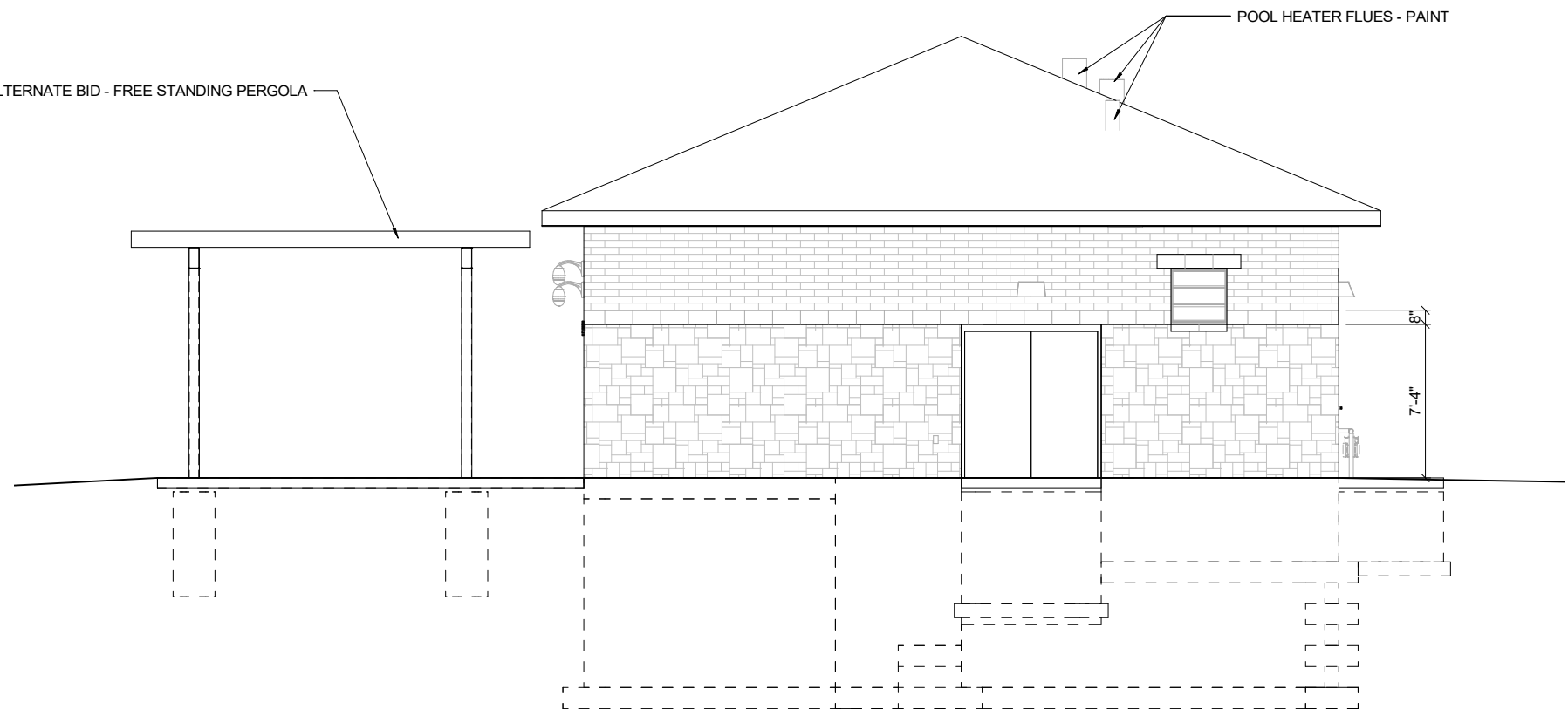


EAST EXTERIOR ELEVATION

1/4" = 1'-0" (22"x34") 0 2 4 8
1/8" = 1'-0" (11"x17")

ALTERNATE BID - FREE STANDING PERGOLA

POOL HEATER FLUES - PAINT



NORTH EXTERIOR ELEVATION

1/4" = 1'-0" (22"x34") 0 2 4 8
1/8" = 1'-0" (11"x17")

PLOT DATE: 3/1/2022 2:14:23 PM _BIM 360/09452007 - Evansville Park and Pool Design/09342007 - Equipment Building/021_021.rvt

PROJECT DATE:	FEBRUARY 9, 2022	DRAWN BY:	JFG	DESIGNED BY:	ECA	CHECKED BY:	Checker	No	DATE	REVISIONS	BY
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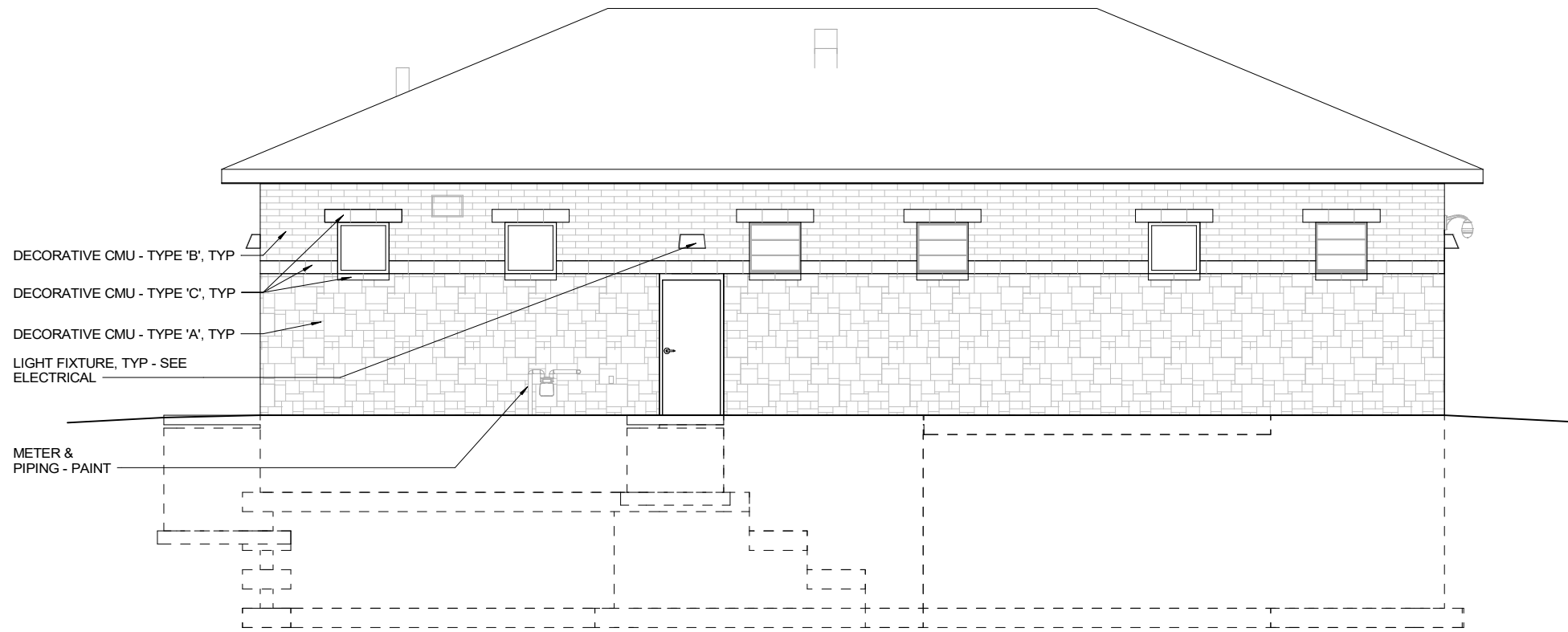


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**EQUIPMENT BUILDING
EXTERIOR ELEVATIONS**

PROJECT NO.
09342007
SHEET
A221



DECORATIVE CMU - TYPE 'B', TYP

DECORATIVE CMU - TYPE 'C', TYP

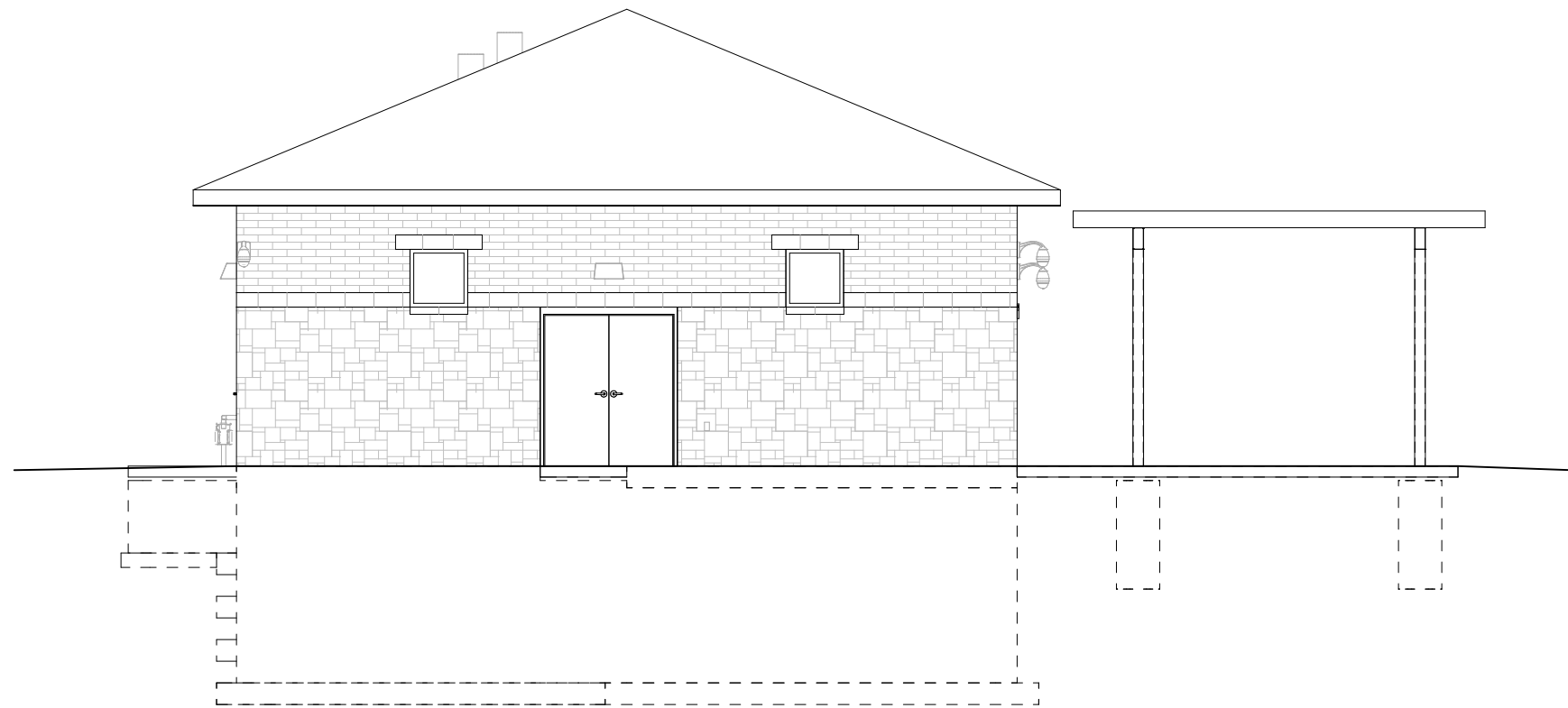
DECORATIVE CMU - TYPE 'A', TYP

LIGHT FIXTURE, TYP - SEE ELECTRICAL

METER & PIPING - PAINT

WEST EXTERIOR ELEVATIONS

1/4" = 1'-0" (22"x34") 0 2 4 8
 1/8" = 1'-0" (11"x17")



SOUTH EXTERIOR ELEVATIONS

1/4" = 1'-0" (22"x34") 0 2 4 8
 1/8" = 1'-0" (11"x17")

PLOT DATE: 3/1/2022 2:14:24 PM - B:\150\15042007 - Evansville Park and Pool Design\15042007 - Equipment Building.dwg

PROJECT DATE: FEBRUARY 9, 2022	DRAWN BY: JFG	PRELIMINARY
	DESIGNED BY: ECA	
	CHECKED BY: Checker	



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WEST SIDE PARK AND LEONARD-LEOTA PARK IMPROVEMENTS
 CITY OF EVANSVILLE
 EVANSVILLE, WISCONSIN

**EQUIPMENT BUILDING
 EXTERIOR ELEVATIONS**

PROJECT NO.
09342007
SHEET
A222

LEGEND

1. ASPHALT PARKING LOT. SEE DETAIL.
2. ASPHALT DRIVEWAY. SEE DETAIL.
3. CONCRETE SIDEWALK, 5-INCH. SEE DETAIL.
4. CONCRETE DRIVEWAY, 6-INCH. SEE DETAIL.
5. PEDESTRIAN CROSSING. SEE TRAFFIC CONTROL PLAN AND DETAILS.
6. PAVEMENT MARKING, TYP. SEE TRAFFIC CONTROL PLAN AND DETAILS.
7. BICYCLE RACK. SEE FURNISHING PLAN AND SPACING DETAILS.
8. BENCH. SEE FURNISHING PLAN AND DETAILS.

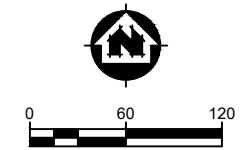
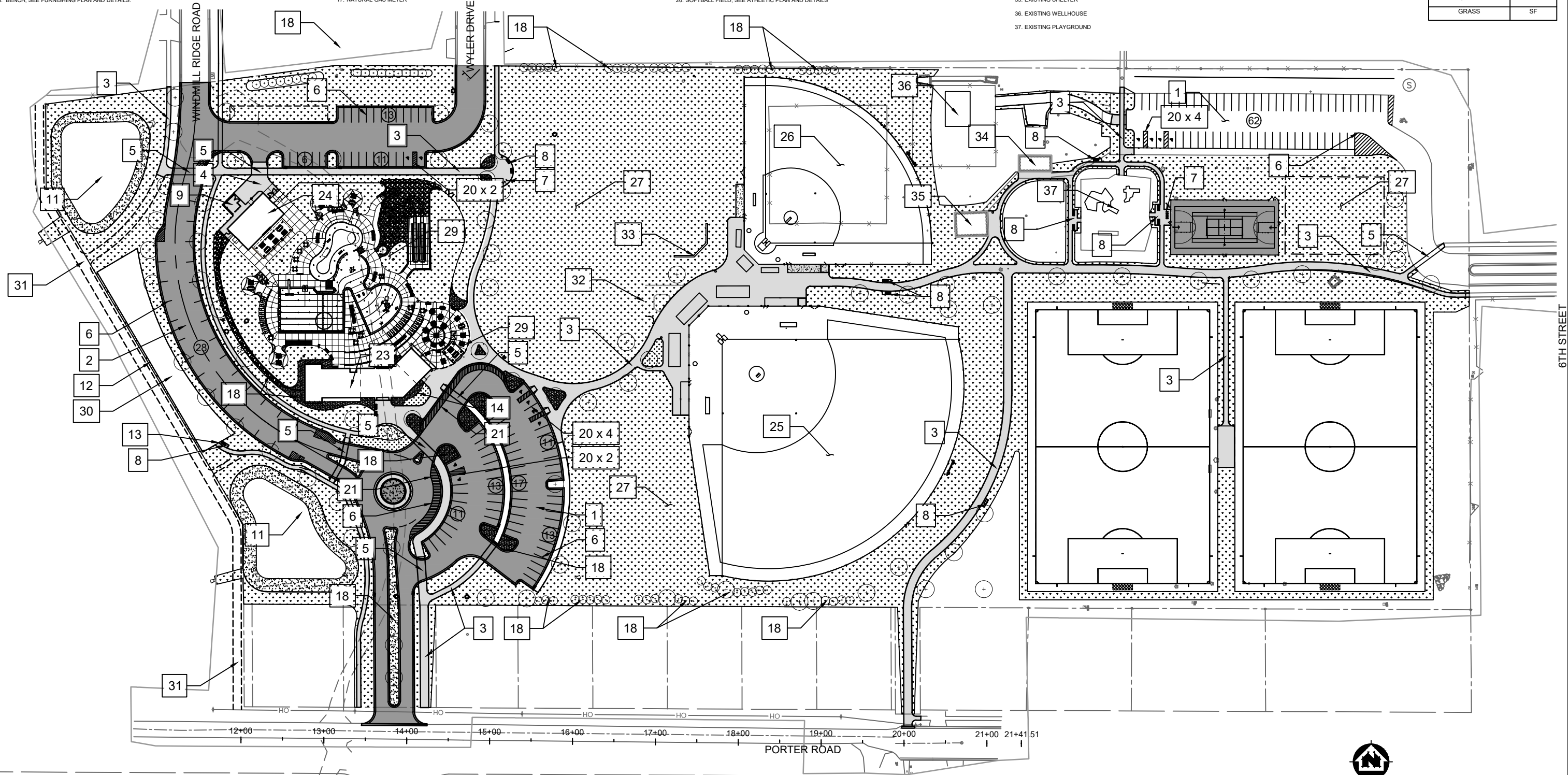
9. DUMPSTER ENCLOSURE. SEE DETAILS.
10. FLAGPOLE. SEE DETAILS.
11. STORMWATER BASIN LOCATION
12. FENCE
13. FENCE GATE
14. ELECTRIC TRANSFORMER AND CONCRETE PAD
15. not used
16. LAMP POLE
17. NATURAL GAS METER

18. LANDSCAPING. SEE LANDSCAPING PLANS.
19. PARKING LOT POLE LIGHT
20. ACCESSIBLE PARKING STALL. SEE DETAIL.
21. SIGN, DROPOFF - NO PARKING. SEE DETAIL.
22. CURB AND GUTTER, TYP. SEE TRAFFIC CONTROL PLAN FOR TYPE AND SIZE.
23. BATHHOUSE. SEE ARCHITECTURAL PLANS
24. POOL EQUIPMENT BUILDING. SEE ARCHITECTURAL PLANS
25. BASEBALL FIELD. SEE ATHLETIC PLAN AND DETAILS
26. SOFTBALL FIELD. SEE ATHLETIC PLAN AND DETAILS

27. OPEN GREEN SPACE (LAWN)
28. AQUATIC CENTER. SEE AQUATIC PLAN AND DETAILS
29. CONCESSIONS PATIO
30. COMMUNITY GARDENS
31. FUTURE TRAIL
32. POSSIBLE FUTURE PARK SHELTER AND RESTROOMS
33. BACKSTOP, POSSIBLE FUTURE SOFTBALL FIELD
34. EXISTING RESTROOM
35. EXISTING SHELTER
36. EXISTING WELLHOUSE
37. EXISTING PLAYGROUND

PARKING SUMMARY	
TOTAL PARKING	185 SPACES
STANDARD PARKING	173 SPACES
ACCESSIBLE PARKING	2 SPACES
VAN ACCESSIBLE PARKING	10 SPACES

LAND USE SUMMARY	
TOTAL AREA	1,055,925 SF
EXISTING BUILDING	SF
PROPOSED BUILDING	7,870 SF
PARKING LOT AREA	97,527 SF
TOTAL IMPERVIOUS AREA	174,968 SF
LANDSCAPED AREA	27,347 SF
GRASS	SF



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
4/1/2022 4:28 PM	TAP				
	DESIGNED BY: Init				
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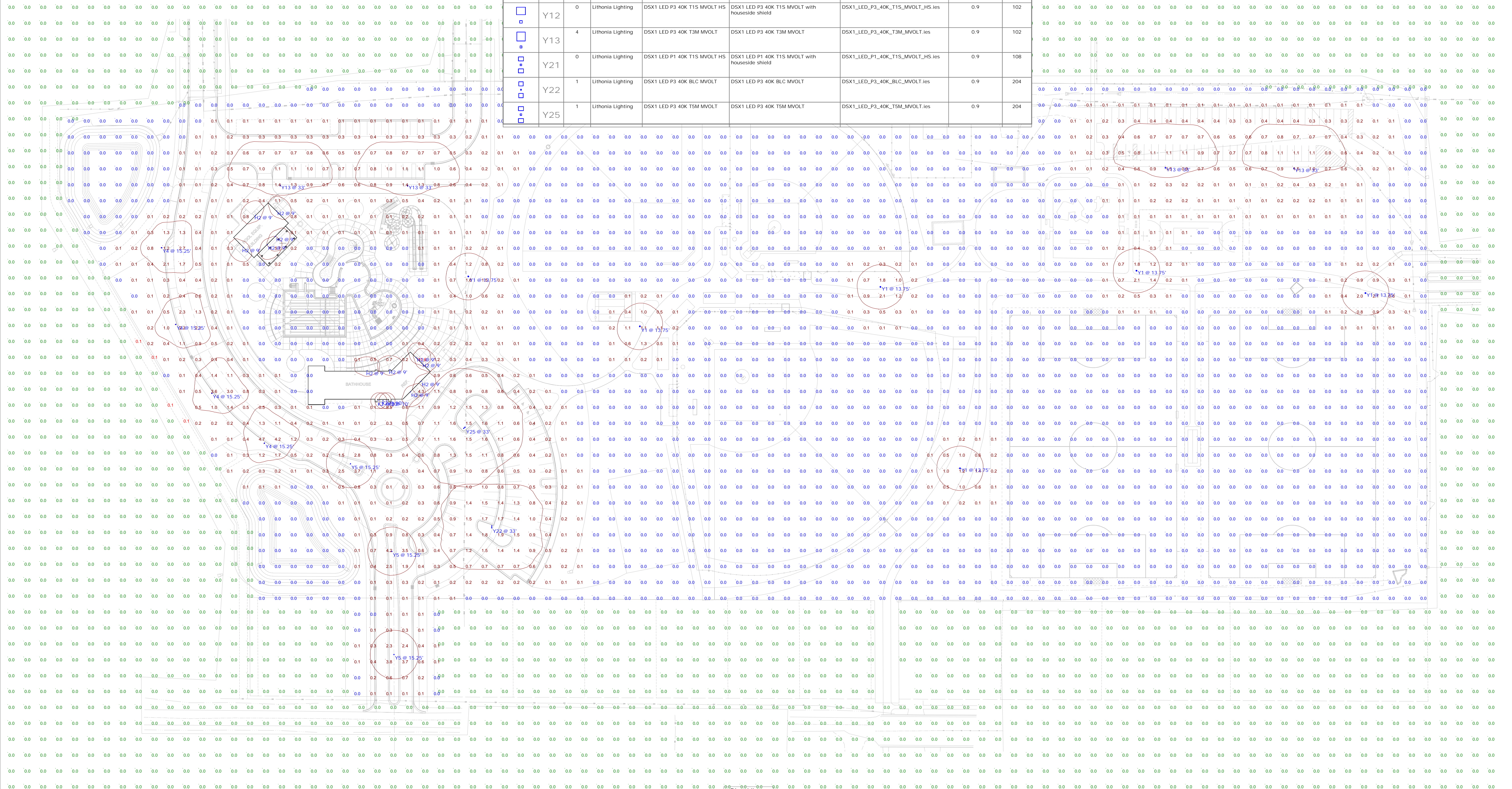
WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
CITY OF EVANSVILLE
ROCK COUNTY, WISCONSIN

SITE PLAN OVERALL - WEST SIDE PARK

PROJECT NO.
09342007
SHEET
C102





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OUTSIDE PROPERTY BOUNDARY	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SITE	+	0.2 fc	11.6 fc	0.0 fc	N/A	N/A

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Wattage
	H2	11	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VF	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1_LED_P2_40K_80CRI_VF.ies	0.9	15,0178
	K2	3	Lithonia Lighting	LDN6 40/15 L06AR LD	6IN LDN, 4000K, 1500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180	LDN6_40_15_L06AR_LD.ies	0.9	17.52
	Y1	6	Lithonia Lighting	RADPT P2 40K SYM	RADEAN Post-Top with P2 4000K Symmetric distribution	RADPT_P2_40K_SYM.ies	0.9	38,0107
	Y4	4	King Luminaire	K118-P4AR(SST)-IV-100(SSL)-7030	NVLAP LOGO AND LAB ID NUMBER SHALL NOT BE USED BY THE CLIENT TO CLAIM THE PRODUCT CERTIFICATION, APPROVAL, OR ENDORSEMENT BY NVLAP, NIST, OR ANY GOVERNMENT AGENCY. CALIBRATION LAMP #1000-50, NIST TRACEABLE THROUGH ITL REPORT #ITL81862.	0100sp4r4x10040xxd.ies	0.9	98.3
	Y5	3	King Luminaire	K124-P4AR-V-100(SSL)-1030	NVLAP LOGO AND LAB ID NUMBER SHALL NOT BE USED BY THE CLIENT TO CLAIM THE PRODUCT CERTIFICATION, APPROVAL, OR ENDORSEMENT BY NVLAP, NIST, OR ANY GOVERNMENT AGENCY. CALIBRATION LAMP #1000-50, NIST TRACEABLE THROUGH ITL REPORT #ITL81862.	0100sp4r5x10040xxd.ies	0.9	99.7
	Y12	0	Lithonia Lighting	DSX1 LED P3 40K T15 MVOLT HS	DSX1 LED P3 40K T15 MVOLT with housingside shield	DSX1_LED_P3_40K_T15_MVOLT_HS.ies	0.9	102
	Y13	4	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT	DSX1 LED P3 40K T3M MVOLT	DSX1_LED_P3_40K_T3M_MVOLT.ies	0.9	102
	Y21	0	Lithonia Lighting	DSX1 LED P1 40K T15 MVOLT HS	DSX1 LED P1 40K T15 MVOLT with housingside shield	DSX1_LED_P1_40K_T15_MVOLT_HS.ies	0.9	108
	Y22	1	Lithonia Lighting	DSX1 LED P3 40K BLC MVOLT	DSX1 LED P3 40K BLC MVOLT	DSX1_LED_P3_40K_BLC_MVOLT.ies	0.9	204
	Y25	1	Lithonia Lighting	DSX1 LED P3 40K T5M MVOLT	DSX1 LED P3 40K T5M MVOLT	DSX1_LED_P3_40K_T5M_MVOLT.ies	0.9	204



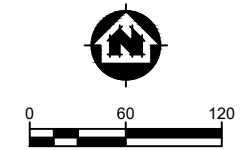
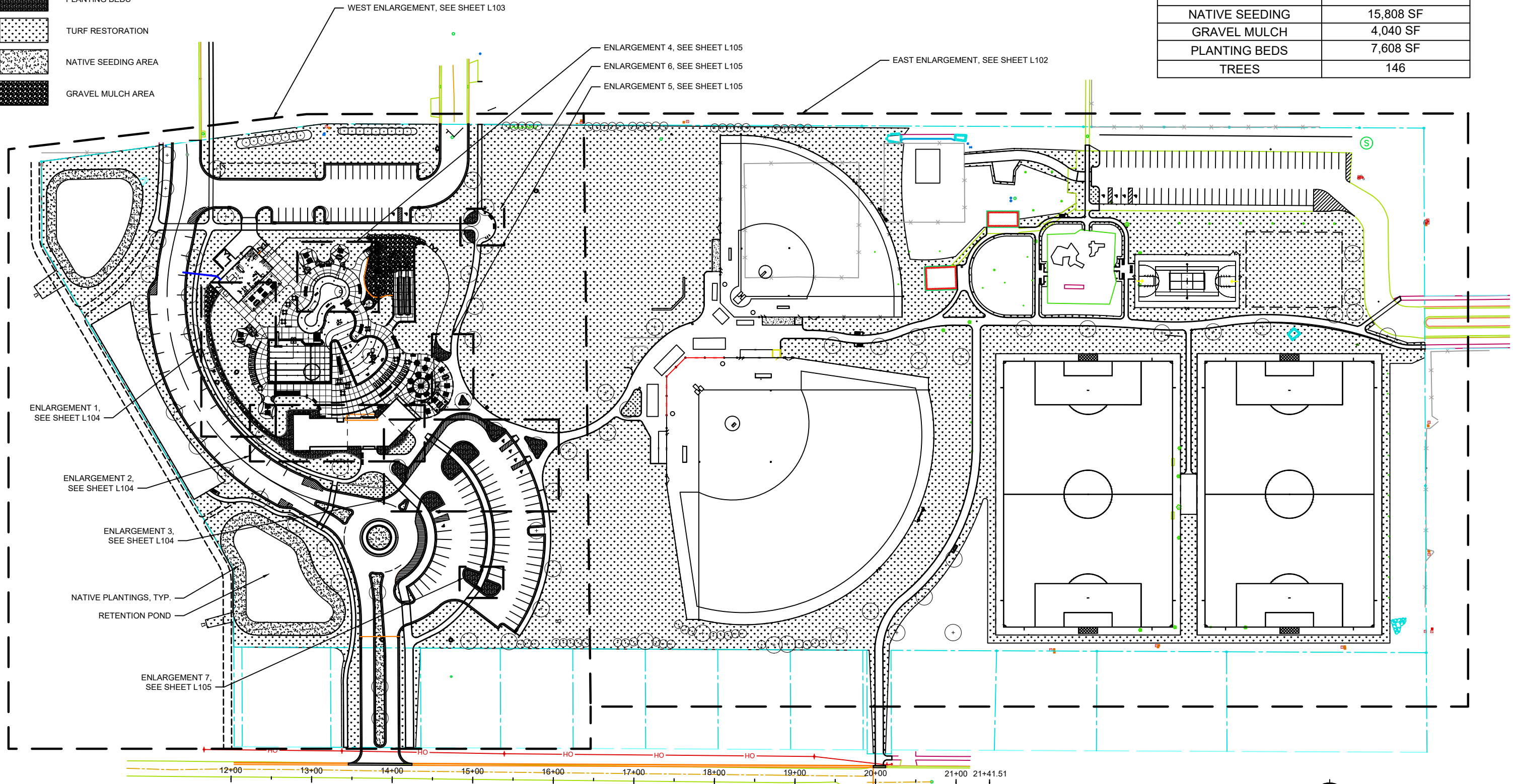
Plan View
 Scale: 1" = 60'

LEGEND

-  PLANTING BEDS
-  TURF RESTORATION
-  NATIVE SEEDING AREA
-  GRAVEL MULCH AREA

NOTES:
1. ALL DISTURBED AREAS TO BE RESTORED AS TURF GRASS UNLESS OTHERWISE SPECIFIED.

LANDSCAPING	
AREA TYPE	QUANTITY
NATIVE SEEDING	15,808 SF
GRAVEL MULCH	4,040 SF
PLANTING BEDS	7,608 SF
TREES	146



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	TAP				
	INIT				
	INIT				

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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
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OVERALL LANDSCAPE PLAN - WEST SIDE PARK

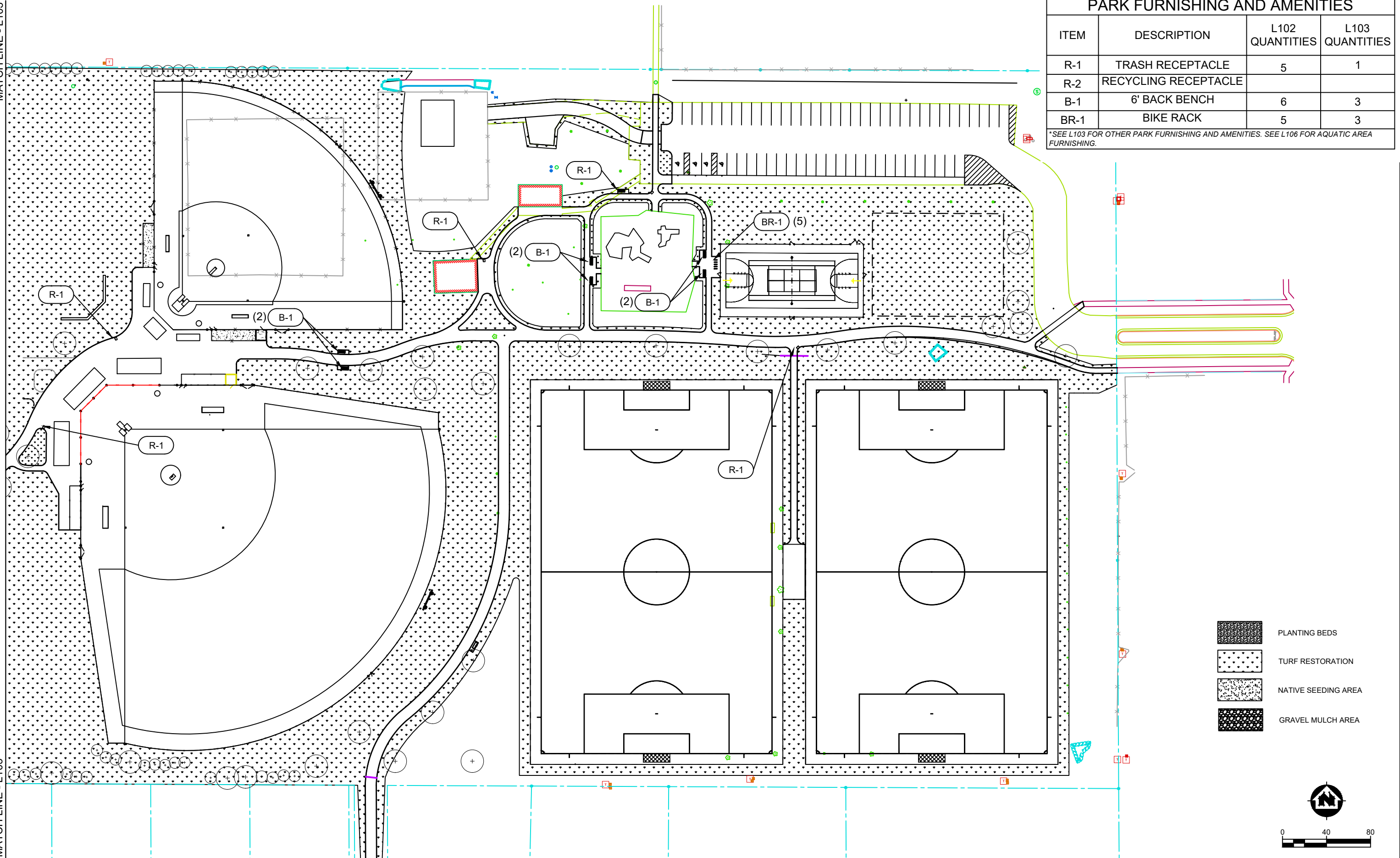
PROJECT NO.
09342007
SHEET
L101





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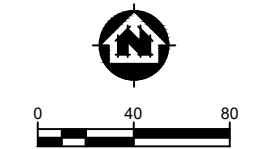
MATCH LINE - L103

PARK FURNISHING AND AMENITIES			
ITEM	DESCRIPTION	L102 QUANTITIES	L103 QUANTITIES
R-1	TRASH RECEPTACLE	5	1
R-2	RECYCLING RECEPTACLE		
B-1	6' BACK BENCH	6	3
BR-1	BIKE RACK	5	3

*SEE L103 FOR OTHER PARK FURNISHING AND AMENITIES. SEE L106 FOR AQUATIC AREA FURNISHING.



-  PLANTING BEDS
-  TURF RESTORATION
-  NATIVE SEEDING AREA
-  GRAVEL MULCH AREA



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	TAP				
	Init				
	Init				

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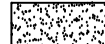

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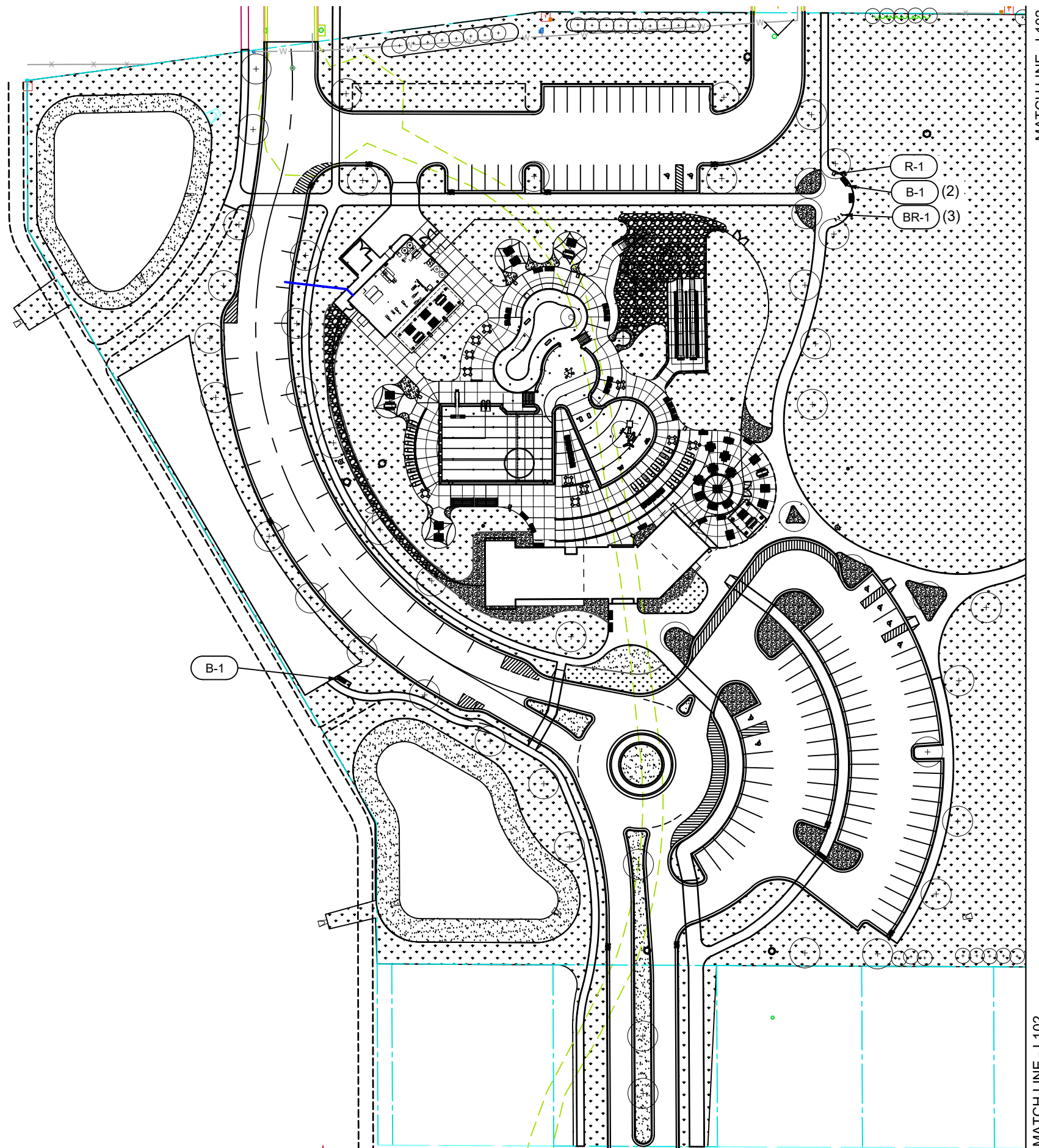
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 CITY OF EVANSVILLE
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EAST LANDSCAPING ENLARGEMENT - WEST SIDE PARK

PROJECT NO.
09342007
 SHEET
L102

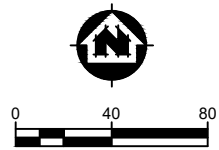
LEGEND

-  PLANTING BEDS
-  TURF RESTORATION
-  NATIVE SEEDING AREA
-  GRAVEL MULCH AREA



PARK FURNISHING AND AMENITIES			
ITEM	DESCRIPTION	L102 QUANTITIES	L103 QUANTITIES
R-1	TRASH RECEPTACLE		1
R-2	RECYCLING RECEPTACLE		
B-1	6' BACK BENCH		3
BR-1	BIKE RACK		3

*SEE L102 FOR OTHER PARK FURNISHING AND AMENITIES. SEE L106 FOR AQUATIC AREA FURNISHING.



PROJECT DATE:	DRAWN BY: TAP	NO.	DATE	REVISION	BY:
	DESIGNED BY: Init				
	CHECKED BY: Init				

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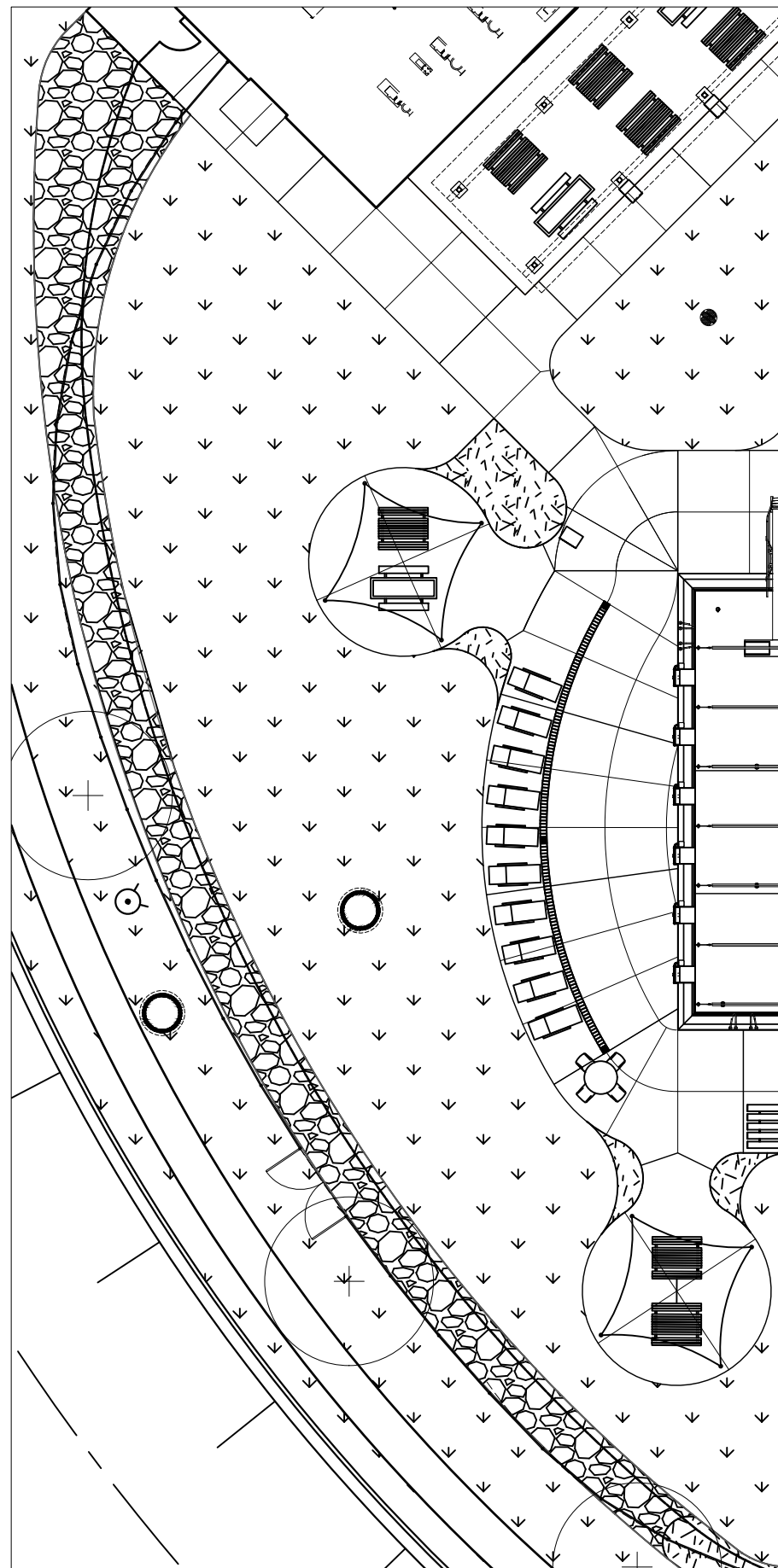


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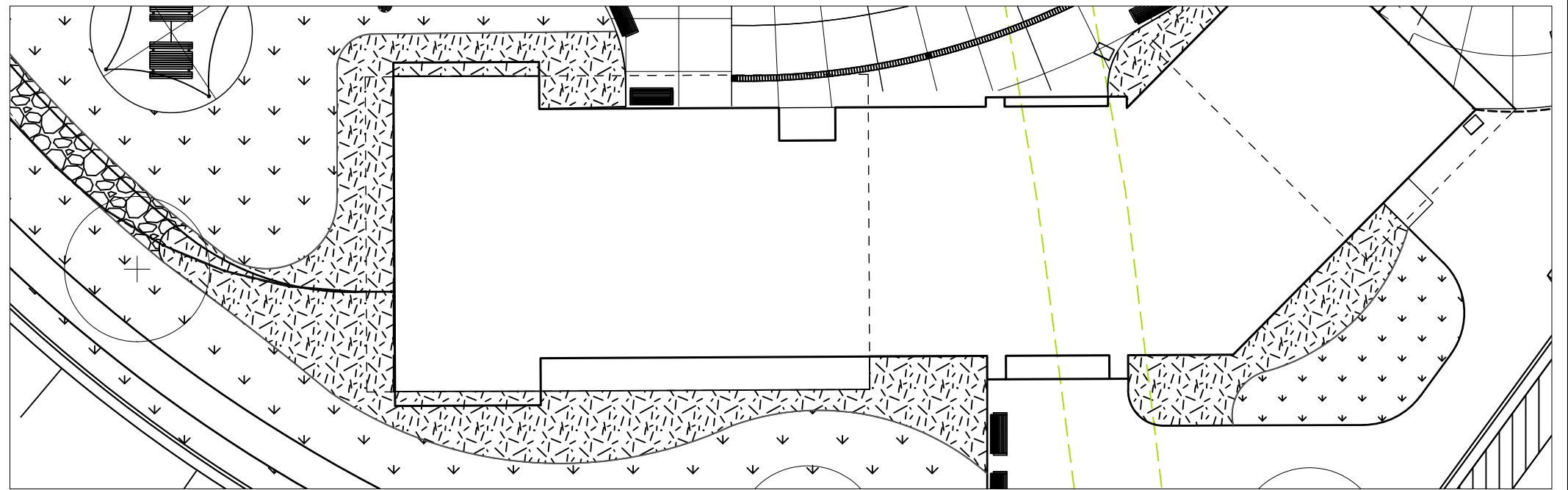
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 CITY OF EVANSVILLE
 ROCK COUNTY, WISCONSIN

WEST LANDSCAPING ENLARGEMENT - WEST SIDE PARK

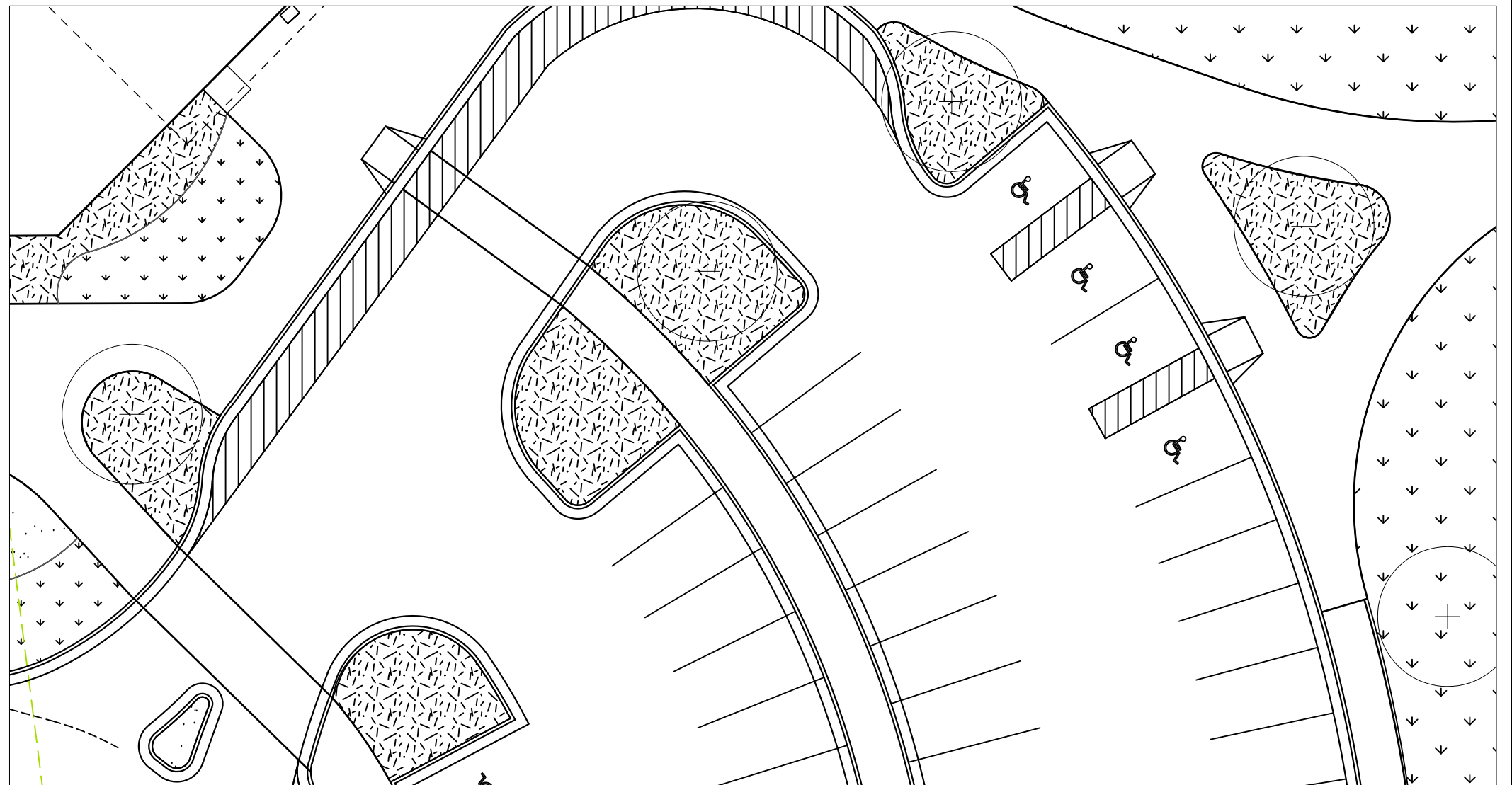
PROJECT NO.
09342007
 SHEET
L103



ENLARGEMENT 1



ENLARGEMENT 2



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	DESIGNED BY:	Init				
	CHECKED BY:	Init				

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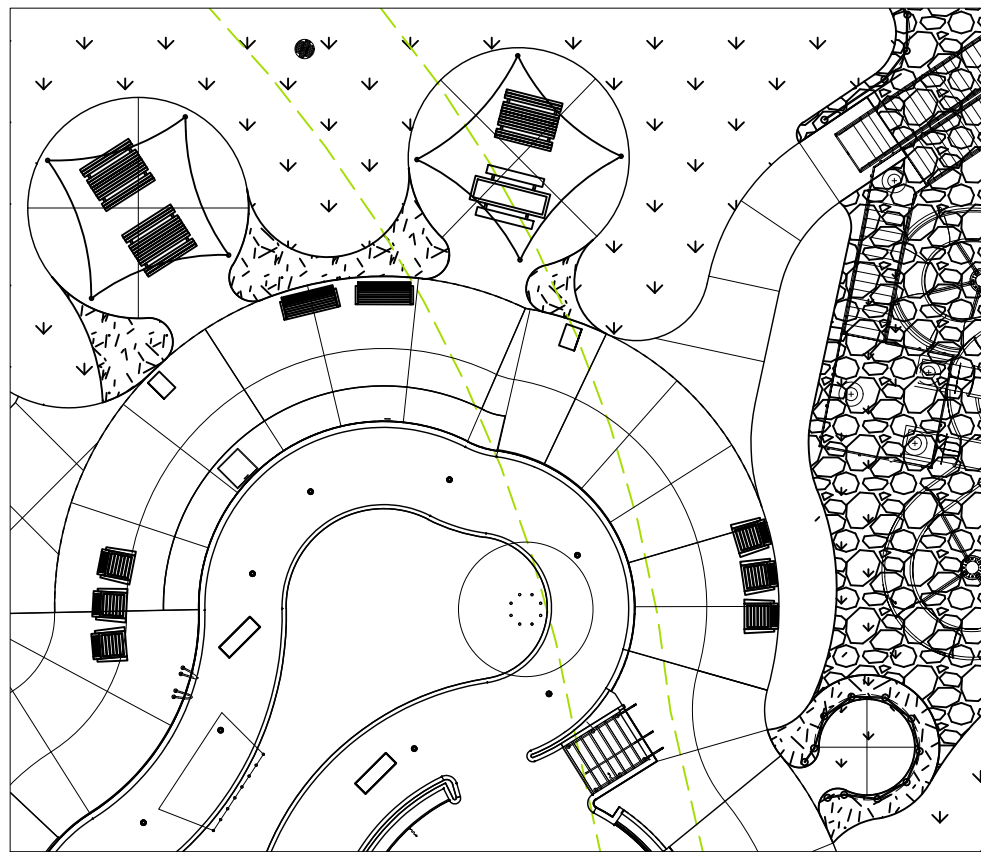


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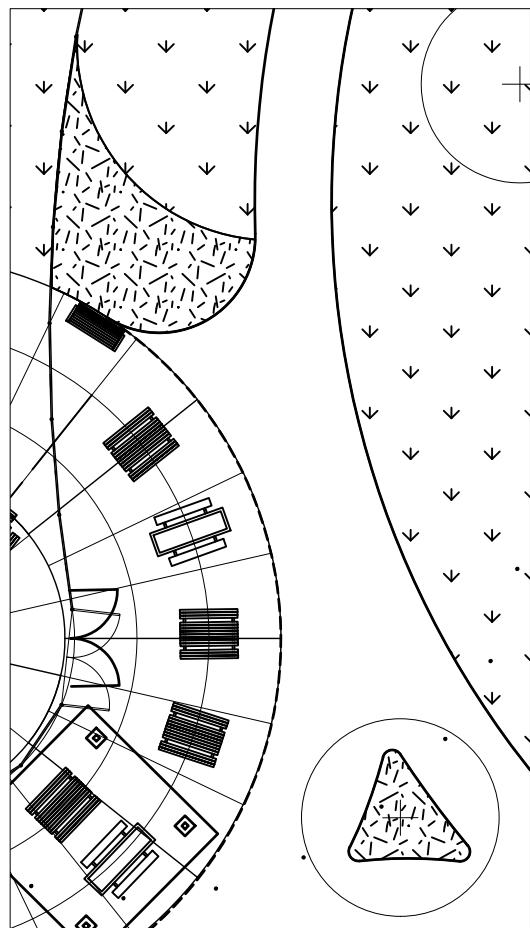
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LANDSCAPING ENLARGMENTS - WEST SIDE PARK

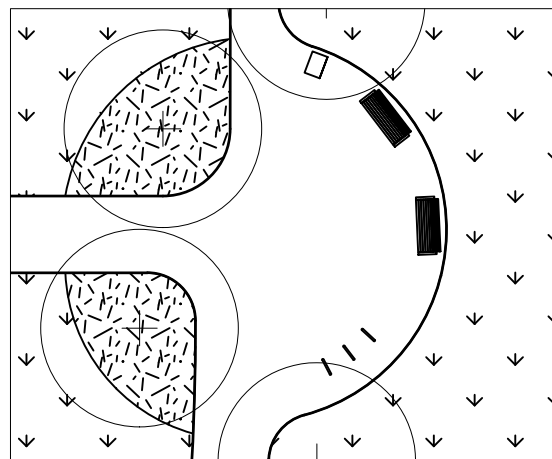
PROJECT NO.
09342007
 SHEET
L104



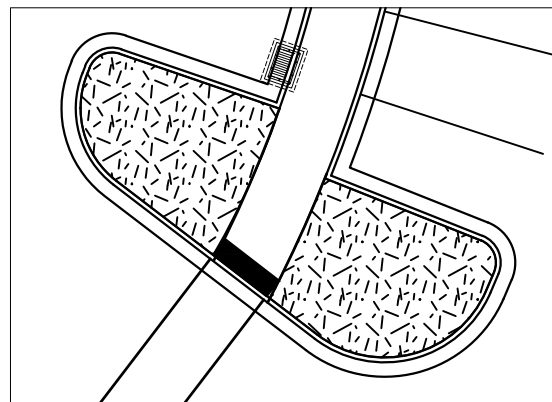
ENLARGEMENT 4



ENLARGEMENT 5



ENLARGEMENT 6



ENLARGEMENT 7

PROJECT DATE:	DRAWN BY:	TAP	NO.	DATE	REVISION	BY
	DESIGNED BY:	Init				
	CHECKED BY:	Init				

PRELIMINARY

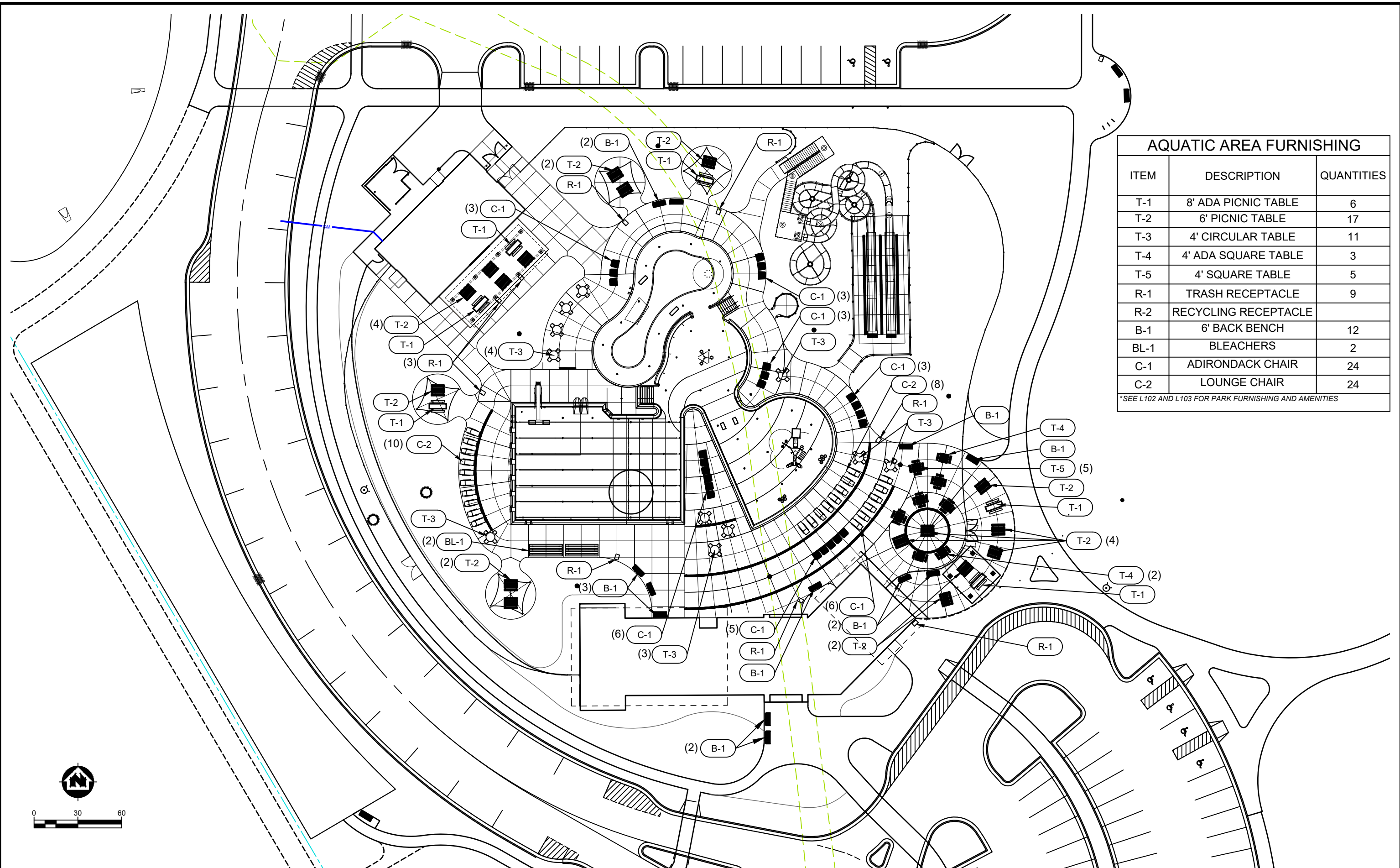


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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
 CITY OF EVANSVILLE
 ROCK COUNTY, WISCONSIN

LANDSCAPING ENLARGEMENTS AND PLANT SCHEDULE -
 WEST SIDE PARK

PROJECT NO.
 09342007
 SHEET
 L105



AQUATIC AREA FURNISHING		
ITEM	DESCRIPTION	QUANTITIES
T-1	8' ADA PICNIC TABLE	6
T-2	6' PICNIC TABLE	17
T-3	4' CIRCULAR TABLE	11
T-4	4' ADA SQUARE TABLE	3
T-5	4' SQUARE TABLE	5
R-1	TRASH RECEPTACLE	9
R-2	RECYCLING RECEPTACLE	
B-1	6' BACK BENCH	12
BL-1	BLEACHERS	2
C-1	ADIRONDACK CHAIR	24
C-2	LOUNGE CHAIR	24

*SEE L102 AND L103 FOR PARK FURNISHING AND AMENITIES

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	TAP				
	INIT				
	INIT				

PRELIMINARY

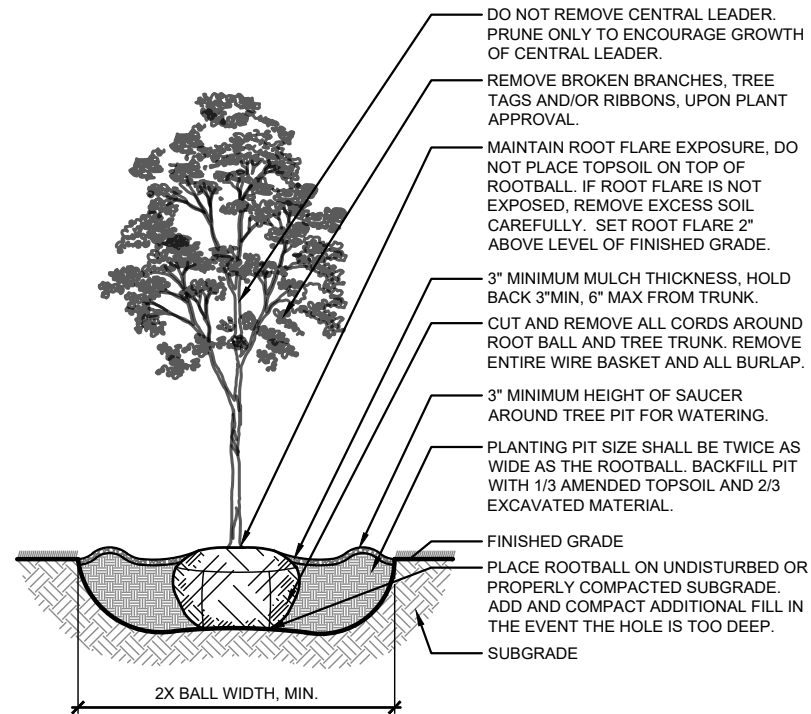
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FURNISHING PLAN - WEST SIDE PARK

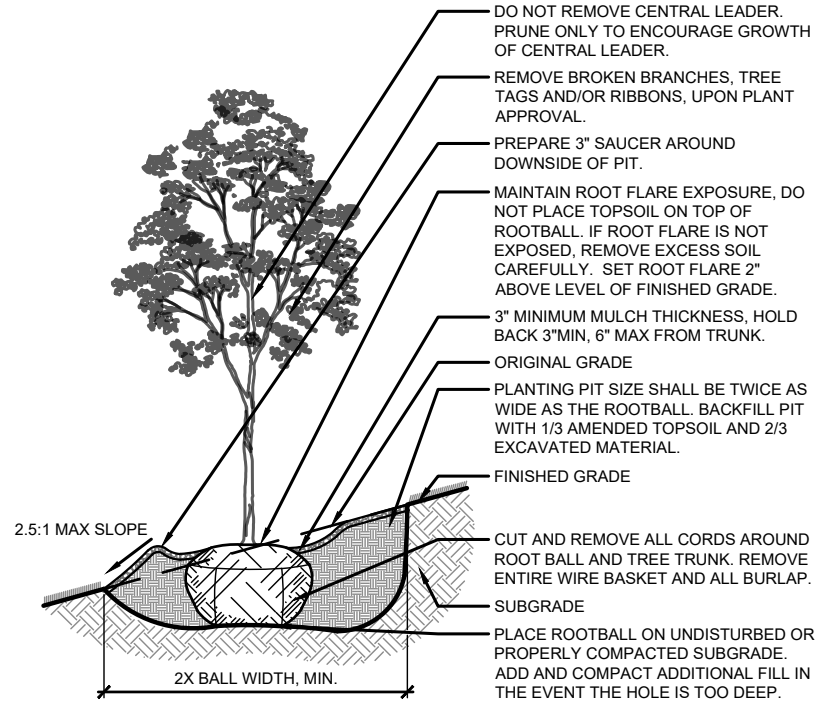
PROJECT NO.
09342007
 SHEET
L106

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).

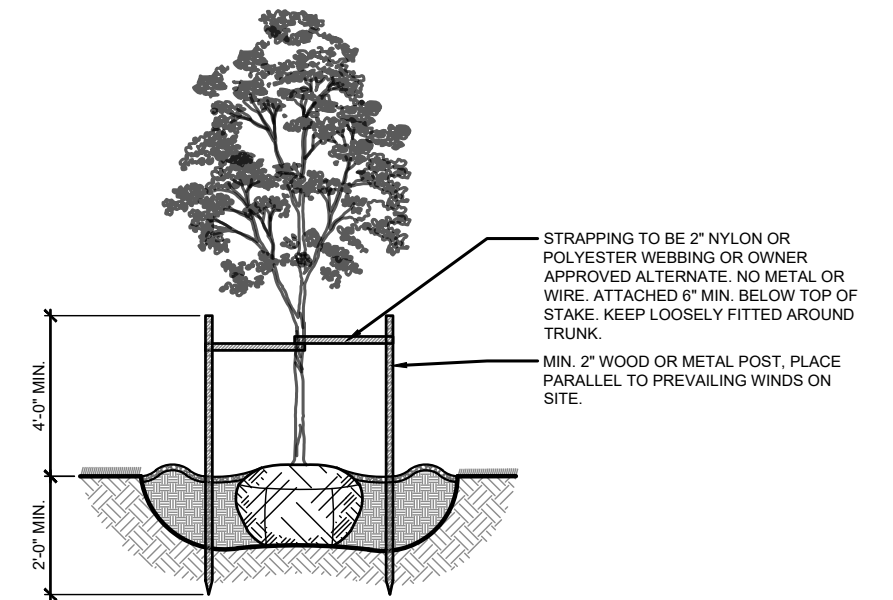


1 DECIDUOUS TREE PLANTING DETAIL
 L501 NTS

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).

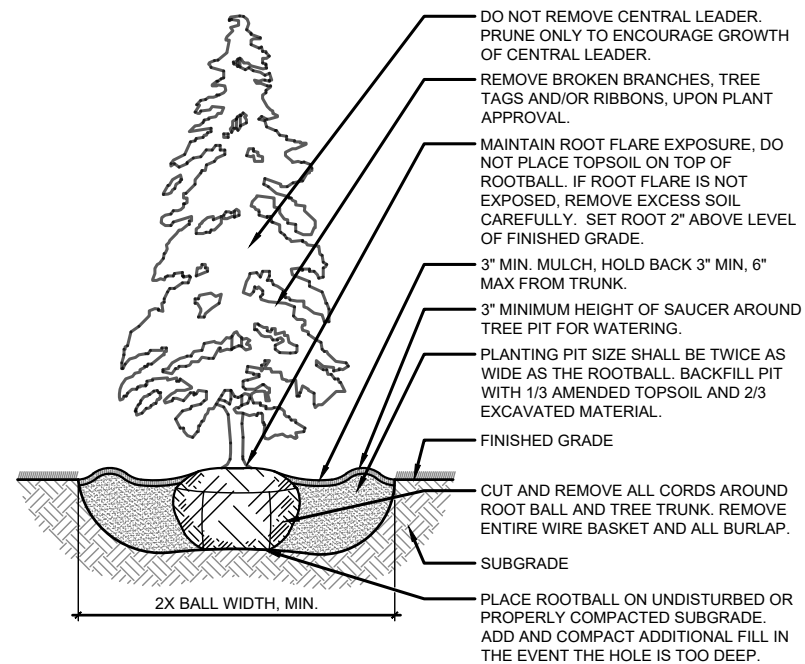


2 DECIDUOUS TREE ON SLOPE DETAIL
 L501 NTS



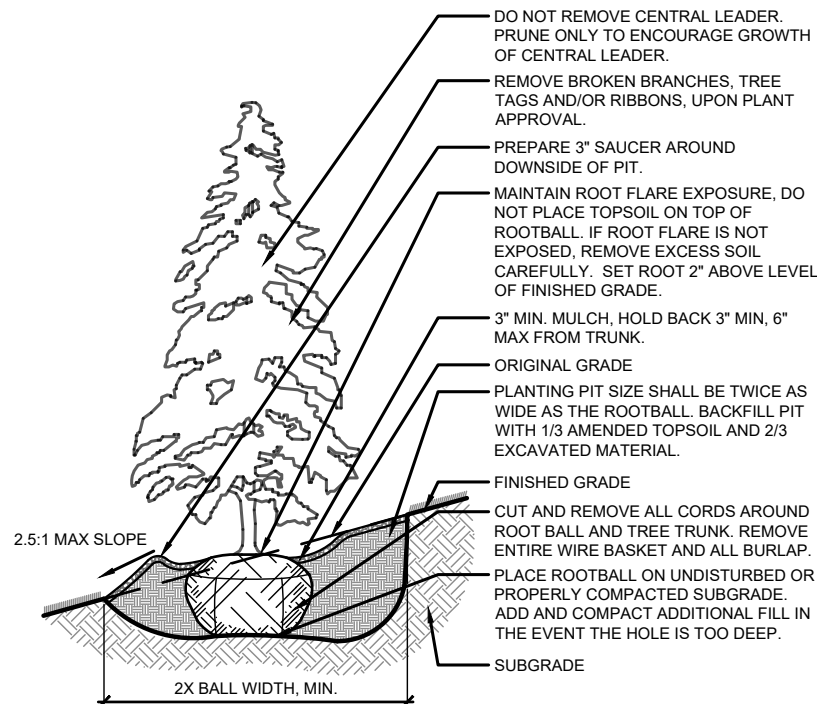
3 DECIDUOUS TREE STAKING DETAIL
 L501 NTS

NOTE:
 REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL

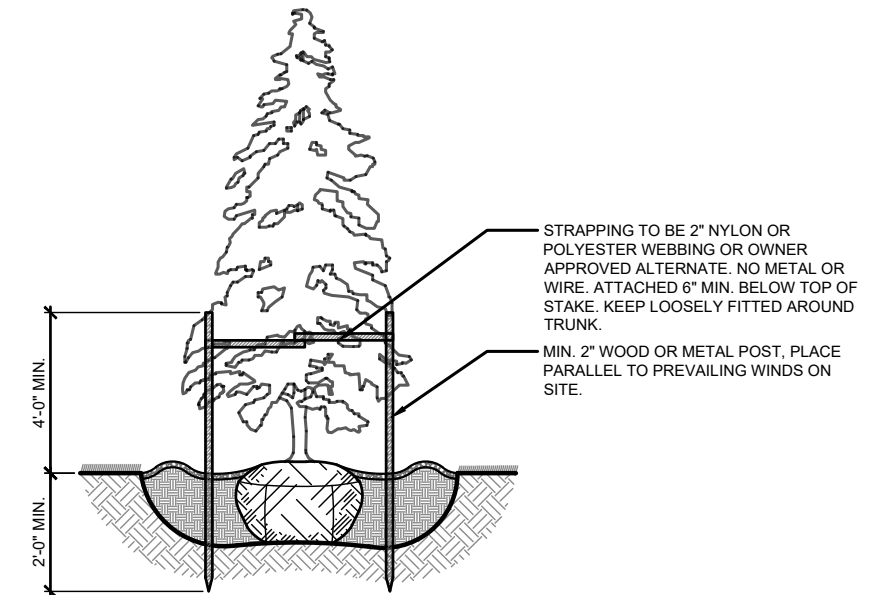


4 CONIFER TREE PLANTING DETAIL
 L501 NTS

NOTE:
 REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL



5 CONIFER TREE ON SLOPE DETAIL
 L501 NTS



6 CONIFER TREE STAKING DETAIL
 L501 NTS

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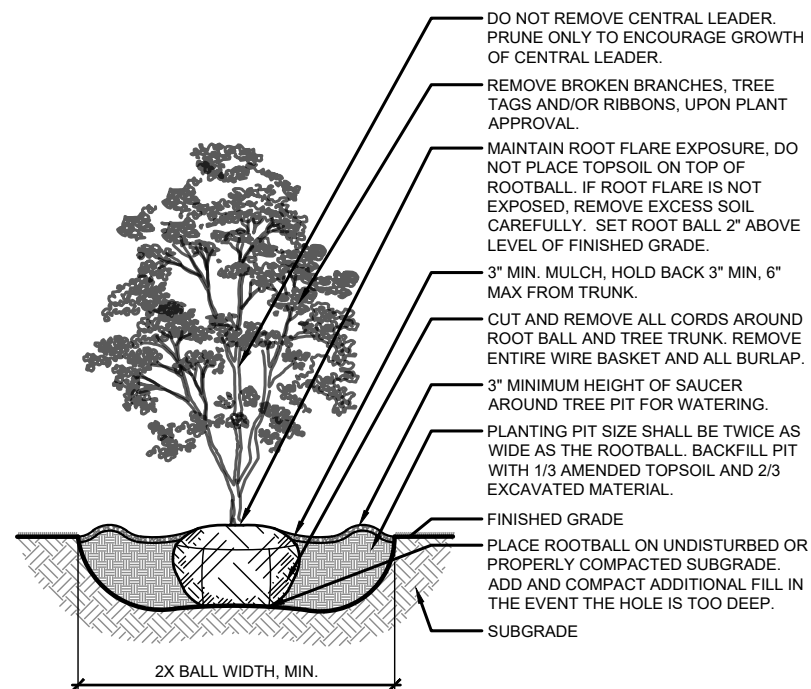
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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
 CITY OF EVANSVILLE
 ROCK COUNTY, WISCONSIN

LANDSCAPING DETAILS

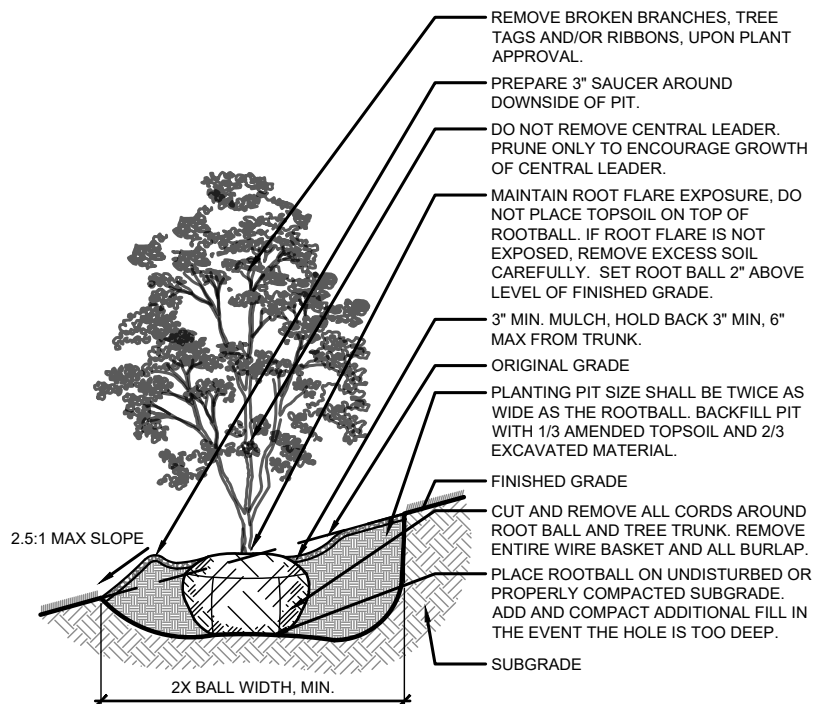
PROJECT NO.
 09342007
 SHEET
 L501

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).

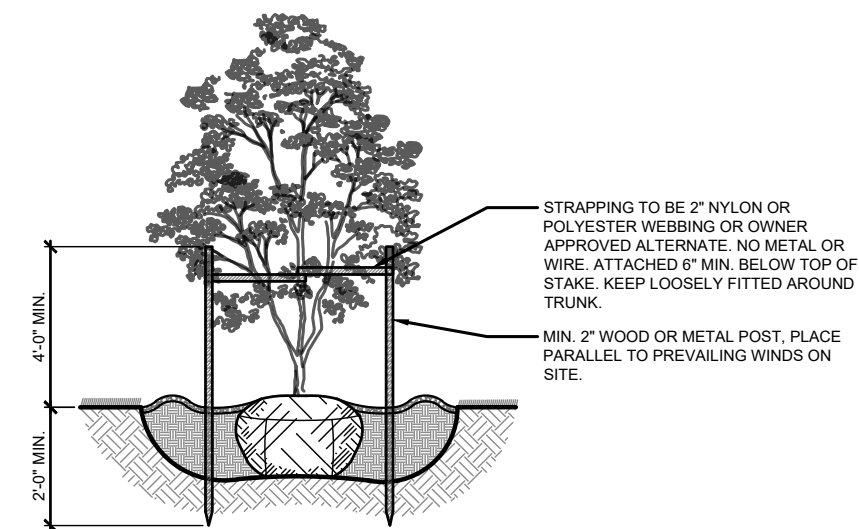


1 ORNAMENTAL TREE PLANTING DETAIL
 L502 NTS

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).

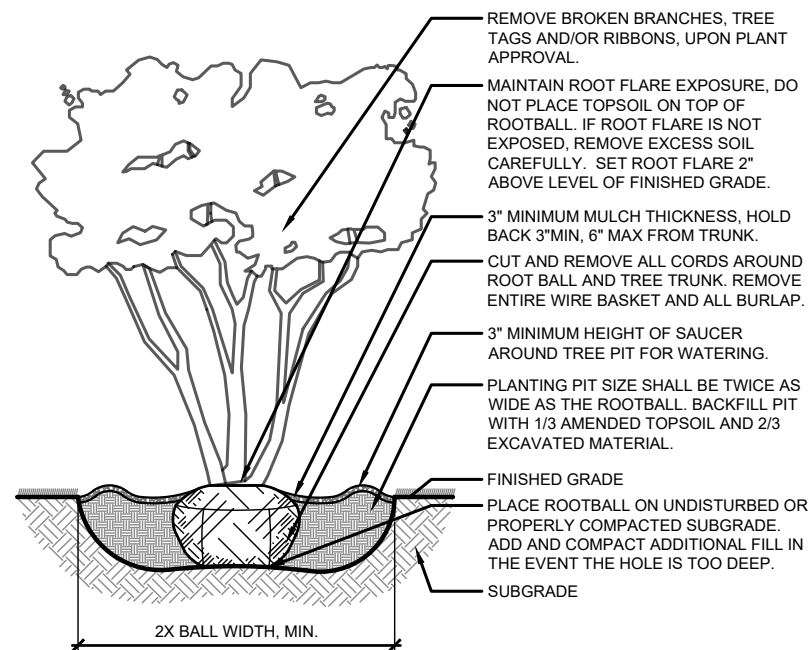


2 ORNAMENTAL TREE ON SLOPE DETAIL
 L502 NTS



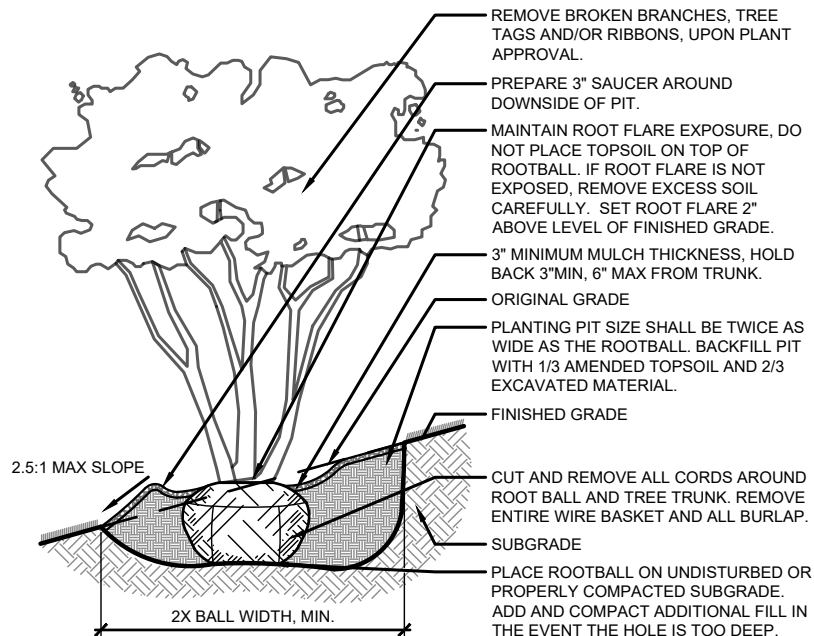
3 ORNAMENTAL TREE STAKING DETAIL
 L502 NTS

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).

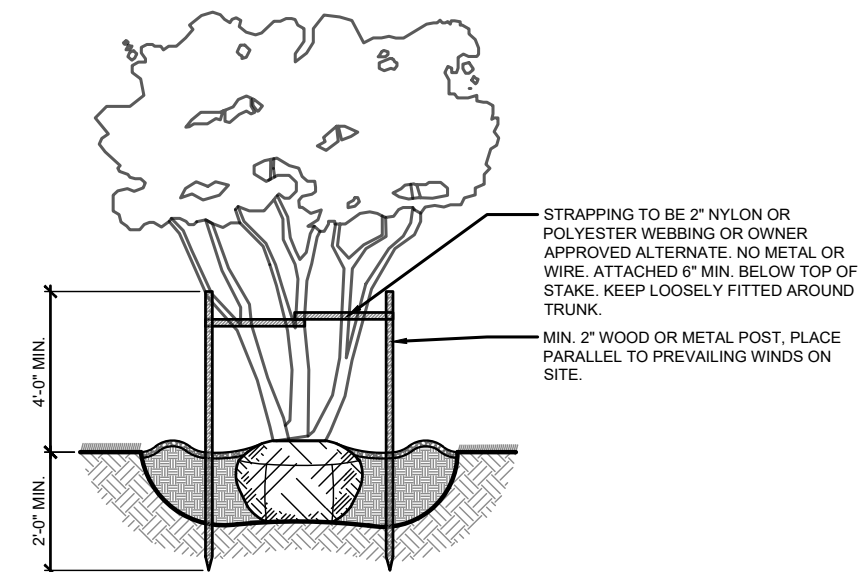


4 MULTI-STEM TREE PLANTING DETAIL
 L502 NTS

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).



5 MULTI-STEMMED TREE ON SLOPE DETAIL
 L502 NTS



6 MULTI-STEMMED TREE STAKING DETAIL
 L502 NTS

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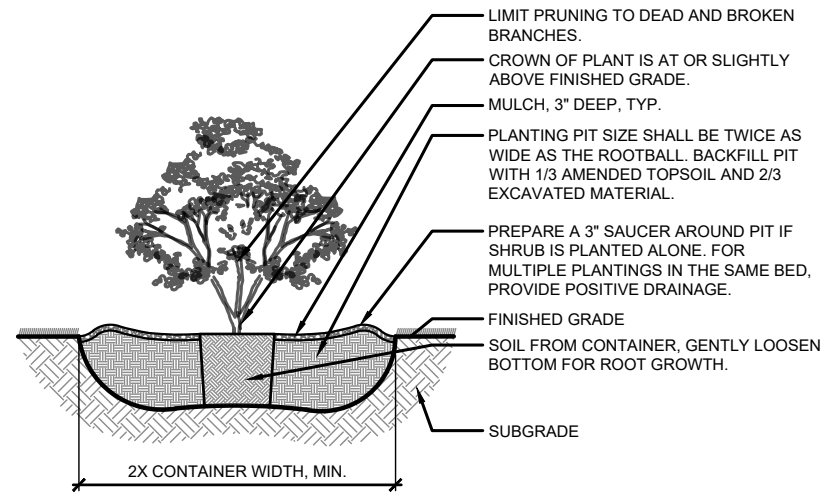
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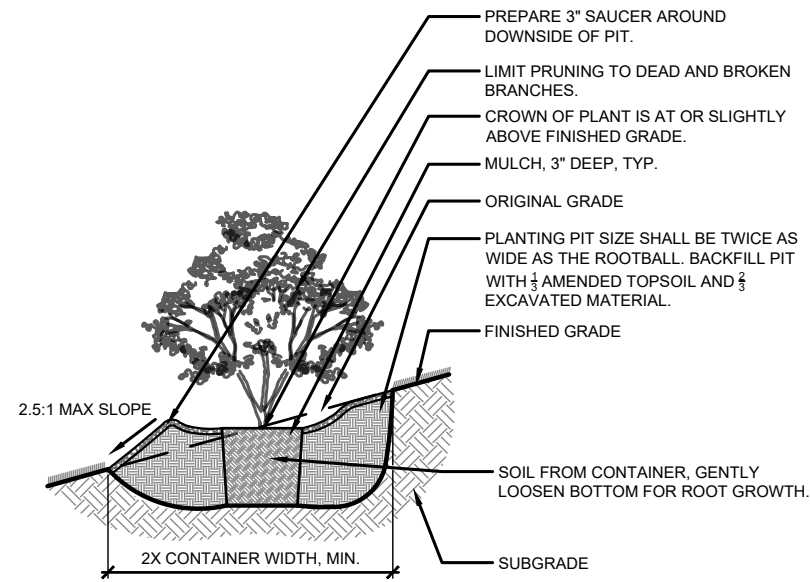
PROJECT NO.
 09342007
 SHEET
 L502

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL



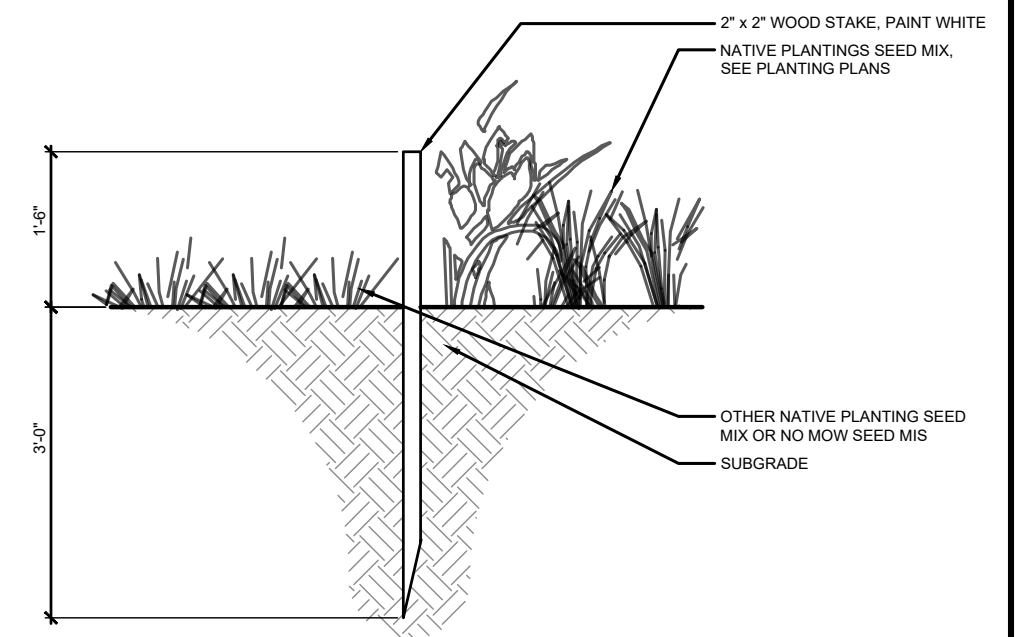
1 SHRUB CONTAINER PLANTING DETAIL
L503 NTS

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL



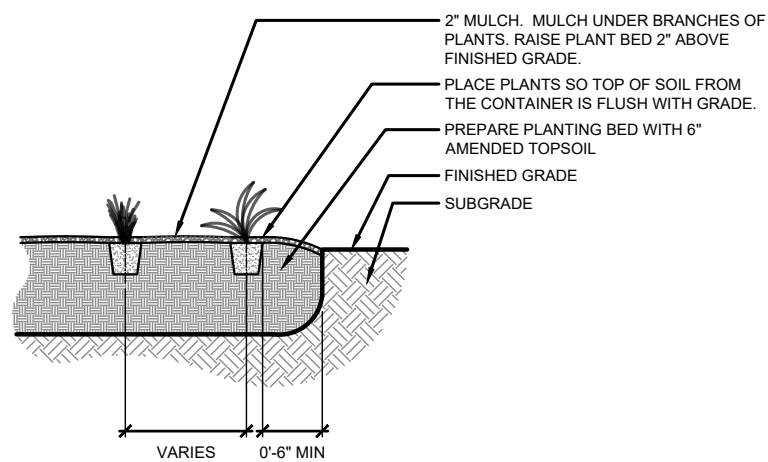
2 SHRUB CONTAINER ON SLOPE DETAIL
L503 NTS

NOTE:
INSTALL LIMIT MARKER 10' OC AROUND LIMITS OF ALL NATIVE PLANTINGS. REMOVE MARKERS AT REQUEST OF OWNER WHEN NATIVE PLANTINGS ARE ESTABLISHED.

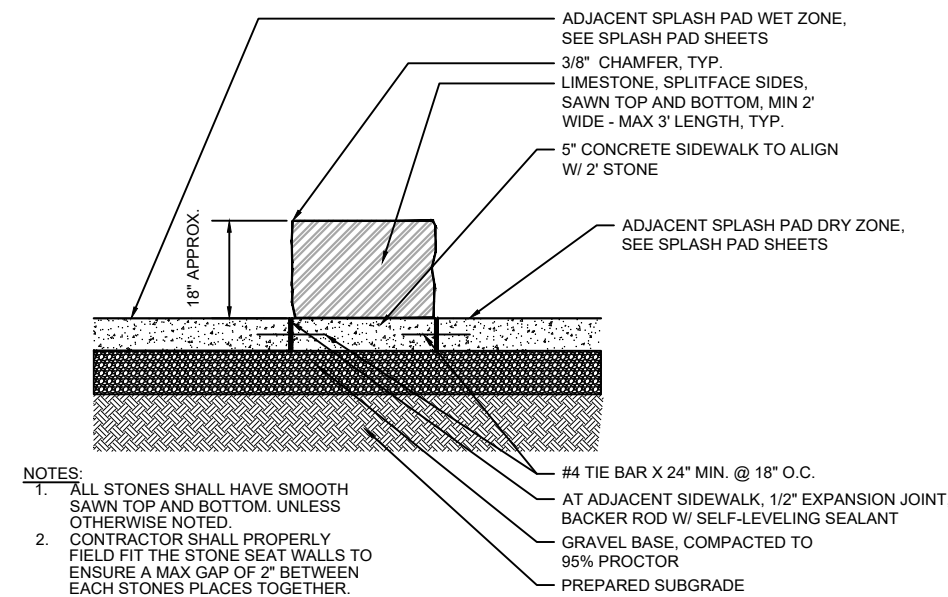


3 NATIVE AREA MARKER DETAIL
L503 NTS

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.

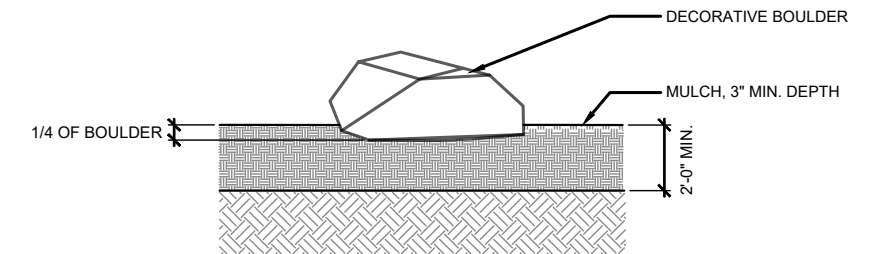


4 PERENNIAL PLANTING DETAIL
L503 NTS

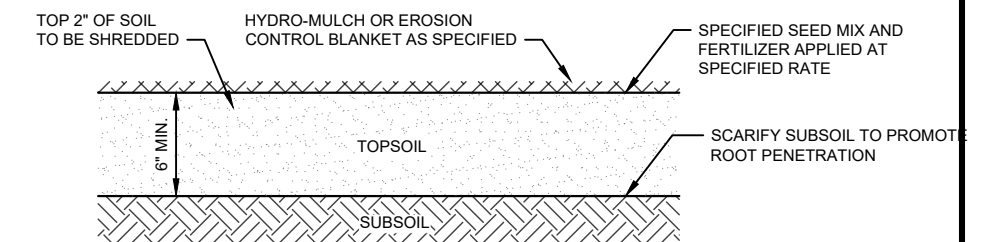


NOTES:
1. ALL STONES SHALL HAVE SMOOTH SAWN TOP AND BOTTOM. UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROPERLY FIELD FIT THE STONE SEAT WALLS TO ENSURE A MAX GAP OF 2\"/>

5 STONE BLOCK BENCH DETAIL
L503 NTS



6 DECORATIVE BOULDER IN TURF DETAIL
L503 NTS



NOTE:
1. AT LEAST 50% OF SEED USED MUST BE SOWN INTO SHREDDED TOPSOIL PRIOR TO HYDRO-MULCH
2. TOPSOIL, SEED, FERTILIZE & EROSION MAT TO BE INSTALLED IN ALL SLOPED LAWN AREAS.
3. TOPSOIL, SEED, FERTILIZE, HYDRO-MULCH TO BE INSTALLED IN ALL FLAT LAWN AREAS.

7 TOPSOIL AND SEEDING DETAIL
L503

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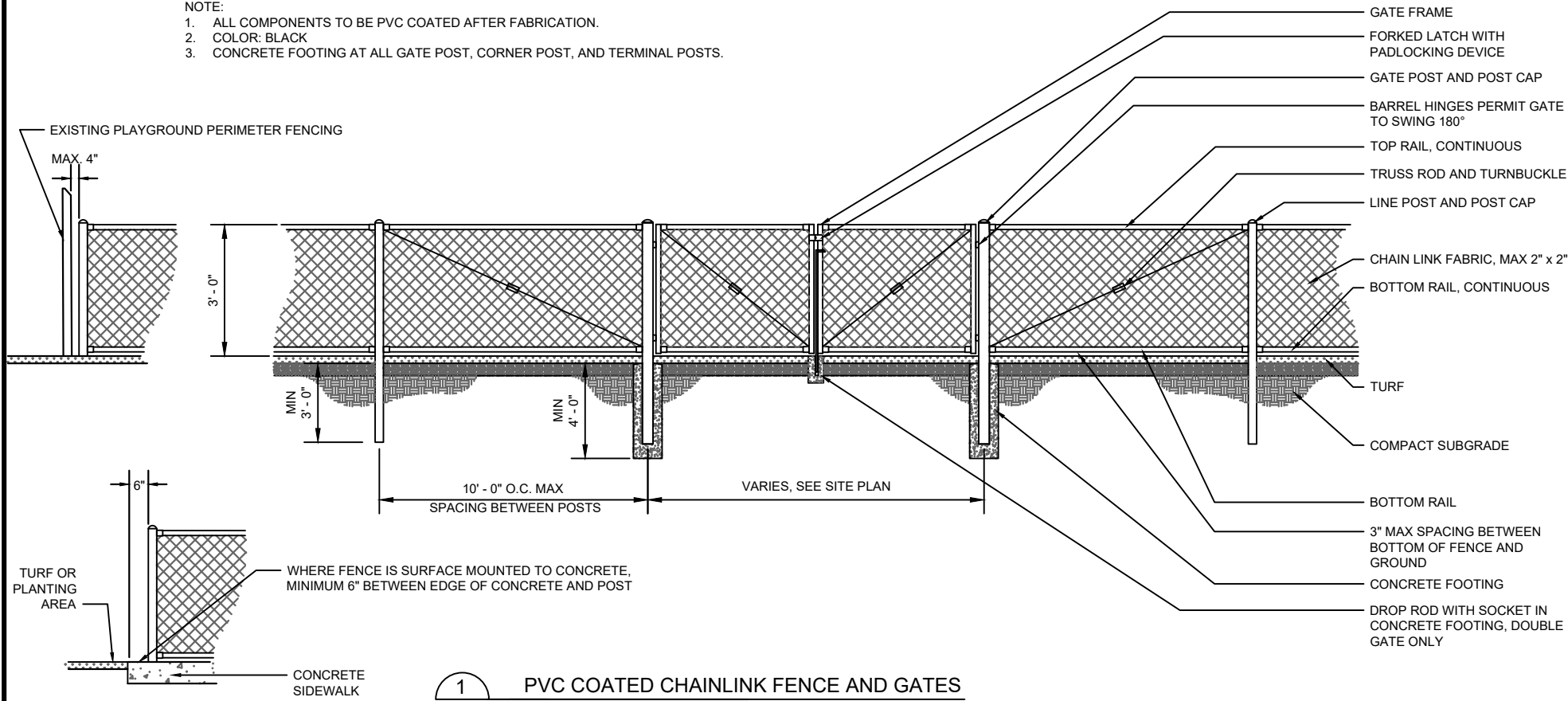
WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
CITY OF EVANSVILLE
ROCK COUNTY, WISCONSIN

LANDSCAPING DETAILS

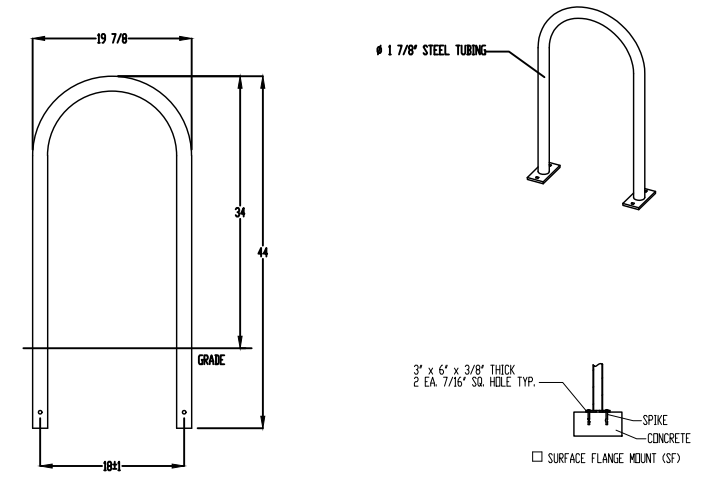
PROJECT NO.
09342007
SHEET
L503

NOTE:

1. ALL COMPONENTS TO BE PVC COATED AFTER FABRICATION.
2. COLOR: BLACK
3. CONCRETE FOOTING AT ALL GATE POST, CORNER POST, AND TERMINAL POSTS.

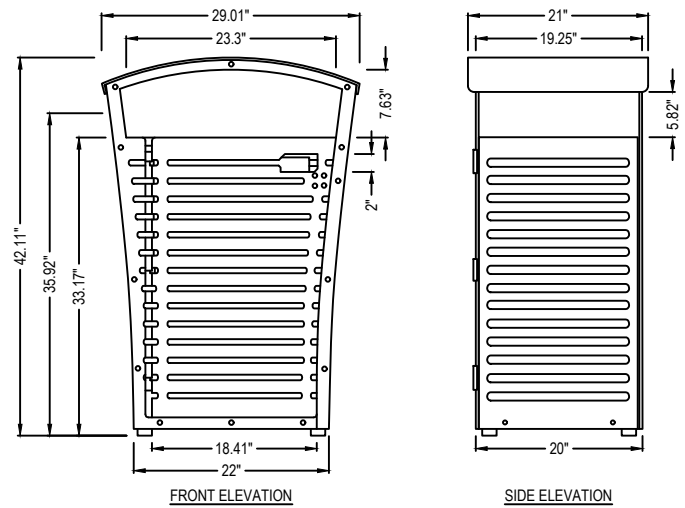


1 PVC COATED CHAINLINK FENCE AND GATES
L504 NTS



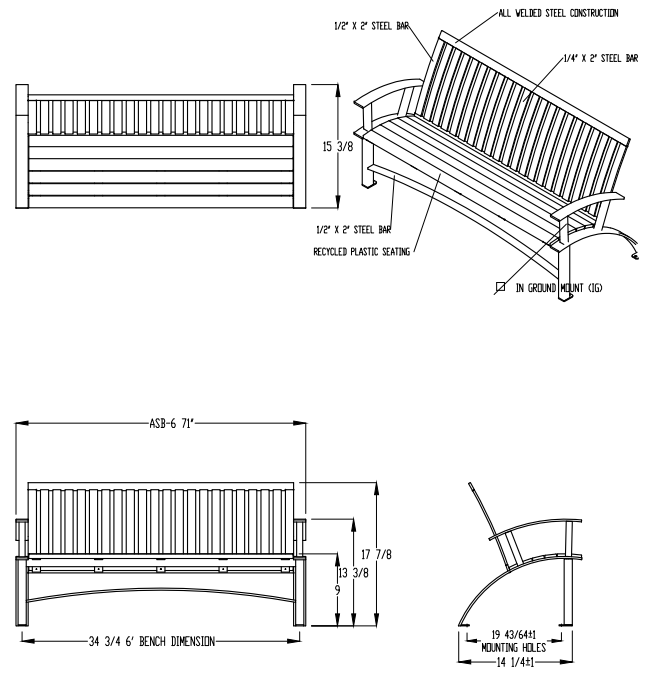
- NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 BIKE RACK DETAIL
L504 NTS



- NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.

3 LITTER RECEPTACLE DETAIL
L504 NTS



- NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS.

4 BENCH DETAIL
L504 NTS

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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
CITY OF EVANSVILLE
ROCK COUNTY, WISCONSIN

FURNISHING DETAILS

PROJECT NO. 09342007
SHEET L504

UTILITY STRUCTURES

- S1 - SANITARY MANHOLE
RIM - 926.34
INV N - 916.64
INV E - 916.14
- S2 - SANITARY MANHOLE
RIM - 934.64
INV N - 925.56
INV S - 925.52
- S3 - SANITARY MANHOLE
RIM - 933.76
INV N (TOP)- 923.91
INV N (BOTTOM)-
<908.76
INV W- <908.76
INV E- <908.76
INV S- <908.76
- S4 - SANITARY MANHOLE
RIM - 928.37
INV N - 907.95
INV S - 908.03

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE W/SIZE
- FENCE LINE
- DECIDUOUS TREE
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP
- STORM MANHOLE
- CURB INLET (INL)
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL, FIELD VERIFY
- POWER POLE

- BENCHMARK
- FOUND 1 1/4" IRON PIPE
- FOUND 3/4" IRON REBAR
- RECORD INFORMATION
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST

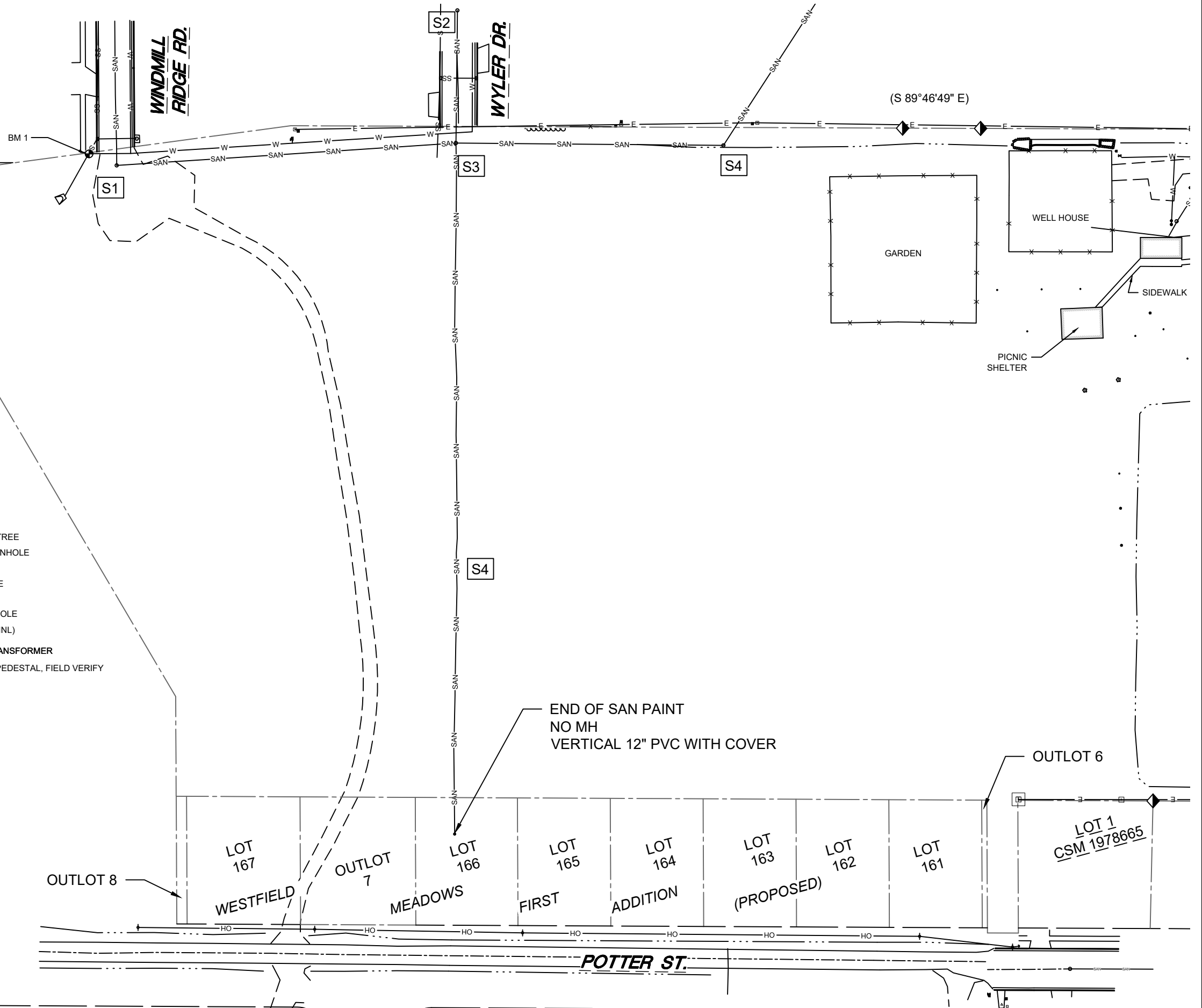
SURVEY NOTE:
WESTFIELD MEADOWS FIRST ADDITION IS STILL IN THE PRELIMINARY STAGES OF DEVELOPMENT. ALL BEARINGS AND DISTANCES RELATED TO THIS PLAT ARE NOT FINAL AND ARE SUBJECT TO CHANGE.

BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY REFERENCE SYSTEM (WISCRS), ROCK COUNTY 2011 ADJUSTMENT.



BENCHMARK TABLE

POINT	DESCRIPTION	ELEVATION
BM 1	TOP NUT FIRE HYDRANT AT S END OF WINDMILL RIDGE RD.	929.70



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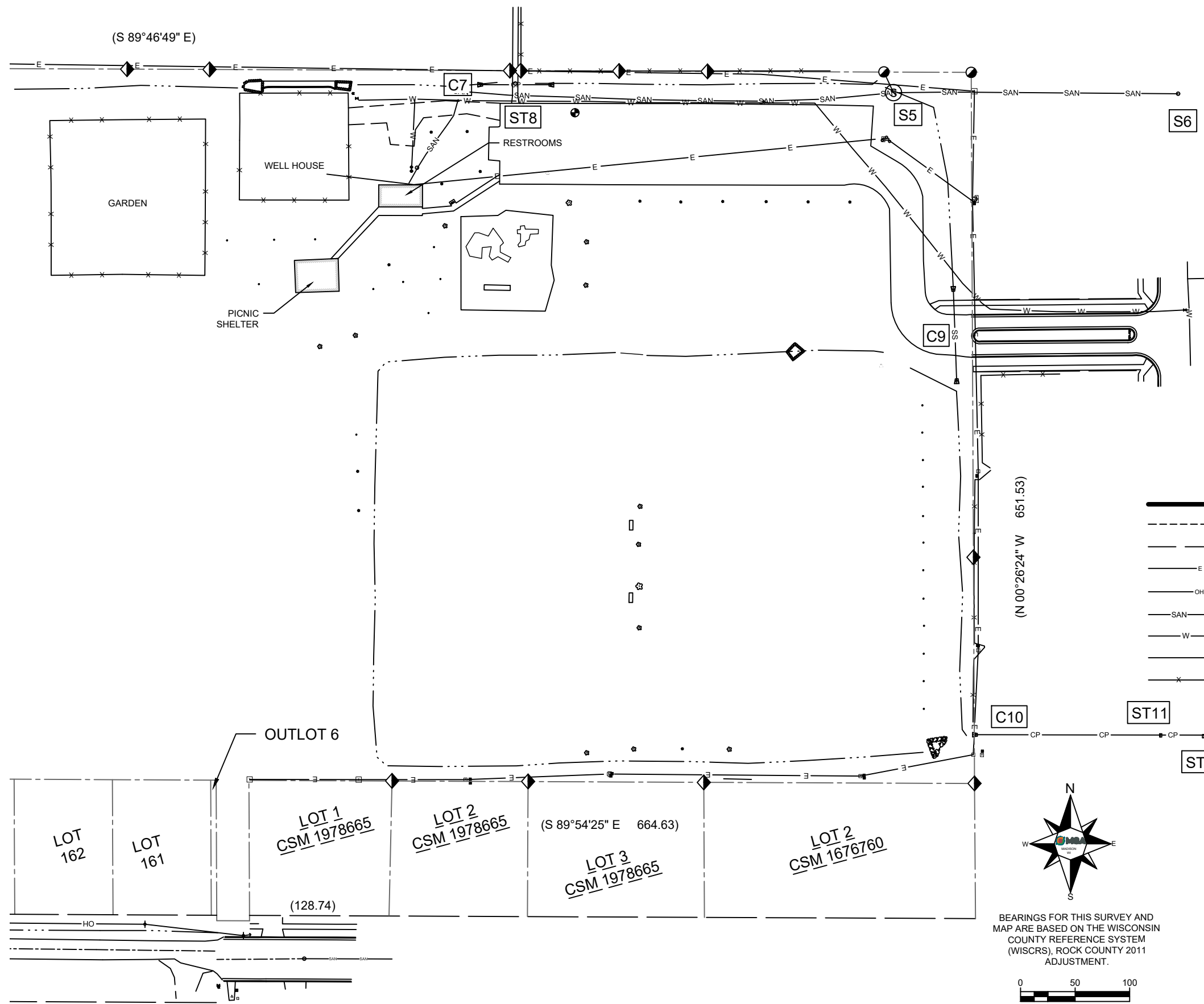
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EXISTING SITE SURVEY - WEST SIDE PARK - WEST

PROJECT NO.
09342007
SHEET
V101

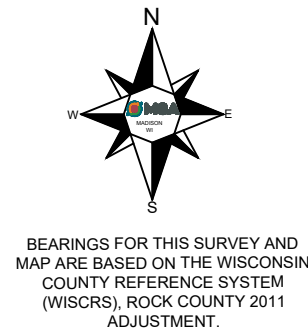


UTILITY STRUCTURES

- S5 - SANITARY MANHOLE
RIM - 915.42
INV NW - 903.85
INV E - 903.84
- S6 - SANITARY MANHOLE
RIM - 916.98
INV N - 905.71
INV W - 903.98
INV S - 902.88
- C7 - CULVERT PIPE
30" HDPE
INV W - 915.85
INV E - 915.65
- ST8 - STORM MANHOLE
RIM - 918.90
INV CENTER - 915.76
- C9 - CULVERT STRUCTURE
RECTANGULAR CONCRETE
STRUCTURE 50"
INV N - 910.54
INV S - 911.04 (DEBRIS)
- C10 - CULVERT PIPE
30" HDPE
INV W - 908.72
- ST11 - INLET STRUCTURE
RIM - 911.04
INV N - 908.24
INV W - 908.19
INV E - COULD NOT MEASURE
- ST12 - INLET STRUCTURE
RIM - 910.91
INV W - COULD NOT MEASURE
INV E - 906.66
- C13 - CULVERT PIPE
36" HDPE
INV E - 905.31

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY
- RIGHT-OF-WAY LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE W/SIZE
- GAS LINE
- FENCE LINE
- DECIDUOUS TREE
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP
- STORM MANHOLE
- CURB INLET (INL)
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL, FIELD VERIFY
- POWER POLE
- BENCHMARK
- FOUND 1 1/4" IRON PIPE
- FOUND RECORD INFORMATION
- NORTH
- SOUTH
- EAST
- WEST



BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY REFERENCE SYSTEM (WISCRS), ROCK COUNTY 2011 ADJUSTMENT.

BENCHMARK TABLE

POINT	DESCRIPTION	ELEVATION
BM 1	TOP NUT FIRE HYDRANT AT S END OF WINDMILL RIDGE RD.	929.70

PROJECT DATE:	DRAWN BY:	TAP	NO.	DATE	REVISION	BY:
PLOT DATE: 3/30/2022 8:33 AM, \msa-ps.com\project\09\09342\09342007\CADD\C3D\09342007 Basemap West Side Park.dwg	DESIGNED BY:	Init				
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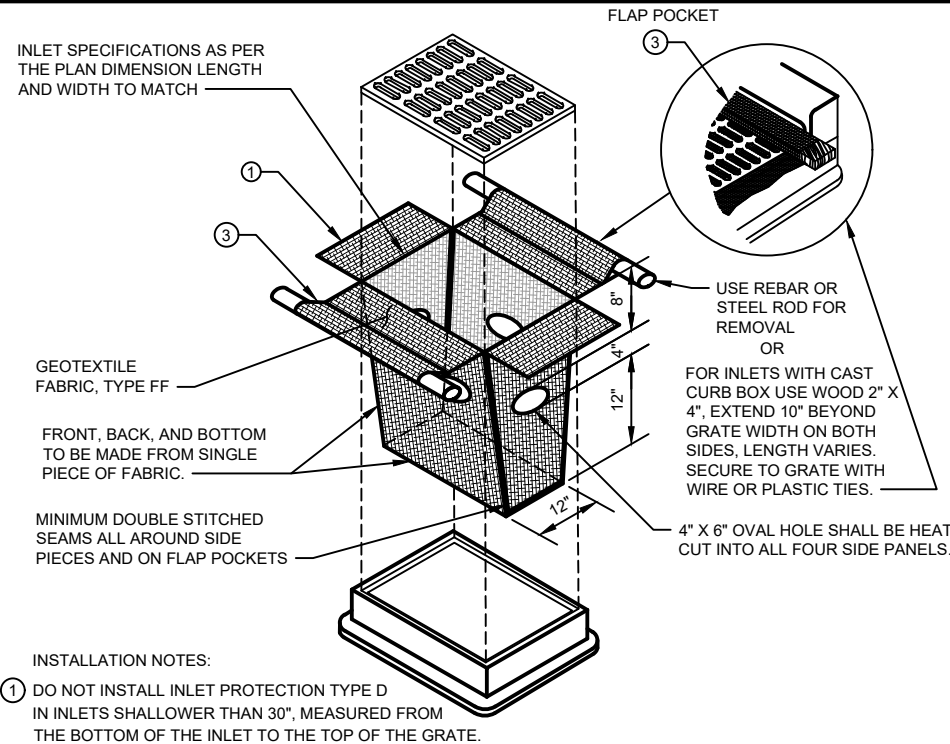
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ROCK COUNTY, WISCONSIN

EXISTING SITE SURVEY - WEST SIDE PARK - EAST

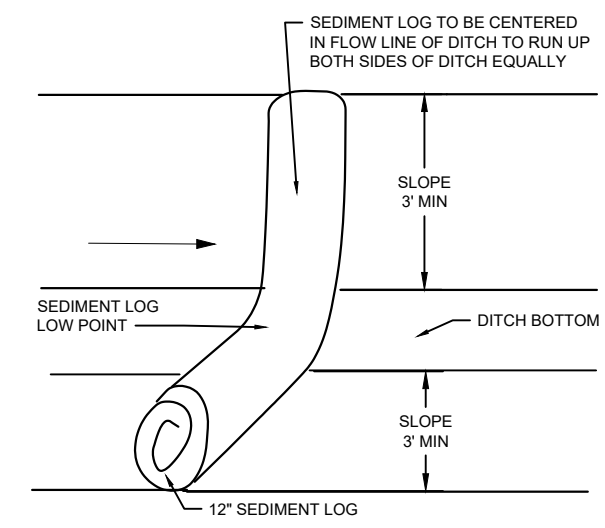
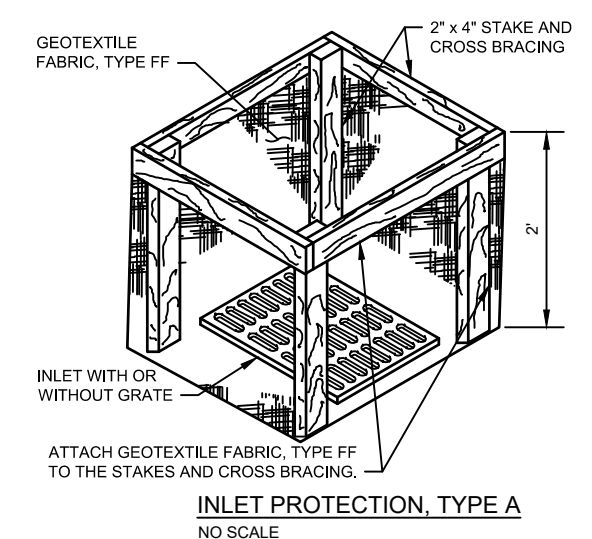
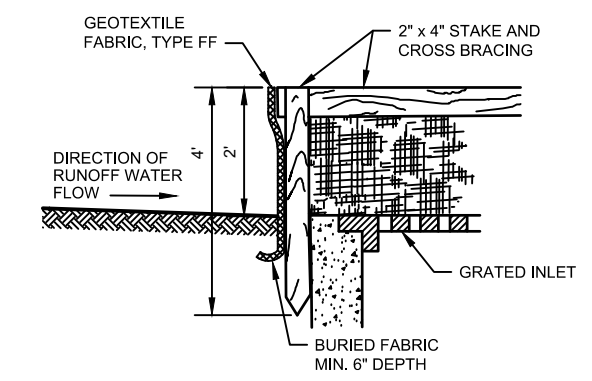
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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- 1.) SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- 2.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- 3.) THE INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE PLAN SHEETS AND IN THE ACCOMPANYING SPECIFICATIONS.
- 4.) ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- 5.) THE AREA OF EROSION LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- 6.) ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. THIS APPROACH ACKNOWLEDGES THE DIFFICULTY OF WORKING IN WET CONDITIONS AS NECESSARY FOR PREVENTING THE IRRETRIEVABLE "FIRST FLUSH" OF SEDIMENT INTO ADJACENT WATERWAYS, DEGRADING WATER QUALITY AND FISH HABITAT.
- 7.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- 8.) GRUBBING AND GRADING OPERATIONS SHALL BE PERFORMED IN PROPER SEQUENCE WITH OTHER WORK TO MINIMIZE EROSION.
- 9.) ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- 10.) WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- 11.) CHANNELIZED RUNOFF FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS, IF PRACTICAL.
- 12.) THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND / OR SCRAPPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT AND / OR DUST.
- 13.) EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- 14.) EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- 15.) ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES WHICH COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- 16.) ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- 17.) THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION (E.G. PLACEMENT OF SEED AND MULCH, EROSION MAT, SOD) A DISTURBED AREA SHALL INCLUDE WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 18.) WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- 19.) ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- 20.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF 4 TO 6 INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.



- INSTALLATION NOTES:**
1. DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
 2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
 3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



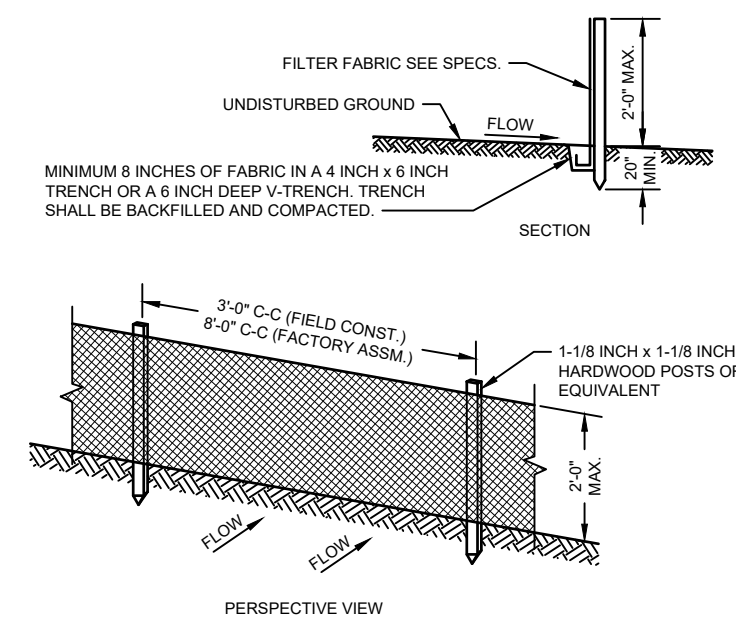
NOTE:
SEDIMENT LOGS SHALL BE SECURED DOWN WITH WOODEN STAKES TO ENSURE ALL LOGS STAY IN PLACE THROUGHOUT CONSTRUCTION.

***TABLE 1 - STONE GRADATION**

SIEVE SIZE	% PASSING
3"	100%
2 1/2"	90 - 100%
1 1/2"	25 - 60%
3/4"	0 - 20%
3/8"	0 - 5%

- NOTES:**
1. TRACKING PAD WIDTH SHALL BE AT LEAST THE FULL WIDTH OF THE EGRESS POINT OR 12' WIDE MINIMUM.
 2. TRACKING PAD LENGTH SHALL BE 50' FOR CONSTRUCTION SITES, 30' FOR SINGLE FAMILY RESIDENTIAL, OR AS SPECIFIED IN THE CONTRACT DOCUMENTS. LENGTH OF TRACKING PAD MAY NEED TO BE INCREASED OR ADDITIONAL SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BY THE CONTRACTOR IF SEDIMENT TRACK-OUT OCCURS.
 3. GEOTEXTILE FABRIC TYPE R SHALL BE INSTALLED BETWEEN THE STONE AND SUBGRADE ON SITES WHERE HIGH GROUND WATER IS OBSERVED.
 4. CONTRACTOR SHALL CLEAN STREET/ROADWAY ADJACENT TO ALL CONSTRUCTION ACCESS POINTS AT THE END OF EACH WORKDAY OR MORE FREQUENTLY IF REQUESTED.

STONE TRACKING PAD
NO SCALE



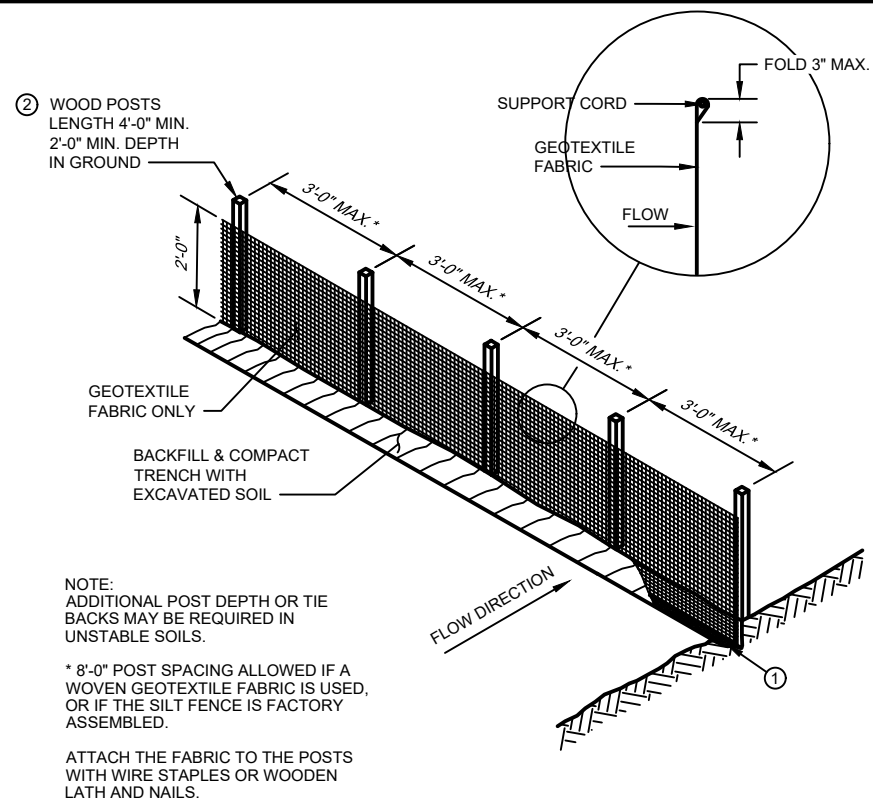
- GENERAL NOTES:**
1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
 2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	TAP				
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	CHECKED BY:				
	INIT				

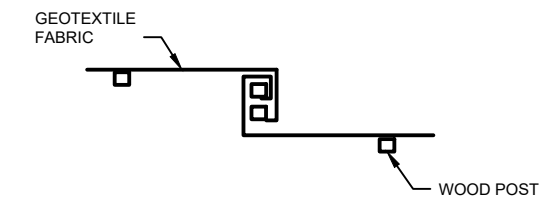
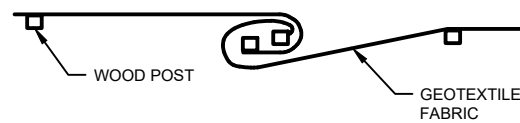
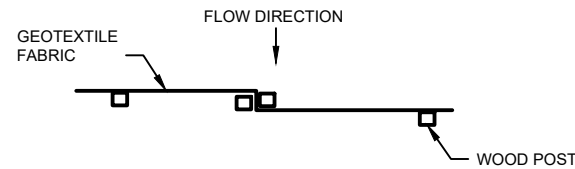
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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
CITY OF EVANSVILLE
ROCK COUNTY, WISCONSIN

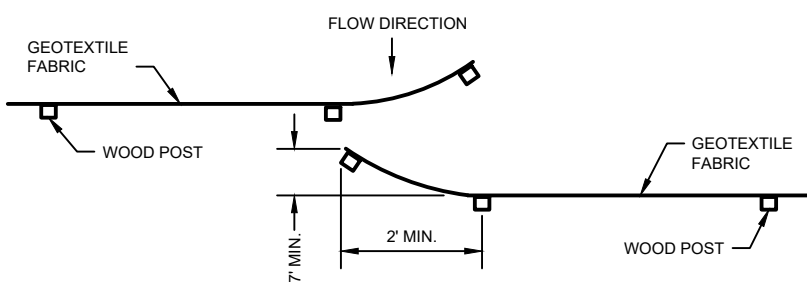
EROSION CONTROL DETAILS
PROJECT NO. 09342007
SHEET C501



SILT FENCE



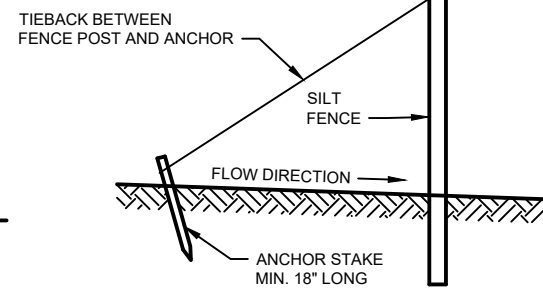
TWIST METHOD



HOOK METHOD

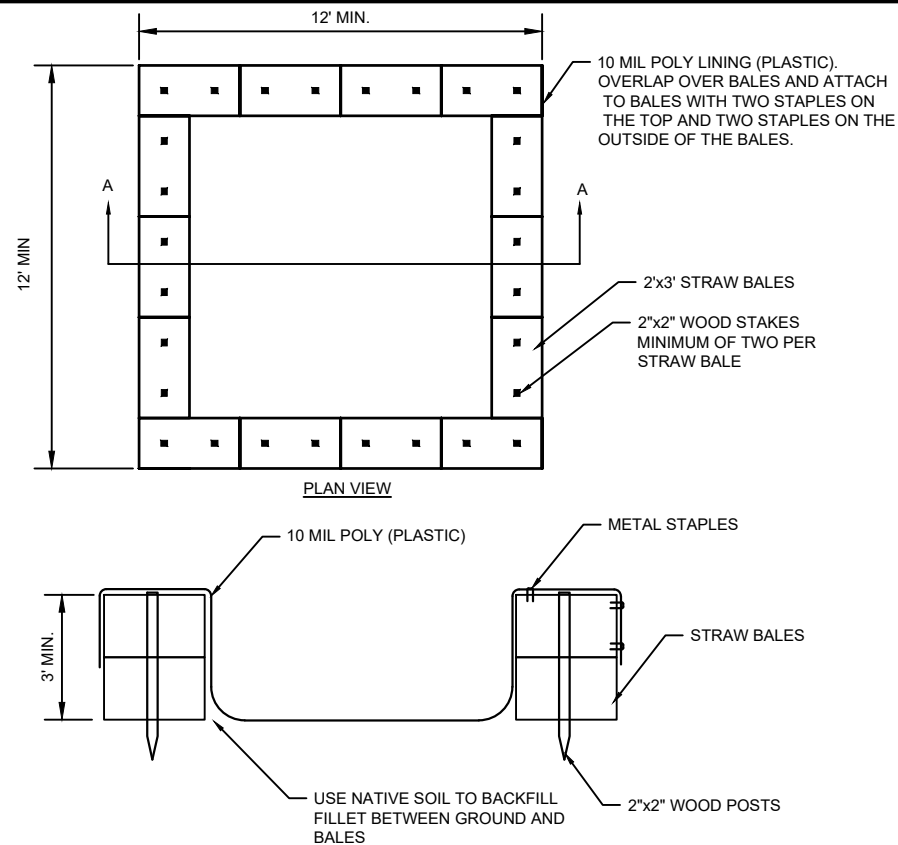
JOINING TWO LENGTHS OF SILT FENCE

③



SILT FENCE TIE BACK

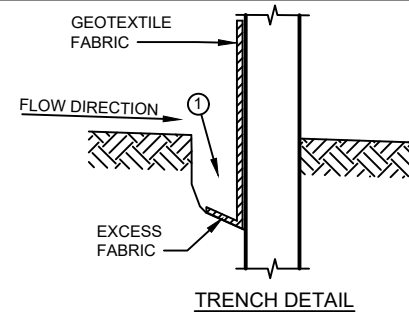
(WHEN REQUIRED BY THE ENGINEER)



NOTES

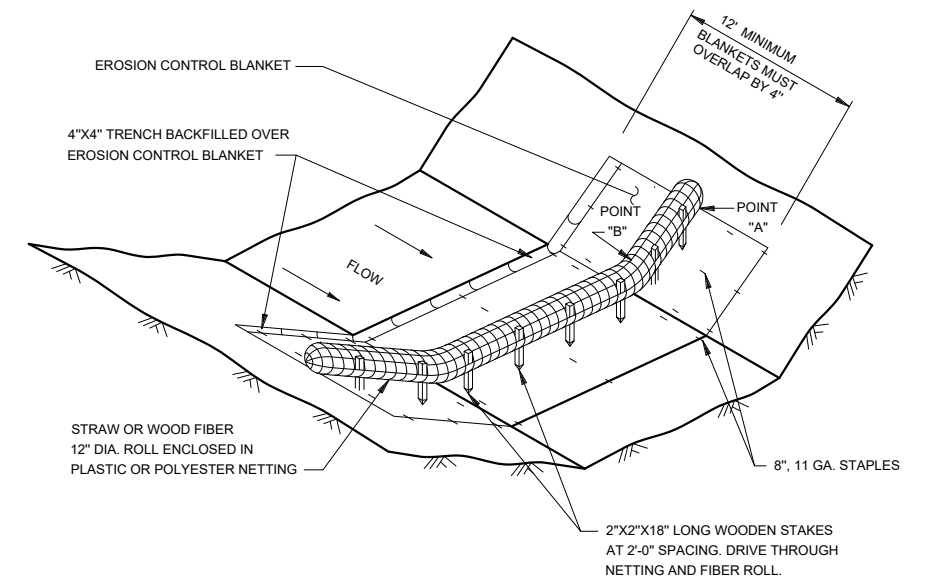
1. WASHOUT FACILITY SHALL BE INSTALLED PRIOR TO ANY CONCRETE WORK THAT IS COMPLETED ONSITE.
2. ONE SINGLE SHEET OF POLY SHALL BE USED TO CONSTRUCT WASHOUT. IF MORE THAN ONE SHEET IS USED, A CONTINUOUS BEAD OF WATERPROOF ADHESIVE SHALL BE USED TO SECURE THE TWO SHEETS TOGETHER. THE POLY LINING SHALL NOT HAVE HOLES, RIPS, TEARS, OR OTHER DEFECTS THAT MAY ALLOW THE WASH WATER TO CONTACT THE NATIVE SOIL.
3. LIQUID WITHIN THE BASIN SHALL BE ALLOWED TO EVAPORATE NATURALLY.
4. IF LIQUID WITHIN THE BASIN FILLS UP TO 1/3 OF THE HEIGHT OF THE WASHOUT OR 1-FOOT IN DEPTH, WITH EVER IS LESS, THE WASHOUT SHALL BE PUMPED OUT AND DISPOSED OF AT A PROPER DISPOSAL AREA OFF SITE.
5. AT THE CONCLUSION OF ALL CONCRETE WORK, ALL SOLIDS IN THE WASHOUT, THE BALES, AND POLY SHEETING SHALL BE DISPOSED OF IN A LANDFILL.
6. THE WASHOUT SHALL BE INSPECTED AT THE BEGINNING AND END OF EVERY DAY WHEN CONCRETE IS WASHED OUT AT THE SITE. THE WASHOUT SHALL ALSO BE INSPECTED, AT A MINIMUM, ONE TIME PER WEEK WITH THE OTHER EROSION CONTROL ITEMS ONSITE.

CONCRETE WASHOUT



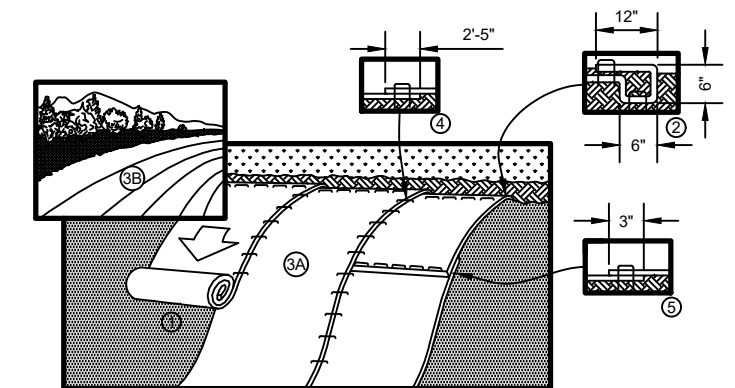
GENERAL NOTES

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



12" SEDIMENT LOG DETAIL

NTS



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET DETAIL

NO SCALE

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3/30/2022 8:35 AM	TAP				
	DESIGNED BY:	Init			
	CHECKED BY:	Init			

PRELIMINARY

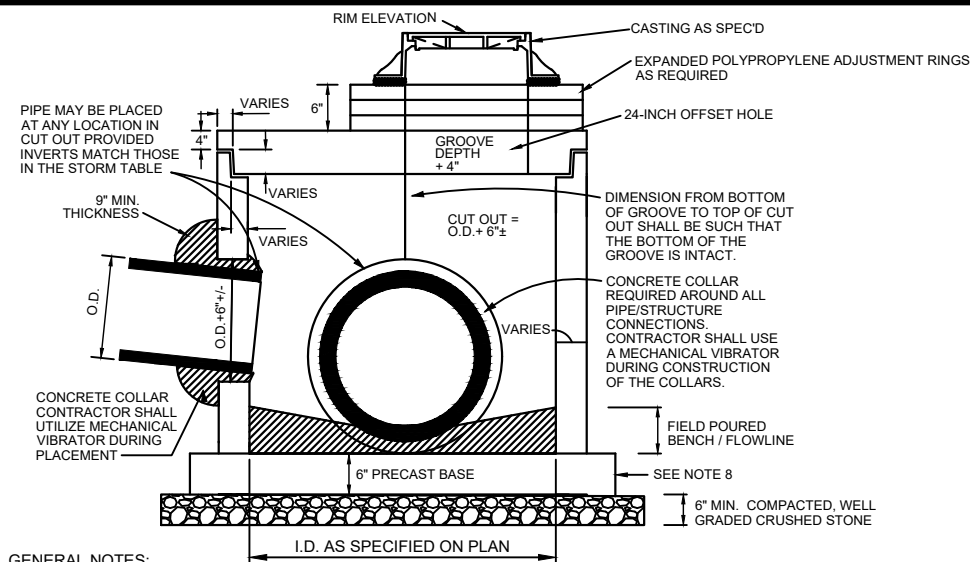


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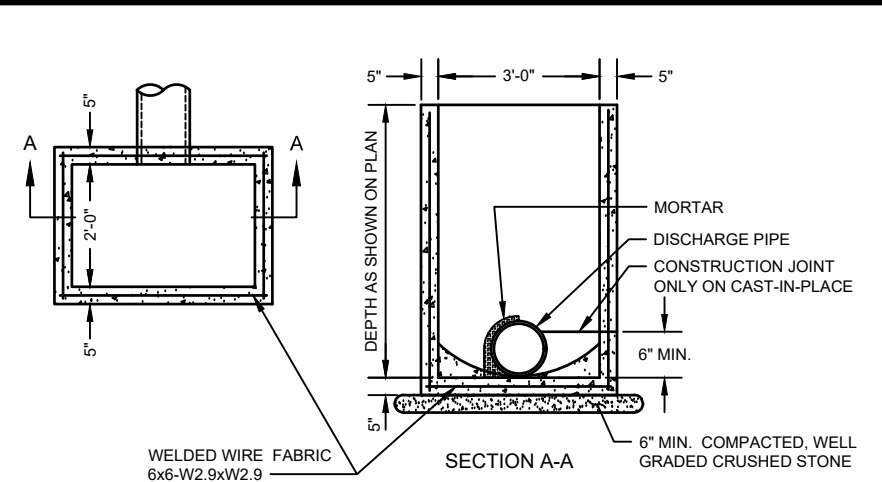
EROSION CONTROL DETAILS

PROJECT NO.
09342007
SHEET
C502



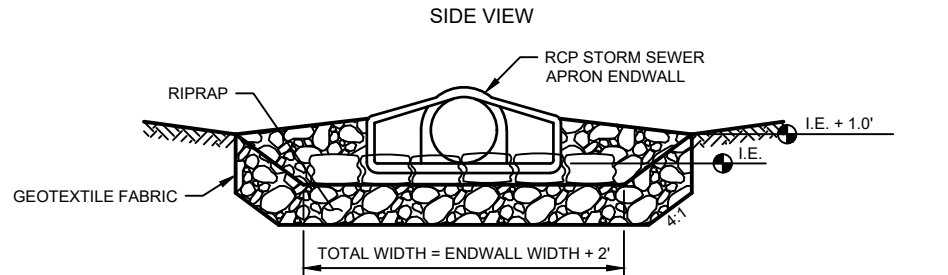
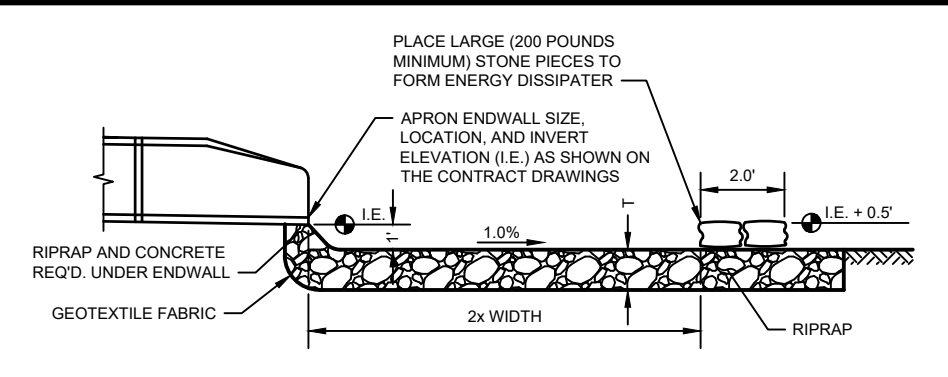
- GENERAL NOTES:**
- SEE PLANS FOR SIZE, NUMBER, AND LOCATION OF PIPES.
 - DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
 - DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
 - ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
 - PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR WELL GRADED CRUSHED STONE. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
 - ALL BAR STEEL AND WELDED WIRE FABRIC REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.
 - PRECAST REINFORCED CONCRETE RISERS SHALL BE PLACED WITH TONGUE DOWN.
 - OVERHANGING BASE NOT REQUIRED WHERE INTEGRAL BASE IS ALLOWED. SEE SPECIAL PROCEDURES OR CONTACT ENGINEER TO VERIFY.

STORM MANHOLE DETAIL
NO SCALE



- GENERAL NOTES:**
- SEE PLANS FOR SIZE, NUMBER, AND LOCATION OF PIPES.
 - DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
 - DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
 - ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
 - PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR WELL GRADED CRUSHED STONE. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
 - PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON THE STRUCTURES. THE TOPS SHALL BE INSTALLED ON A BED OF MORTAR.
 - ALL BAR STEEL AND WELDED WIRE FABRIC REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.
 - PRECAST REINFORCED CONCRETE RISERS SHALL BE PLACED WITH TONGUE DOWN.

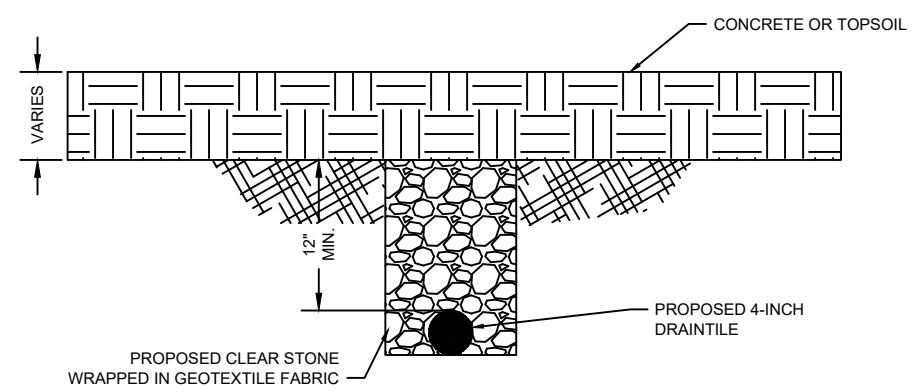
2' x 3' INLET DETAIL
NO SCALE



RIPRAP CLASS	T
RIPRAP	12"
MEDIUM RANDOM	18"
HEAVY	24"

- GENERAL NOTES:**
- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
 - THE RIPRAP CLASS AND GEOTEXTILE FABRIC TYPE SHALL BE AS SHOWN ON THE PLANS AND REQUIRED IN THE SPECIFICATIONS.

STORM SEWER OUTFALL DETAIL
NO SCALE



- NOTES:**
- DRAINTILE UNDER SPLASHPAD & AROUND PERIMETER SHALL BE PERFORATED DRAINTILE.
 - DRAINTILE OUTSIDE SPLASHPAD SHALL BE NON-PERFORATED DRAINTILE.

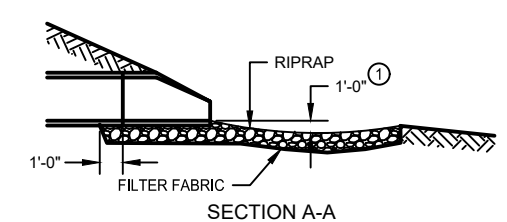
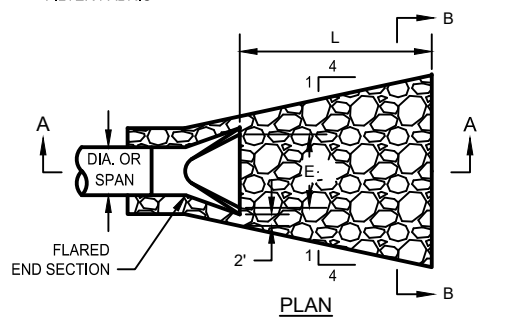
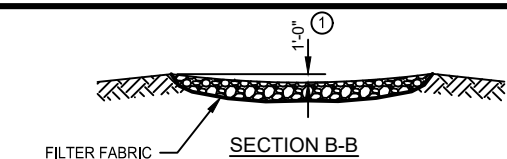
4-INCH PERFORATED DRAIN TILE DETAIL
NTS

TABLE OF QUANTITIES RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	12"	18"	24"
		DEPTH RIPRAP (CU.YDS.)	DEPTH RIPRAP (CU.YDS.)	DEPTH RIPRAP (CU.YDS.)
12	8	2.8	4.1	5.5
15	8	2.9	4.4	5.8
18	10	3.9	5.9	7.8
21	10	4.2	6.3	8.4
24	12	5.5	8.3	11.0
27	12	5.8	8.7	11.6
30	14	7.3	10.9	14.5
36	16	9.2	13.8	18.3
42	18	10.9	16.3	21.7
48	20	12.9	19.4	25.8

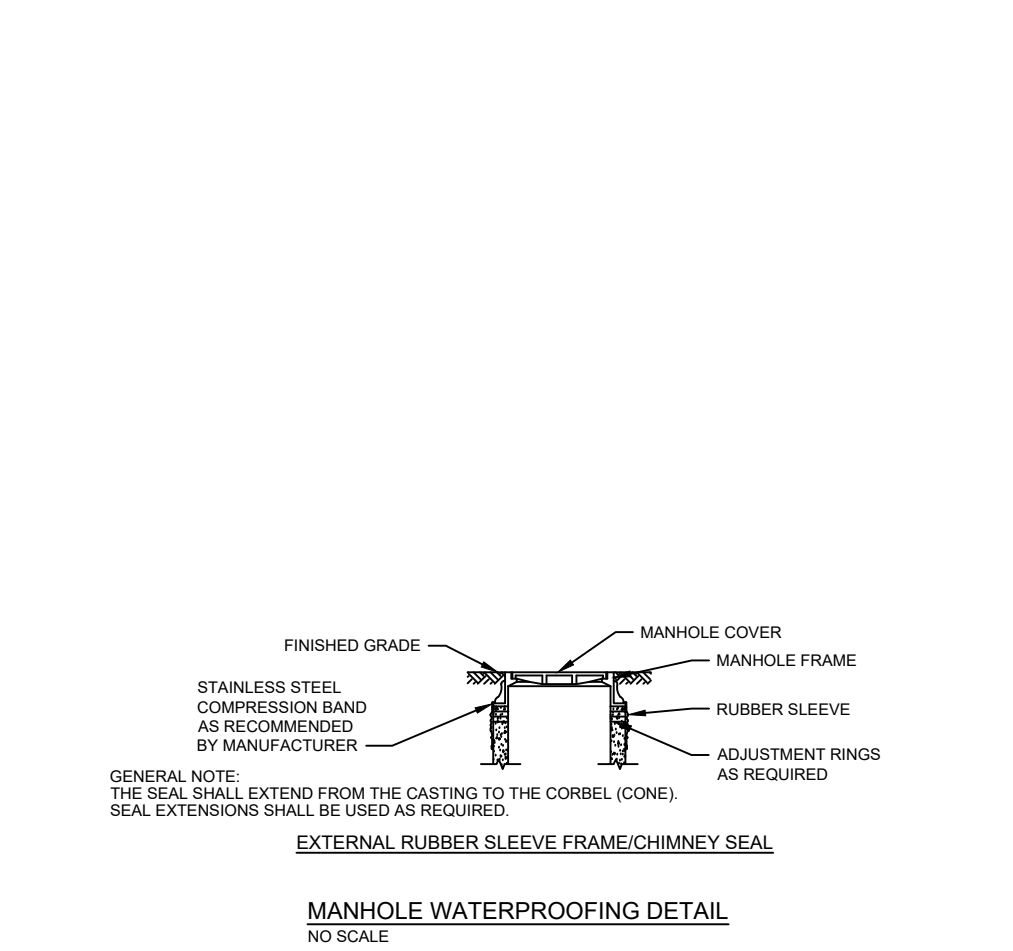
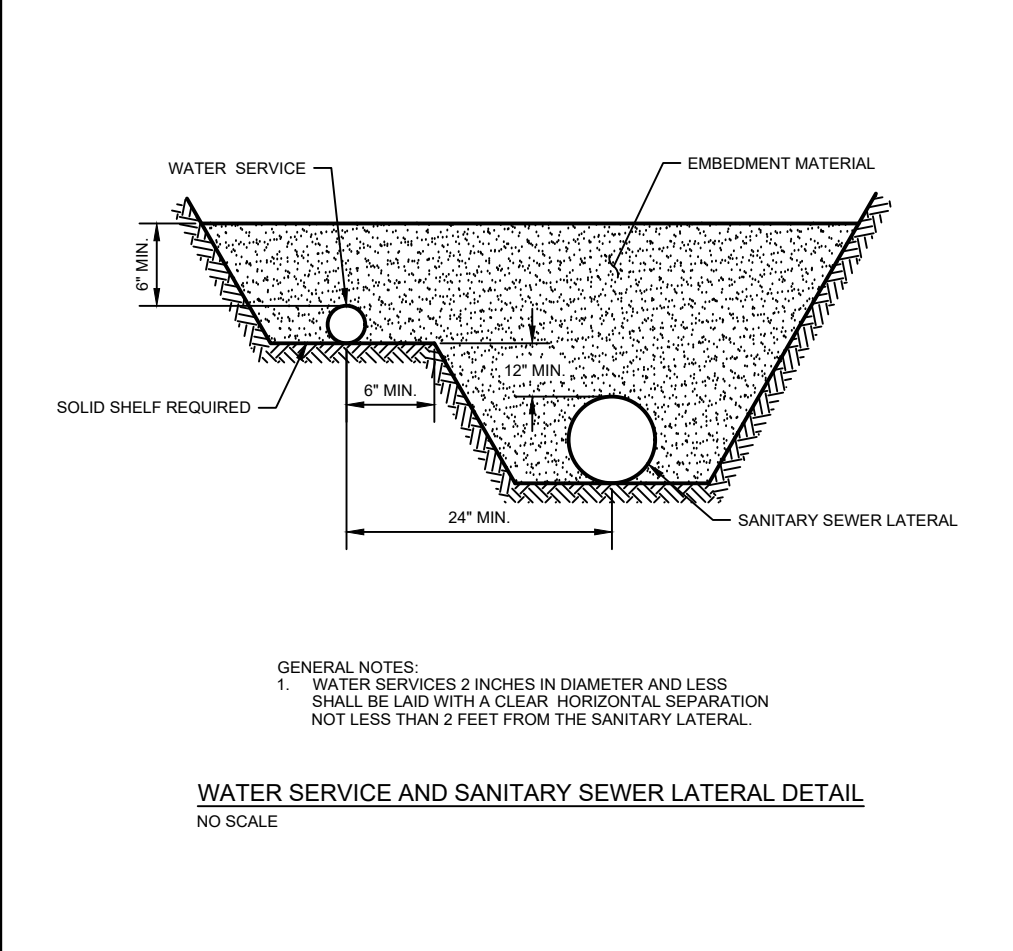
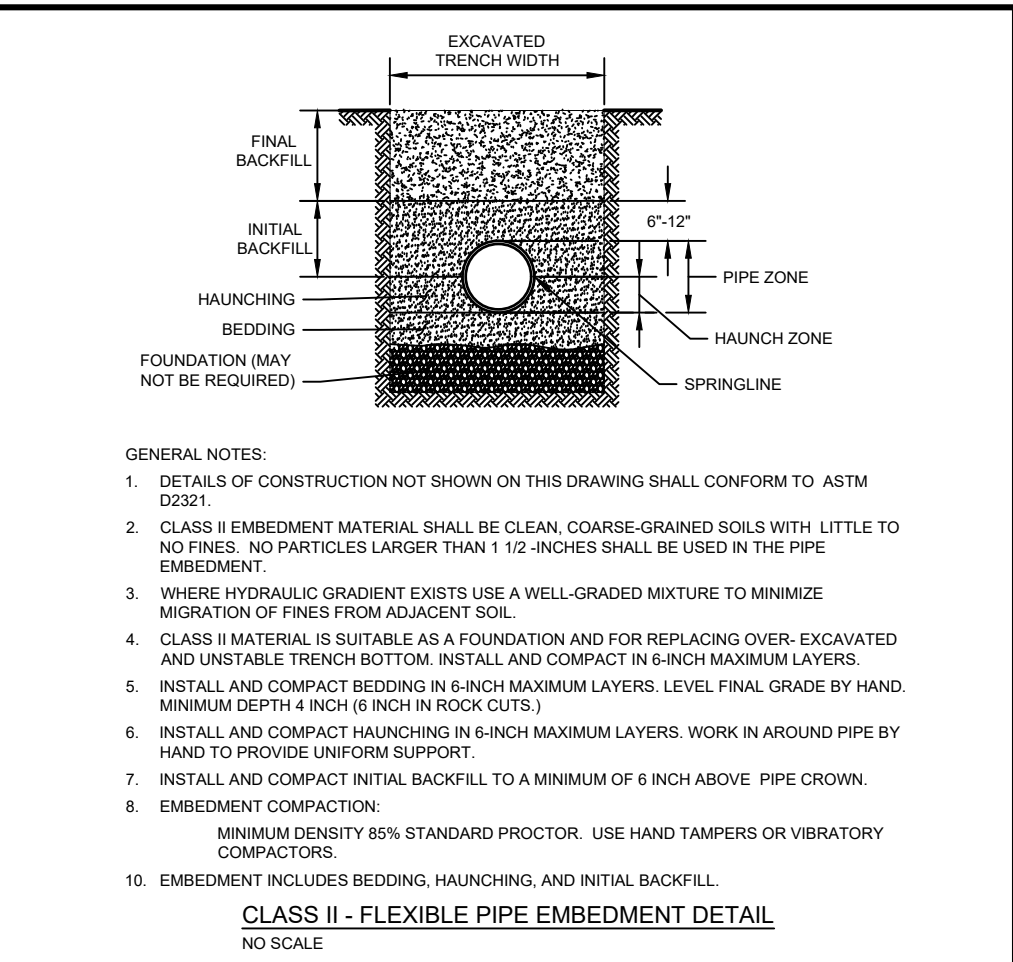
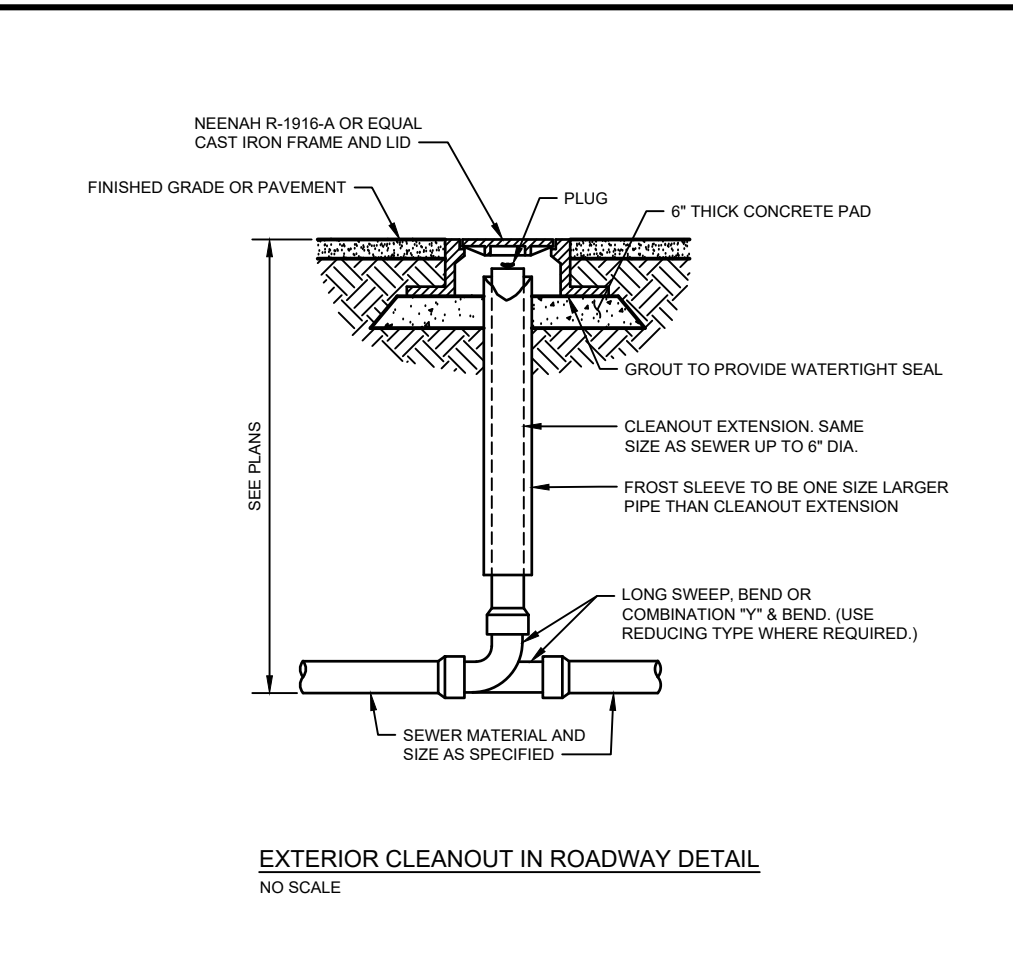
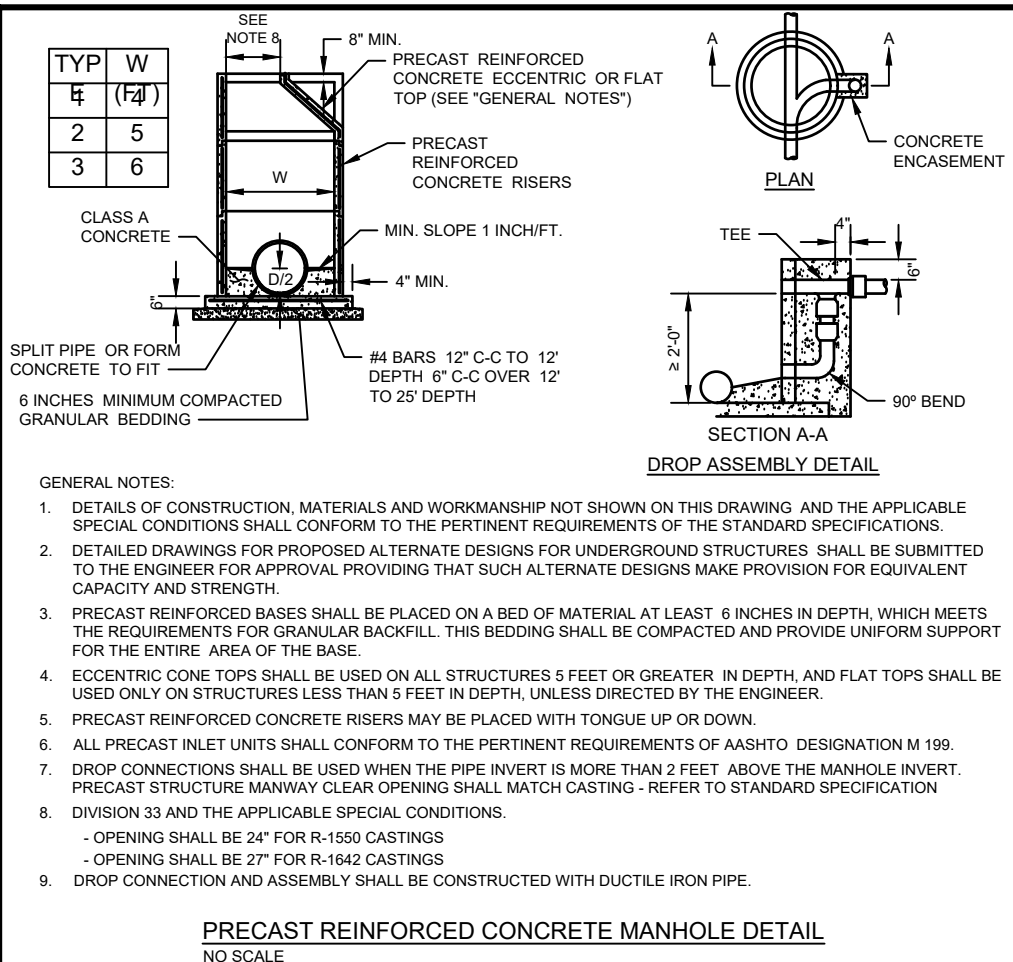
TABLE OF QUANTITIES RIPRAP AT HERCP OUTLETS OR BOXES OF EQUIVALENT SPAN WIDTH

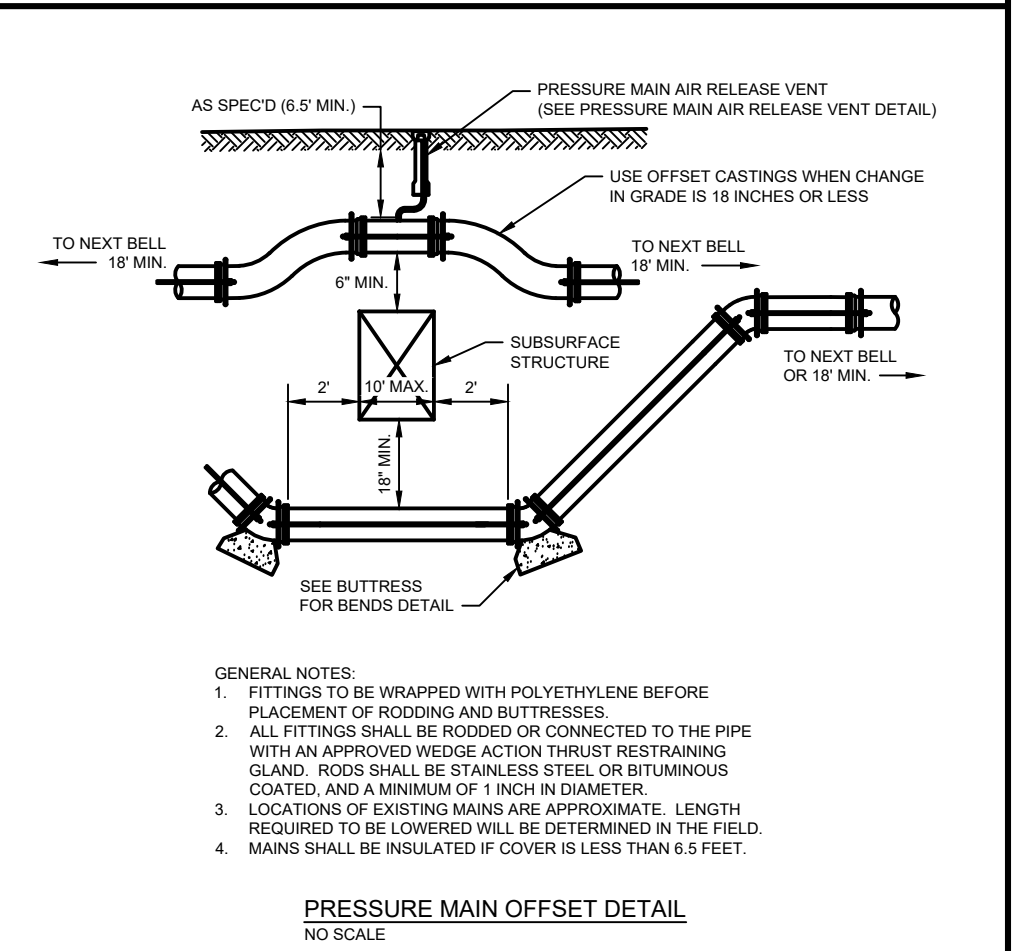
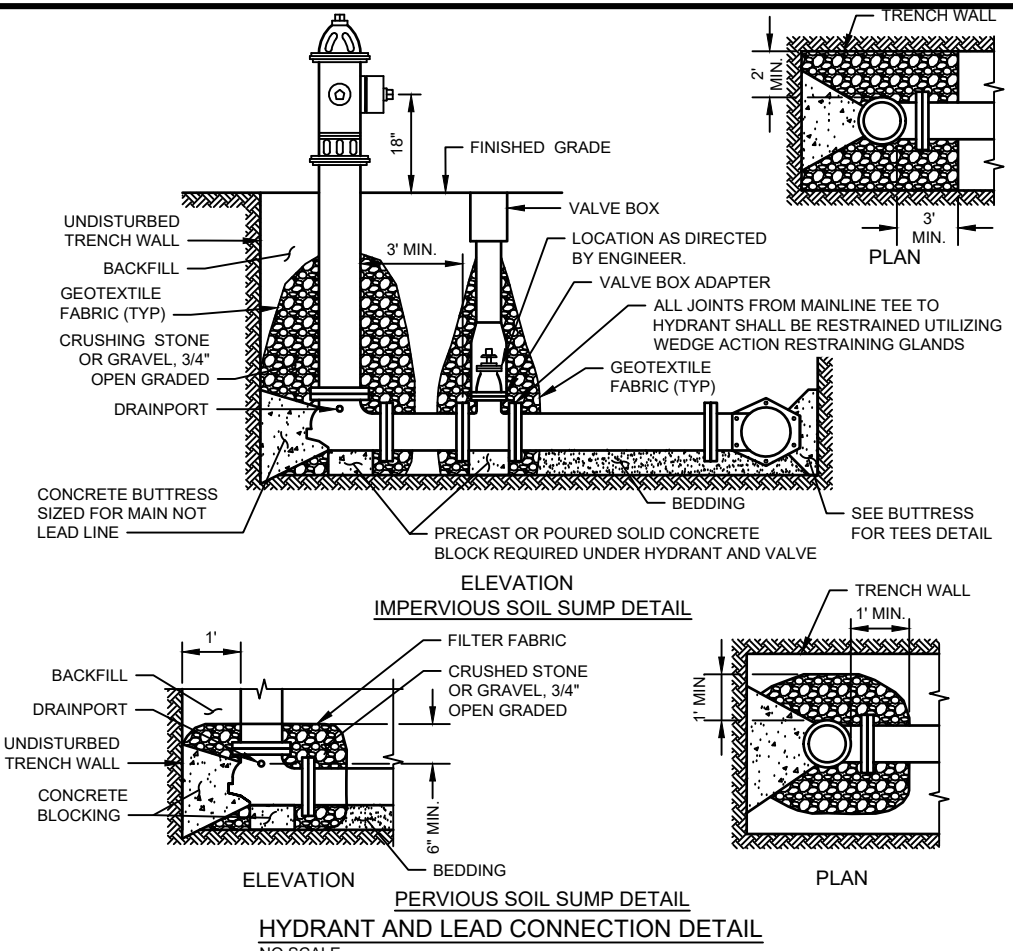
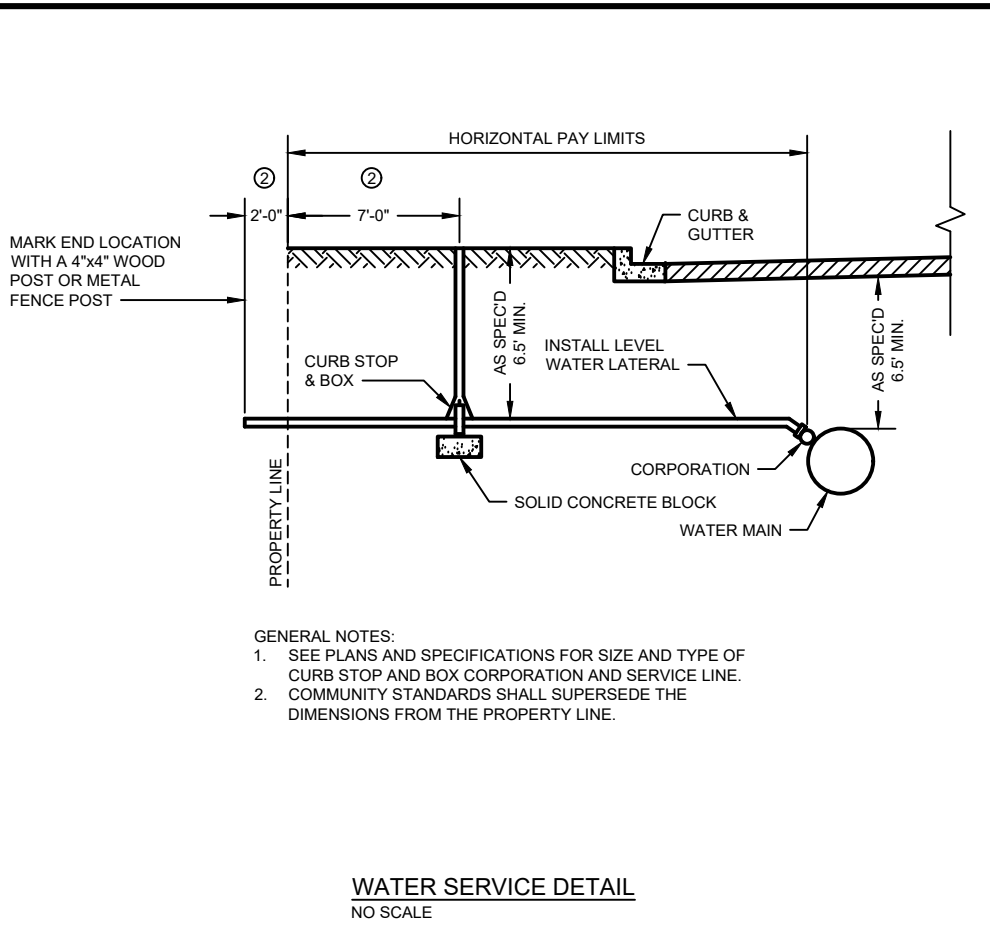
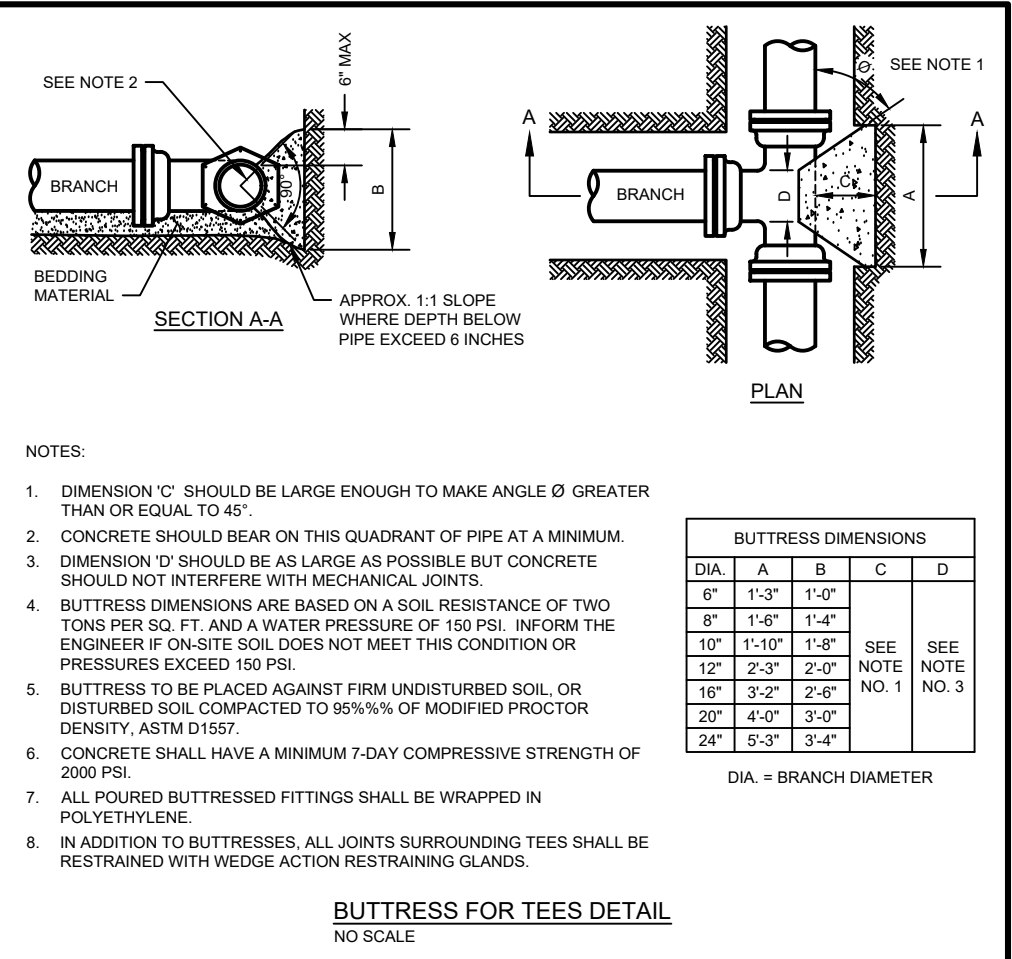
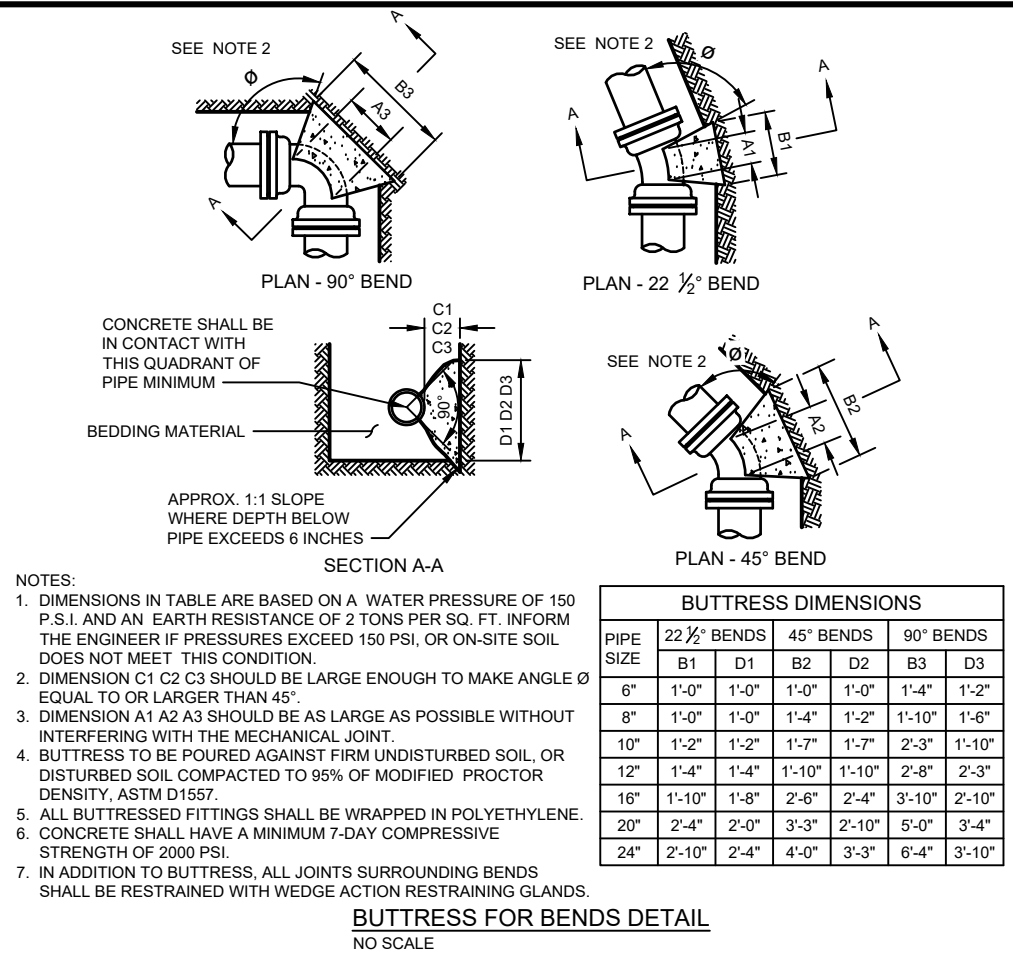
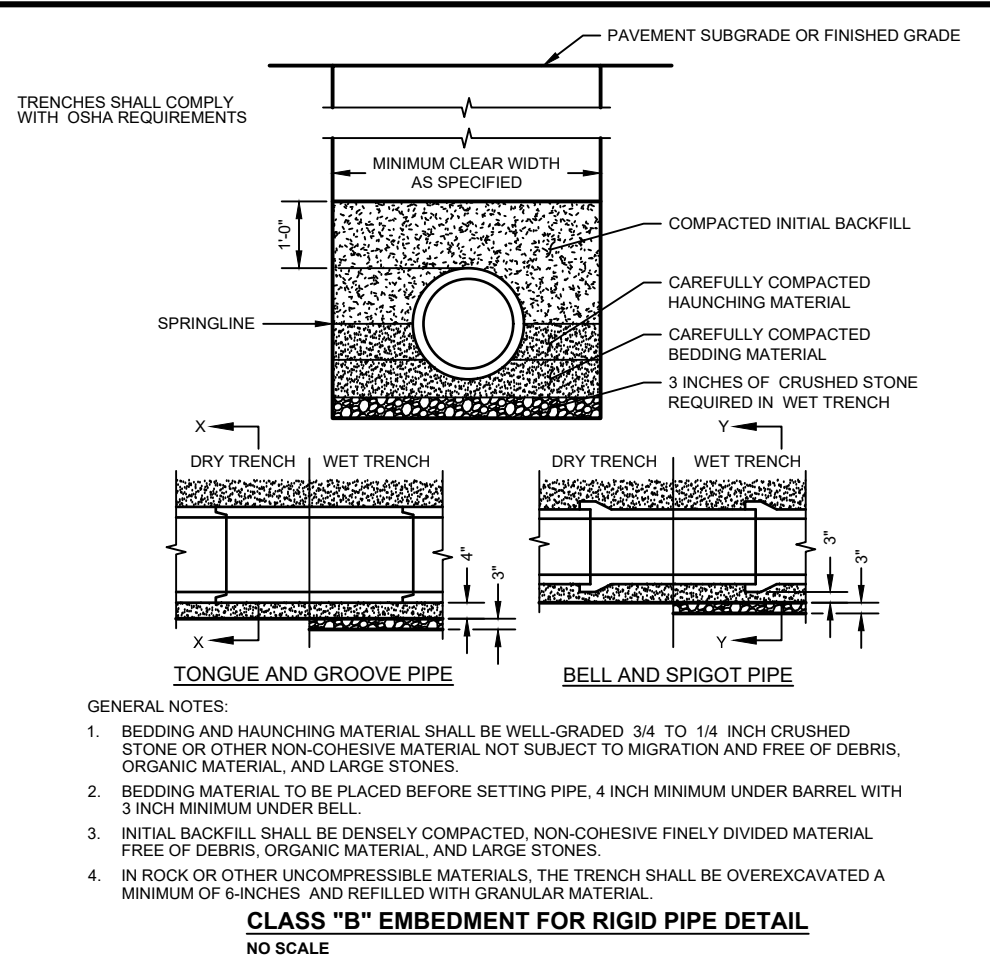
SPAN OF HERCP (IN.)	L (FT.)	LIGHT	MEDIUM	HEAVY
		d50=6"	d50=9"	d50=12"
22	10	3.9	5.9	7.8
30	12	5.5	8.2	10.9
38	14	7.2	10.8	14.3
45	16	9.2	13.7	18.3
53	18	10.9	16.3	21.7
60	20	12.7	19.0	25.4

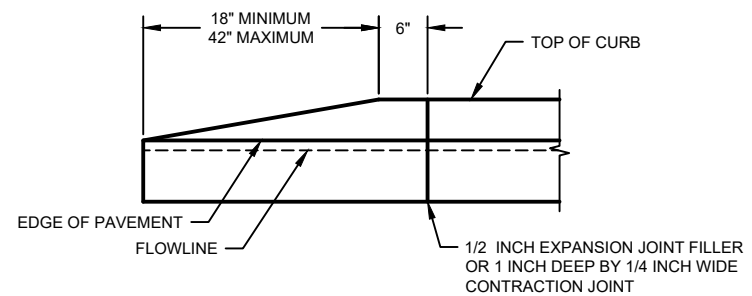


- NOTES:**
- PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
 - LIGHT RIPRAP SHALL BE UNDERLAIN WITH TYPE R FABRIC. MEDIUM AND HEAVY SHALL BE UNDERLAIN W/ TYPE HR FABRIC.
 - ① FOR PIPES GREATER THAN OR EQUAL TO 30" USE 1.5'.

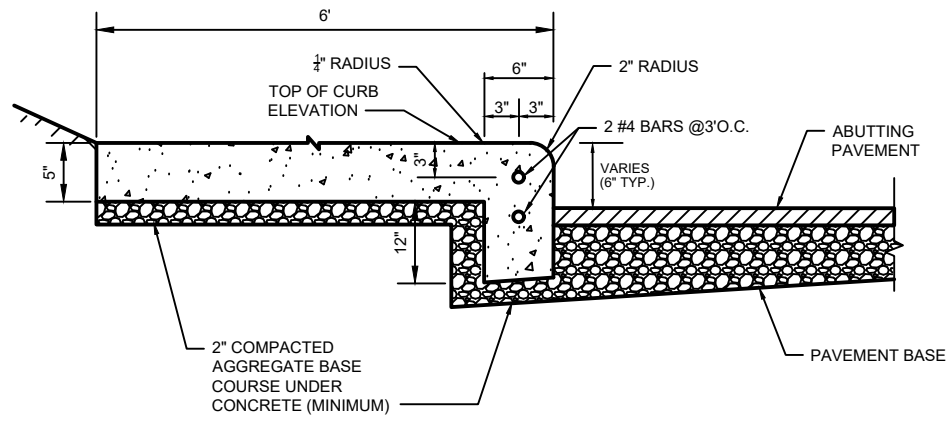
RIP RAP AT OUTLETS
NO SCALE







CURB END DETAIL
NO SCALE



TYPE INTEGRAL CURB AND WALK DETAIL
SCALE: NONE

GENERAL NOTES

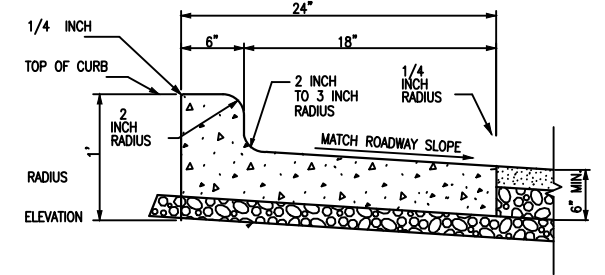
DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

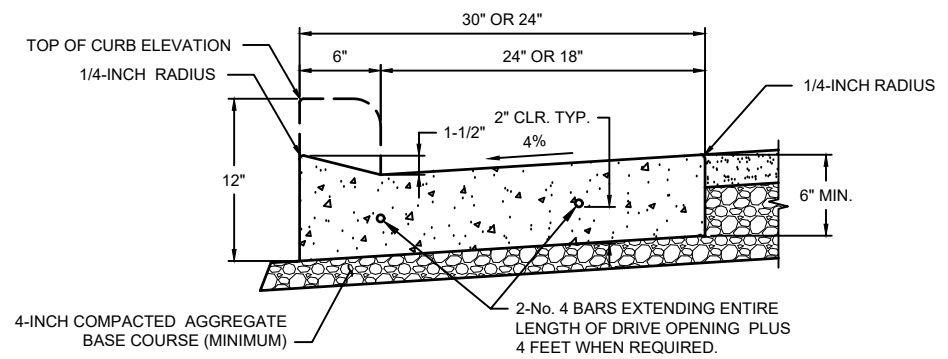
INTEGRAL CURB AND GUTTER SHALL CONFORM TO THE DETAILS SHOWN FOR CONCRETE CURB AND GUTTER INCLUDING THE TRANSVERSE GUTTER SLOPE.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2' - 0" BEHIND THE BACK OF CURBS.

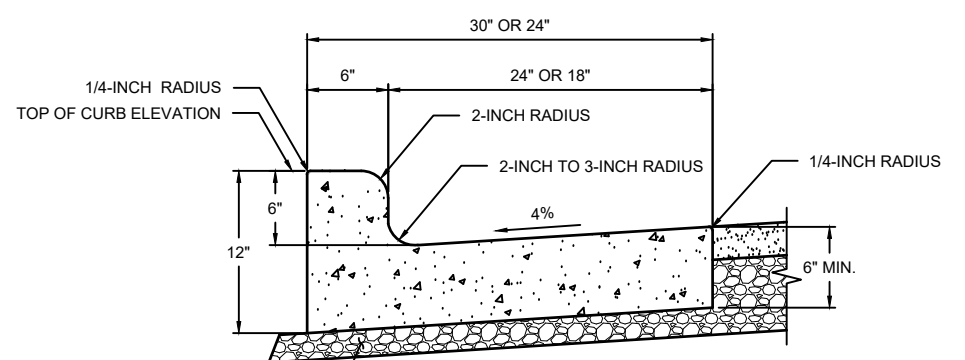
- ① TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND TBTT.
- ② THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.
- ③ USE 8" MINIMUM GUTTER THICKNESS WHEN USED WITH AN ADJACENT CONCRETE TRUCK APRON PLACED BEHIND BACK OF CURB.
- ④ THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 8" MINIMUM GUTTER THICKNESS IS MAINTAINED.
- ⑤ UNLESS OTHERWISE NOTED, FOR STAKING PURPOSES THE FACE OF CURB IS 6" FROM THE BACK OF CURB.
- ⑥ WHEN REVERSE SLOPE GUTTER IS REQUIRED, THE LOCATION(S) WILL BE SHOWN ELSEWHERE IN THE PLAN.
- ⑦ USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
- ⑧ INCLUDE LONGITUDINAL JOINT AND TIE BARS ALONG LANE EDGE WHEN CONCRETE PANEL WIDTH EXCEEDS THE MAXIMUM WIDTH PER TABLE BELOW. LONGITUDINAL JOINT(S) ARE NOT ALLOWED WITHIN TRAFFIC LANES AND BIKE LANES. LONGITUDINAL JOINT MAY BE SAWED.
- ⑨ CONCRETE CURB AND GUTTER 4-INCH SLOPED 30-INCH TYPE "R" AND "T" = 17 INCHES
CONCRETE CURB AND GUTTER 4-INCH SLOPED 36-INCH TYPE "R" AND "T" = 23 INCHES



REJECT CURB SECTION

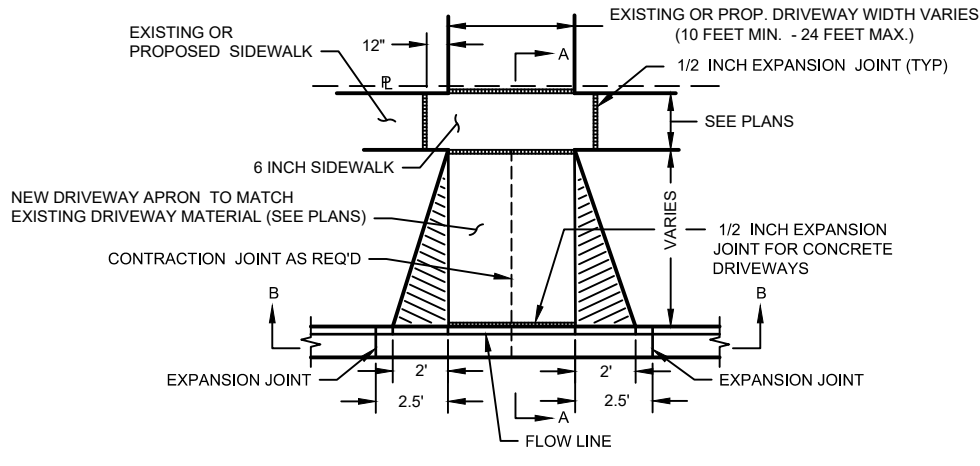


DRIVEWAY SECTION

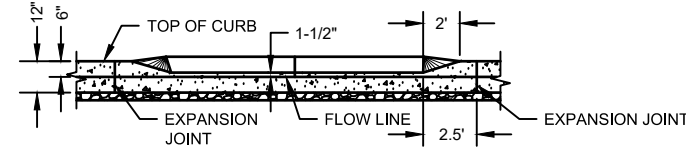


TYPE L CURB AND GUTTER DETAIL
NO SCALE

NOTE TO SPECIFIER: DELETE REINFORCEMENT IF NOT REQUIRED, OR VERIFY THAT REINFORCEMENT IS CALLED OUT IN PLANS/SPECS

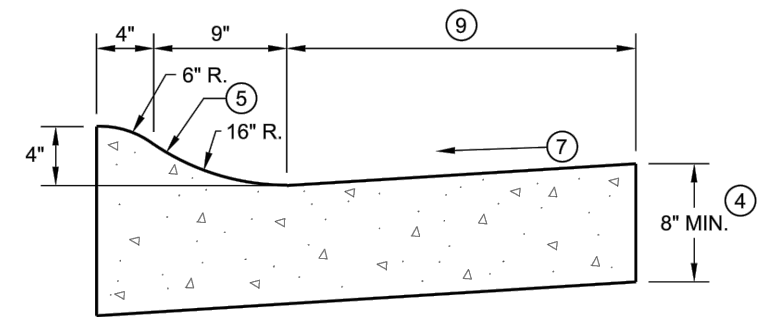


SECTION A-A



SECTION B-B

DRIVEWAY DETAIL
NO SCALE



4" SLOPED CURB TYPES R^① & T

30" CURB AND GUTTER TYPE R DETAIL
NOT TO SCALE

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	CHECKED BY: Init				

PRELIMINARY

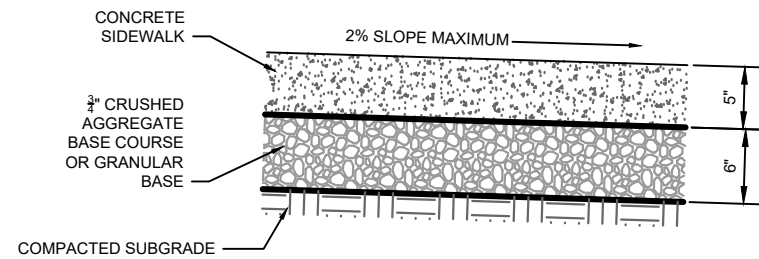


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ROCK COUNTY, WISCONSIN

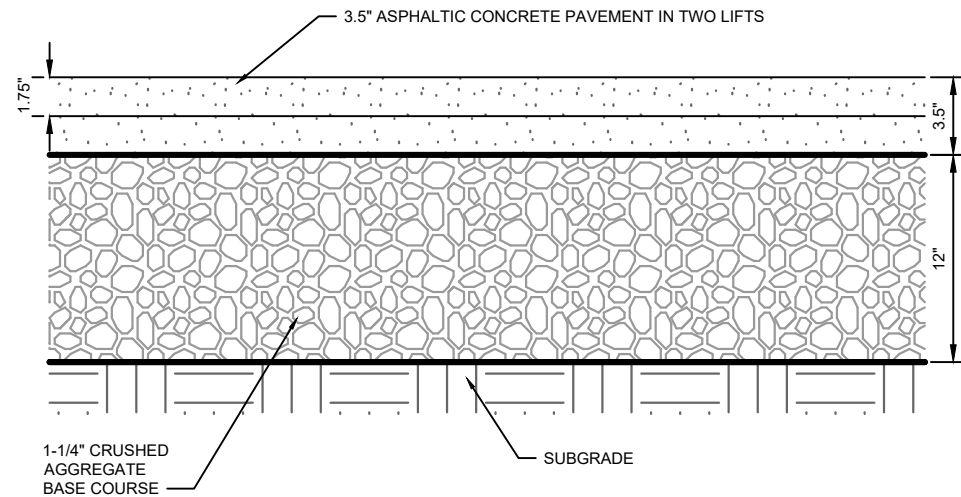
CONCRETE DETAILS

PROJECT NO.
09342007
SHEET
C506



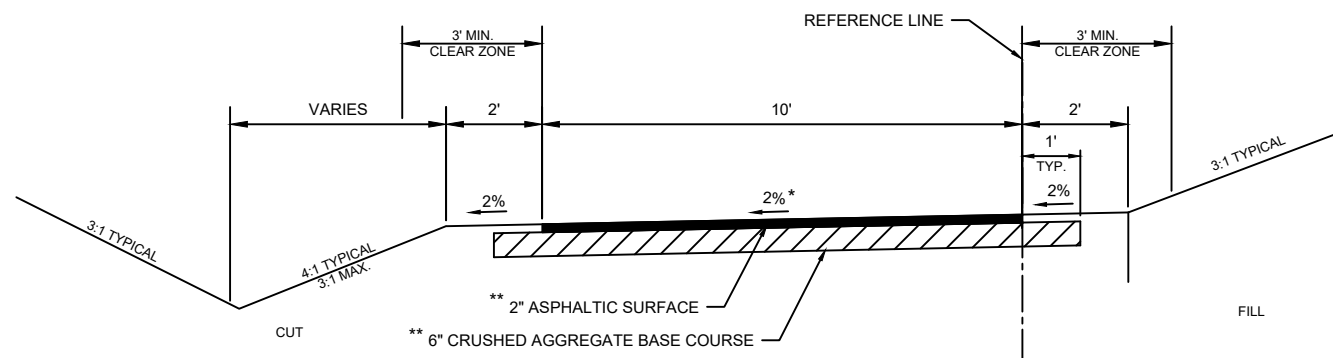
NOTE:
1. EXCAVATION BELOW SUBGRADE (EBS) MAY BE REQUIRED AND DETERMINED ON SITE UNDER ALL SITE PAVED SURFACES BEYOND THE PARKING LOT.

SIDEWALK CROSS SECTIONS
NTS



PARKING LOT AND ROADWAY ASPHALTIC PAVEMENT CROSS SECTION
NTS

NO CROWN ROADWAY TYPICAL SECTION
NTS



NOTES:
DITCH LOCATION BY ENGINEER IN THE FIELD
* CROSS SLOPE MAY BE EITHER DIRECTION
** DRIVEWAY CROSSING LOCATIONS SHALL HAVE THE FOLLOWING TYPICAL SECTION:
12-INCHES CRUSHED AGGREGATE BASE COURSE
4-INCHES ASPHALTIC SURFACE
-2-INCH BINDER LAYER
-2-INCH SURFACE LAYER

MUP TYPICAL SECTION
NTS

2 LANE CROWN ROADWAY TYPICAL SECTION
NTS

2 PARKING LANE ROADWAY TYPICAL SECTION
NTS

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	TAP				
	DESIGNED BY:	Init			
	CHECKED BY:	Init			

PRELIMINARY

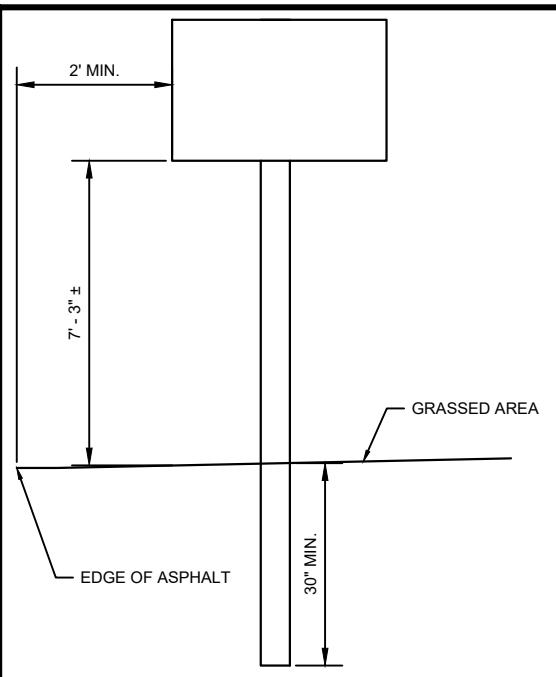


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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
CITY OF EVANSVILLE
ROCK COUNTY, WISCONSIN

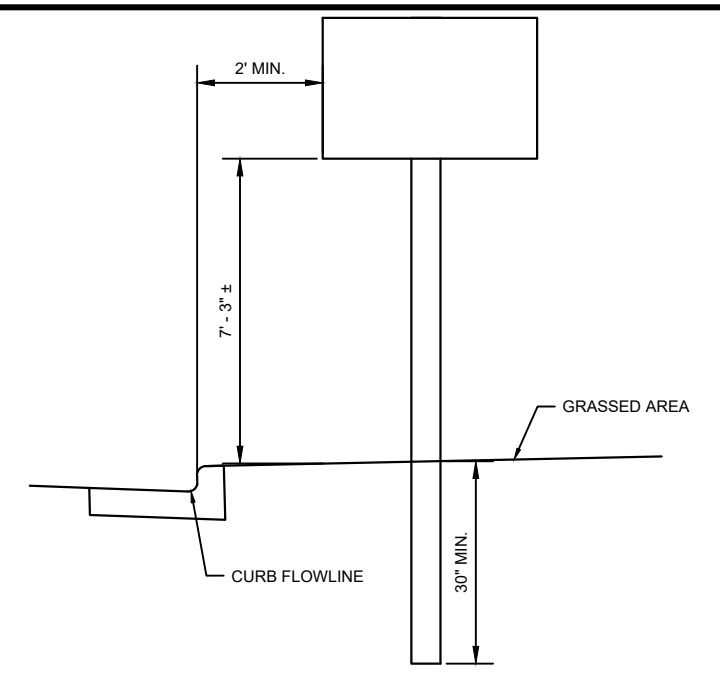
STREET DETAILS

PROJECT NO.
09342007
SHEET
C507



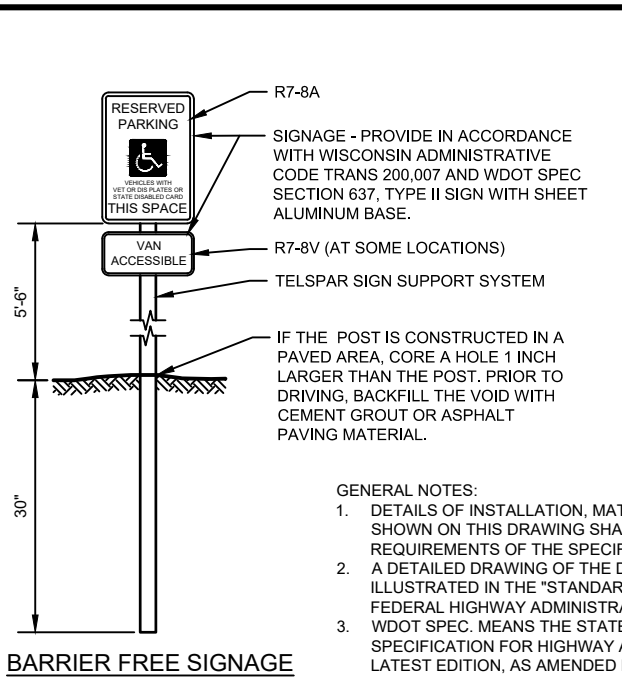
- NOTES:**
- HEIGHT TOLERANCE (±) EQUALS 3"
 - SIGN POSTS AND SLEEVES SHALL BE TELSPAR SIGN SUPPORT SYSTEM.
 - ADJUST SUPPORTS AS NECESSARY FOR COMBINED SIGNS.
 - IF SIGN IS LOCATED IN PAVEMENT, PAVEMENT MUST GO UP TO SIGN POST. FELT MAY BE USED TO PROTECT SIGN.

SIGN INSTALLATION DETAIL
NTS



- NOTES:**
- HEIGHT TOLERANCE (±) EQUALS 3"
 - SIGN POSTS AND SLEEVES SHALL BE TELSPAR SIGN SUPPORT SYSTEM.
 - ADJUST SUPPORTS AS NECESSARY FOR COMBINED SIGNS.
 - IF SIGN IS LOCATED IN PAVEMENT, PAVEMENT MUST GO UP TO SIGN POST. FELT MAY BE USED TO PROTECT SIGN.

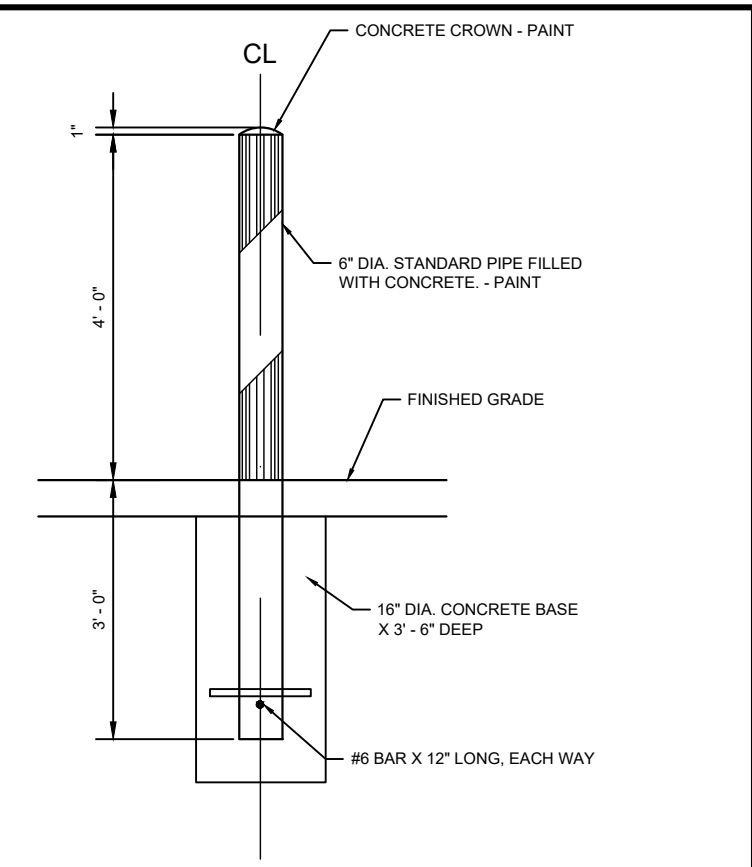
SIGN INSTALLATION NEAR CURB DETAIL
NTS



BARRIER FREE SIGNAGE
NTS

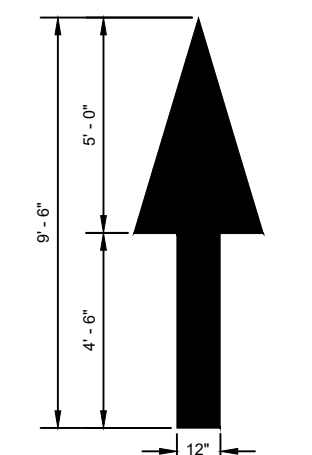
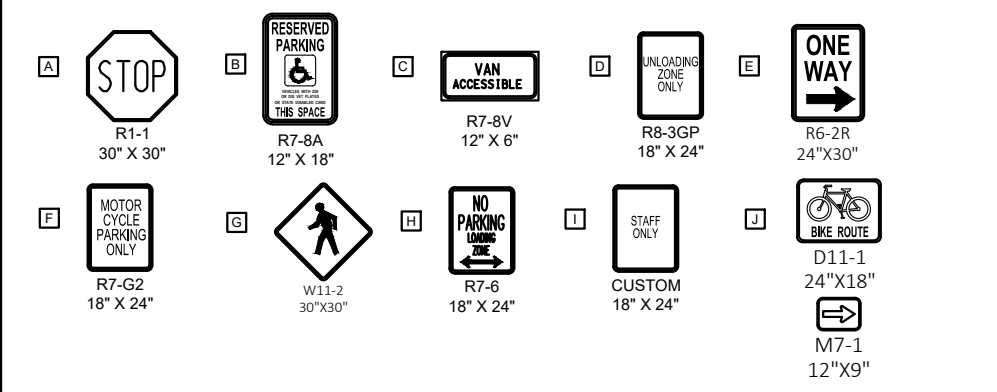
- GENERAL NOTES:**
- DETAILS OF INSTALLATION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
 - A DETAILED DRAWING OF THE DISABLED PARKING SYMBOL IS ILLUSTRATED IN THE "STANDARD HIGHWAY SIGNS MANUAL" BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - WDOT SPEC. MEANS THE STATE OF WISCONSIN STANDARD SPECIFICATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AS AMENDED BY THE MOST CURRENT INTERIM SUPPLEMENTAL SPECIFICATION.
 - PROVIDE DISABLED PARKING STALLS AT LOCATIONS SHOWN ON THE DRAWINGS. STALL AND ACCESS ISLE DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL UNLESS INDICATED OTHERWISE ON THE DRAWING.
 - PROVIDE A DISABLED SYMBOL AND BARRIER FREE SIGNAGE FOR EACH STALL SHOWN ON THE DRAWING.
 - PROVIDE WHEEL STOPS WHEN SHOWN ON THE DRAWINGS.
 - THE MAXIMUM SURFACE SLOPE, ACROSS STALLS OR ACCESSIBLE ROUTES, IN ANY DIRECTION, SHALL BE 2%.

SIGN DETAIL
NTS

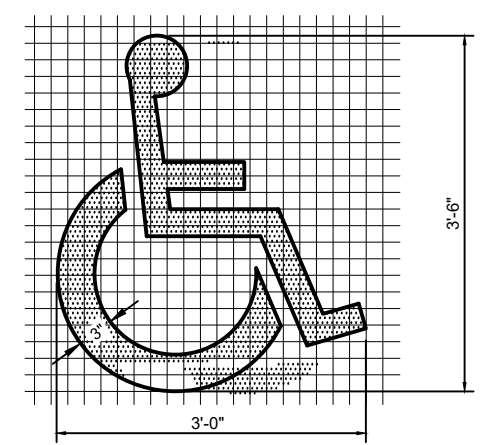


TYPICAL GUARD POST DETAIL
NTS

- NOTES:**
- ALL SIGNS SHALL MEET THE MUTCD STANDARDS
 - DETECTABLE WARNING FIELDS IN 10' WIDE PATH SECTIONS SHALL BE 2' X 8'
 - DETECTABLE WARNING FIELDS IN A NORMAL CONCRETE SIDEWALK AREA 5' OR 6' WIDE SHALL BE 2' X 4'
 - ALL DETECTABLE WARNING FIELDS SHALL BE SET IN CONCRETE.
 - ALL NEW SIGNS SHALL BE MOUNTED ON TELSPAR SIGN SUPPORT SYSTEMS. SEE SPECIFICATIONS.



TYPE 1 ARROW DETAIL
NTS



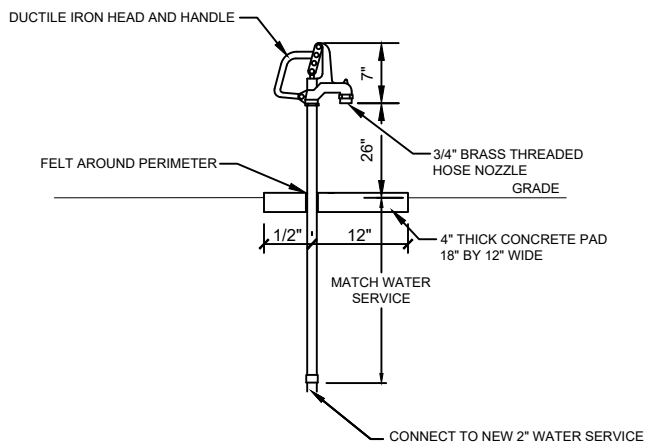
ADA INTERNATIONAL SYMBOL OF ACCESS
NTS

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
3/30/2022 8:35 AM	TAP				
	DESIGNED BY:				
	CHECKED BY:				

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CITY OF EVANSVILLE
ROCK COUNTY, WISCONSIN

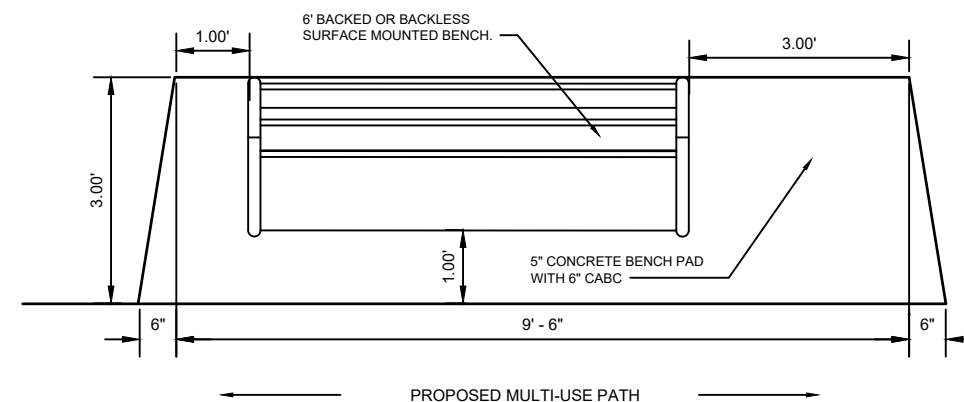
SIGN DETAILS	PROJECT NO. 09342007
	SHEET C508



NOTES:

1. YARD HYDRANT SHALL BE WOODFORD FREEZELESS YARD HYDRANT MODEL R34 OR EQUAL.
2. YARD HYDRANT SHALL HAVE A TAMPERPROOF LOCK WHICH CAN BE PADLOCKED IN THE CLOSED POSITION.
3. OWNER TO CONFIRM ORIENTATION PRIOR TO INSTALLATION.

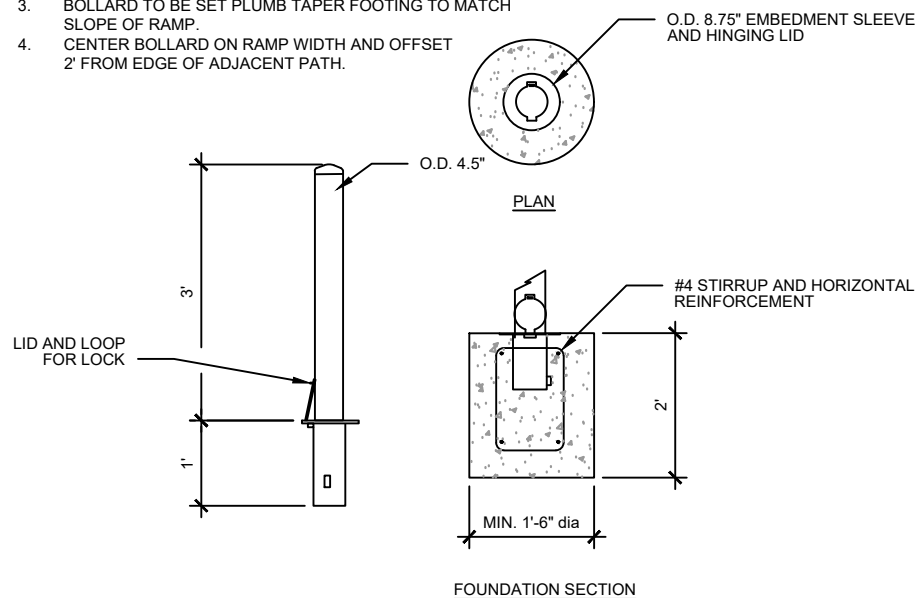
YARD HYDRANT DETAIL
NO SCALE



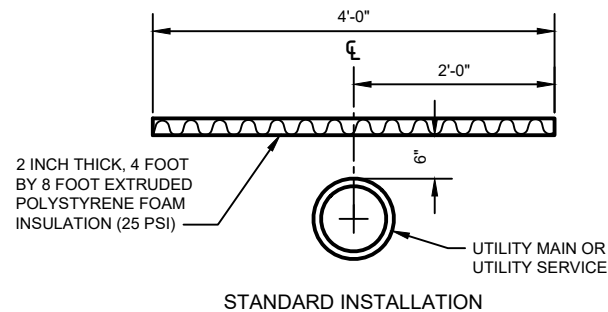
TYPICAL BENCH PAD DETAIL
NTS

NOTES:

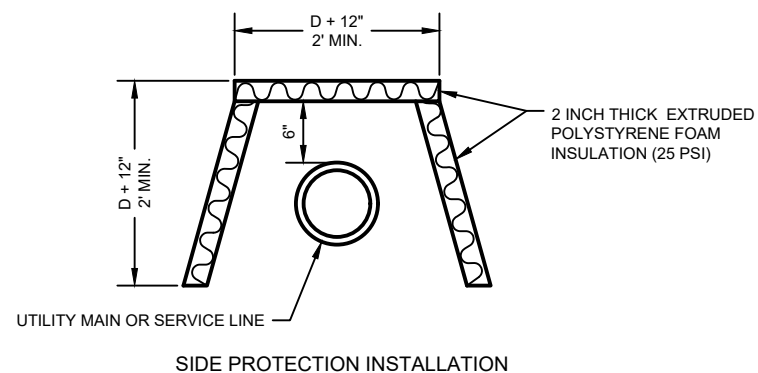
1. BOLLARD SHALL 'POST GUARD 4\"/>



REMOVABLE BOLLARD DETAIL
NTS



STANDARD INSTALLATION



SIDE PROTECTION INSTALLATION

GENERAL NOTES:

1. THE SIDE PROTECTION INSTALLATION SHALL BE USED WHERE FROST WILL PENETRATE BELOW THE PIPE INVERT.

PIPE INSULATION DETAIL
NO SCALE

PROJECT DATE:	DRAWN BY: TAP	NO.	DATE	REVISION	BY:
	DESIGNED BY: Init				
	CHECKED BY: Init				

PRELIMINARY

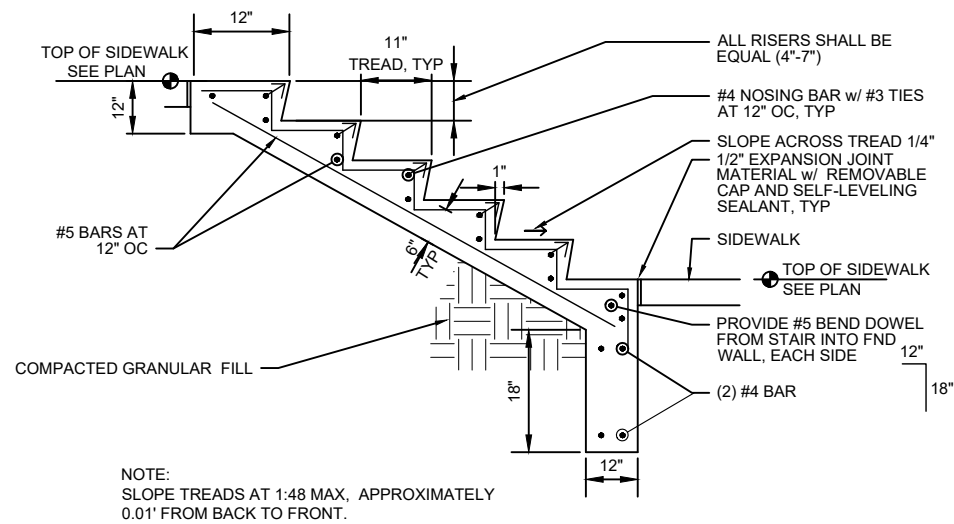


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ROCK COUNTY, WISCONSIN

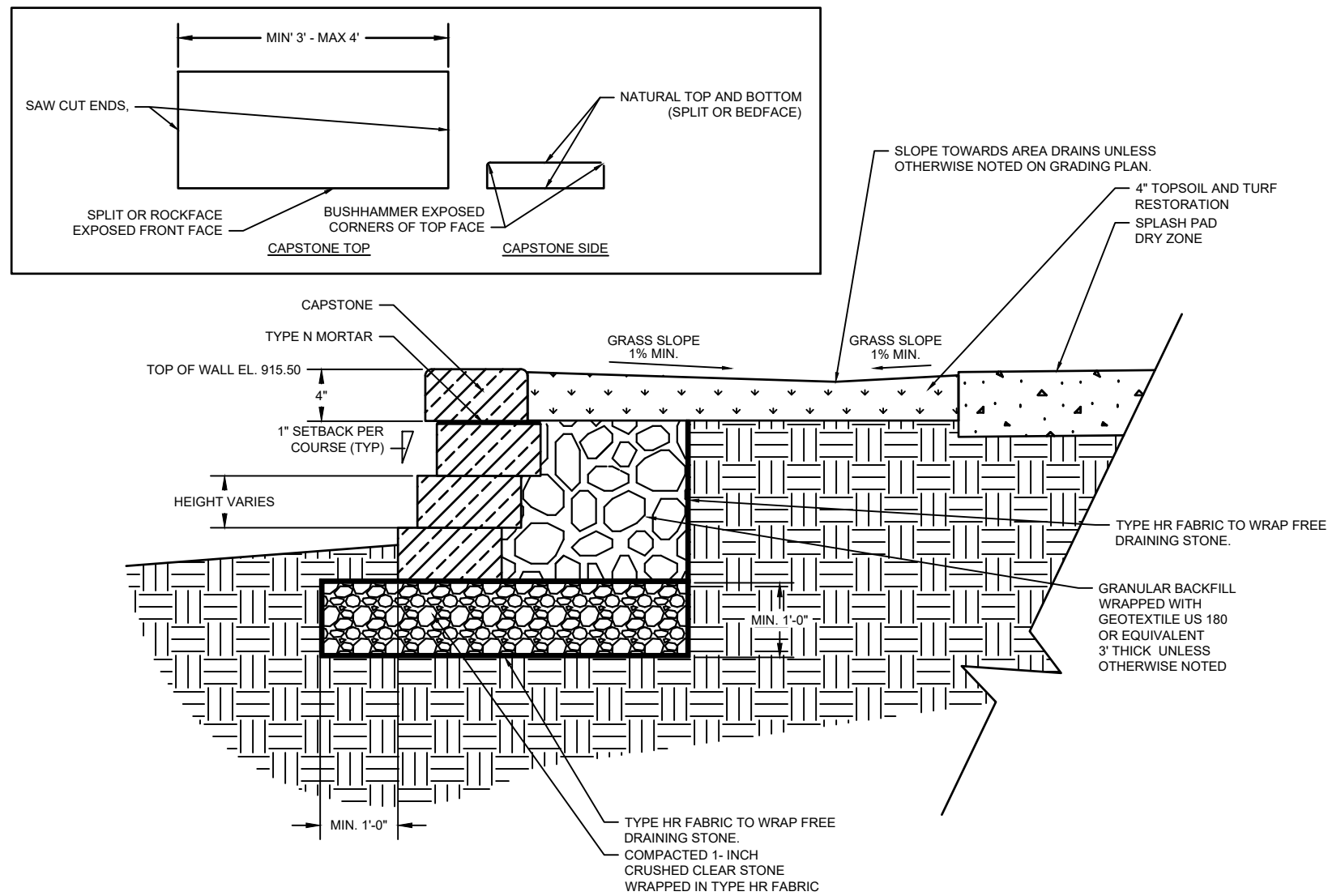
CONCRETE DETAILS

PROJECT NO.
09342007
SHEET
C509



NOTE:
SLOPE TREADS AT 1:48 MAX, APPROXIMATELY
0.01' FROM BACK TO FRONT.

1 TYPICAL CONCRETE STAIR DETAIL
C521 NTS



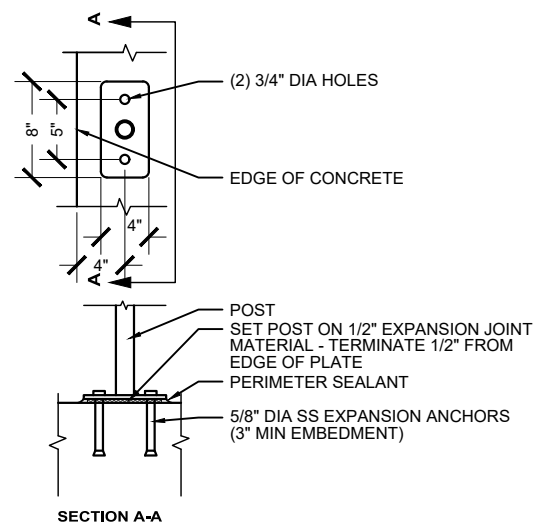
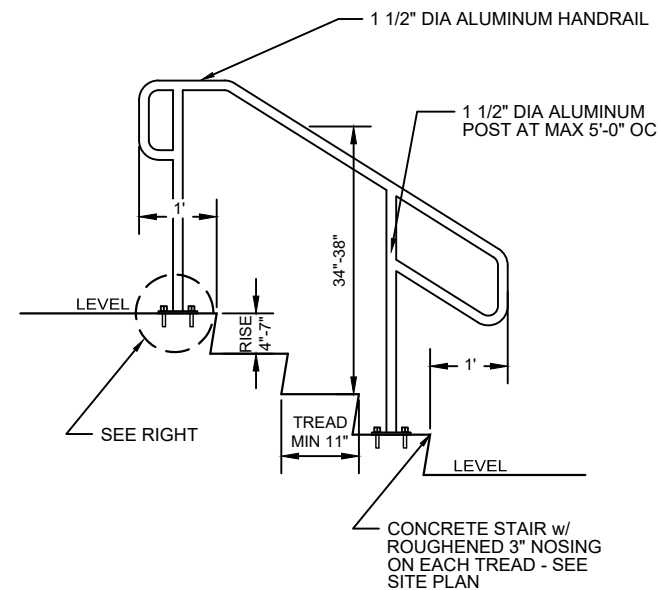
3 TYP STONE WALL DETAIL
C521 NTS

NOTES:

1. WALL STONE TO BE SET IN LEVEL COURSES WITH HEIGHTS OF 4-INCHES TO 12-INCHES, DEPTH MAY VARY 24-INCH MIN. DEPTH. SECURELY SEAT BASE COURSE BELOW GRADE AND HALF OF THE DEPTH OF THE FIRST COURSE OF WALL STONE. FIRST COURSE OF WALL STONE AT BASE SHALL BE A MINIMUM OF 30-INCHES IN DEPTH. SECOND COURSE OF WALL STONE SHALL BE A MINIMUM OF 24-INCHES IN DEPTH. WALL STONES ARE TO BE COMPRISED OF LARGE STONE WITH A MINIMUM OF 6 ANGULAR FACES, WITH THE BEST FACE FACING OUTWARD.
2. STONES SHALL BE PLACED SECURELY WITH THE STONES AROUND IT.
3. STAGGER VERTICAL JOINTS IN A WAY THAT WILL STRENGTHEN THE WALL AND PLACE A SINGLE FULL DEPTH STONE FOR STABILITY.
4. FILL SPACES BETWEEN STONE WITH SMALLER STONES TO FILL ANY REMAINING VOIDS.
5. WALL TO BE CONSTRUCTED BY STONE WITH A MINIMUM SETBACK OF 1" FOR EACH COURSE OF WALL SECTION.
6. THE CAPSTONE SHALL CONSIST OF A SINGLE STONE WITH A DEPTH A DEPTH OF 1-FOOT 0-INCHES, SECURED IN PLACE WITH A TYPE N MORTAR.
7. CLAY TO BE USED SHALL BE AT A MINIMUM OF 50% FINES (200 SIEVE) OR MORE, AN LIQUID LIMIT OF 16 OR GREATER AND AND PI OF 7, WITH A MINIMUM THICKNESS OF 18-INCHES.
8. * GRANULAR BACKFILL BEHIND WALL TO BE 3-FEET THICK EXCEPT WHERE STRUCTURES AND OBSTRUCTIONS MAY BE PRESENT, BACKFILL IN THESE AREAS MAY BE REDUCED TO 1'-6" FOR A MAXIMUM LENGTH OF 30 FEET.



EXISTING WALL



POST MOUNTING DETAIL

2 TYPICAL STAIR RAILING DETAIL
C521 NTS

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	TAP				
	DESIGNED BY:	Init			
	CHECKED BY:	Init			

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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
CITY OF EVANSVILLE
ROCK COUNTY, WISCONSIN

STAIR AND WALL DETAILS

PROJECT NO.
09342007
SHEET
C521



APPLICATION FOR CONDITIONAL USE PERMIT – STAFF REPORT

Application: CUP-2022-0048 **Applicant:** City of Evansville

Parcel 6-27-839

March 31, 2022

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263

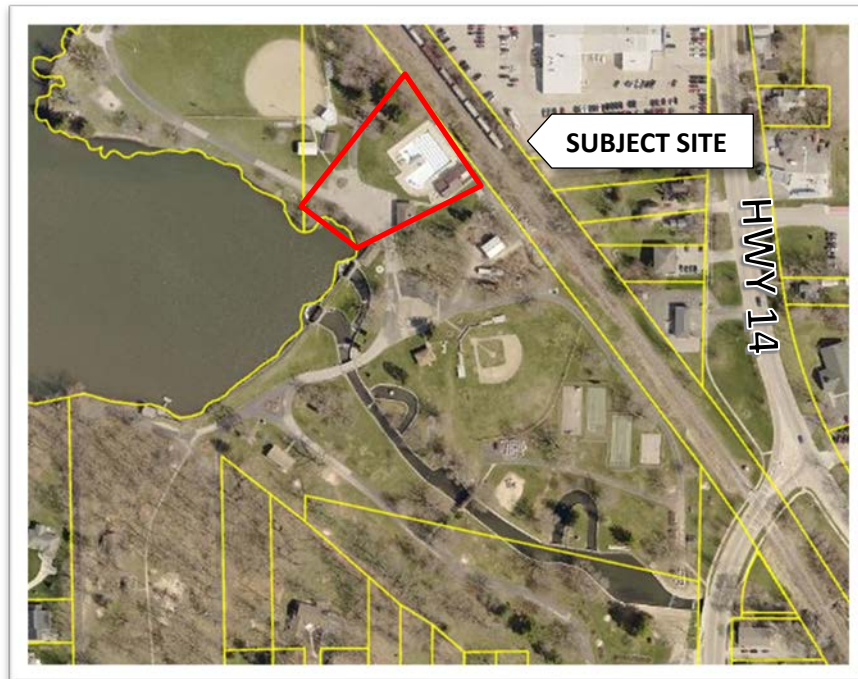


Figure 1 Approximate Location Map

Location: 860 Burr Jones Circle (Leonard-Leota Park, Veterans Memorial Pool)

Description of request: Demolition of existing swimming pool; landscaping and construction of a splash pad, and associated sidewalk/driveway improvements. Park hours are 6 a.m. to 10 p.m. During the summer season (June through August), park hours will be extended to 11 p.m.

Existing Uses: The site is the current location of the Veterans Memorial Pool/Leota Park Family Aquatic Center.

Proposed Use: Continued park use with the addition of a splash pad. Site alterations are intended to enhance and integrate the natural setting of the park.

Historic Preservation Commission: The pool and aquatic center are in a designated historic district. As a result, the City's Historic Preservation Commission has to approve any changes to registered historic structures within the park. While the Leota Park Family Aquatic Center (the bath house and maintenance facility) is not considered a contributing historic structure, the Veterans Memorial Pool is a contributing asset to the Leonard-Leota Park Historic District. Any

demolition of a contributing historic property must be countered with a mitigation action. The Historic Preservation Commission approved the demolition of the pool and creation of the splash pad, upon the condition that the parking and landscaping southeast of the current pool area be restored. This was approved with a 6-1 vote.

The opposing commission member voiced concern that the pool may be considered a veterans memorial, and that destruction of it would violate federal law. The "Veterans Memorial Pool" name is expected to follow the new pool and aquatic center at West Side Park. City staff and the commission member are following up with the City attorney to ensure the memorial aspect of the site is properly maintained.

Staff Analysis of Request: Leonard-Leota Park is zoned C-1 Lowland Conservancy. While parks are permitted by right in this district, the park is also within the Historic Conservation (HC) Overlay District. Any use change or change from an existing use that is permitted by the underlying district requires conditional use approval on lands within the HC district. The proposal is believed to meet the minimum standards of the Historic Conservation (HC) overlay district. HPC has reviewed the proposal and recommended approval with conditions. The proposal as presented meets the other standards outlined in the Zoning Ordinances. Additionally, this use is less likely to incur major costs or create adverse environmental impacts during a flood event, which is a primary concern for land use changes on property zoned C-1.

Required Plan Commission findings for Conditional Use Permit request: Section 130-104(3) of the Municipal Code, includes criteria that should be considered in making this decision:

1. **Consistency of the use with the comprehensive plan.** The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.
Staff Comment: The Comprehensive Plan advocates designing high-quality City-owned sites that respect the historic, natural, and cultural character of the community in order to provide developers a model on which to build, as well as enhancing the cultural resources offered by the City.
2. **Consistency with the City's zoning code, or any other plan, program, or ordinance.** The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.
Staff comment: The proposed use is consistent with the City's zoning code and other plans, programs, and ordinances.
3. **Effect on nearby property.** The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.
Staff Comment: No adverse effect is anticipated on nearby properties. Less noise is likely due to the smaller capacity of the splash pad and decreased vehicle traffic.
4. **Appropriateness of use.** The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Staff Comment: The proposed use arguably has a lesser impact on the park than does the existing pool facility. Landscaping and site design are intended to make the splash pad feel like a natural feature versus a man-made amenity.

5. **Utilities and public services.** The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.

Staff Comment: the property is currently served by public utilities

Additional Findings: Section 130-1123(b) of the Municipal Code (Standards of Approval of conditional uses in the HC district) requires the Plan Commission to determine whether the proposal meets general design criteria. Specifically, the section reads, "In general, the following items shall be considered in making decisions about conditional use requests within this district." Staff comments are found below regarding the design criteria to be reviewed:

1. **Height.** All new structures should be constructed to a height visually compatible with the buildings and environment with which they are visually related.
Staff Comment: The proposed splash pad does not feature protruding or overly colorful water fountains and is designed to compliment the surrounding landscape. The height of features at the site will be visually compatible to adjacent buildings.
2. **Scale.** The gross volume of any new structure should be visually compatible with the buildings and environment with which it is visually related.
Staff Comment: The proposed structures are of lesser volume than the existing aquatic center, but landscaping changes plus the splash pad amenities are proposed to be structured in a way that matches historic buildings in the vicinity.
3. **Proportion of front facades.** In the street elevation of a building, the proportion between the width and height in the facade should be visually compatible with the buildings and environment with which it is visually related.
Staff Comment: the splash pad lacks a façade, but this is appropriate for a park setting where it is intended to blend in to its surroundings.
4. **Proportion of openings.** The proportions and relationships between doors and windows in the street facades should be visually compatible with the buildings and environment with which they are visually related.
Staff Comment: Not applicable.
5. **Rhythm of solids to voids.** The rhythm of solids to voids created by openings in the facade should be visually compatible with the buildings and environment with which it is visually related.
Staff Comment: Not a concern for the park setting.
6. **Rhythm of spacing.** The existing rhythm created by existing building masses and spaces between them should be preserved.
Staff Comment: Landscaping and placement of splash pad structures are to fill the void left by removing the aquatic center.
7. **Relationship of materials.** The materials used in the final facades should be visually compatible with the buildings and environment with which they are visually related.
Staff Comment: The water features of the splash pad will be coming from the ground and not from above-ground fountains or pipes. Natural rock features are anticipated, which will compliment the rock-faced concrete block of the historic Leota Park Bath House.

8. **Relationship of textures.** The texture inherent in the facade should be visually compatible with the buildings and environment with which it is visually related.

Staff Comment: See above comment.

9. **Relationship of roofs.** The design of the roof should be visually compatible with the buildings and environment with which it is visually related.

Staff Comment: Not applicable.

10. **Landscaping.** The landscape plan should be sensitive to the individual building, its occupants and their needs. Further, the landscape treatment should be visually compatible with the buildings and environment with which it is visually related.

Staff Comment: Landscaping adjacent to the splash pad is intended to fit in to the natural setting of Lake Leota.

11. **Directional expression of front elevation.** All street facades should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.

Staff Comment: Proposed splashpad maintains a horizontal direct expression, similar to the existing aquatic center.

12. **Relationship of architectural details.** Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.

Staff comment: Architectural details will be minimal. Historic Preservation Commission commented that this use was more cognizant of the natural setting of Lake Leota.

Required Plan Commission conclusion: Section 130-104(3)(f) of the Municipal Code requires the Plan Commission to determine whether the potential public benefits of the conditional use do or do not outweigh any and all potential adverse impacts. The proposed motion below states that benefits do in fact outweigh any and all potential adverse impacts.

Staff recommended motion for Plan Commission: *Motion to approve issuance of a Conditional Use Permit to change uses within the Historic Conservation Overlay District, demolishing the Veterans Memorial Pool and constructing a splash pad in its place at Leonard-Leota Park, on parcel 6-27-839, Leonard-Leota Park, 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. Record the Conditional Use Permit with the Rock County Register of Deeds.
2. Restore parking and landscaping southeast of the current pool area to mitigate the demolition of a contributing historic feature (Veterans Memorial Pool).
3. City staff reviews and approves final plans.
4. Final engineering and schematic designs are approved by the City Engineer.



Lake Leota Park

Existing Site Plan

Evansville, WI
03.10.2022



SCALE
0 15' 30' 60'
CONTOUR INTERVAL = 1'-0"





FUTURE SHADE
STRUCTURES (NIC)
PROPOSED PATIO SPACE

EX. BALL DIAMOND

EX. RESTROOM

EX. SHELTER

EXISTING POOL FACILITY
TO BE REMOVED

FUTURE PARKING AND DRIVE

AREA OF WORK, APPROX.

FUTURE PLAYGROUND AREA

PROPOSED "TIERED" SPLASH AREA

PROPOSED SPLASH PAD MANIFOLD

HISTORIC STRUCTURE
(NO BUILDING WORK PROPOSED)
PROPOSED PATIO SPACE

PROPOSED PLANTING AREA, TYP.

24' DRIVE AISLE

PROPOSED PARKING

EX. SCOUT BUILDING

BURR W JONES CIR

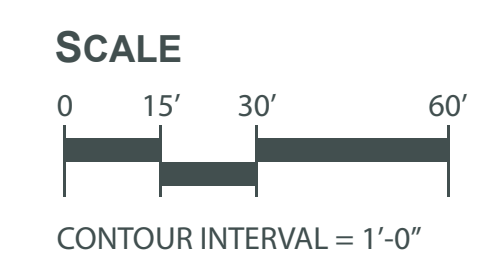
BURR W JONES CIR

Lake Leota Park

Proposed Site Plan

Evansville, WI
03.10.2022

Base of the Hill



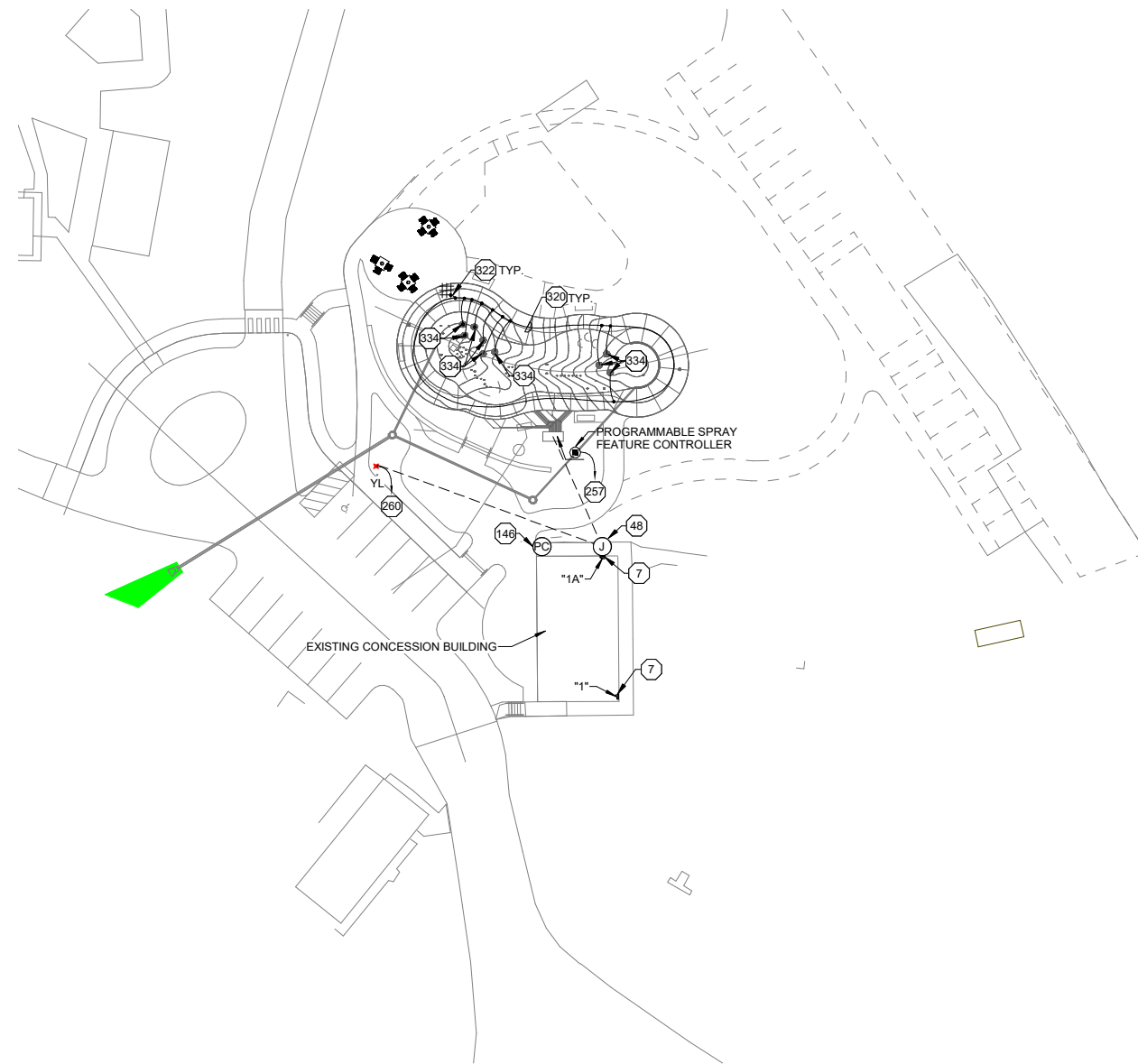
FIXTURE SCHEDULE							
TYPE	DESCRIPTION	WAT...	LAMP...	LAMP...	MANUFACTURER	CATALOG NUMBER	NOTE
YL	EVANSVILLE STREET LIGHT LAMP 18' POLE DIRECT BURIED POLE WITH 3" OD TENON AND HAND HOLE	60	LED 4000K	WITH FIX	MOUNTAIN STATES...	K137R-P4AR-IV-60(SSL)-7030-120:277-K18-PR-SST-4K	1
						#18/OH15AGEFA-5-TT/3x3-HH-WE-FED-GR (RAL 6012)	

GENERAL NOTES:
1. ALL FIXTURES TO BE 120V UNLESS OTHERWISE NOTED.

PLAN NOTES:
1. NO EQUAL

- GENERAL NOTES:**
- UNLESS SHOWN OTHERWISE, ALL WIRING SHOWN IS (2)#10 AND #10 GROUND IN 1" PVC.
 - INSTALL PULL CORD IN ALL EMPTY CONDUITS.
 - UNLESS SHOWN OTHERWISE, ALL CONDUITS BURIED 2'-6" BELOW FINISHED GRADE.
 - E.C. IS RESPONSIBLE FOR ALL WORK REQUIRED TO BRING SITE EXCAVATION AND TOPPING BACK TO ORIGINAL CONDITION IF TRENCHING IS DONE ON COMPACTED SURFACES.

PLAN NOTES	
7	EXISTING PANEL TO REMAIN.
48	CONVERT FROM PVC TO RIGID GALVANIZED CONDUIT UP TO J-BOX AND POKE THROUGH BUILDING USING CONDUIT TO PANEL INDICATED ON DRAWINGS.
146	PROVIDE PHOTO-CONTROL FOR EXTERIOR LIGHTING TIMECLOCK. MOUNT AS HIGH AS POSSIBLE.
257	CIRCUIT TO A 20A/1P GFI BREAKER IN EXISTING PANEL "1A". PROVIDE BREAKER TO MATCH EXISTING.
260	CIRCUIT TO A 20A/1P BREAKER IN EXISTING PANEL "1A". PROVIDE BREAKER TO MATCH EXISTING.
320	PROVIDE A SOLID #8 COPPER BONDING CONDUCTOR AS SHOWN. USE THIS BONDING CONDUCTOR FOR BONDING ALL POOL EQUIPMENT.
322	BOND ALL DECK REINFORCING STEEL.
334	BOND 6" PIPE DRAIN.



OVERALL SITE PLAN LEONARD-LEOTA PARK - NEW
 1" = 30'-0" (22"x34")
 1" = 60'-0" (11"x17")

PLOT DATE: 3/20/2022 11:39:42 B:\11\20\09342007 - Evansville Park and Pool Design\09342007 - Evansville Park_ELEC.dwg

PROJECT DATE:	Issue Date	DRAWN BY:	Author	No	DATE	REVISIONS	BY
		DESIGNED BY:	Designer				
		CHECKED BY:	Checker				

PRELIMINARY



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WEST SIDE PARK AND LEONARD-LEOTA PARK IMPROVEMENTS
 CITY OF EVANSVILLE
 EVANSVILLE, WISCONSIN

OVERALL SITE PLAN - NEW & FIXTURE SCHEDULE

PROJECT NO.
09342007
SHEET
E101L

WEST SIDE PARK AND LEONARD-LEOTA PARK IMPROVEMENTS

EVANSVILLE, WI 53536

OWNER:

CITY OF EVANSVILLE
31 S MADISON ST
EVANSVILLE, WI 53536

AQUATIC ENGINEER:

WATER TECHNOLOGY, INC
PO BOX 614, 100 PARK AVENUE
BEAVER DAM, WI 53916
PH: 608-887-7375

ARCHITECT/ENGINEER:

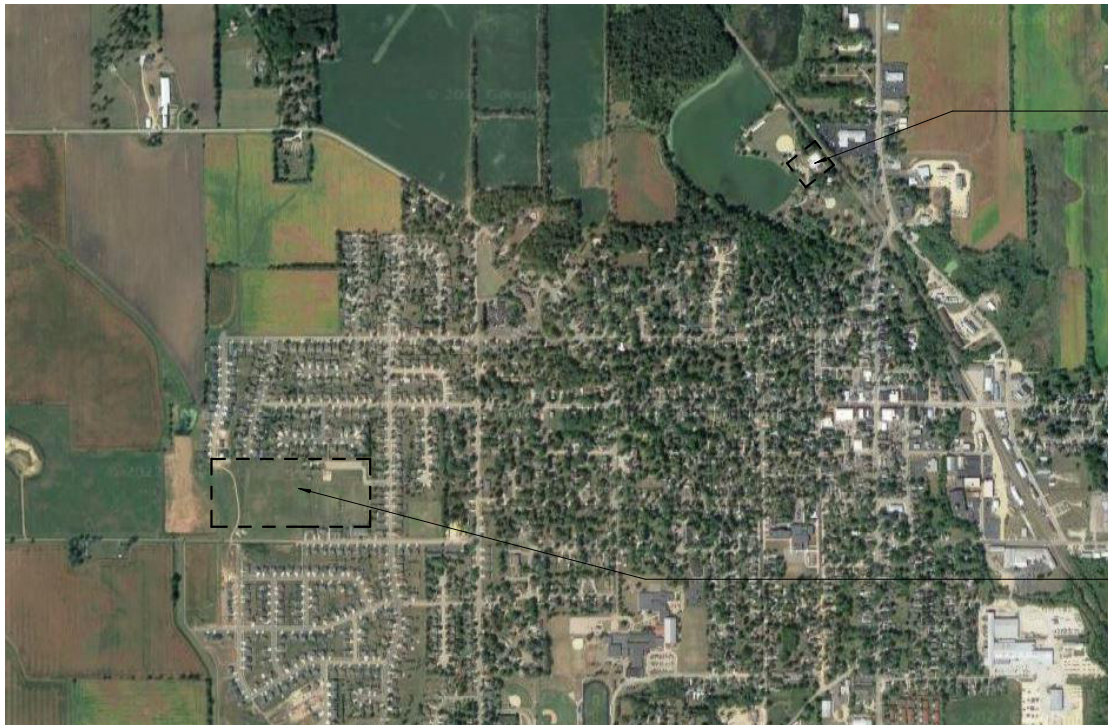
MSA PROFESSIONAL SERVICES, INC.
1702 PANKRATZ ST
MADISON, WI 53704
PH: 608-242-7779

ATHLETIC FIELD SPECIALIST:

RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PH: 715-341-2633

PROJECT LOCATION:

ROCK COUNTY, WISCONSIN



LEONARD-LEOTA PARK
ANTES DRIVE
EVANSVILLE, WI

WEST SIDE PARK
195 S 6TH STREET
EVANSVILLE, WI

INDEX:

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- T102 PROJECT INFORMATION
- T103 PERSPECTIVES

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- C509 CONCRETE DETAILS
- C510 NYLOPLAST INLET DETAILS
- C511 CURB RAMP DETAILS
- C521 STAIR AND WALL DETAILS
- V101 EXISTING SITE SURVEY - WEST SIDE PARK - WEST
- V102 EXISTING SITE SURVEY - WEST SIDE PARK - EAST
- V103 EXISTING CONDITIONS
- C101 EROSION CONTROL AND REMOVALS PLAN - WEST SIDE PARK
- C102 SITE OVERALL - WEST SIDE PARK
- C103 SITE PLAN NORTHEAST - WEST SIDE PARK
- C104 SITE PLAN SOUTHEAST - WEST SIDE PARK
- C105 SITE PLAN SOUTHWEST - WEST SIDE PARK
- C106 SITE PLAN NORTHWEST - WEST SIDE PARK
- C107 GRADING PLAN - WEST SIDE PARK
- C108 UTILITY PLAN - WEST SIDE PARK
- C121 EROSION CONTROL AND REMOVAL PLAN - LAKE LEOTA
- C122 PROPOSED SITE PLAN - LAKE LEOTA
- C123 LAYOUT PLAN LOWER-LL
- C124 LAYOUT PLAN UPPER-LL
- C125 GRADING PLAN - LAKE LEOTA
- C126 UTILITY PLAN - LAKE LEOTA
- C501 EROSION CONTROL DETAILS
- C502 EROSION CONTROL DETAILS
- C503 STORM DETAILS
- C504 SANITARY DETAILS
- C505 WATER DETAILS
- C506 CONCRETE DETAILS
- C507 STREET DETAILS
- C508 SIGN DETAILS

LANDSCAPING

- L121 LANDSCAPING PLAN
- L122 SPLASH PAD AREA ENLARGMENT
- L123 LANDSCAPING ENLARGEMENT AND PLANT SCHEDULE
- L501 LANDSCAPING DETAILS
- L502 LANDSCAPING DETAILS
- L503 LANDSCAPING DETAILS

STRUCTURAL

- S100 STRUCTURAL DESIGN LOADINGS
- S101 STRUCTURAL DESIGN STRESSES AND SCHEDULES
- S102 GENERAL STRUCTURAL DETAILS
- S111 BATH HOUSE - FOUNDATION PLAN
- S112 BATH HOUSE - ROOF FRAMING PLAN
- S511 BATH HOUSE - STRUCTURAL DETAILS
- S121 EQUIPMENT BUILDING - FOUNDATION PLAN
- S122 EQUIPMENT BUILDING - ROOF FRAMING PLAN
- S321 STRUCTURAL SECTIONS
- S322 STRUCTURAL SECTIONS
- S521 EQUIPMENT BUILDING - STRUCTURAL DETAILS
- S522 EQUIPMENT BUILDING - STRUCTURAL DETAILS

ARCHITECTURAL

- A111 BATH HOUSE - OVERALL FLOOR PLAN
- A112 BATH HOUSE - ENLARGED FLOOR PLAN
- A113 BATH HOUSE - ENLARGED FLOOR PLAN
- A114 BATH HOUSE - CLERESTORY AND REFLECTED CEILING PLAN
- A115 BATH HOUSE - ROOF PLAN
- A211 BATH HOUSE - EXTERIOR ELEVATIONS
- A212 BATH HOUSE - EXTERIOR ELEVATIONS
- A311 BATH HOUSE - BUILDING CROSS SECTIONS
- A312 BATH HOUSE - BUILDING CROSS SECTIONS
- A121 EQUIPMENT BUILDING - FLOOR PLAN
- A221 EQUIPMENT BUILDING - EXTERIOR - ELEVATIONS
- A222 EQUIPMENT BUILDING - EXTERIOR ELEVATIONS
- A321 EQUIPMENT BUILDING - BUILDING SECTIONS
- A411 WALL SECTIONS
- A501 ARCHITECTURAL DETAILS
- A502 ARCHITECTURAL DETAILS
- A503 ARCHITECTURAL DETAILS
- A504 ARCHITECTURAL DETAILS
- A505 ARCHITECTURAL DETAILS
- A601 ROOM FINISH AND DOOR SCHEDULE
- A602 WALL ASSEMBLIES AND WINDOW SCHEDULES

AQUATIC - WEST SIDE PARK

- PL100 OVERALL AQUATIC PLAN
- PL101 DECK CLEARANCE AND ADA ACCESS
- PL102 GENERAL DETAILS AND SCHEDULES
- PL103 GENERAL DETAILS
- PL110 POOL A - LEASURE POOL PLAN
- PL111 POOL A - LEASURE POOL DIMENSION PLAN
- PL112 POOL A - LEASURE POOL SECTIONS
- PL113 POOL A - LEASURE POOL SECTIONS
- PL114 POOL A - LEASURE POOL SECTIONS
- PL115-PL118 POOL A - LEASURE POOL DETAILS
- PL119 DIVING AND AQUACLI8MB
- PL120 POOL B - ALTERNATE #1 - SLIDE COMPLEX
- PL200 STRUCTURAL NOTES, PLAN(S) AND SCHEDULE
- PL201 STRUCTURAL GENERAL DETAILS
- PL202 STRUCTURAL GENERAL DETAILS
- PL203-PL206 STRUCTURAL DETAILS
- PL300 OVERALL PIPING PLAN
- PL301 GENERAL POOL PIPING NOTES
- PL302 GENERAL DETAILS
- PL303 GENERAL DETAILS
- PL310 POOL A - LEISURE POOL FILTRATION PIPING PLAN
- PL311 POOL A - LEISURE POOL SUCTION AND GRAVITY PIPING PLAN
- PL312 POOL A - LEISURE POOL PROPULSION AND ACTIVITY PIPING PLAN
- PL320 POOL B - ALTERNATE SLIDE COMPLEX PIPING PLAN
- PL400 MECHANICAL EQUIPMENT PLAN
- PL401 MECHANICAL ROOM - 3D VIEWS
- PL402 MECHANICAL EQUIPMENT LISTS
- PL403-PL408 MECHANICAL DETAILS
- PL510 POOL A MECHANICAL SCHEMATIC
- PL511 POOL A MECHANICAL SCHEMATIC
- PL512 POOL A ELECTRICAL SCHEMATIC
- PL520 POOL B (ALTERNATE) MECHANICAL SCHEMATIC
- PL522 POOL B (ALTERNATE) ELECTRICAL SCHEMATIC
- SD100 OVERALL AQUATIC CENTER PLAN
- SD200 SITE PLAN
- SD201 SITE PLAN
- SD300 GRADING PLAN
- SD301 GRADING PLAN
- SD400 FENCE AND BARRIER PLAN
- SD500 SITE DETAILS
- SD501 DECK & BARRIER DETAILS
- SD502 PERIMETER FENCE DETAILS

AQUATIC - LEONARD-LEOTA SPRAY PLAN

- PL100L OVERALL AQUATIC PLAN
- PL101L GENERAL DETAILS AND SCHEDULES
- PL110L POOL A - SPRAY PAD FEATURE PLAN
- PL111L POOL A - SPRAY PAD FEATURE DIMENSION PLAN
- PL113L POOL A - SPRAY PAD DIMENSION PLAN
- PL200L STRUCTURAL NOTES, PLAN(S) AND SCHEDULE
- PL210L STRUCTURAL DETAILS
- PL300L OVERALL PIPING PLAN
- PL301L PIPING DETAILS
- SD100L OVERALL SITE PLAN
- SD200L SITE PLAN
- SD300L GRADING PLAN
- SD500L SITE DETAILS

PLUMBING

- P000 GENERAL NOTES - PLUMBING
- P110 BATH HOUSE - FOUNDATION PLAN
- P111 BATH HOUSE - FLOOR PLAN
- P121 EQUIPMENT BUILDING - FLOOR PLAN
- P200 DOMESTIC WATER - ISOMETRICS
- P210 SANITARY DWV - ISOMETRICS
- P220 STORM DWV - ISOMETRICS
- P300 DETAILS
- P301 DETAILS
- P400 SCHEDULES
- P401 SCHEUDLES

HVAC

- M111 BATH HOUSE - HVAC FLOOR PLAN
- M121 POOL EQUIPMENT BUILDING - HVAC FLOOR PLAN
- M501 HVAC DETAILS
- M601 HVAC SCHEDULES
- M602 HVAC SCHEDULES
- M603 HVAC SCHEDULES

ELECTRICAL

- E101 OVERALL SIRE PLAN
- E110 BATH HOUSE - FLOOR PLAN - ELECTRICAL
- E111 ENLARGED SNACK SERVICE PLAN
- E120 EQUIPMENT BUILDING - FLOOR PLAN - LIGHTING
- E121 EQUIPMENT BUILDING - FLOOR PLAN - POWER
- E130 EQUIPMENT SCHEDULES
- E131 EQUIPMENT BUILDING - POOL ELECTRICAL
- E200 DETAILS
- E201 DETAILS
- E202 DETAILS
- E203 POOL DETAILS
- E204 POOL DETAILS
- E205 POOL GROUNDING PLAN
- E206 NICHE LIGHT & SOUND SYSTEM PLAN
- E300 ONE LINE, SCHEDULES, & DETAILS
- E301 PANEL SCHEDULES
- E302 SYMBOLS LIST & FIXTURE SCHEDULE
- E100L OVERALL SITE PLAN - EXISTING & SYMBOLS LIST
- E101L OVERALL SITE PLAN - NEW & FIXTURE SCHEDULE

FOOD SERVICE

- FS1 FOODSERVICE LAYOUT & PLUMBING ROUGH-INS
- FS2 FOODSERVICE ELECTRICAL ROUGH-INS & MEP SCHEDULE
- FS3 FOODSERVICE ELEVATIONS & DETAILS

ALL OF THE CONTRACTORS AND SUPPLIERS ARE RESPONSIBLE TO INCLUDE ALL LABOR AND MATERIAL REQUIRED TO PROVIDE 100% COMPLETED PROJECT TO THE OWNER

PLOT DATE: 3/20/2022 9:34:10 AM

PROJECT DATE:	MARCH 3, 2022	NO	DATE	REVISIONS	BY
DRAWN BY:	JFG				
DESIGNED BY:	ECA				
CHECKED BY:	Checker				

PRELIMINARY




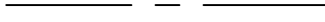
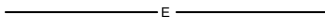
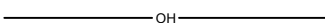

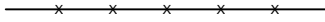

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




WEST SIDE PARK AND LEONARD-LEOTA PARK IMPROVEMENTS
CITY OF EVANSVILLE
EVANSVILLE, WISCONSIN

TITLE SHEET

PROJECT NO.
09342007
SHEET
T101

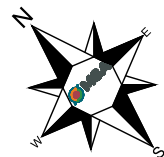
LEGEND

-  BOUNDARY LINE
-  CENTERLINE
-  UNDERGROUND ELECTRIC
-  OVERHEAD UTILITY
-  SANITARY SEWER
-  FENCE LINE
-  BRUSH LINE

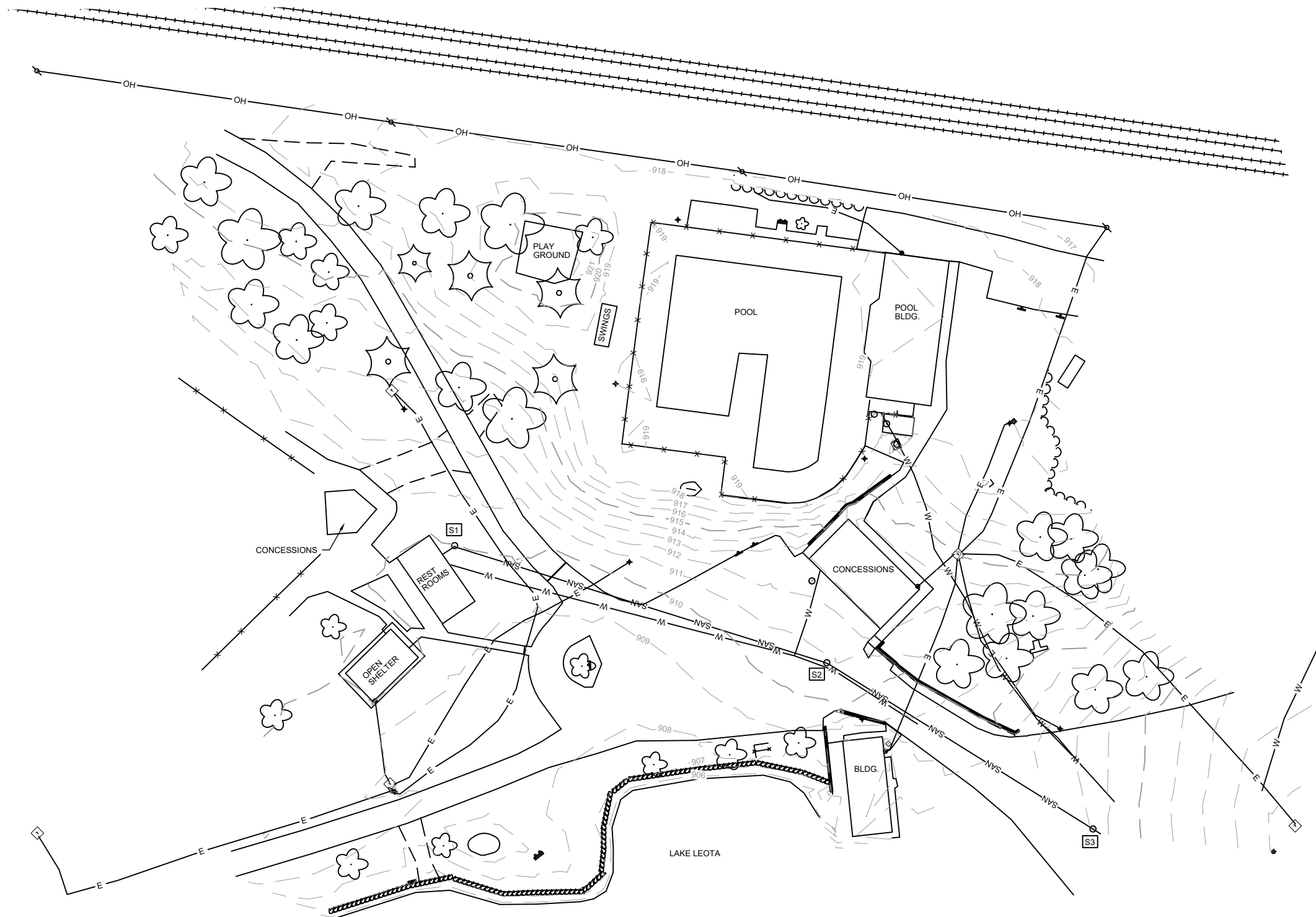
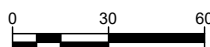
-  PEDESTAL, FIELD VERIFY
-  CURB INLET
-  DECIDUOUS TREE
-  HYDRANT
-  POWER POLE
-  SANITARY MANHOLE
-  STORM MANHOLE
-  WATER VALVE
-  ELECTRIC TRANSFORMER

UTILITY STRUCTURES

- S1 - SANITARY MANHOLE
RIM - 909.84
INV W - 905.94
INV SE - 906.04
- S2 - SANITARY MANHOLE
RIM - 910.85
INV NW - 903.55
INV S - 903.55
- S3 - SANITARY MANHOLE
RIM - 908.93
INV NW - 900.77
INV SE - 900.77



BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WISCRS), ROCK COUNTY 2011 ADJUSTMENT.



UTILITY LOCATIONS SHOWN WERE OBSERVED AND LOCATED BY DIGGERS HOTLINE. EXISTING UTILITIES THAT ARE KNOWN TO BE PRESENT BUT MAY NOT BE DEPICTED INCLUDE: FIBER COMMUNICATION, UNDERGROUND ELECTRICAL SERVICE, WATER LATERAL, AND SEWER LATERAL.

UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO CONSTRUCTION.

PROJECT DATE:	DRAWN BY:	TAP	NO.	DATE	REVISION	BY
	DESIGNED BY:	Init				
	CHECKED BY:	Init				



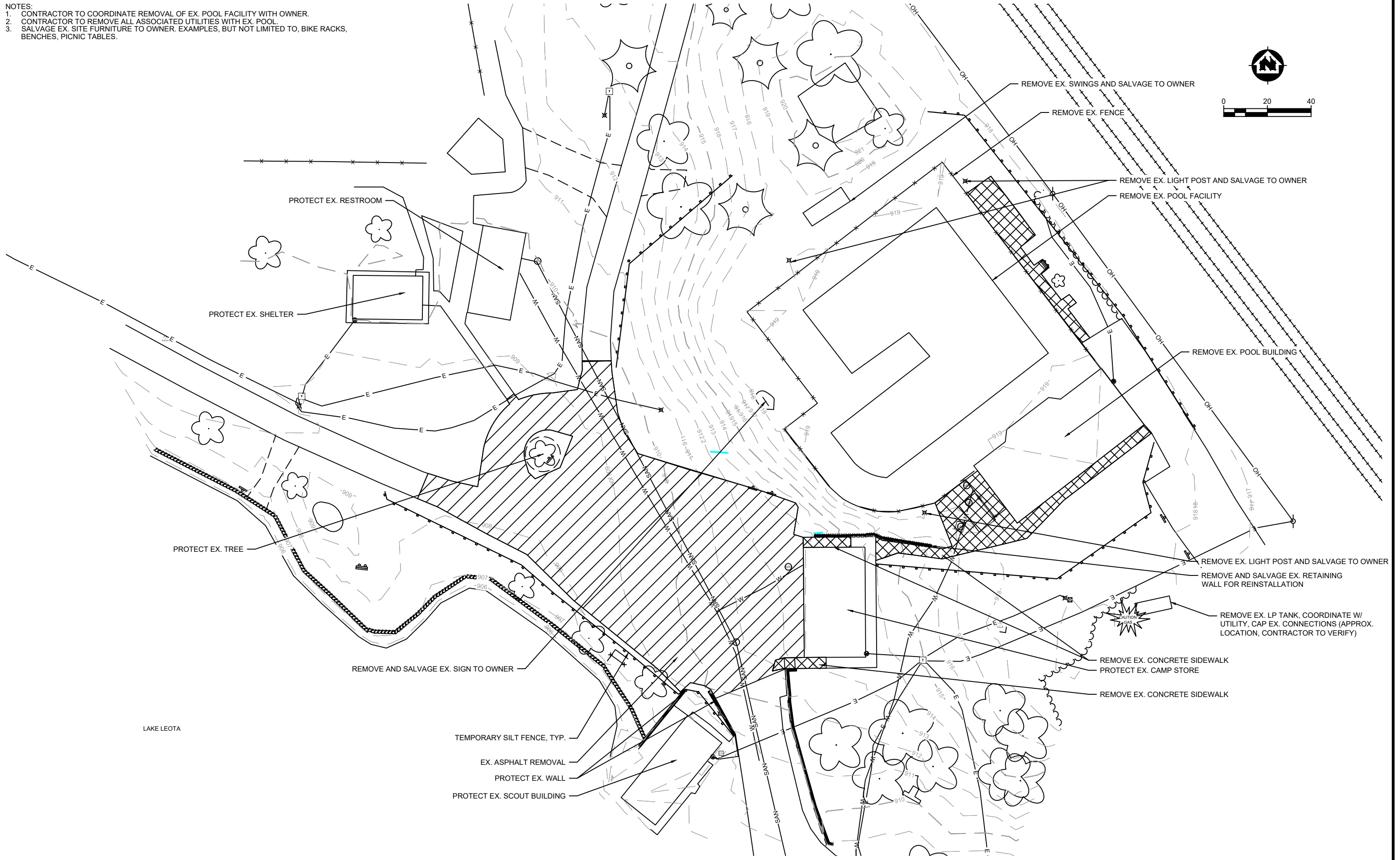
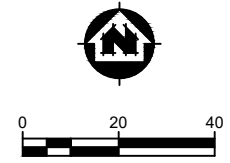
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LAKE LEOTA PARK
CITY OF EVANSVILLE
EVANSVILLE, WI

EXISTING CONDITIONS

PROJECT NO.
09342007
SHEET
1 OF 1

- NOTES:
 1. CONTRACTOR TO COORDINATE REMOVAL OF EX. POOL FACILITY WITH OWNER.
 2. CONTRACTOR TO REMOVE ALL ASSOCIATED UTILITIES WITH EX. POOL.
 3. SALVAGE EX. SITE FURNITURE TO OWNER. EXAMPLES, BUT NOT LIMITED TO, BIKE RACKS, BENCHES, PICNIC TABLES.



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	TAP				
	DESIGNED BY:	Init			
	CHECKED BY:	Init			

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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
 CITY OF EVANSVILLE
 ROCK COUNTY, WISCONSIN

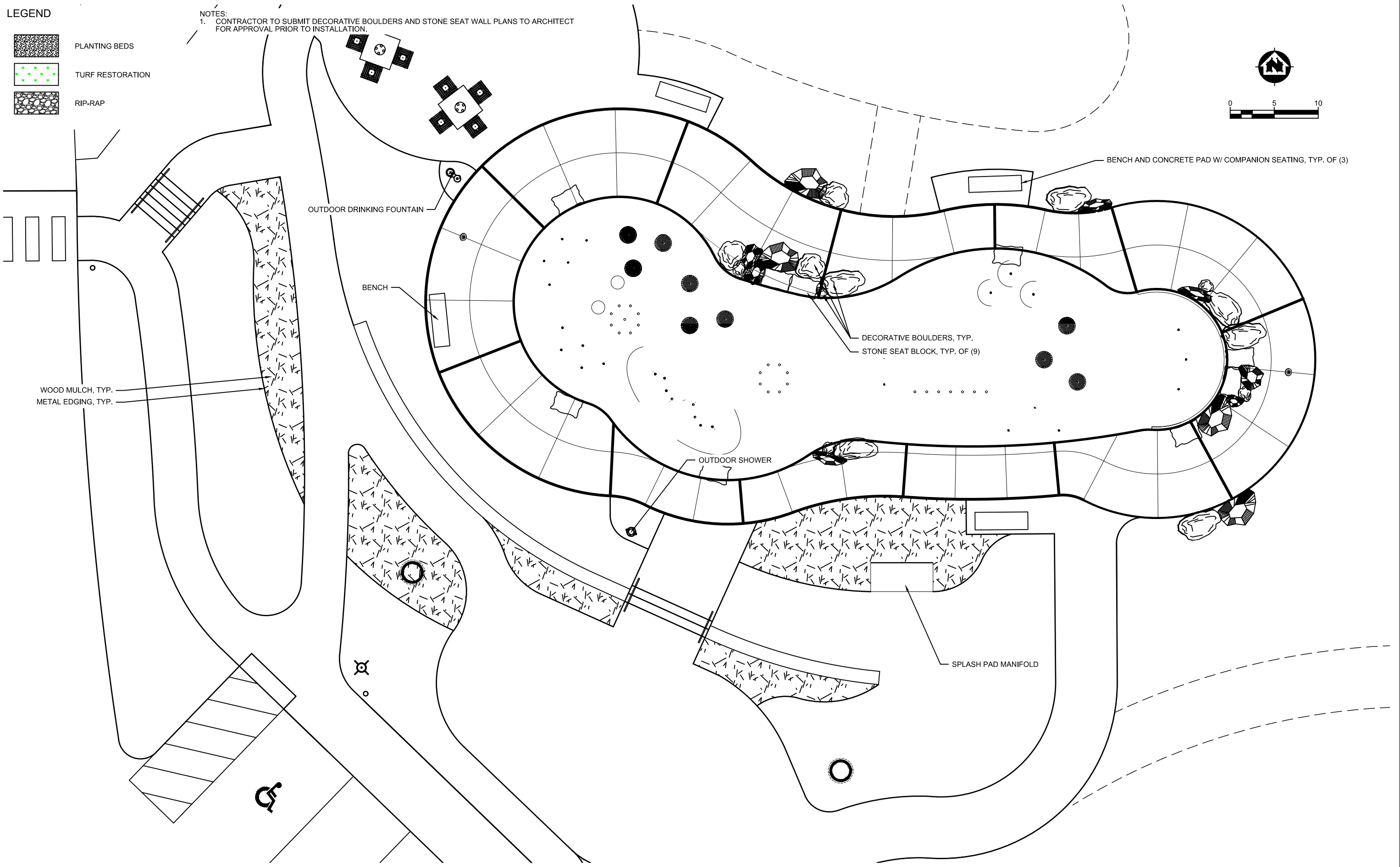
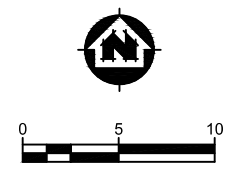
EROSION CONTROL AND REMOVALS PLAN - LAKE LEOTA

PROJECT NO.
09342007
 SHEET
C121

LEGEND

-  PLANTING BEDS
-  TURF RESTORATION
-  RIP-RAP

NOTES:
 1. CONTRACTOR TO SUBMIT DECORATIVE BOULDERS AND STONE SEAT WALL PLANS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.



CF

PROJECT DATE:	DRAWN BY: TAP	DATE:	REVISION:	BY:
	DESIGNED BY: INIT			
	CHECKED BY: INIT			

PRELIMINARY





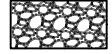
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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
 CITY OF EVANSVILLE
 ROCK COUNTY, WISCONSIN

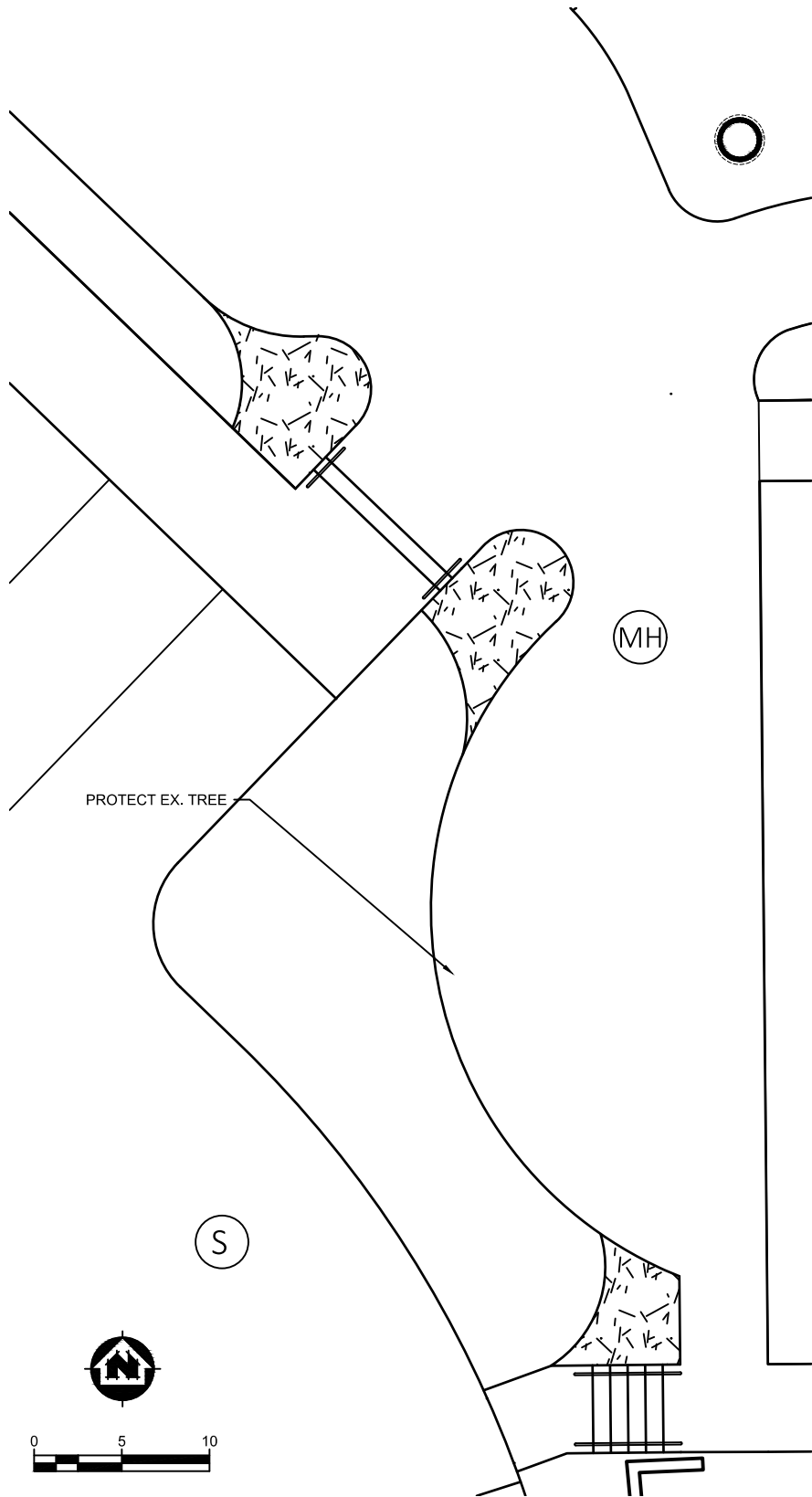
SPLASH PAD AREA ENLARGMENT - LAKE LEOTA

PROJECT NO. 09342007
SHEET L122

LEGEND

-  PLANTING BEDS
-  TURF RESTORATION
-  RIP-RAP

- NOTES:
1. CONTRACTOR TO COORDINATE FINAL LOCATION OF TABLES WITH OWNER/ARCHITECT.
 - 2.



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	DESIGNED BY: INIT		
	CHECKED BY: INIT		
PRELIMINARY			

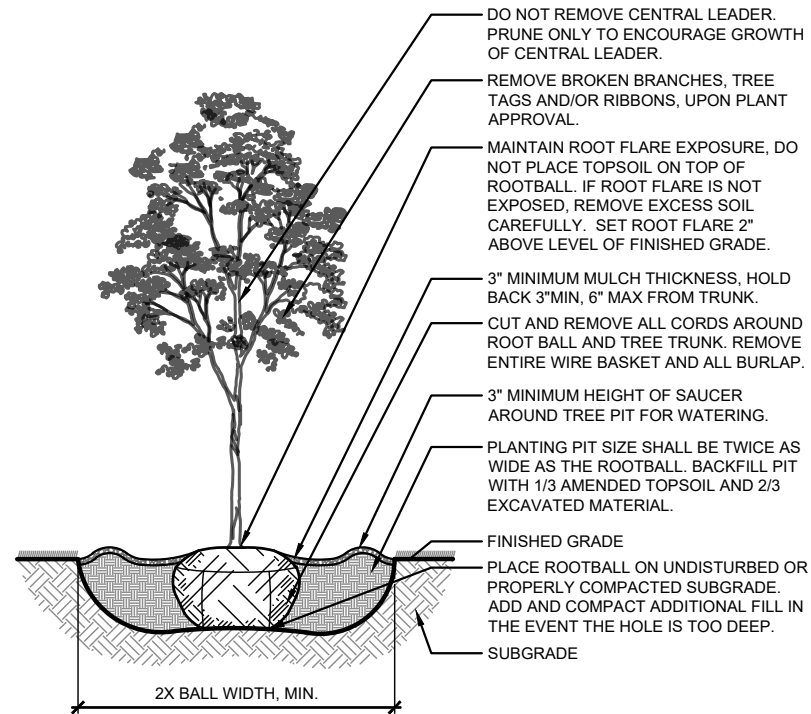
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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
 CITY OF EVANSVILLE
 ROCK COUNTY, WISCONSIN

PATIO ENLARGEMENT AND PLANT SCHEDULE - LAKE LEOTA

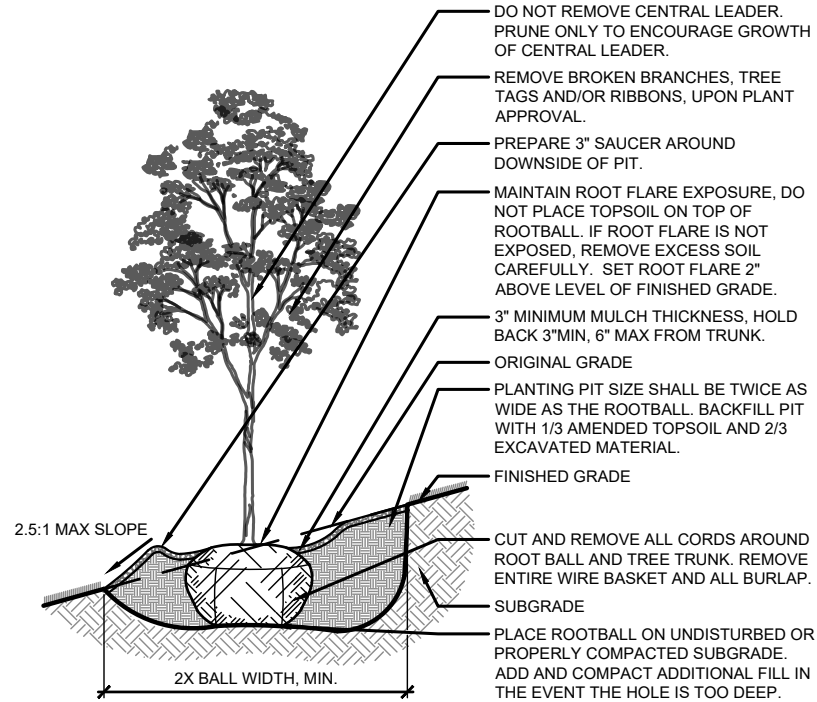
PROJECT NO. 09342007
SHEET L123

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).

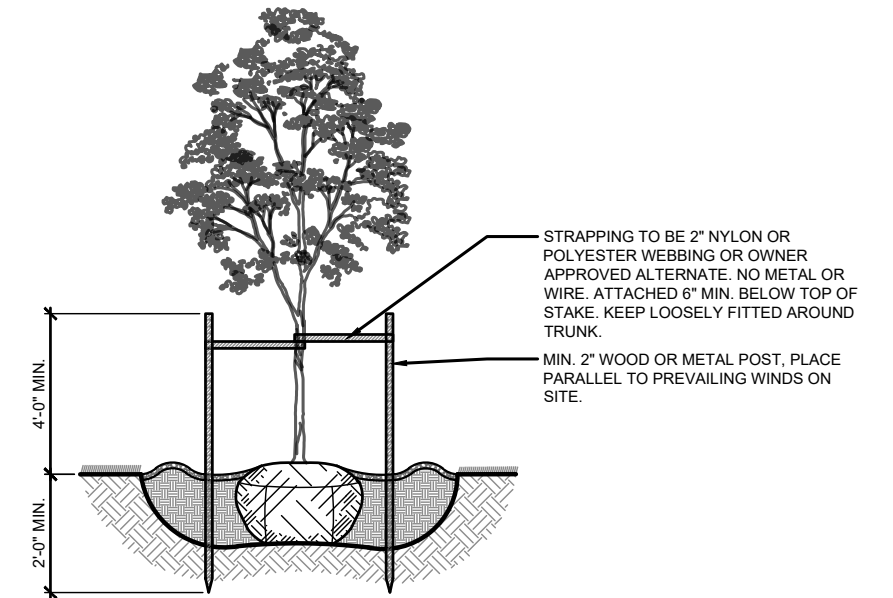


1 DECIDUOUS TREE PLANTING DETAIL
 L501 NTS

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).

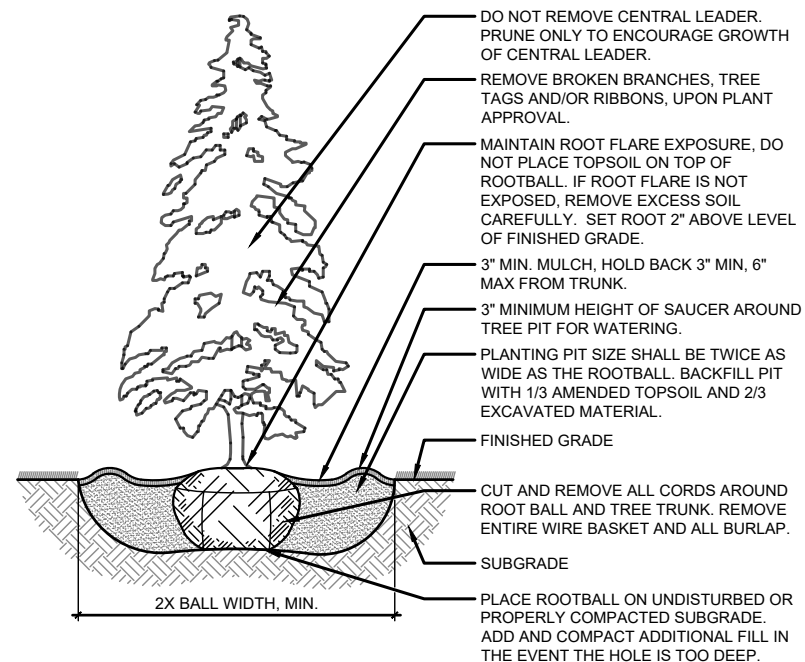


2 DECIDUOUS TREE ON SLOPE DETAIL
 L501 NTS



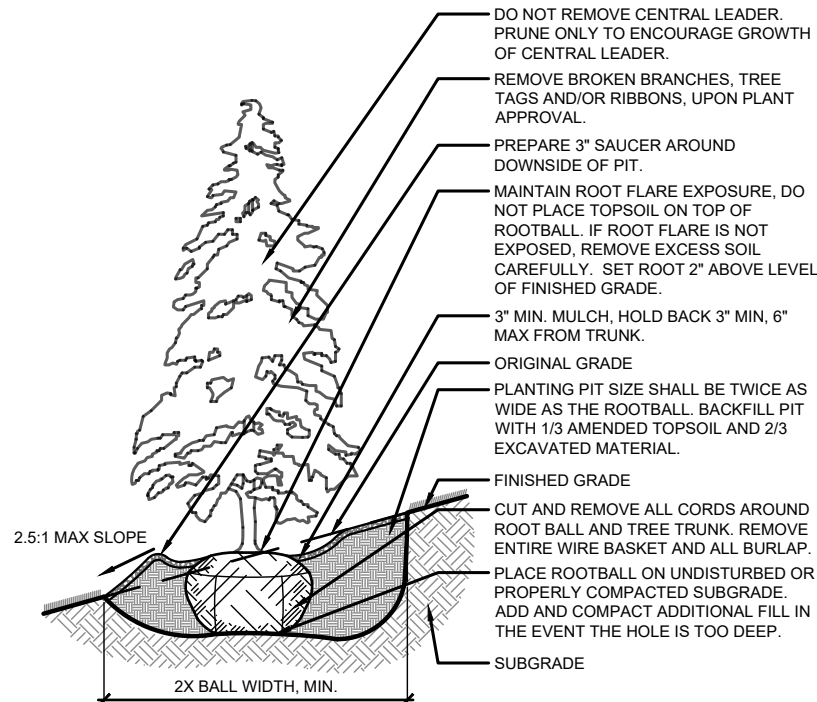
3 DECIDUOUS TREE STAKING DETAIL
 L501 NTS

NOTE:
 REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL

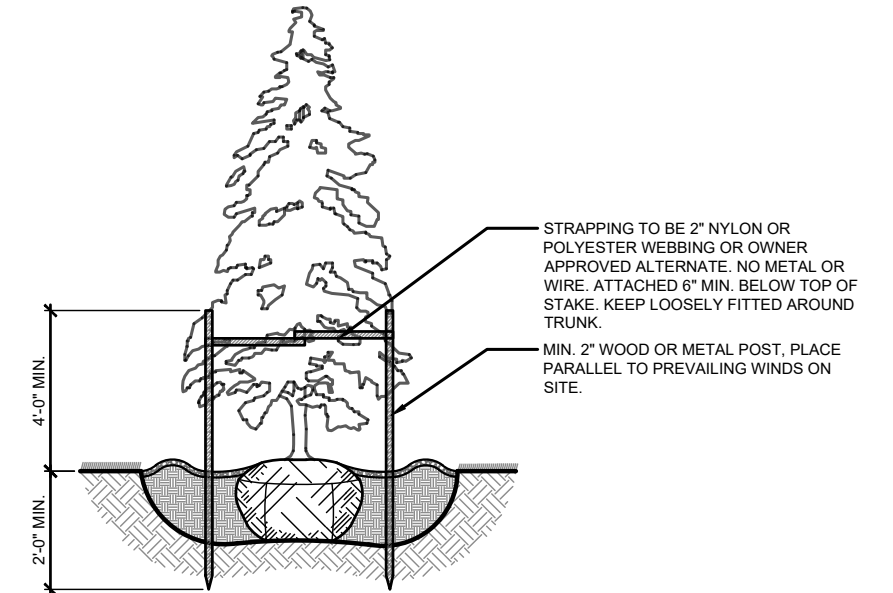


4 CONIFER TREE PLANTING DETAIL
 L501 NTS

NOTE:
 REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL



5 CONIFER TREE ON SLOPE DETAIL
 L501 NTS



6 CONIFER TREE STAKING DETAIL
 L501 NTS

PROJECT DATE:	DRAWN BY:	TAP	NO.	DATE	REVISION	BY:
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	CHECKED BY:	Int				

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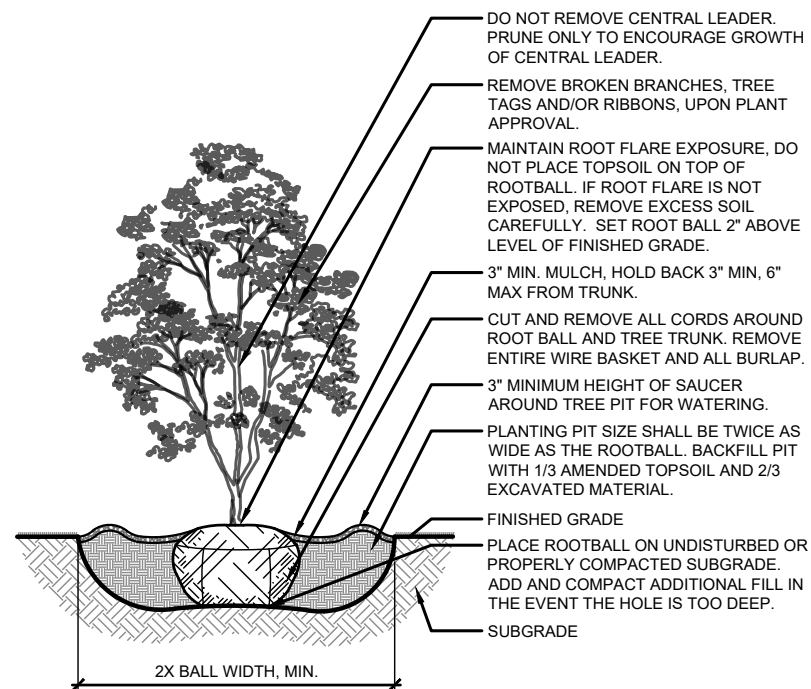
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WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
 CITY OF EVANSVILLE
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LANDSCAPING DETAILS

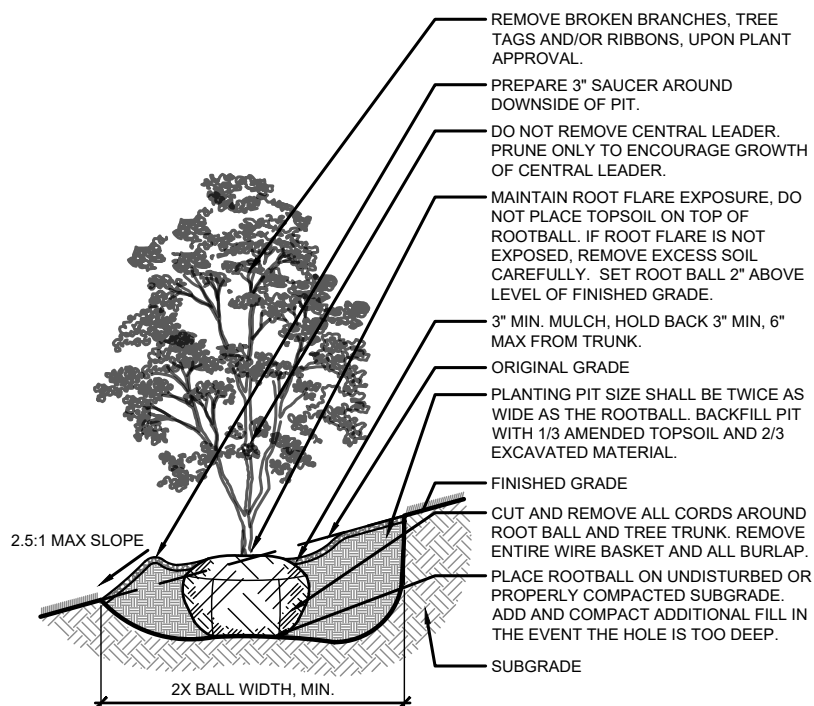
PROJECT NO.
 09342007
 SHEET
 L501

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).

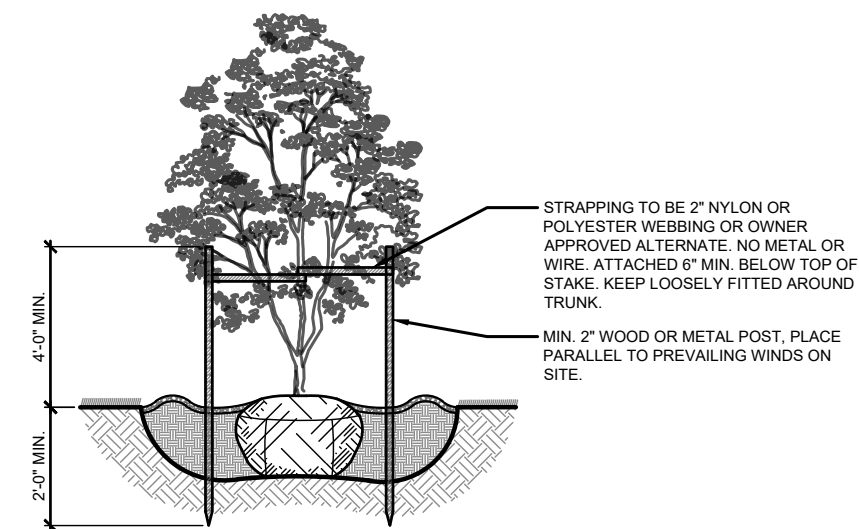


1 ORNAMENTAL TREE PLANTING DETAIL
 L502 NTS

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).

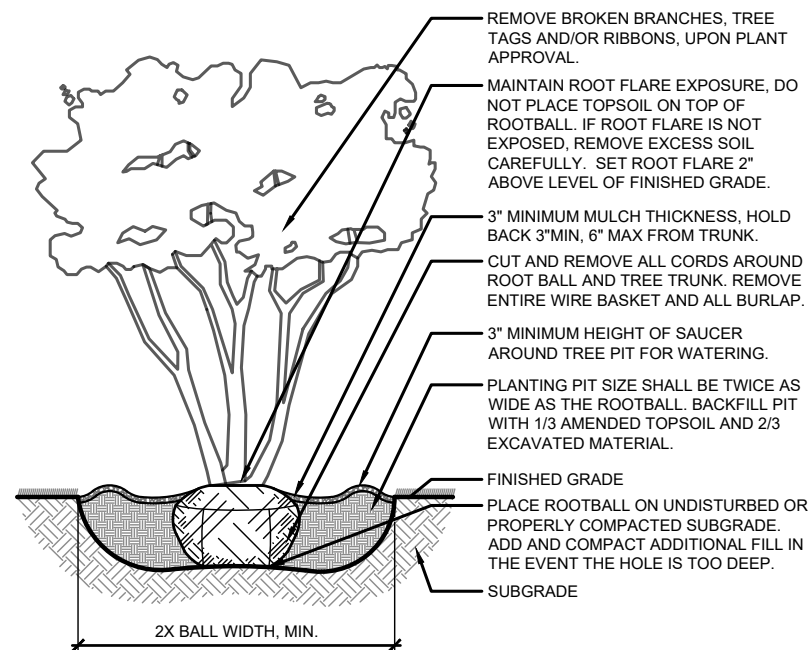


2 ORNAMENTAL TREE ON SLOPE DETAIL
 L502 NTS



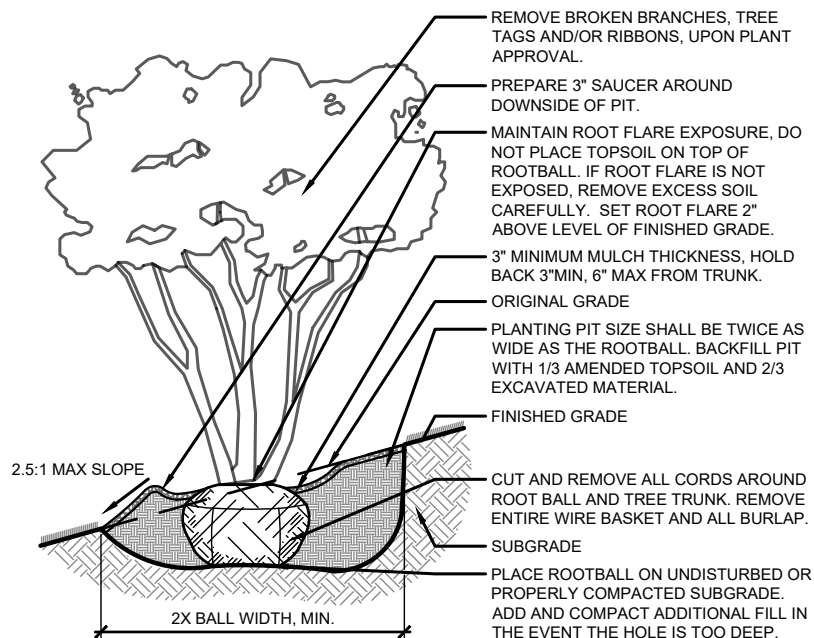
3 ORNAMENTAL TREE STAKING DETAIL
 L502 NTS

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).

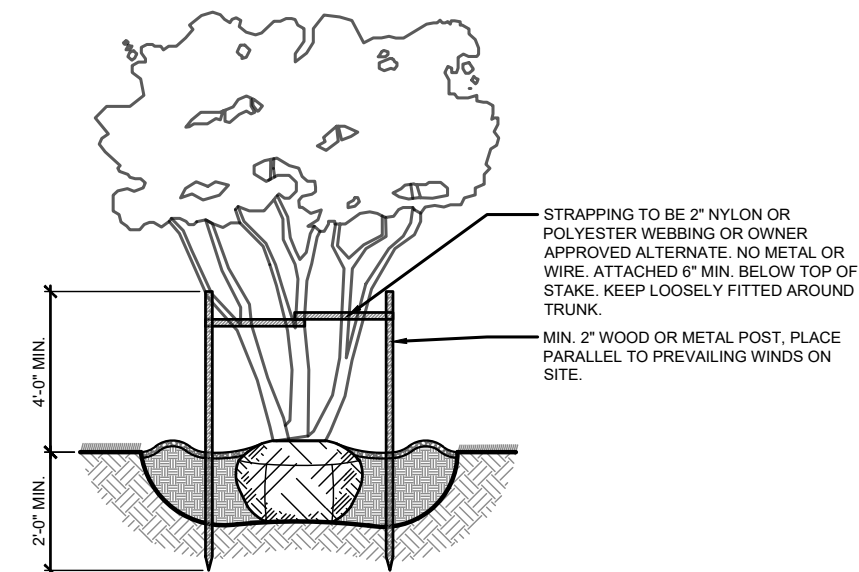


4 MULTI-STEM TREE PLANTING DETAIL
 L502 NTS

NOTE:
 1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
 2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).



5 MULTI-STEMMED TREE ON SLOPE DETAIL
 L502 NTS



6 MULTI-STEMMED TREE STAKING DETAIL
 L502 NTS

PROJECT DATE:	DRAWN BY:	TAP	NO.	DATE	REVISION	BY:
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	CHECKED BY:	Init				

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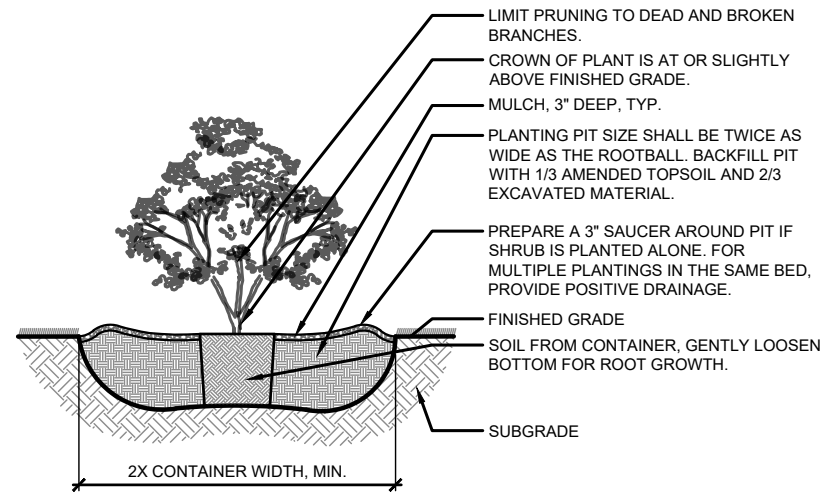
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LANDSCAPING DETAILS

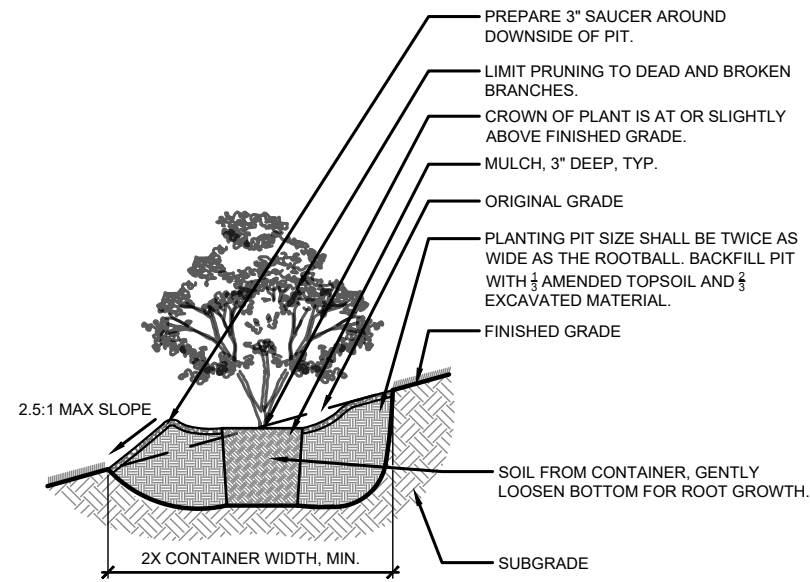
PROJECT NO:
 09342007
 SHEET
 L502

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL



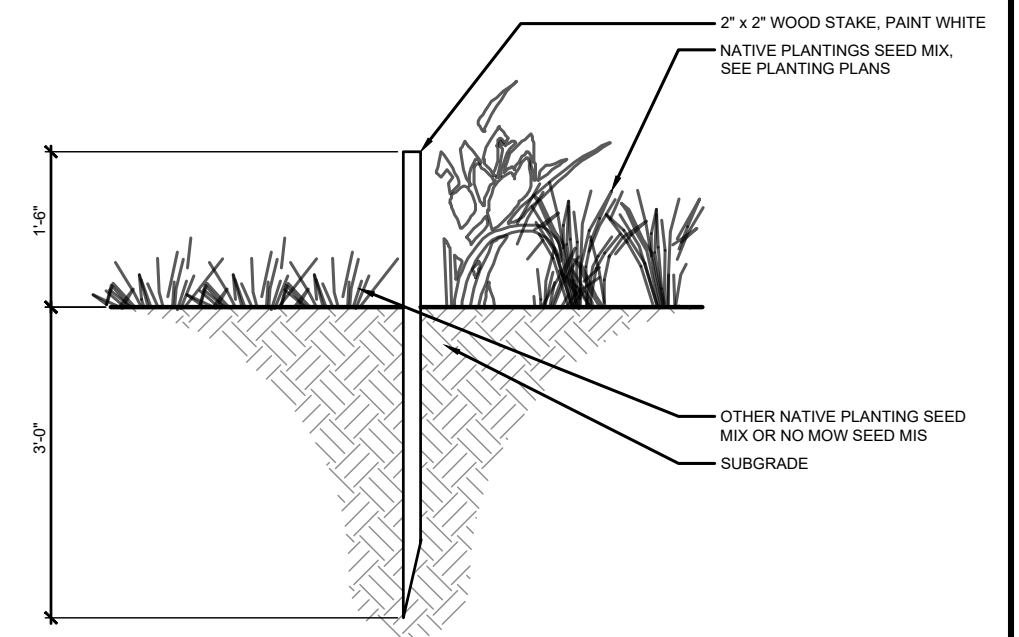
1 SHRUB CONTAINER PLANTING DETAIL
L503 NTS

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL



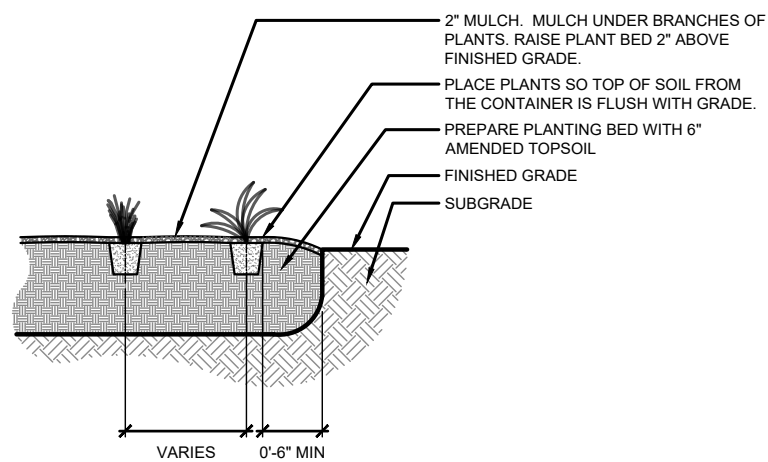
2 SHRUB CONTAINER ON SLOPE DETAIL
L503 NTS

NOTE:
INSTALL LIMIT MARKER 10' OC AROUND LIMITS OF ALL NATIVE PLANTINGS. REMOVE MARKERS AT REQUEST OF OWNER WHEN NATIVE PLANTINGS ARE ESTABLISHED.

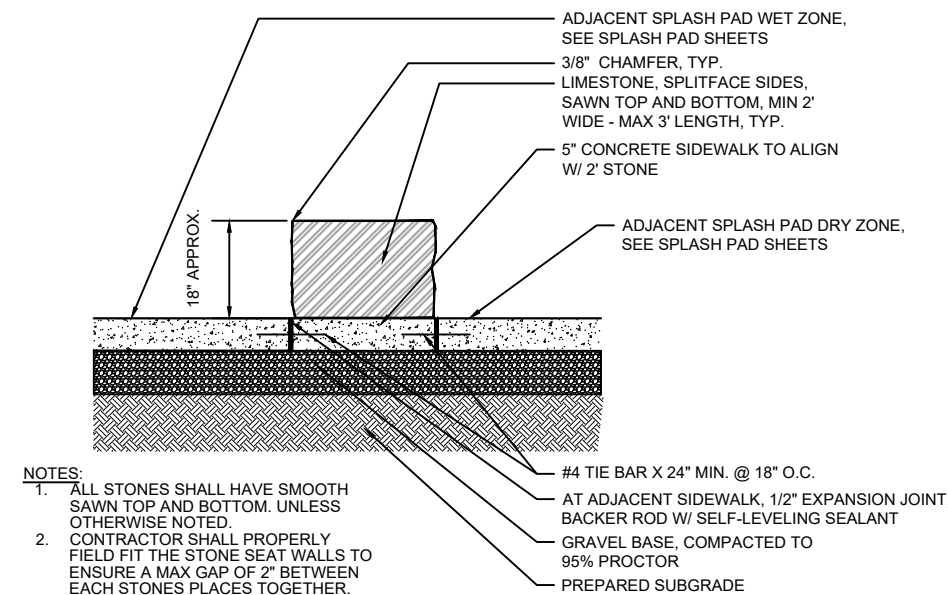


3 NATIVE AREA MARKER DETAIL
L503 NTS

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.

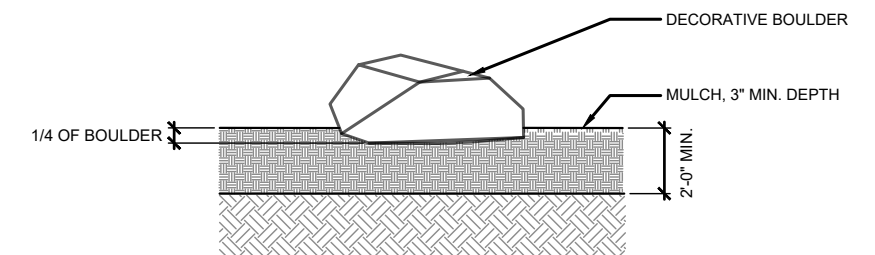


4 PERENNIAL PLANTING DETAIL
L503 NTS

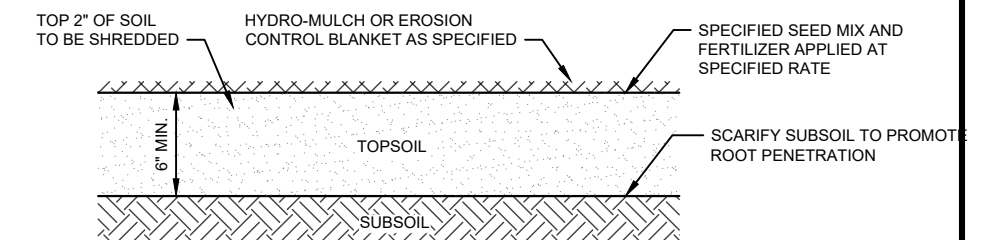


NOTES:
1. ALL STONES SHALL HAVE SMOOTH SAWN TOP AND BOTTOM. UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROPERLY FIELD FIT THE STONE SEAT WALLS TO ENSURE A MAX GAP OF 2\"/>

5 STONE BLOCK BENCH DETAIL
L503 NTS



6 DECORATIVE BOULDER IN TURF DETAIL
L503 NTS



NOTE:
1. AT LEAST 50% OF SEED USED MUST BE SOWN INTO SHREDDED TOPSOIL PRIOR TO HYDRO-MULCH
2. TOPSOIL, SEED, FERTILIZE & EROSION MAT TO BE INSTALLED IN ALL SLOPED LAWN AREAS.
3. TOPSOIL, SEED, FERTILIZE, HYDRO-MULCH TO BE INSTALLED IN ALL FLAT LAWN AREAS.

7 TOPSOIL AND SEEDING DETAIL
L503

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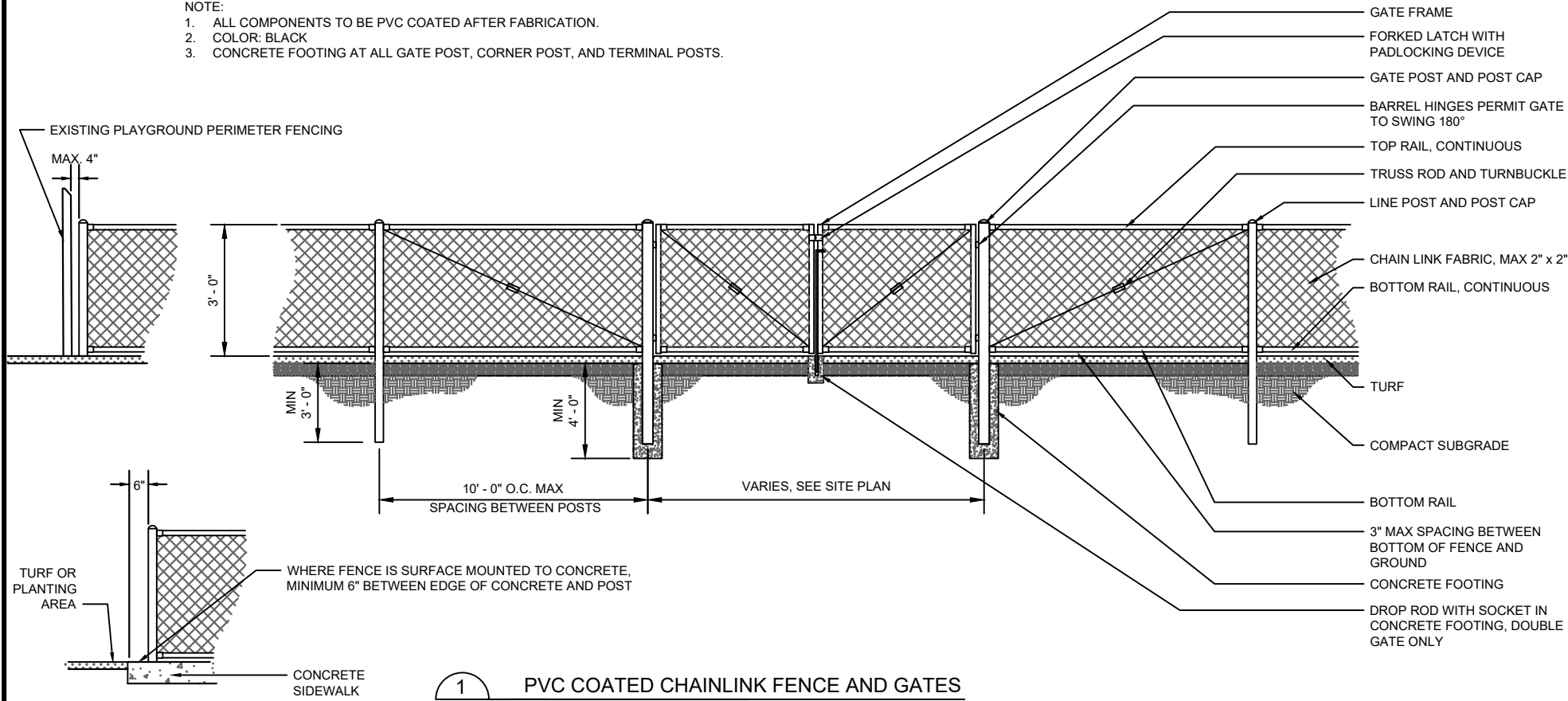
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ROCK COUNTY, WISCONSIN

LANDSCAPING DETAILS

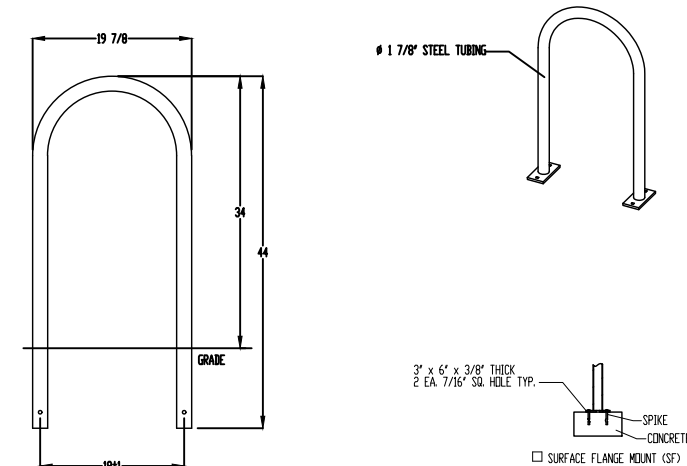
PROJECT NO.
09342007
SHEET
L503

NOTE:

1. ALL COMPONENTS TO BE PVC COATED AFTER FABRICATION.
2. COLOR: BLACK
3. CONCRETE FOOTING AT ALL GATE POST, CORNER POST, AND TERMINAL POSTS.

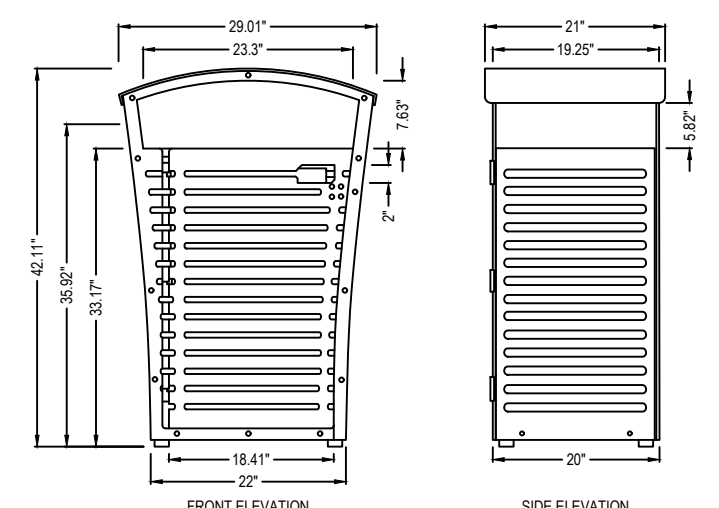


1 PVC COATED CHAINLINK FENCE AND GATES
L504 NTS



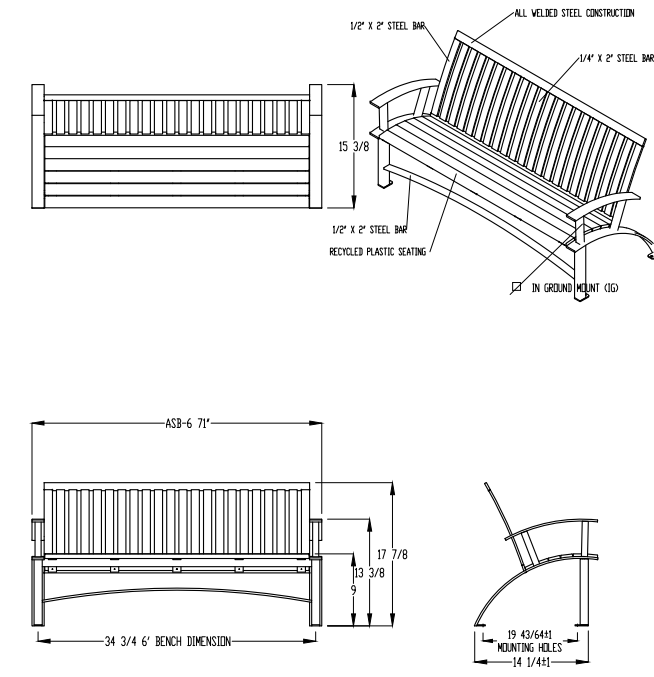
- NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 BIKE RACK DETAIL
L504 NTS



- NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.

3 LITTER RECEPTACLE DETAIL
L504 NTS



- NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS.

4 BENCH DETAIL
L504 NTS

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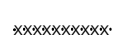
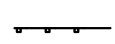
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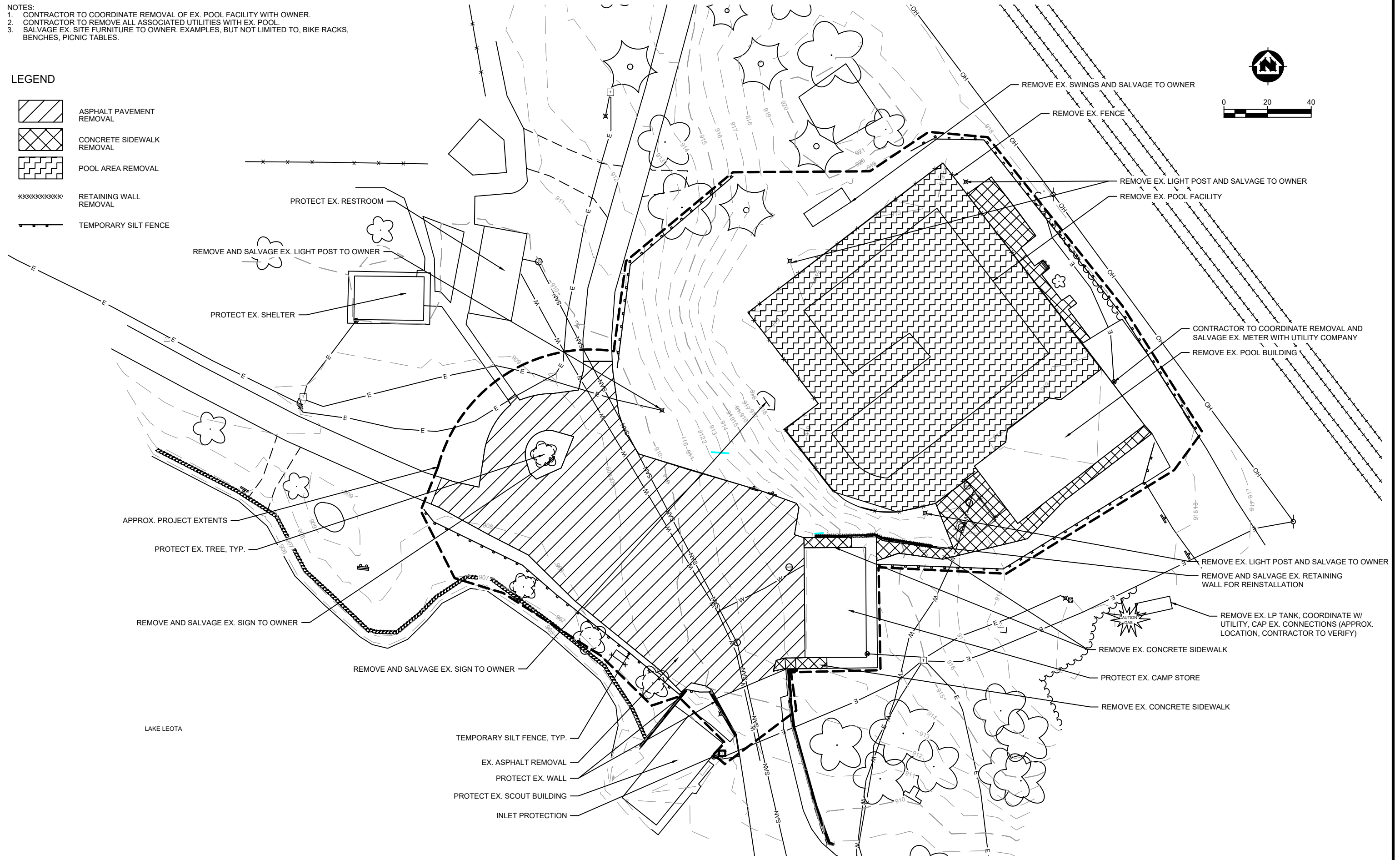
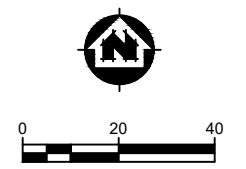
FURNISHING DETAILS

PROJECT NO. 09342007
SHEET L504

- NOTES:
 1. CONTRACTOR TO COORDINATE REMOVAL OF EX. POOL FACILITY WITH OWNER.
 2. CONTRACTOR TO REMOVE ALL ASSOCIATED UTILITIES WITH EX. POOL.
 3. SALVAGE EX. SITE FURNITURE TO OWNER. EXAMPLES, BUT NOT LIMITED TO, BIKE RACKS, BENCHES, PICNIC TABLES.

LEGEND

-  ASPHALT PAVEMENT REMOVAL
-  CONCRETE SIDEWALK REMOVAL
-  POOL AREA REMOVAL
-  RETAINING WALL REMOVAL
-  TEMPORARY SILT FENCE



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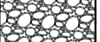

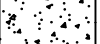
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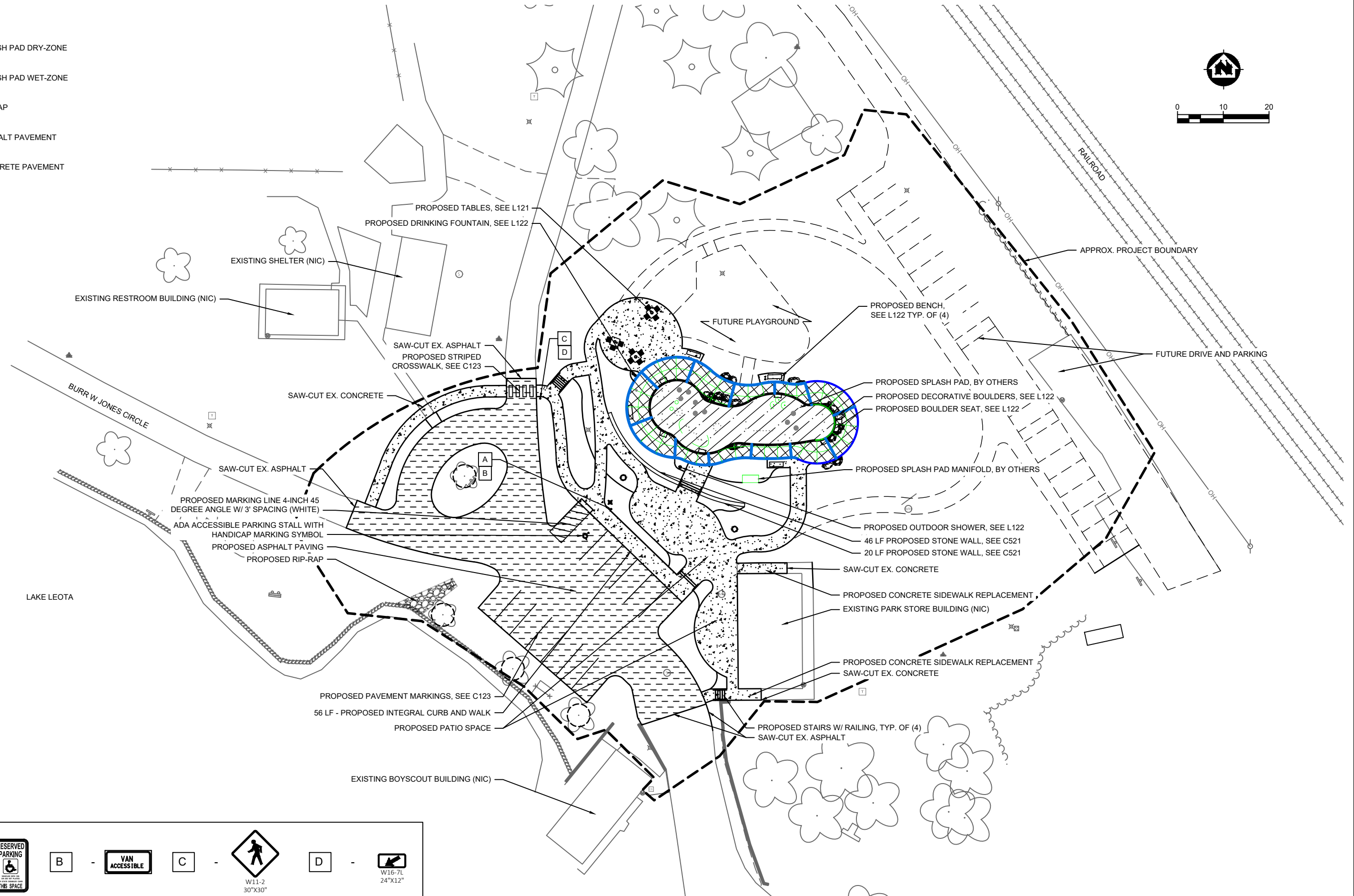
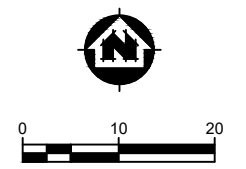
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EROSION CONTROL AND REMOVALS PLAN - LAKE LEOTA





PROJECT NO.
09342007
 SHEET
C121

LEGEND

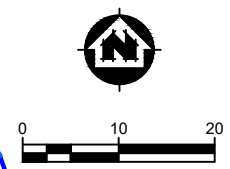
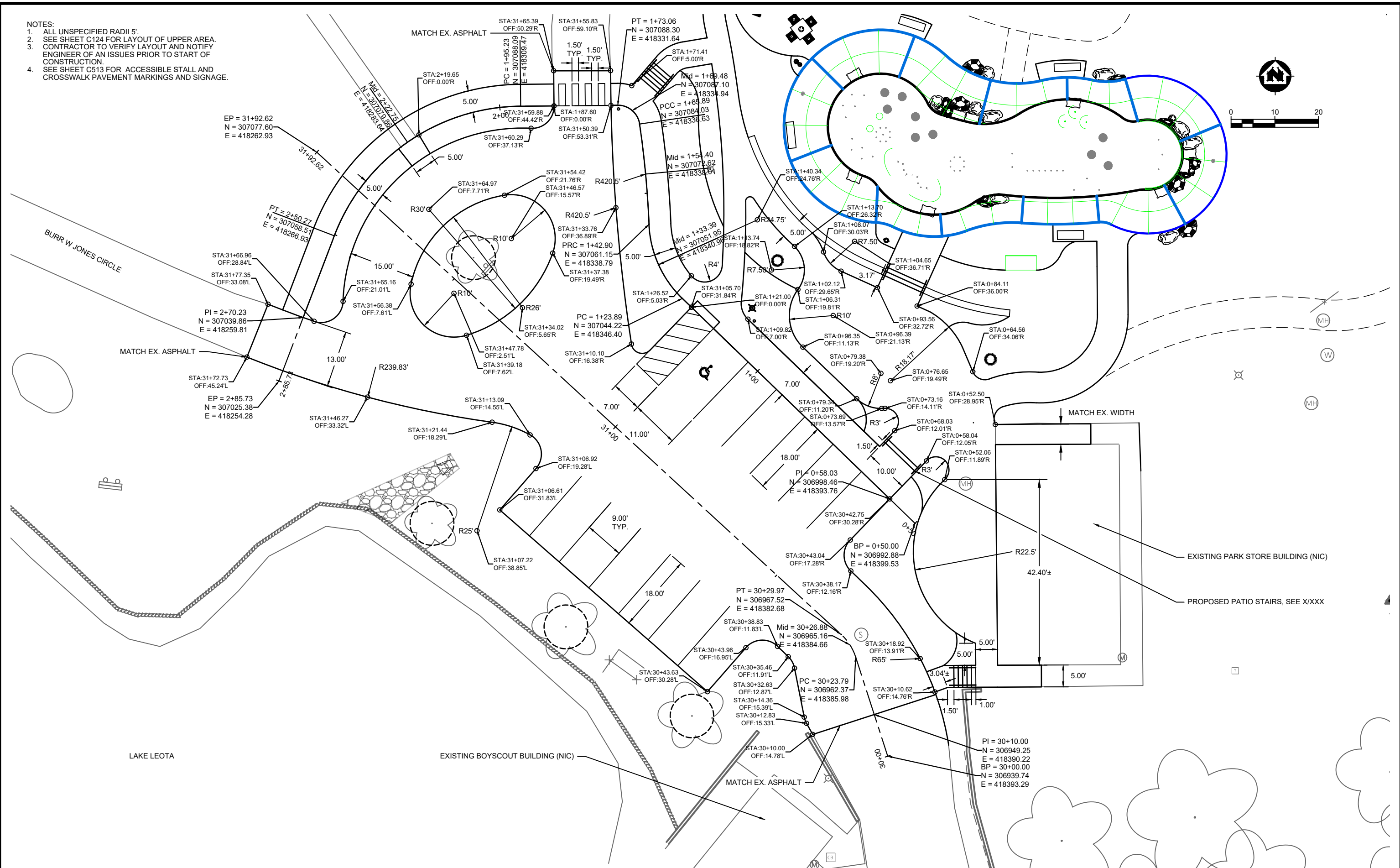
-  SPLASH PAD DRY-ZONE
-  SPLASH PAD WET-ZONE
-  RIP-RAP
-  ASPHALT PAVEMENT
-  CONCRETE PAVEMENT



SIGN KEY:

A	- 	B	- 	C	- 	D	- 
					W11-2 30"X30"		W16-7L 24"X12"

- NOTES:
 1. ALL UNSPECIFIED RADII 5'.
 2. SEE SHEET C124 FOR LAYOUT OF UPPER AREA.
 3. CONTRACTOR TO VERIFY LAYOUT AND NOTIFY ENGINEER OF AN ISSUES PRIOR TO START OF CONSTRUCTION.
 4. SEE SHEET C513 FOR ACCESSIBLE STALL AND CROSSWALK PAVEMENT MARKINGS AND SIGNAGE.



LAKE LEOTA

EXISTING BOYSCOUT BUILDING (NIC)

EXISTING PARK STORE BUILDING (NIC)

PROPOSED PATIO STAIRS, SEE X/XXX

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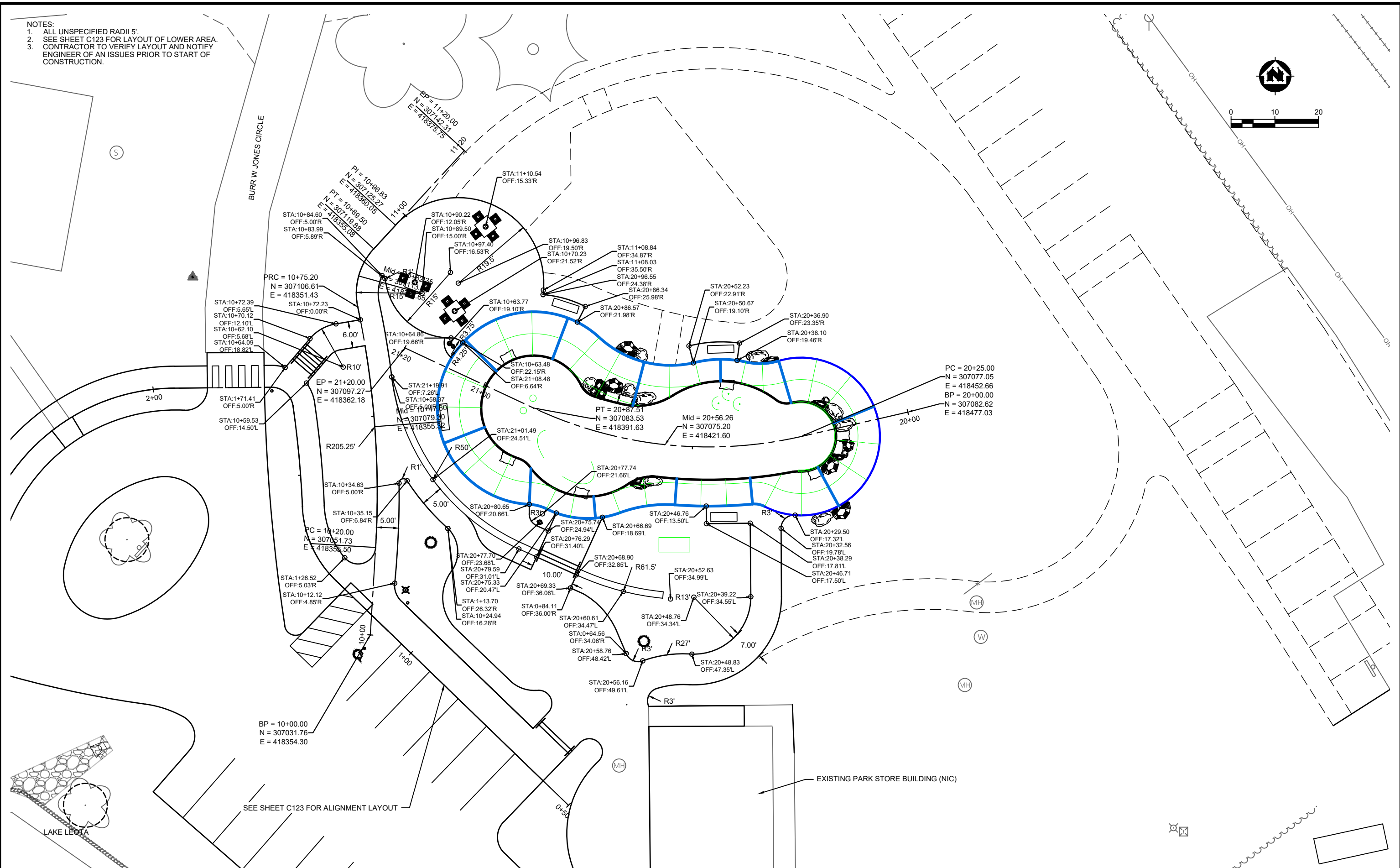
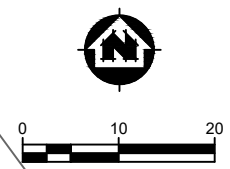
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LAYOUT PLAN LOWER-LAKE LEOTA

PROJECT NO.
09342007
 SHEET
C123

- NOTES:
 1. ALL UNSPECIFIED RADII 5'.
 2. SEE SHEET C123 FOR LAYOUT OF LOWER AREA.
 3. CONTRACTOR TO VERIFY LAYOUT AND NOTIFY ENGINEER OF ANY ISSUES PRIOR TO START OF CONSTRUCTION.



SEE SHEET C123 FOR ALIGNMENT LAYOUT

EXISTING PARK STORE BUILDING (NIC)

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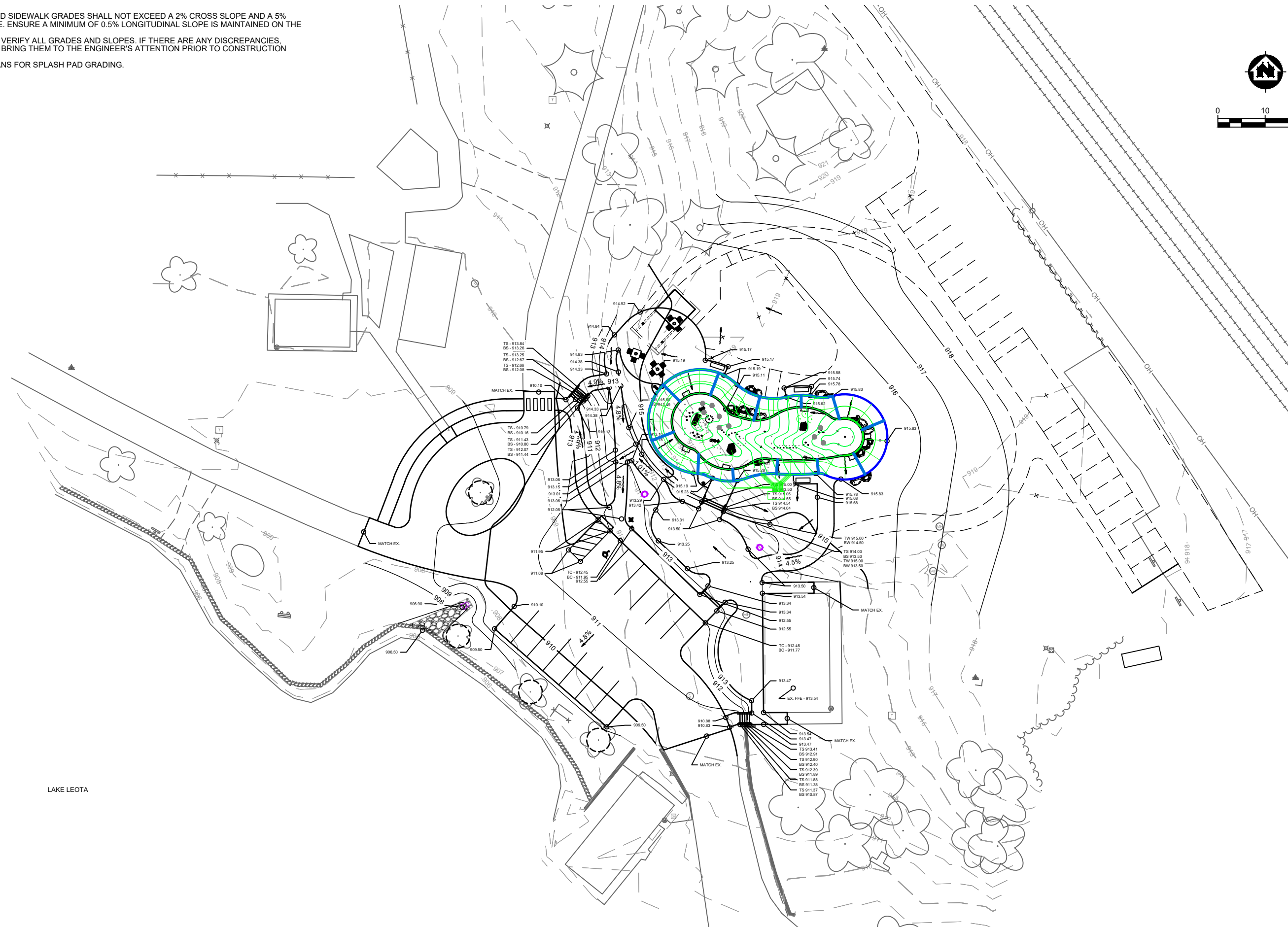
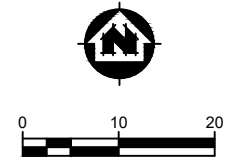
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LAYOUT PLAN UPPER-LAKE LEOTA

PROJECT NO.
09342007
 SHEET
C124

NOTES:

1. ALL DRIVE, PATIO, AND SIDEWALK GRADES SHALL NOT EXCEED A 2% CROSS SLOPE AND A 5% LONGITUDINAL SLOPE. ENSURE A MINIMUM OF 0.5% LONGITUDINAL SLOPE IS MAINTAINED ON THE PATHS.
2. CONTRACTOR SHALL VERIFY ALL GRADES AND SLOPES. IF THERE ARE ANY DISCREPANCIES, CONTRACTOR SHALL BRING THEM TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION START.
3. SEE SPLASH PAD PLANS FOR SPLASH PAD GRADING.



LAKE LEOTA

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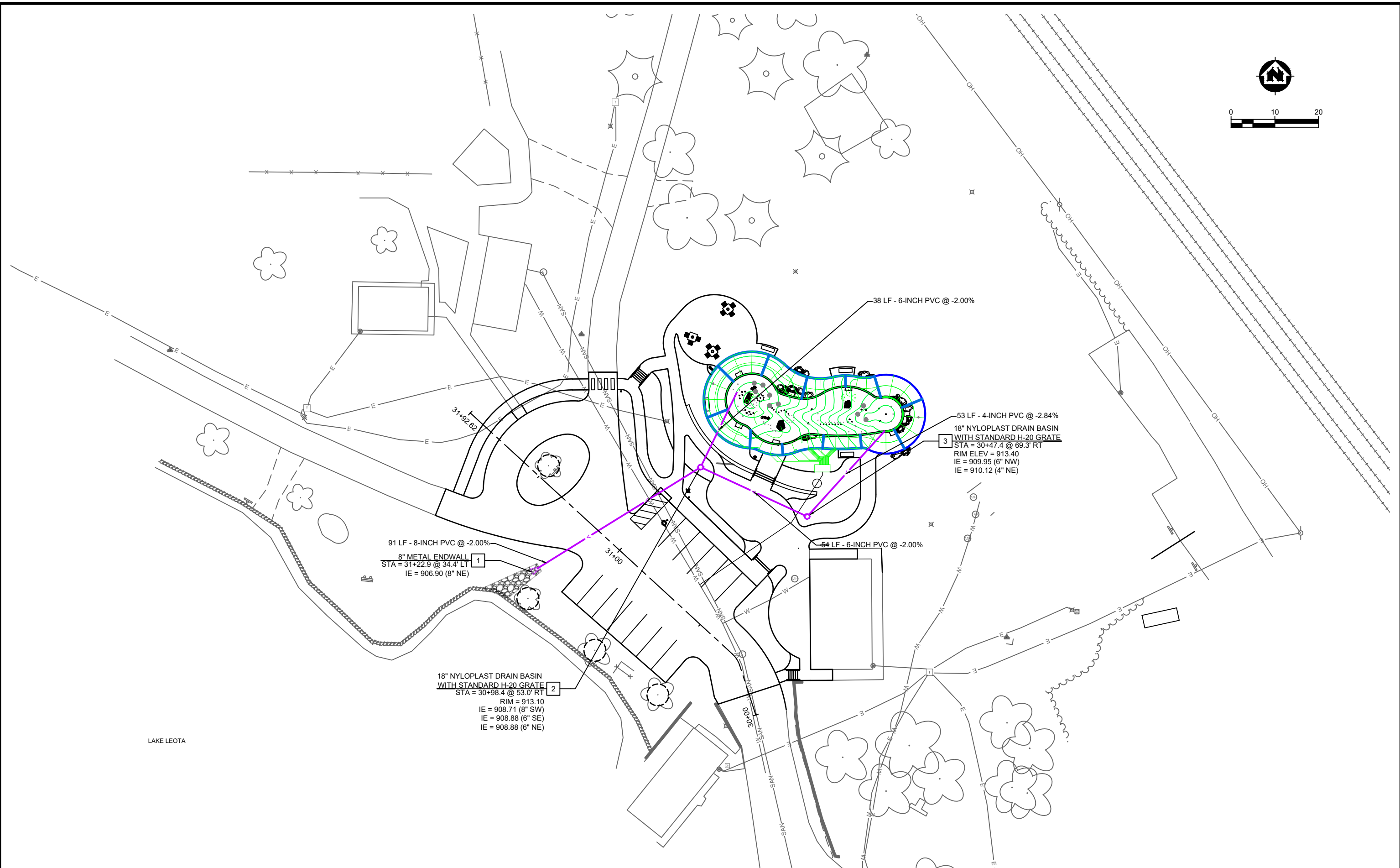
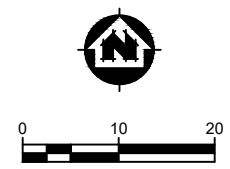


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GRADING PLAN - LAKE LEOTA

PROJECT NO.
09342007
 SHEET
C125



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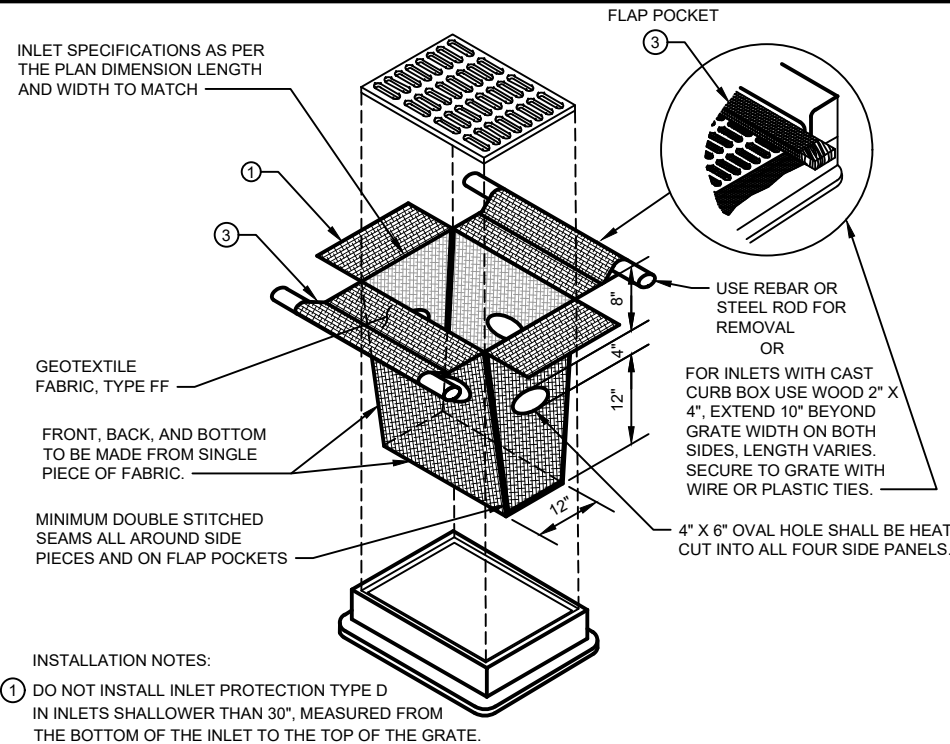
UTILITY PLAN - LAKE LEOTA

PROJECT NO:
09342007
SHEET:
C126

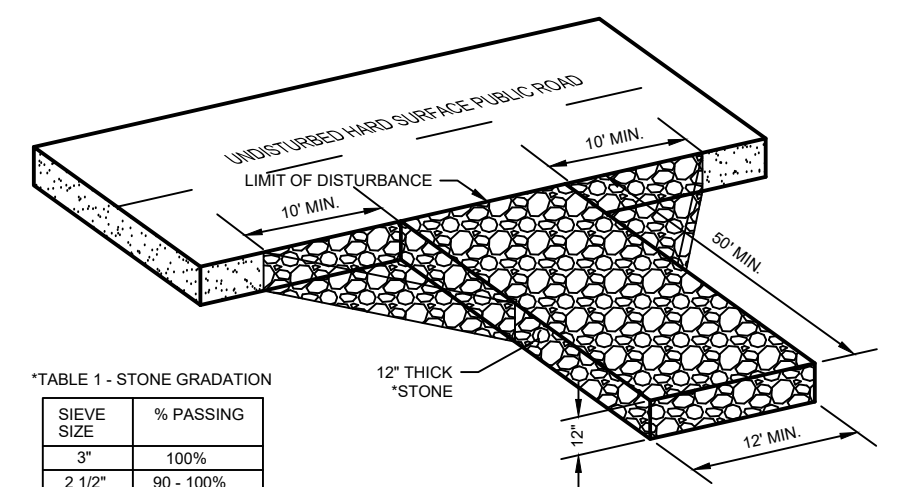
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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- THE INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE PLAN SHEETS AND IN THE ACCOMPANYING SPECIFICATIONS.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- THE AREA OF EROSION LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. THIS APPROACH ACKNOWLEDGES THE DIFFICULTY OF WORKING IN WET CONDITIONS AS NECESSARY FOR PREVENTING THE IRRETRIEVABLE "FIRST FLUSH" OF SEDIMENT INTO ADJACENT WATERWAYS, DEGRADING WATER QUALITY AND FISH HABITAT.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- GRUBBING AND GRADING OPERATIONS SHALL BE PERFORMED IN PROPER SEQUENCE WITH OTHER WORK TO MINIMIZE EROSION.
- ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- CHANNELIZED RUNOFF FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS, IF PRACTICAL.
- THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND / OR SCRAPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT AND / OR DUST.
- EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES WHICH COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION (E.G. PLACEMENT OF SEED AND MULCH, EROSION MAT, SOD) A DISTURBED AREA SHALL INCLUDE WATERING PROVISIONS OF ALL NEWLY SEEDING AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF 4 TO 6 INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDING OR SODDED.



INLET PROTECTION, TYPE D
NO SCALE
CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE

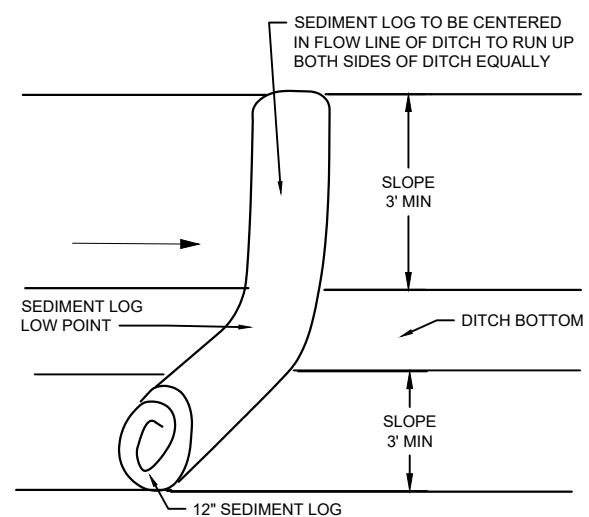
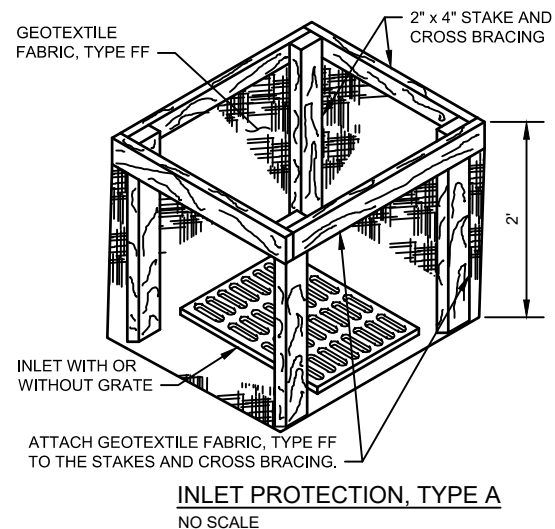
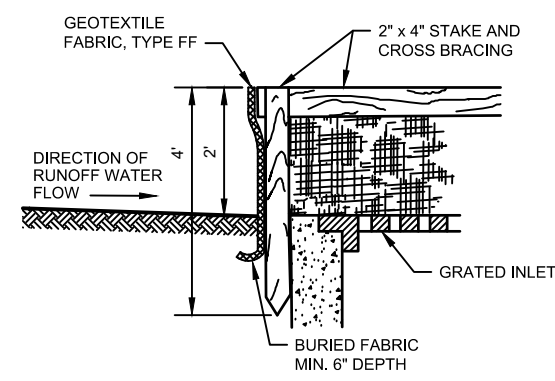


*TABLE 1 - STONE GRADATION

SIEVE SIZE	% PASSING
3"	100%
2 1/2"	90 - 100%
1 1/2"	25 - 60%
3/4"	0 - 20%
3/8"	0 - 5%

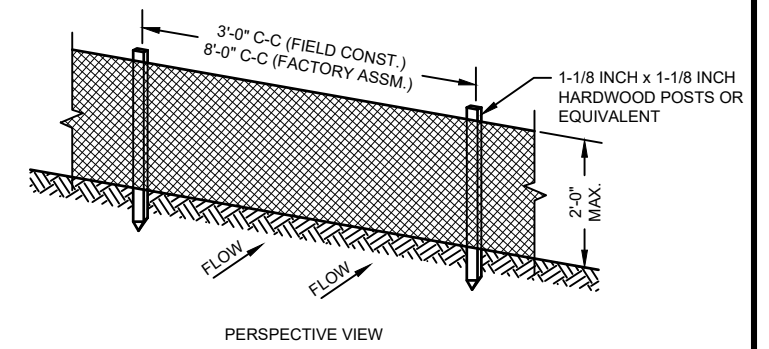
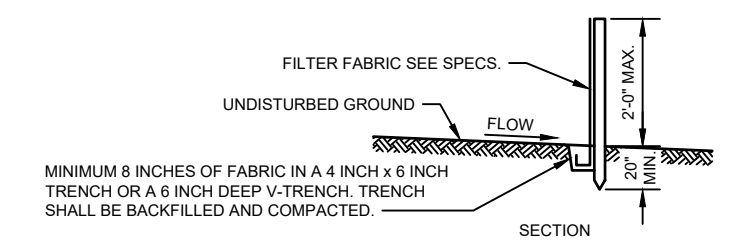
- NOTES:
- TRACKING PAD WIDTH SHALL BE AT LEAST THE FULL WIDTH OF THE EGRESS POINT OR 12' WIDE MINIMUM.
 - TRACKING PAD LENGTH SHALL BE 50' FOR CONSTRUCTION SITES, 30' FOR SINGLE FAMILY RESIDENTIAL, OR AS SPECIFIED IN THE CONTRACT DOCUMENTS. LENGTH OF TRACKING PAD MAY NEED TO BE INCREASED IF ADDITIONAL SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BY THE CONTRACTOR IF SEDIMENT TRACK-OUT OCCURS.
 - GEOTEXTILE FABRIC TYPE R SHALL BE INSTALLED BETWEEN THE STONE AND SUBGRADE ON SITES WHERE HIGH GROUND WATER IS OBSERVED.
 - CONTRACTOR SHALL CLEAN STREET/ROADWAY ADJACENT TO ALL CONSTRUCTION ACCESS POINTS AT THE END OF EACH WORKDAY OR MORE FREQUENTLY IF REQUESTED.

STONE TRACKING PAD
NO SCALE



NOTE:
SEDIMENT LOGS SHALL BE SECURED DOWN WITH WOODEN STAKES TO ENSURE ALL LOGS STAY IN PLACE THROUGHOUT CONSTRUCTION.

SEDIMENT LOG DETAIL
NO SCALE



- GENERAL NOTES:
- ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
 - STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
 - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

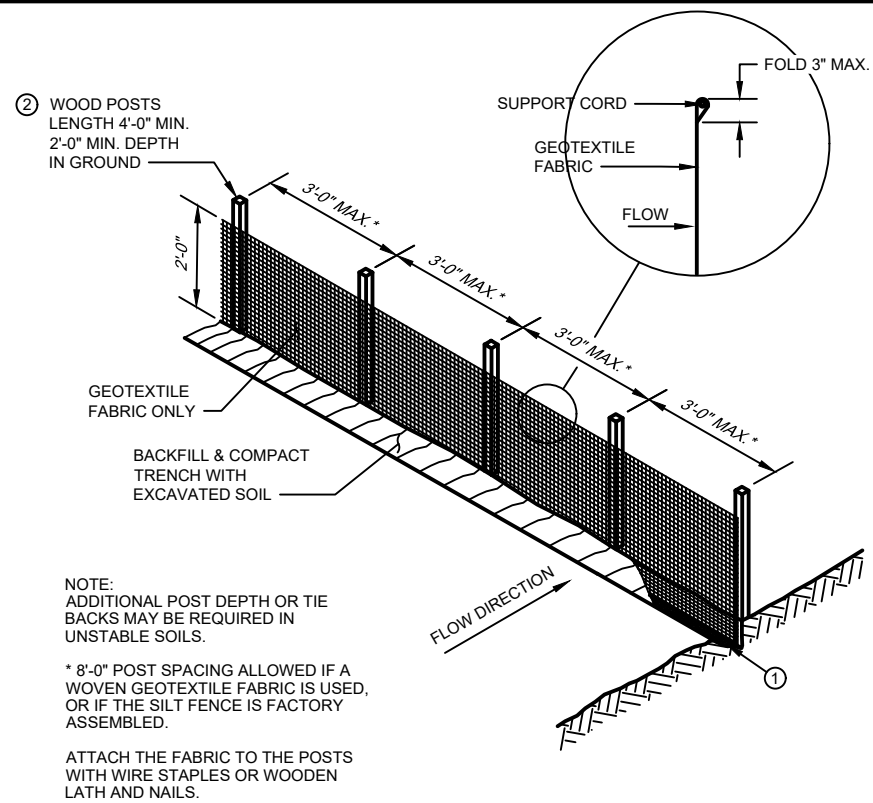
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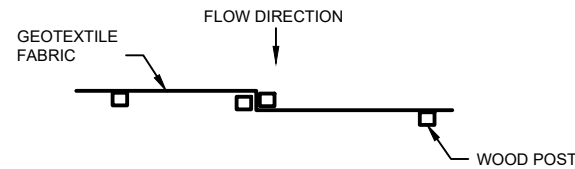
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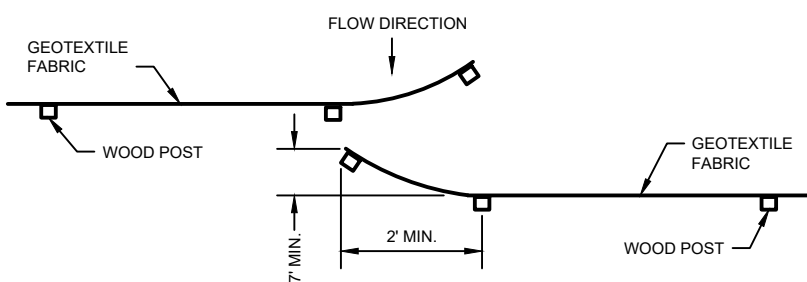
EROSION CONTROL DETAILS
PROJECT NO. 09342007
SHEET C501



SILT FENCE



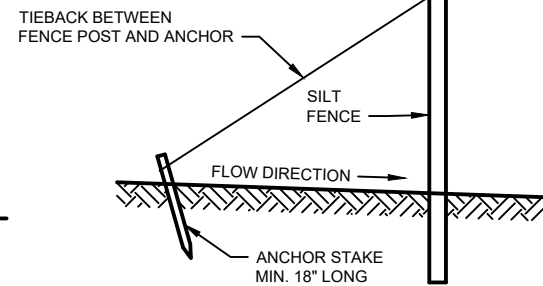
TWIST METHOD



HOOK METHOD

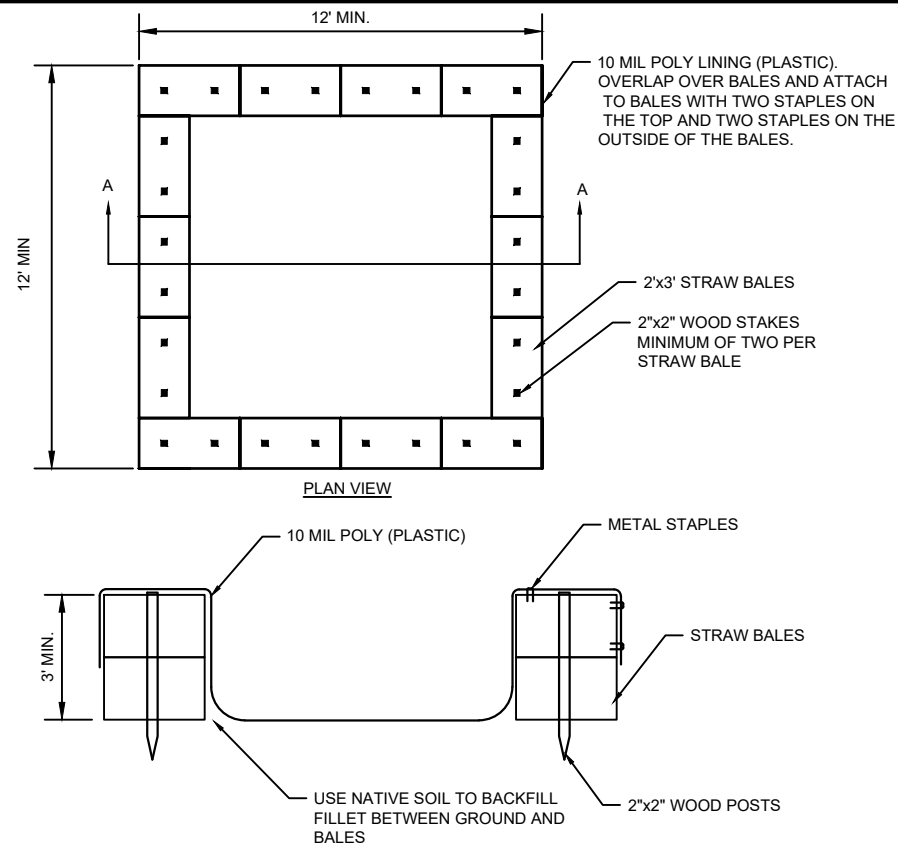
JOINING TWO LENGTHS OF SILT FENCE

③



SILT FENCE TIE BACK

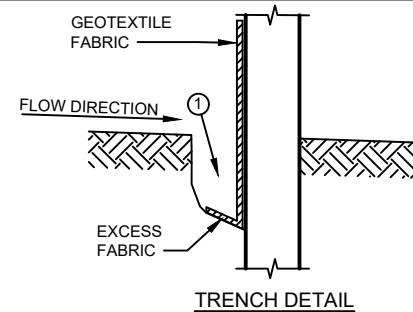
(WHEN REQUIRED BY THE ENGINEER)



NOTES

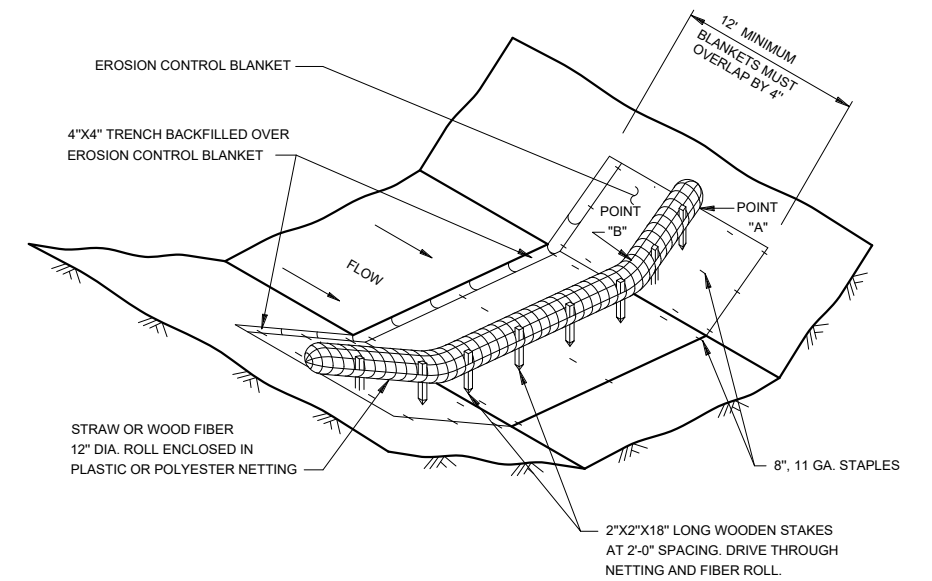
1. WASHOUT FACILITY SHALL BE INSTALLED PRIOR TO ANY CONCRETE WORK THAT IS COMPLETED ONSITE.
2. ONE SINGLE SHEET OF POLY SHALL BE USED TO CONSTRUCT WASHOUT. IF MORE THAN ONE SHEET IS USED, A CONTINUOUS BEAD OF WATERPROOF ADHESIVE SHALL BE USED TO SECURE THE TWO SHEETS TOGETHER. THE POLY LINING SHALL NOT HAVE HOLES, RIPS, TEARS, OR OTHER DEFECTS THAT MAY ALLOW THE WASH WATER TO CONTACT THE NATIVE SOIL.
3. LIQUID WITHIN THE BASIN SHALL BE ALLOWED TO EVAPORATE NATURALLY.
4. IF LIQUID WITHIN THE BASIN FILLS UP TO 1/3 OF THE HEIGHT OF THE WASHOUT OR 1-FOOT IN DEPTH, WITH EVER IS LESS, THE WASHOUT SHALL BE PUMPED OUT AND DISPOSED OF AT A PROPER DISPOSAL AREA OFF SITE.
5. AT THE CONCLUSION OF ALL CONCRETE WORK, ALL SOLIDS IN THE WASHOUT, THE BALES, AND POLY SHEETING SHALL BE DISPOSED OF IN A LANDFILL.
6. THE WASHOUT SHALL BE INSPECTED AT THE BEGINNING AND END OF EVERY DAY WHEN CONCRETE IS WASHED OUT AT THE SITE. THE WASHOUT SHALL ALSO BE INSPECTED, AT A MINIMUM, ONE TIME PER WEEK WITH THE OTHER EROSION CONTROL ITEMS ONSITE.

CONCRETE WASHOUT



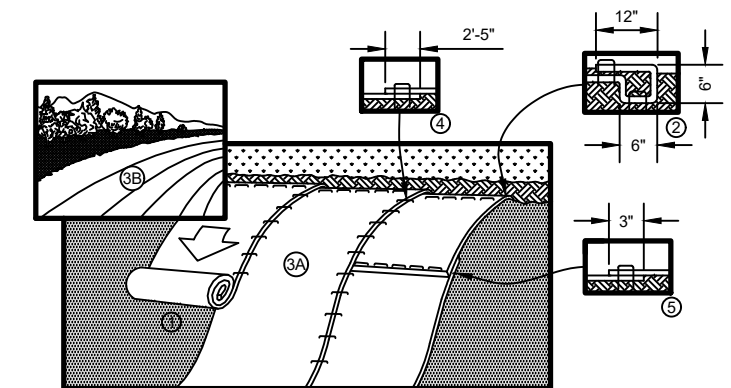
GENERAL NOTES

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



12" SEDIMENT LOG DETAIL

NTS



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET DETAIL

NO SCALE

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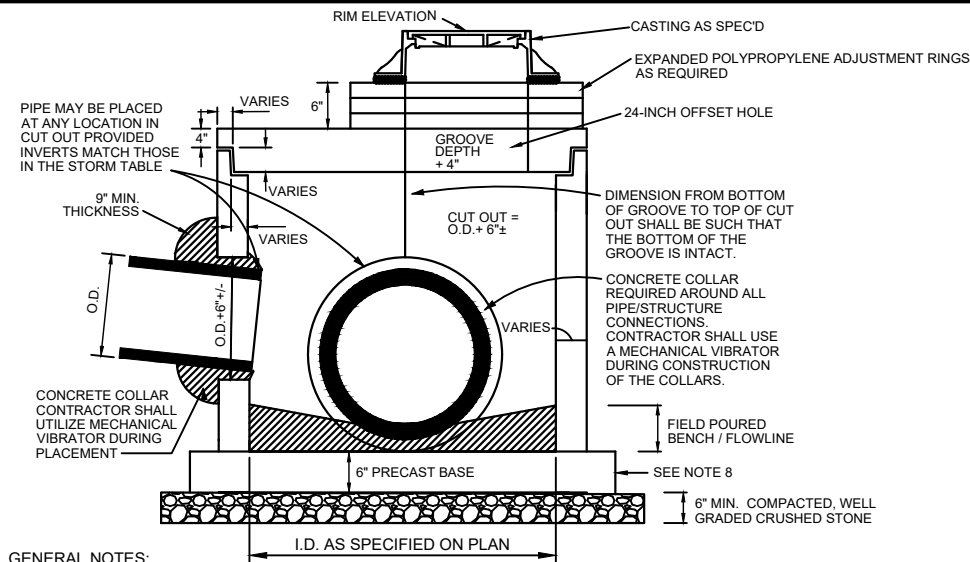
PRELIMINARY



WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
CITY OF EVANSVILLE
ROCK COUNTY, WISCONSIN

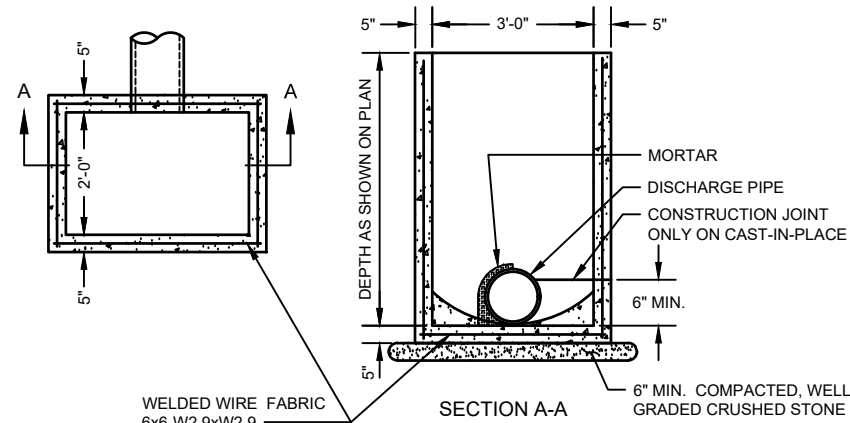
EROSION CONTROL DETAILS

PROJECT NO.
09342007
SHEET
C502



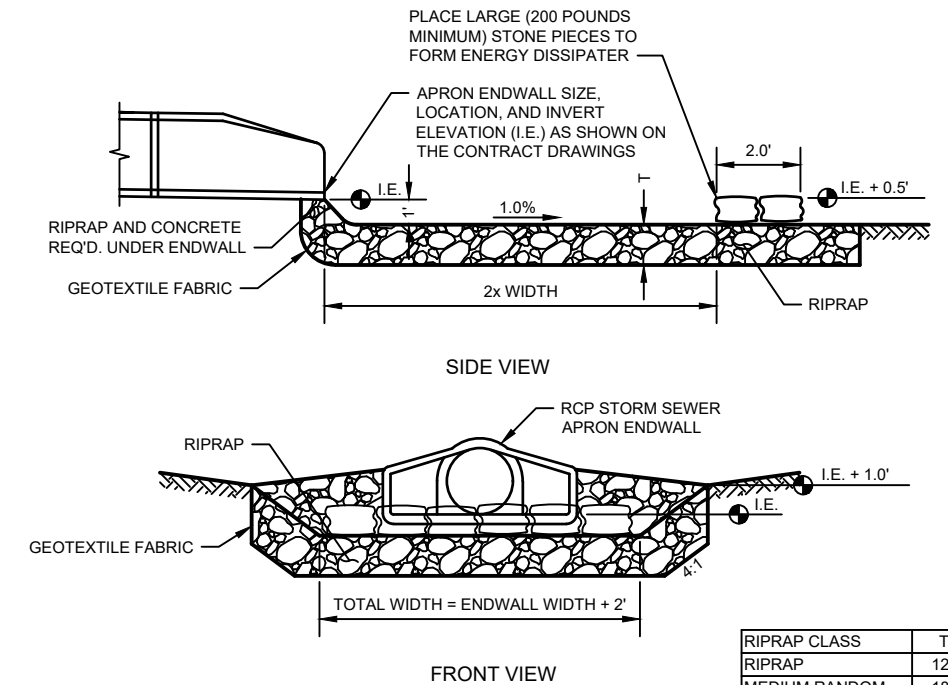
- GENERAL NOTES:**
- SEE PLANS FOR SIZE, NUMBER, AND LOCATION OF PIPES.
 - DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
 - DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
 - ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
 - PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR WELL GRADED CRUSHED STONE. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
 - ALL BAR STEEL AND WELDED WIRE FABRIC REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.
 - PRECAST REINFORCED CONCRETE RISERS SHALL BE PLACED WITH TONGUE DOWN.
 - OVERHANGING BASE NOT REQUIRED WHERE INTEGRAL BASE IS ALLOWED. SEE SPECIAL PROCEDURES OR CONTACT ENGINEER TO VERIFY.

STORM MANHOLE DETAIL
NO SCALE



- GENERAL NOTES:**
- SEE PLANS FOR SIZE, NUMBER, AND LOCATION OF PIPES.
 - DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
 - DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
 - ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
 - PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR WELL GRADED CRUSHED STONE. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
 - PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON THE STRUCTURES. THE TOPS SHALL BE INSTALLED ON A BED OF MORTAR.
 - ALL BAR STEEL AND WELDED WIRE FABRIC REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.
 - PRECAST REINFORCED CONCRETE RISERS SHALL BE PLACED WITH TONGUE DOWN.

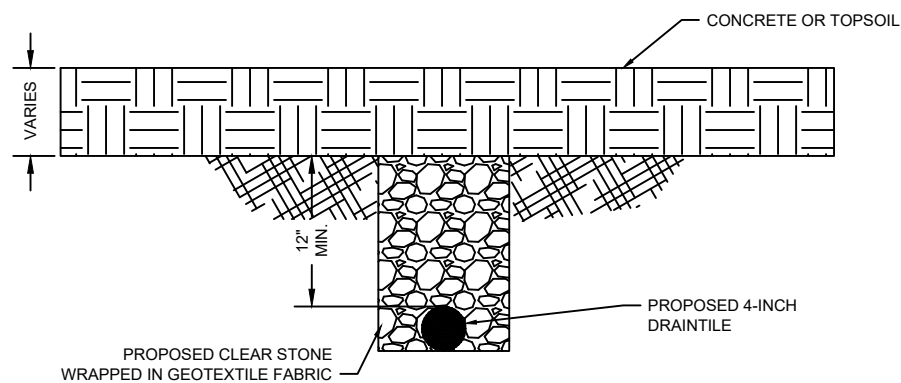
2' x 3' INLET DETAIL
NO SCALE



- GENERAL NOTES:**
- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
 - THE RIPRAP CLASS AND GEOTEXTILE FABRIC TYPE SHALL BE AS SHOWN ON THE PLANS AND REQUIRED IN THE SPECIFICATIONS.

RIPRAP CLASS	T
RIPRAP	12"
MEDIUM RANDOM	18"
HEAVY	24"

STORM SEWER OUTFALL DETAIL
NO SCALE



- NOTES:**
- DRAINTILE UNDER SPLASHPAD & AROUND PERIMETER SHALL BE PERFORATED DRAINTILE.
 - DRAINTILE OUTSIDE SPLASHPAD SHALL BE NON-PERFORATED DRAINTILE.

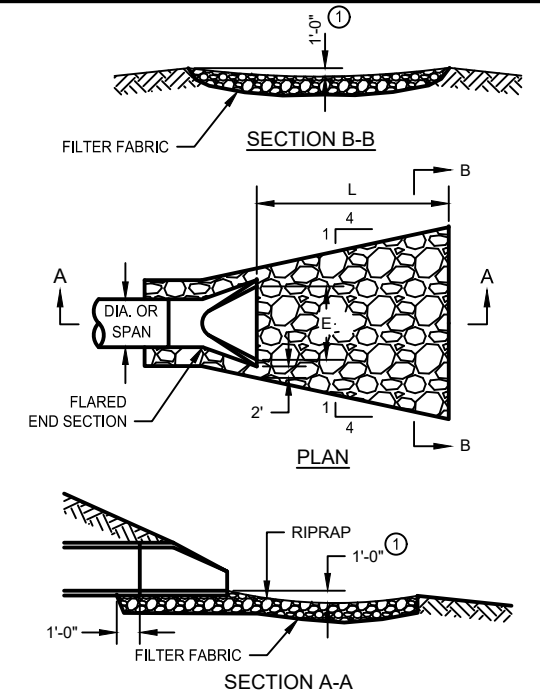
4-INCH PERFORATED DRAIN TILE DETAIL
NTS

TABLE OF QUANTITIES RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	12" DEPTH RIPRAP (CU.YDS.)	18" DEPTH RIPRAP (CU.YDS.)	24" DEPTH RIPRAP (CU.YDS.)
12	8	2.8	4.1	5.5
15	8	2.9	4.4	5.8
18	10	3.9	5.9	7.8
21	10	4.2	6.3	8.4
24	12	5.5	8.3	11.0
27	12	5.8	8.7	11.6
30	14	7.3	10.9	14.5
36	16	9.2	13.8	18.3
42	18	10.9	16.3	21.7
48	20	12.9	19.4	25.8

TABLE OF QUANTITIES RIPRAP AT HERCP OUTLETS OR BOXES OF EQUIVALENT SPAN WIDTH

SPAN OF HERCP (IN.)	L (FT.)	RIPRAP		
		12" DEPTH (CU.YDS.)	18" DEPTH (CU.YDS.)	24" DEPTH (CU.YDS.)
22	10	3.9	5.9	7.8
30	12	5.5	8.2	10.9
38	14	7.2	10.8	14.3
45	16	9.2	13.7	18.3
53	18	10.9	16.3	21.7
60	20	12.7	19.0	25.4



- NOTES:**
- PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
 - LIGHT RIPRAP SHALL BE UNDERLAIN WITH TYPE R FABRIC. MEDIUM AND HEAVY SHALL BE UNDERLAIN W/ TYPE HR FABRIC.
 - ① FOR PIPES GREATER THAN OR EQUAL TO 30" USE 1.5'.

RIP RAP AT OUTLETS
NO SCALE

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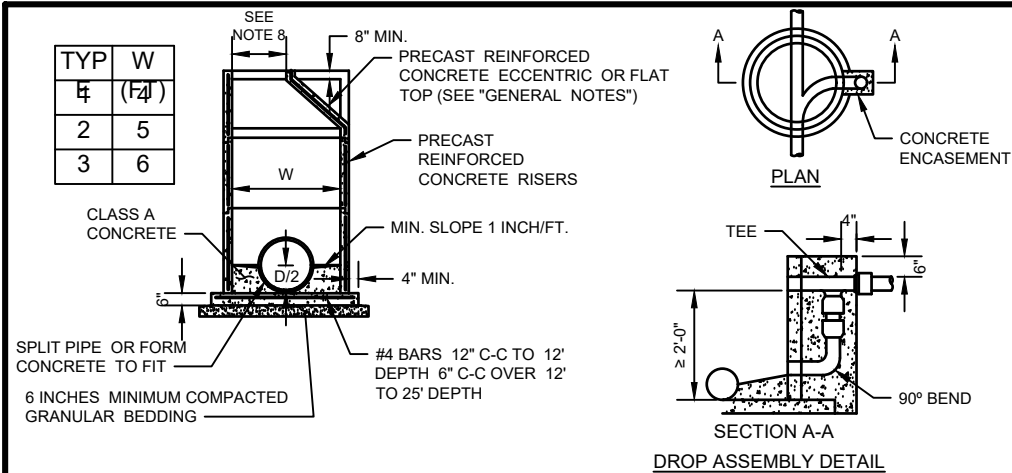
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STORM DETAILS

PROJECT NO.	09342007
SHEET	C503

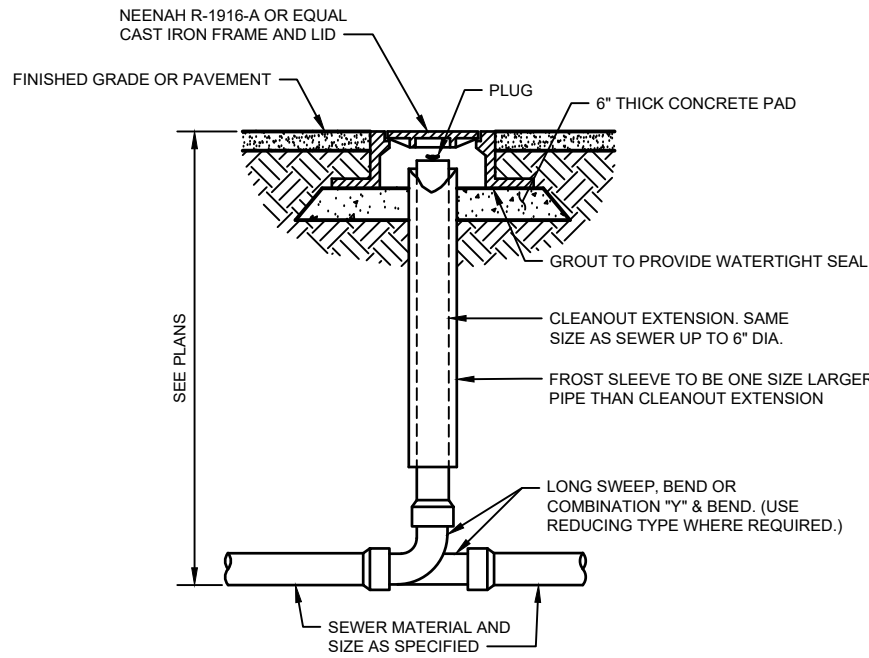
TYP	W
4	(F/4)
2	5
3	6



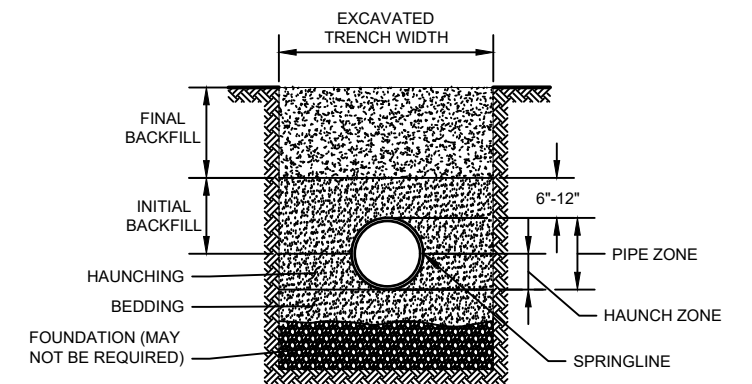
GENERAL NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING AND THE APPLICABLE SPECIAL CONDITIONS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
2. DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
3. PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
4. ECCENTRIC CONE TOPS SHALL BE USED ON ALL STRUCTURES 5 FEET OR GREATER IN DEPTH, AND FLAT TOPS SHALL BE USED ONLY ON STRUCTURES LESS THAN 5 FEET IN DEPTH, UNLESS DIRECTED BY THE ENGINEER.
5. PRECAST REINFORCED CONCRETE RISERS MAY BE PLACED WITH TONGUE UP OR DOWN.
6. ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
7. DROP CONNECTIONS SHALL BE USED WHEN THE PIPE INVERT IS MORE THAN 2 FEET ABOVE THE MANHOLE INVERT. PRECAST STRUCTURE MANWAY CLEAR OPENING SHALL MATCH CASTING - REFER TO STANDARD SPECIFICATION
8. DIVISION 33 AND THE APPLICABLE SPECIAL CONDITIONS.
 - OPENING SHALL BE 24" FOR R-1550 CASTINGS
 - OPENING SHALL BE 27" FOR R-1642 CASTINGS
9. DROP CONNECTION AND ASSEMBLY SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE.

PRECAST REINFORCED CONCRETE MANHOLE DETAIL
NO SCALE



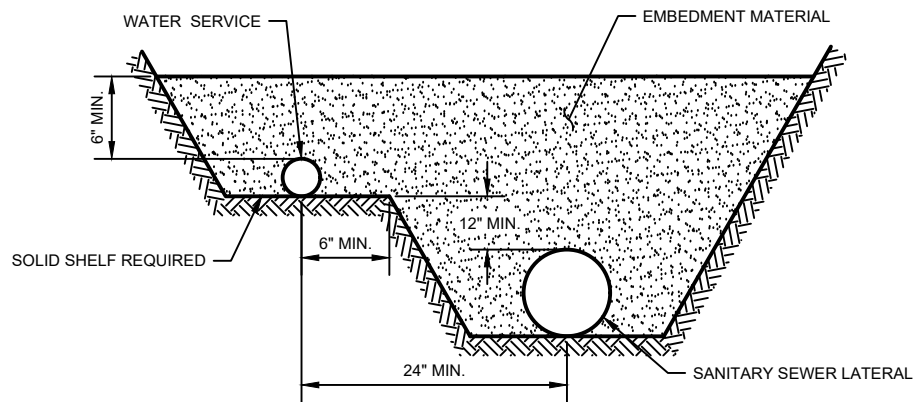
EXTERIOR CLEANOUT IN ROADWAY DETAIL
NO SCALE



GENERAL NOTES:

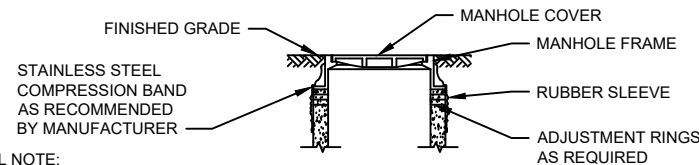
1. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO ASTM D2321.
2. CLASS II EMBEDMENT MATERIAL SHALL BE CLEAN, COARSE-GRAINED SOILS WITH LITTLE TO NO FINES. NO PARTICLES LARGER THAN 1 1/2 -INCHES SHALL BE USED IN THE PIPE EMBEDMENT.
3. WHERE HYDRAULIC GRADIENT EXISTS USE A WELL-GRADED MIXTURE TO MINIMIZE MIGRATION OF FINES FROM ADJACENT SOIL.
4. CLASS II MATERIAL IS SUITABLE AS A FOUNDATION AND FOR REPLACING OVER- EXCAVATED AND UNSTABLE TRENCH BOTTOM. INSTALL AND COMPACT IN 6-INCH MAXIMUM LAYERS.
5. INSTALL AND COMPACT BEDDING IN 6-INCH MAXIMUM LAYERS. LEVEL FINAL GRADE BY HAND. MINIMUM DEPTH 4 INCH (6 INCH IN ROCK CUTS.)
6. INSTALL AND COMPACT HAUNCHING IN 6-INCH MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.
7. INSTALL AND COMPACT INITIAL BACKFILL TO A MINIMUM OF 6 INCH ABOVE PIPE CROWN.
8. EMBEDMENT COMPACTION:
 - MINIMUM DENSITY 85% STANDARD PROCTOR. USE HAND TAMPERS OR VIBRATORY COMPACTORS.
10. EMBEDMENT INCLUDES BEDDING, HAUNCHING, AND INITIAL BACKFILL.

CLASS II - FLEXIBLE PIPE EMBEDMENT DETAIL
NO SCALE



- GENERAL NOTES:**
1. WATER SERVICES 2 INCHES IN DIAMETER AND LESS SHALL BE LAID WITH A CLEAR HORIZONTAL SEPARATION NOT LESS THAN 2 FEET FROM THE SANITARY LATERAL.

WATER SERVICE AND SANITARY SEWER LATERAL DETAIL
NO SCALE



GENERAL NOTE:
THE SEAL SHALL EXTEND FROM THE CASTING TO THE CORBEL (CONE). SEAL EXTENSIONS SHALL BE USED AS REQUIRED.

EXTERNAL RUBBER SLEEVE FRAME/CHIMNEY SEAL

MANHOLE WATERPROOFING DETAIL
NO SCALE

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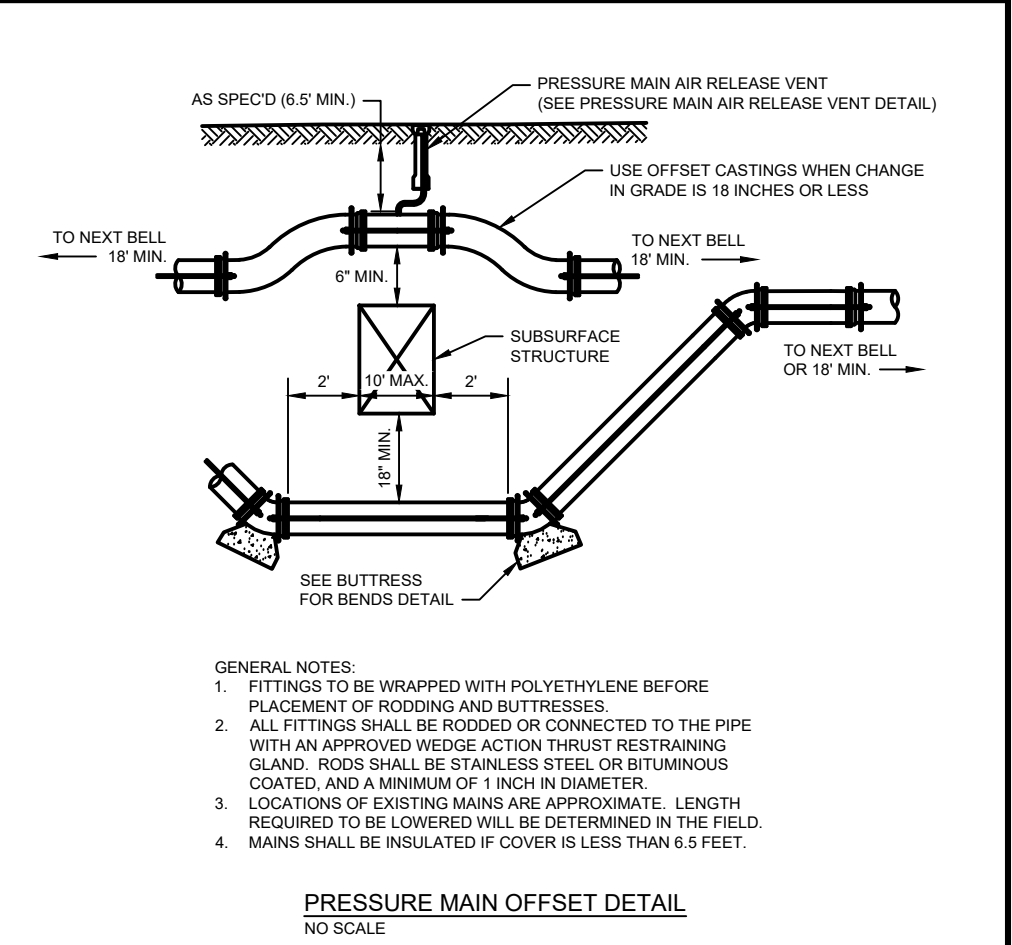
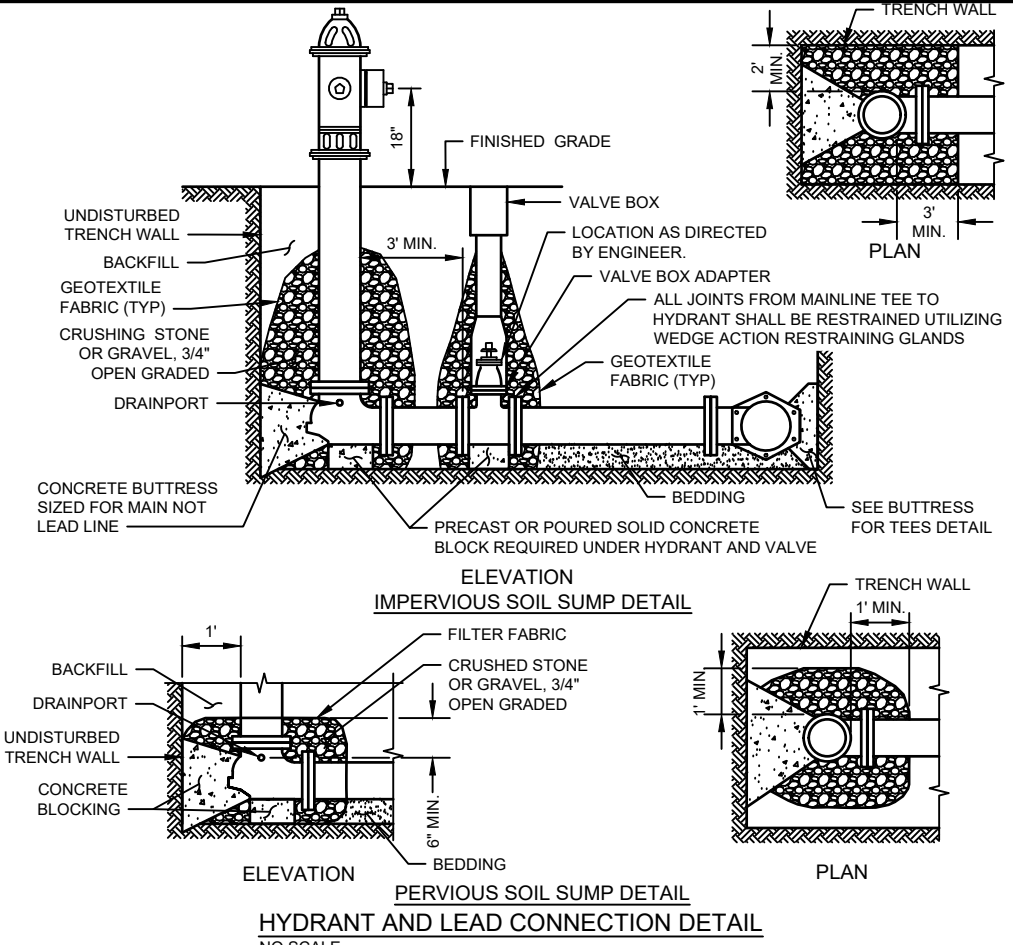
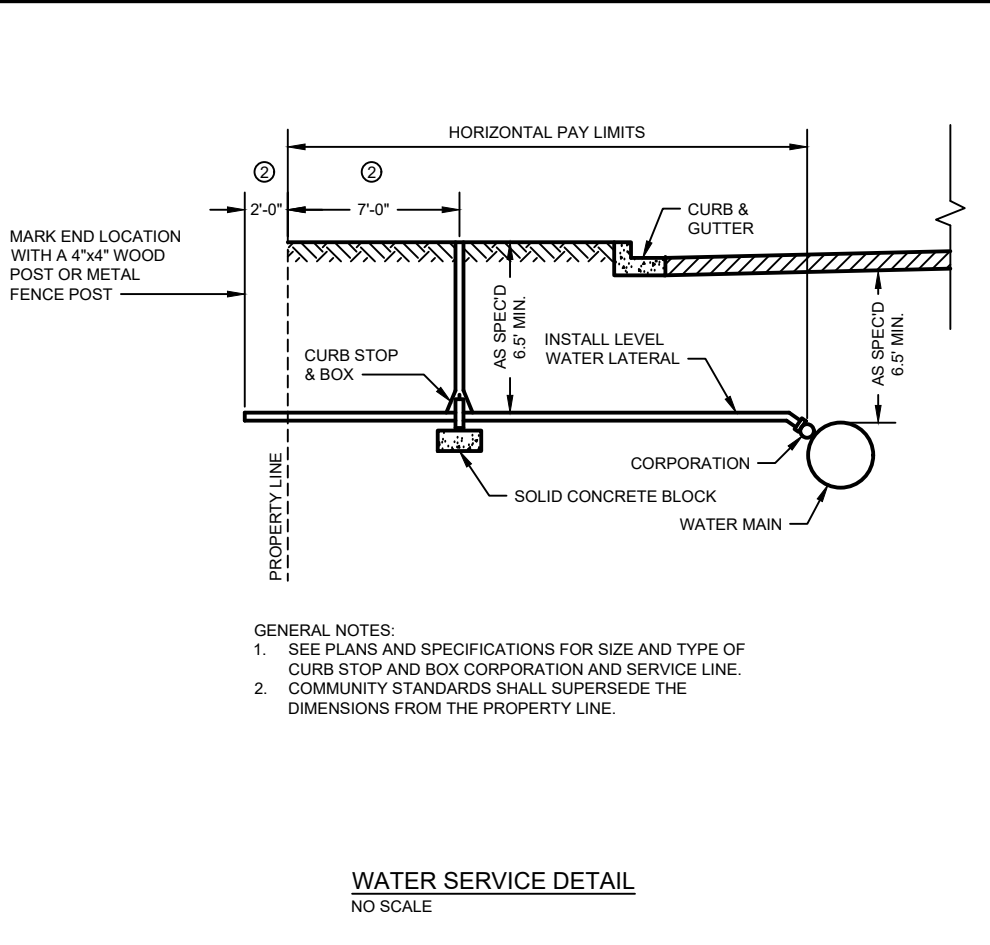
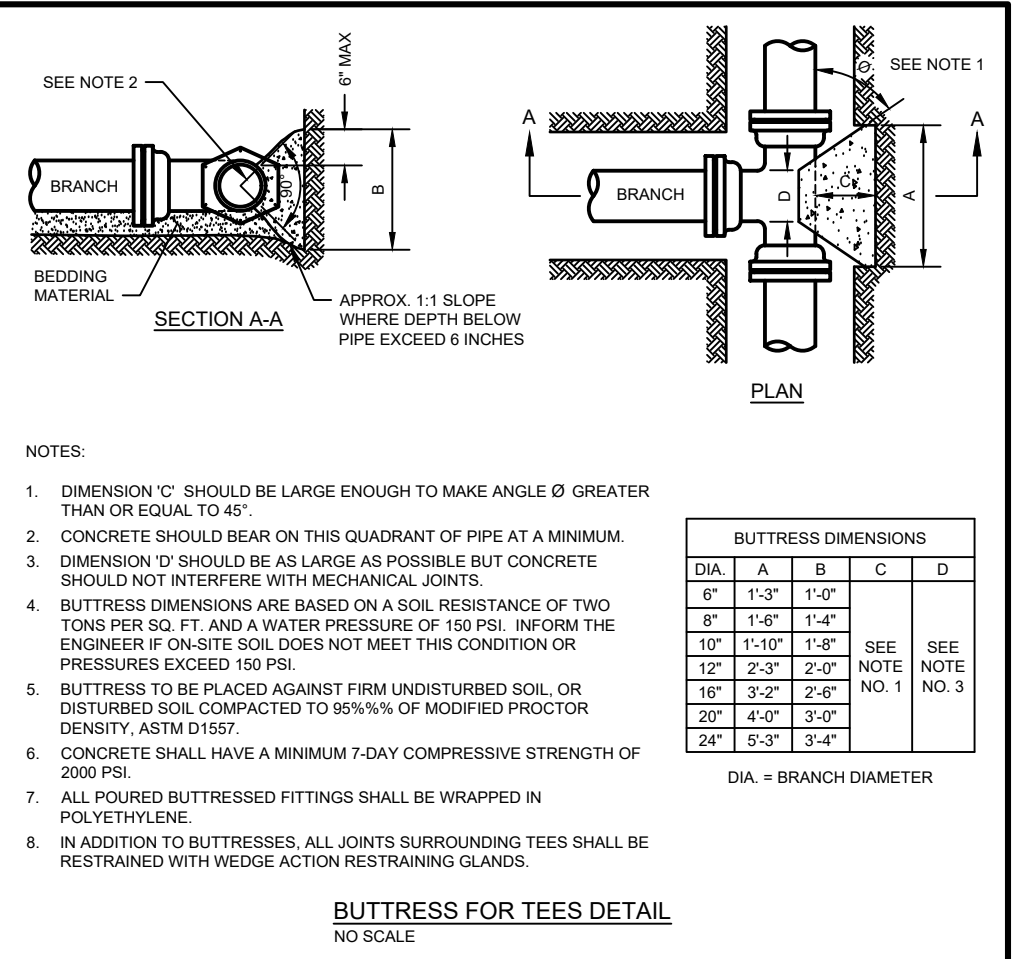
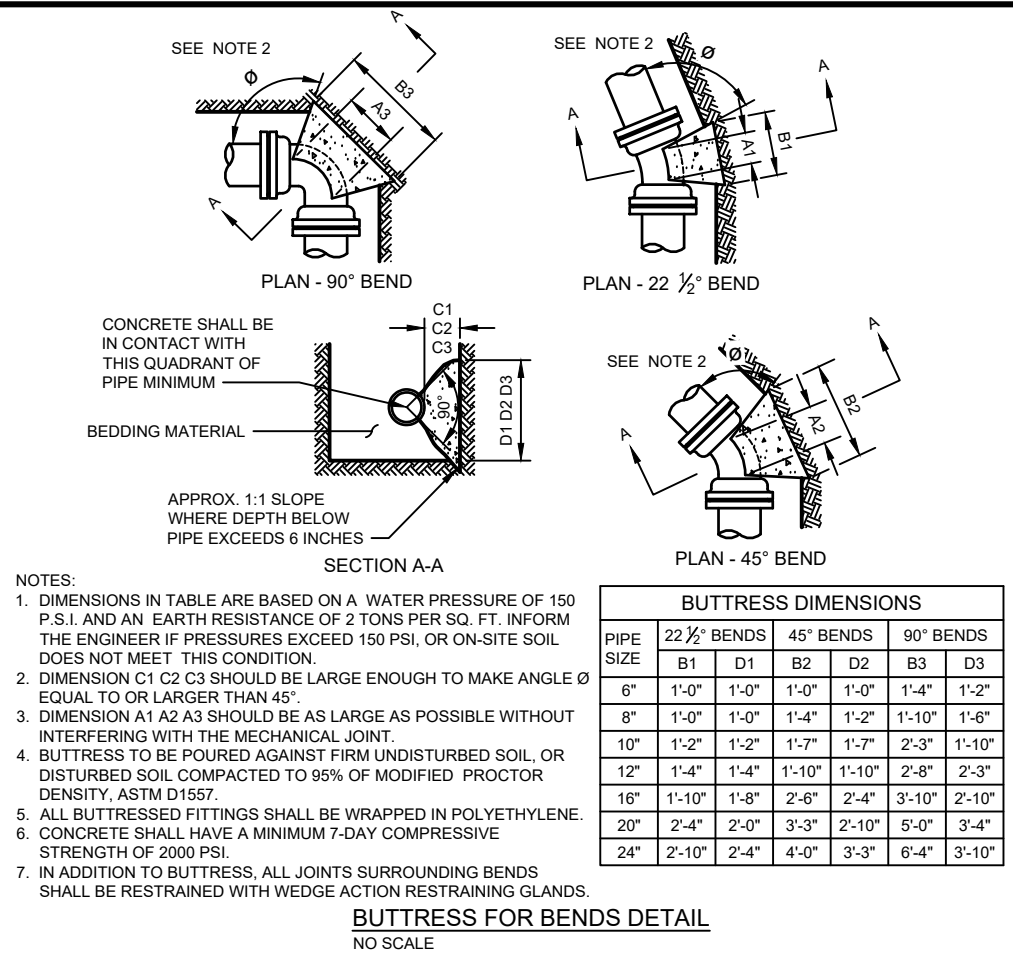
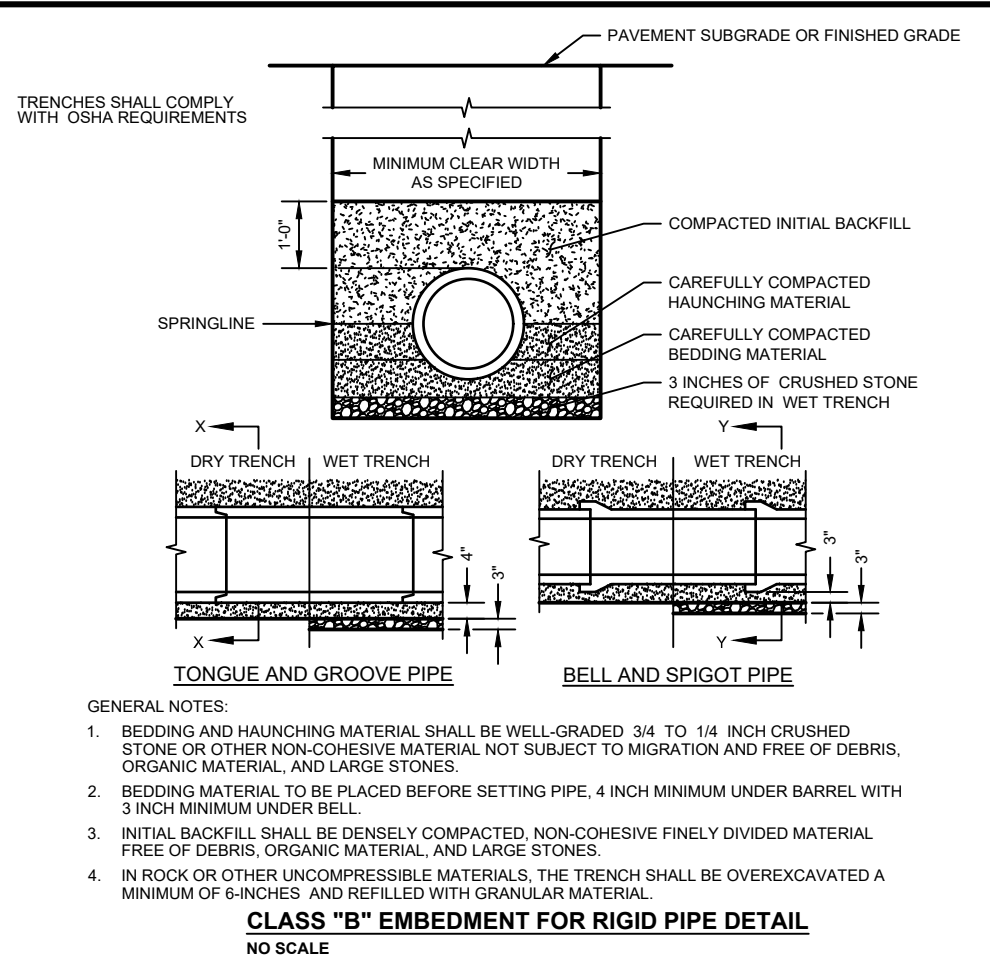


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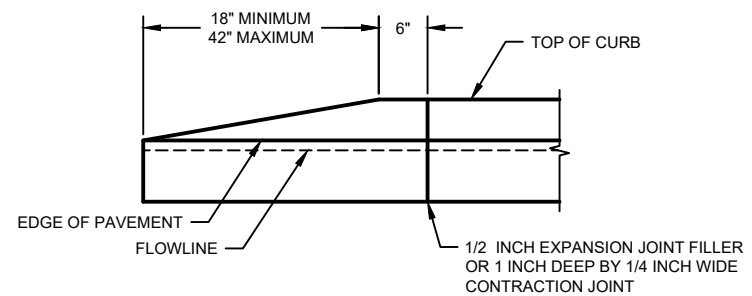
SANITARY DETAILS

PROJECT NO.
09342007
SHEET
C504

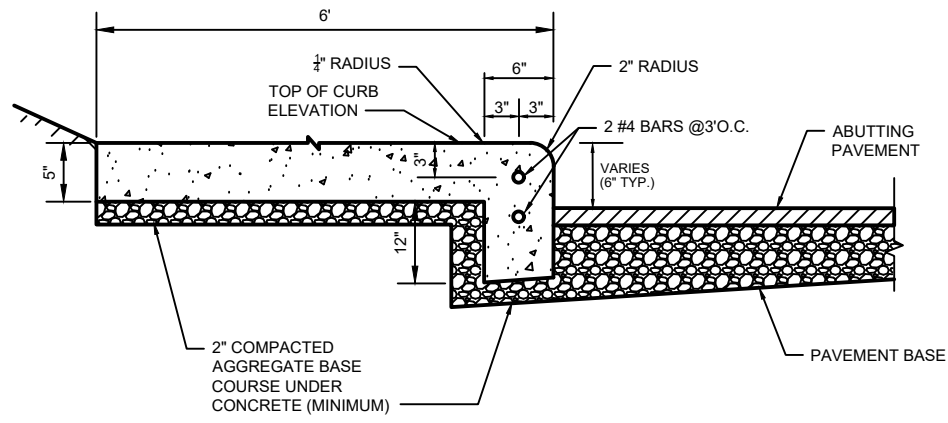


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CURB END DETAIL
NO SCALE



TYPE INTEGRAL CURB AND WALK DETAIL
SCALE: NONE

GENERAL NOTES

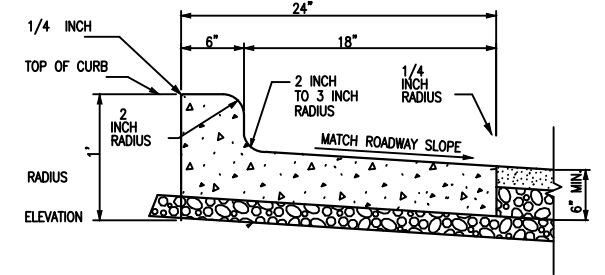
DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

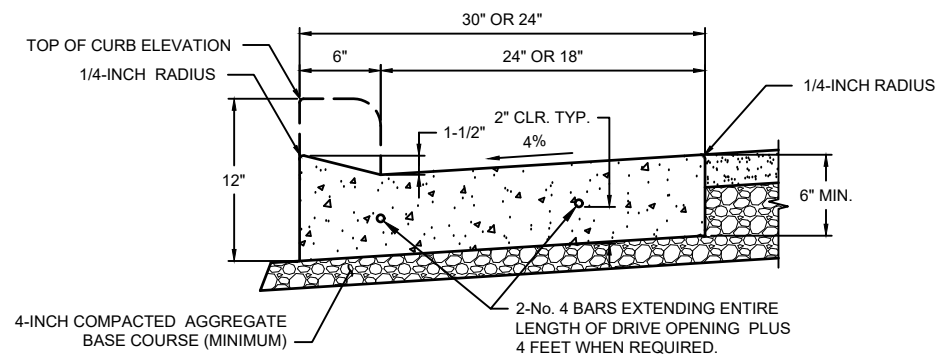
INTEGRAL CURB AND GUTTER SHALL CONFORM TO THE DETAILS SHOWN FOR CONCRETE CURB AND GUTTER INCLUDING THE TRANSVERSE GUTTER SLOPE.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2' - 0" BEHIND THE BACK OF CURBS.

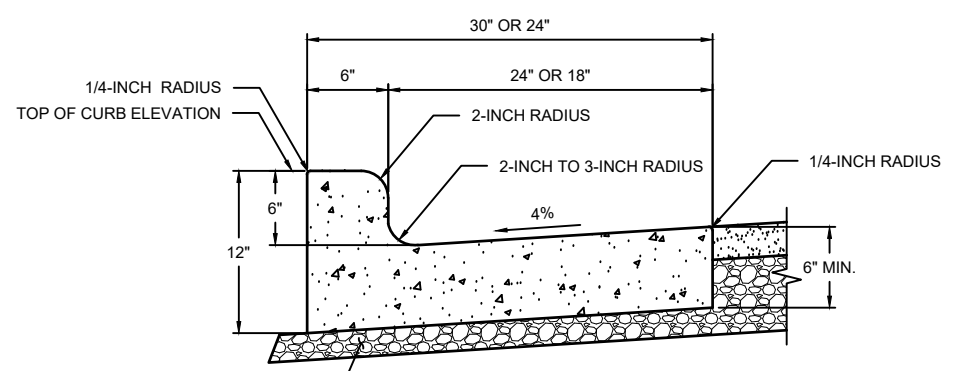
- ① TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND TBTT.
- ② THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.
- ③ USE 8" MINIMUM GUTTER THICKNESS WHEN USED WITH AN ADJACENT CONCRETE TRUCK APRON PLACED BEHIND BACK OF CURB.
- ④ THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 8" MINIMUM GUTTER THICKNESS IS MAINTAINED.
- ⑤ UNLESS OTHERWISE NOTED, FOR STAKING PURPOSES THE FACE OF CURB IS 6" FROM THE BACK OF CURB.
- ⑥ WHEN REVERSE SLOPE GUTTER IS REQUIRED, THE LOCATION(S) WILL BE SHOWN ELSEWHERE IN THE PLAN.
- ⑦ USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
- ⑧ INCLUDE LONGITUDINAL JOINT AND TIE BARS ALONG LANE EDGE WHEN CONCRETE PANEL WIDTH EXCEEDS THE MAXIMUM WIDTH PER TABLE BELOW. LONGITUDINAL JOINT(S) ARE NOT ALLOWED WITHIN TRAFFIC LANES AND BIKE LANES. LONGITUDINAL JOINT MAY BE SAWED.
- ⑨ CONCRETE CURB AND GUTTER 4-INCH SLOPED 30-INCH TYPE "R" AND "T" = 17 INCHES
CONCRETE CURB AND GUTTER 4-INCH SLOPED 36-INCH TYPE "R" AND "T" = 23 INCHES



REJECT CURB SECTION

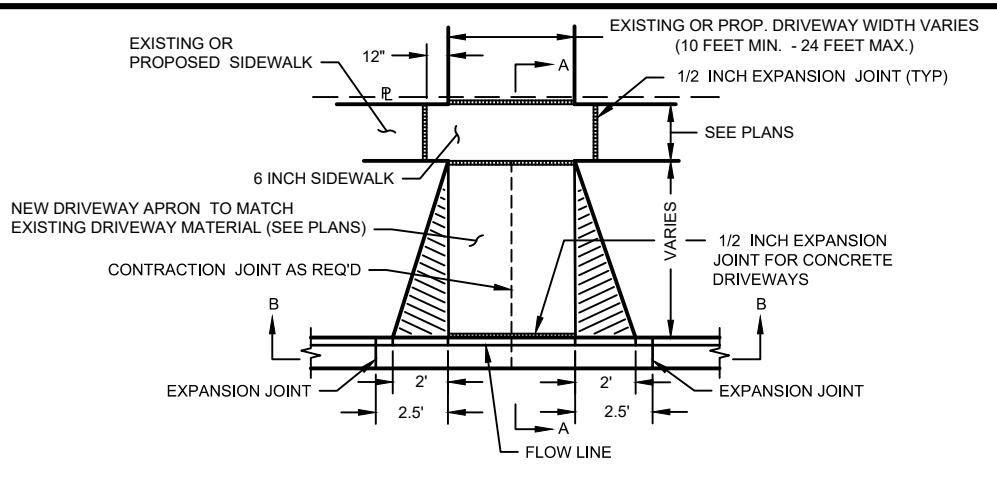


DRIVEWAY SECTION

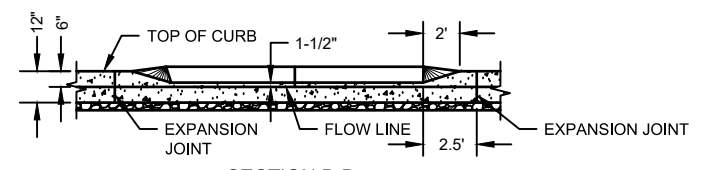


TYPE L CURB AND GUTTER DETAIL
NO SCALE

NOTE TO SPECIFIER: DELETE REINFORCEMENT IF NOT REQUIRED, OR VERIFY THAT REINFORCEMENT IS CALLED OUT IN PLANS/SPECS

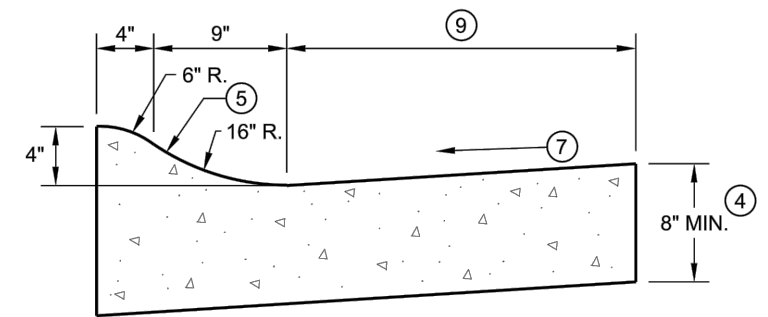


SECTION A-A



SECTION B-B

DRIVEWAY DETAIL
NO SCALE



4" SLOPED CURB TYPES R^① & T

30" CURB AND GUTTER TYPE R DETAIL
NOT TO SCALE

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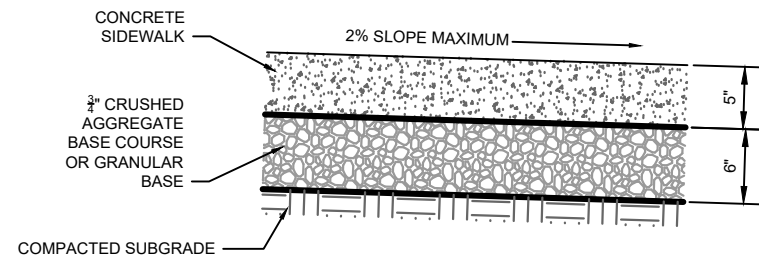


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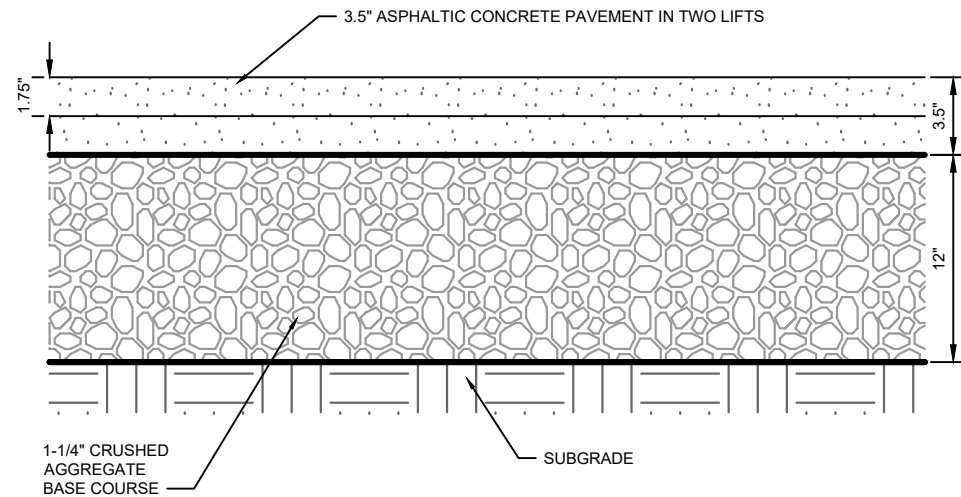
CONCRETE DETAILS

PROJECT NO.
09342007
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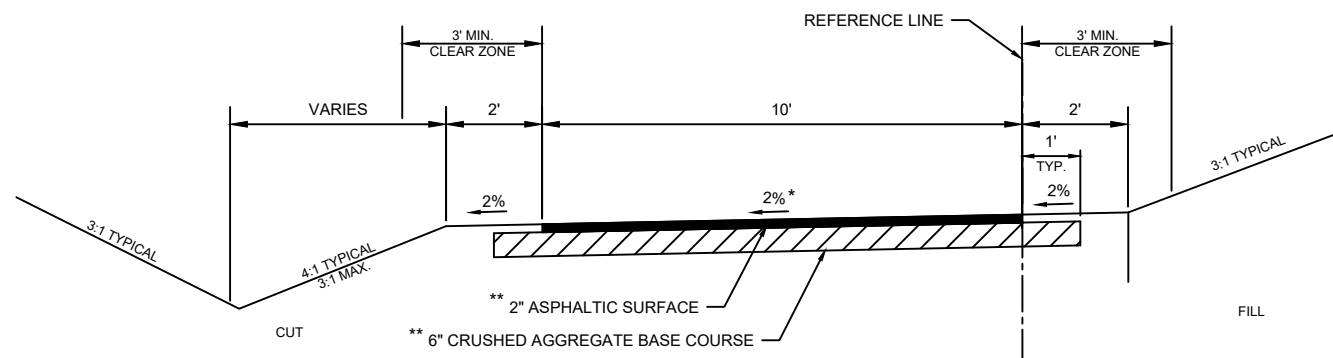
NOTE:
1. EXCAVATION BELOW SUBGRADE (EBS) MAY BE REQUIRED AND DETERMINED ON SITE UNDER ALL SITE PAVED SURFACES BEYOND THE PARKING LOT.

SIDEWALK CROSS SECTIONS
NTS



PARKING LOT AND ROADWAY ASPHALTIC PAVEMENT CROSS SECTION
NTS

NO CROWN ROADWAY TYPICAL SECTION
NTS



NOTES:
DITCH LOCATION BY ENGINEER IN THE FIELD
* CROSS SLOPE MAY BE EITHER DIRECTION
** DRIVEWAY CROSSING LOCATIONS SHALL HAVE THE FOLLOWING TYPICAL SECTION:
12-INCHES CRUSHED AGGREGATE BASE COURSE
4-INCHES ASPHALTIC SURFACE
-2-INCH BINDER LAYER
-2-INCH SURFACE LAYER

MUP TYPICAL SECTION
NTS

2 LANE CROWN ROADWAY TYPICAL SECTION
NTS

2 PARKING LANE ROADWAY TYPICAL SECTION
NTS

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	TAP				
	DESIGNED BY:	Init			
	CHECKED BY:	Init			

PRELIMINARY

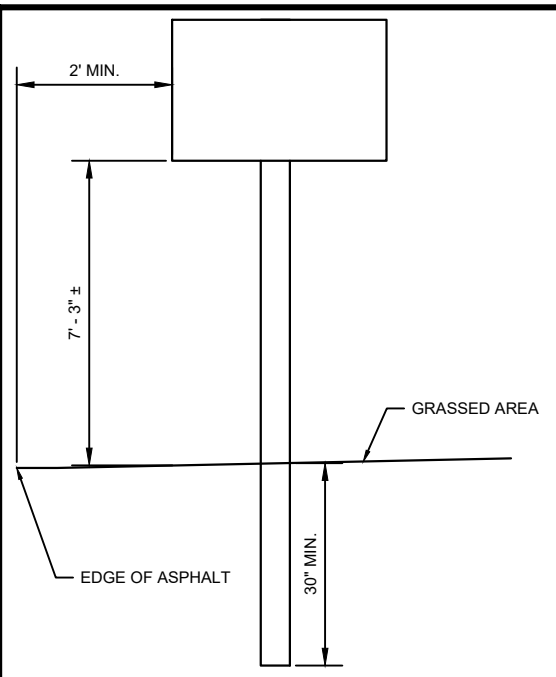


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CITY OF EVANSVILLE
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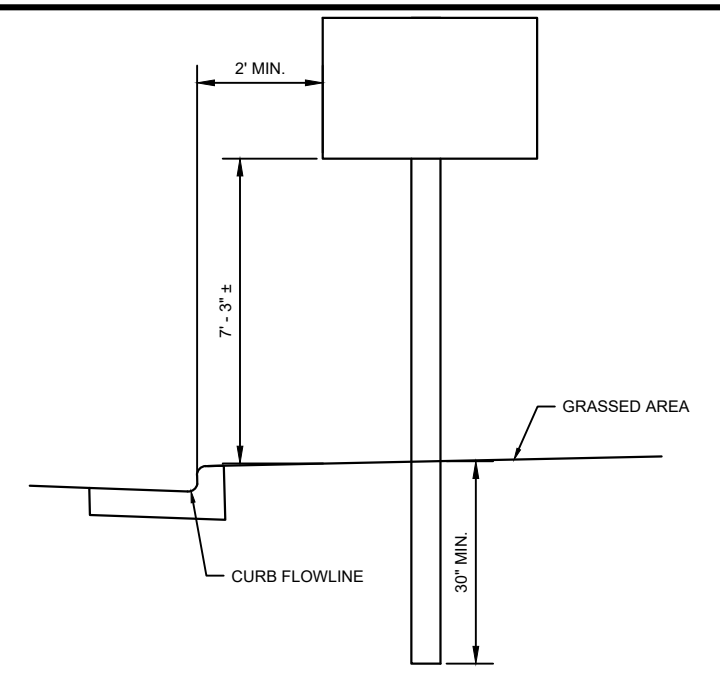
STREET DETAILS

PROJECT NO.
09342007
SHEET
C507



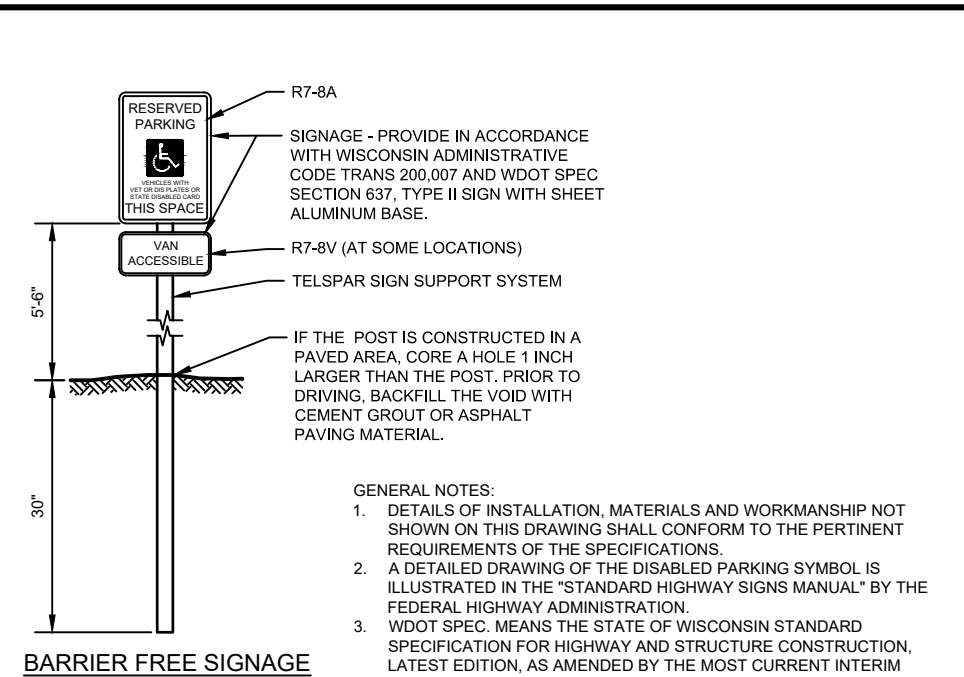
- NOTES:**
- HEIGHT TOLERANCE (±) EQUALS 3"
 - SIGN POSTS AND SLEEVES SHALL BE TELSPAR SIGN SUPPORT SYSTEM.
 - ADJUST SUPPORTS AS NECESSARY FOR COMBINED SIGNS.
 - IF SIGN IS LOCATED IN PAVEMENT, PAVEMENT MUST GO UP TO SIGN POST. FELT MAY BE USED TO PROTECT SIGN.

SIGN INSTALLATION DETAIL
NTS



- NOTES:**
- HEIGHT TOLERANCE (±) EQUALS 3"
 - SIGN POSTS AND SLEEVES SHALL BE TELSPAR SIGN SUPPORT SYSTEM.
 - ADJUST SUPPORTS AS NECESSARY FOR COMBINED SIGNS.
 - IF SIGN IS LOCATED IN PAVEMENT, PAVEMENT MUST GO UP TO SIGN POST. FELT MAY BE USED TO PROTECT SIGN.

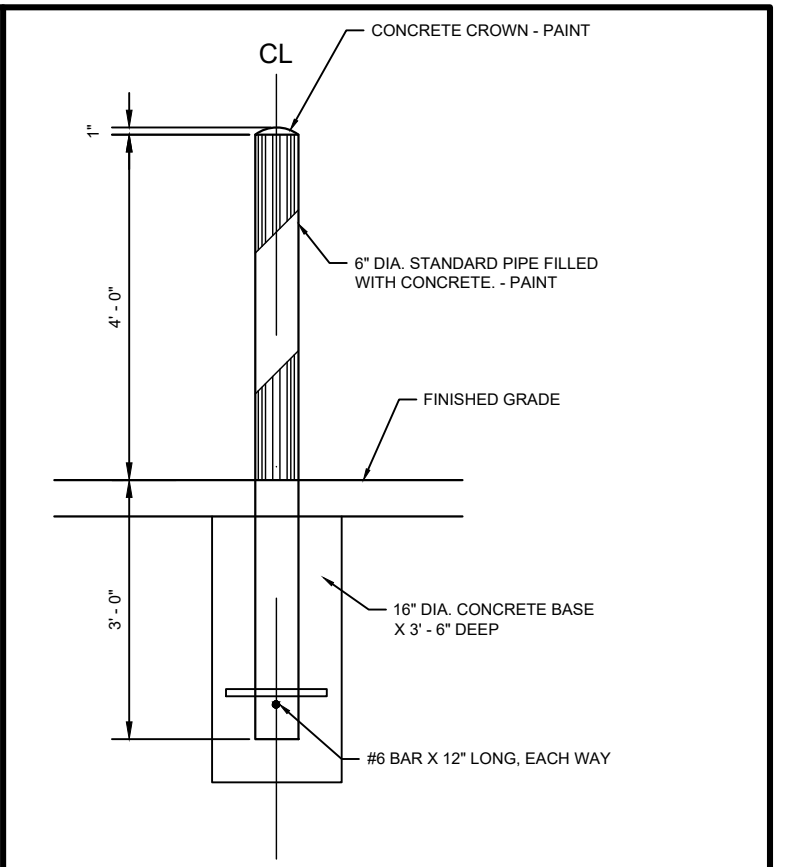
SIGN INSTALLATION NEAR CURB DETAIL
NTS



BARRIER FREE SIGNAGE

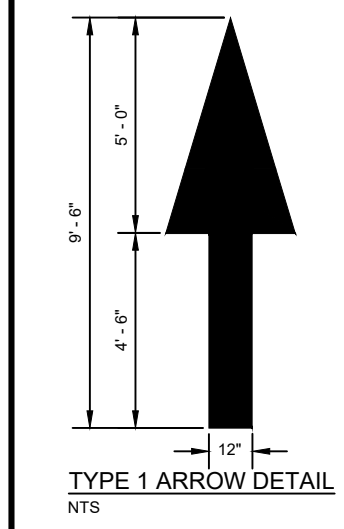
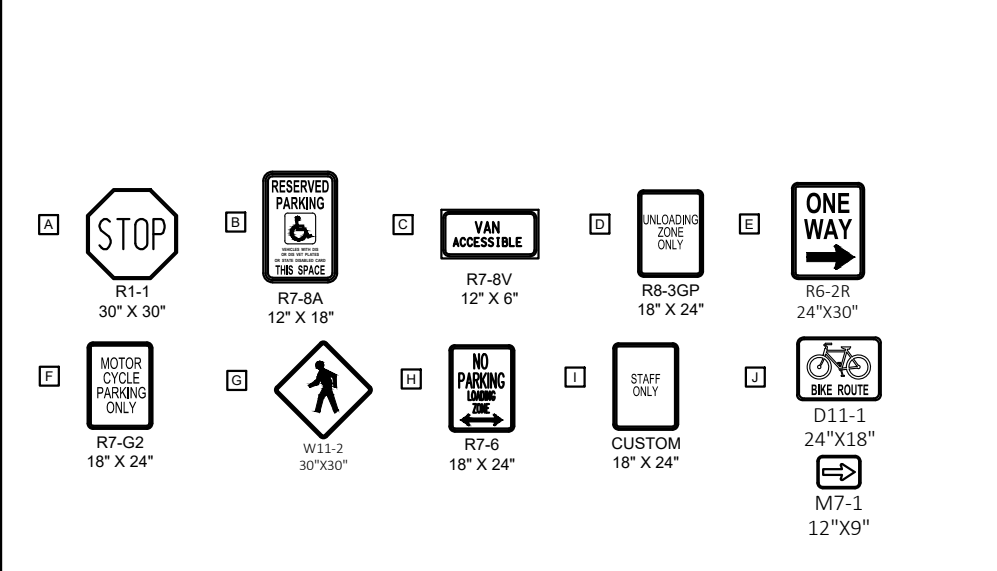
- GENERAL NOTES:**
- DETAILS OF INSTALLATION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
 - A DETAILED DRAWING OF THE DISABLED PARKING SYMBOL IS ILLUSTRATED IN THE "STANDARD HIGHWAY SIGNS MANUAL" BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - WDOT SPEC. MEANS THE STATE OF WISCONSIN STANDARD SPECIFICATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AS AMENDED BY THE MOST CURRENT INTERIM SUPPLEMENTAL SPECIFICATION.
 - PROVIDE DISABLED PARKING STALLS AT LOCATIONS SHOWN ON THE DRAWINGS. STALL AND ACCESS ISLE DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL UNLESS INDICATED OTHERWISE ON THE DRAWING.
 - PROVIDE A DISABLED SYMBOL AND BARRIER FREE SIGNAGE FOR EACH STALL SHOWN ON THE DRAWING.
 - PROVIDE WHEEL STOPS WHEN SHOWN ON THE DRAWINGS.
 - THE MAXIMUM SURFACE SLOPE, ACROSS STALLS OR ACCESSIBLE ROUTES, IN ANY DIRECTION, SHALL BE 2%.

SIGN DETAIL
NTS

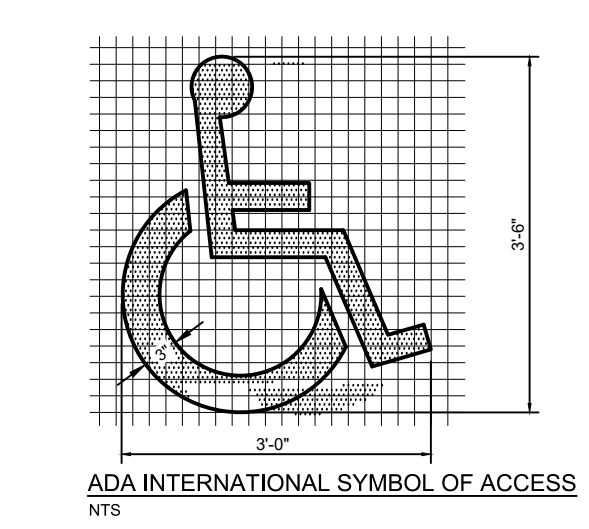


TYPICAL GUARD POST DETAIL
NTS

- NOTES:**
- ALL SIGNS SHALL MEET THE MUTCD STANDARDS
 - DETECTABLE WARNING FIELDS IN 10' WIDE PATH SECTIONS SHALL BE 2' X 8'
 - DETECTABLE WARNING FIELDS IN A NORMAL CONCRETE SIDEWALK AREA 5' OR 6' WIDE SHALL BE 2' X 4'
 - ALL DETECTABLE WARNING FIELDS SHALL BE SET IN CONCRETE.
 - ALL NEW SIGNS SHALL BE MOUNTED ON TELSPAR SIGN SUPPORT SYSTEMS. SEE SPECIFICATIONS.



TYPE 1 ARROW DETAIL
NTS



ADA INTERNATIONAL SYMBOL OF ACCESS
NTS

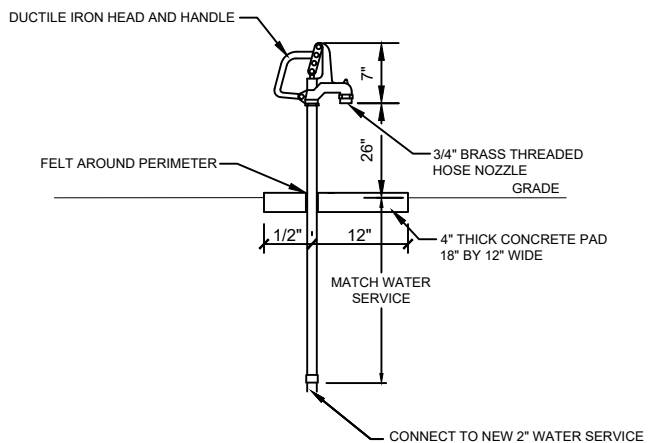
PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
3/30/2022 8:35 AM	TAP				
	DESIGNED BY: Init				
	CHECKED BY: Init				

PRELIMINARY



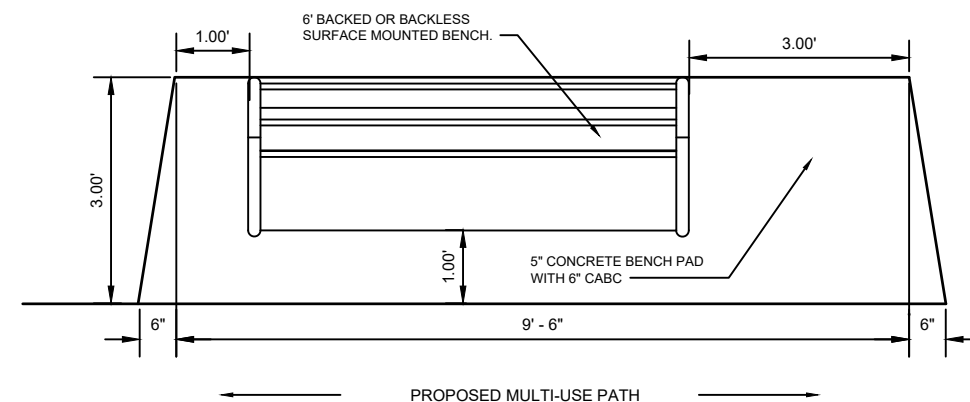
WEST SIDE PARK AND LAKE LEOTA PARK AND POOL DESIGN
CITY OF EVANSVILLE
ROCK COUNTY, WISCONSIN

SIGN DETAILS	PROJECT NO: 09342007
	SHEET: C508



- NOTES:
1. YARD HYDRANT SHALL BE WOODFORD FREEZELESS YARD HYDRANT MODEL R34 OR EQUAL.
 2. YARD HYDRANT SHALL HAVE A TAMPERPROOF LOCK WHICH CAN BE PADLOCKED IN THE CLOSED POSITION.
 3. OWNER TO CONFIRM ORIENTATION PRIOR TO INSTALLATION.

YARD HYDRANT DETAIL
NO SCALE

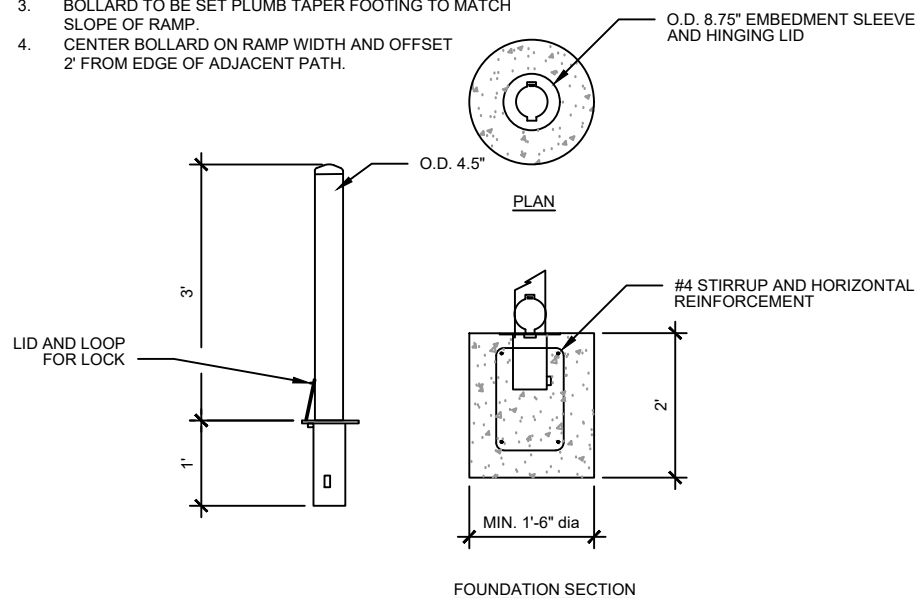


TYPICAL BENCH PAD DETAIL
NTS

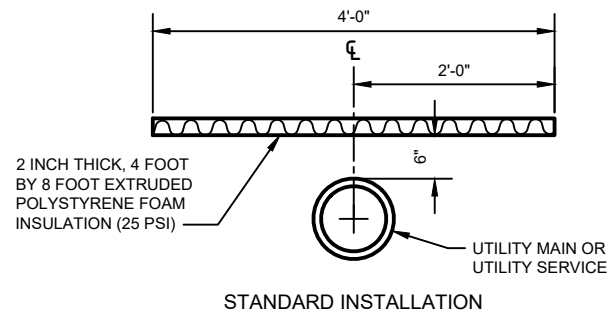
TYPICAL BENCH PAD DETAIL
NTS

NOTES:

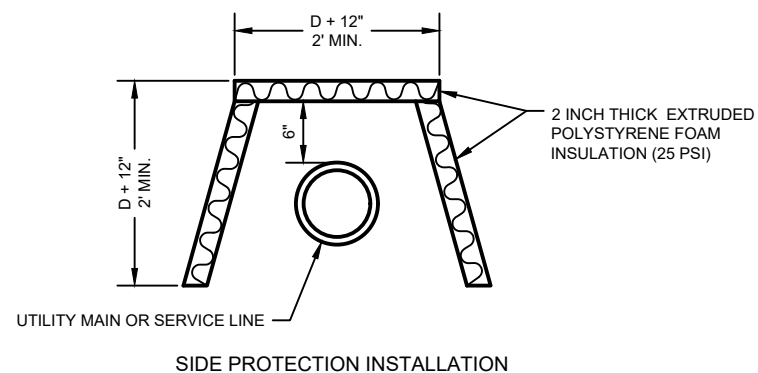
1. BOLLARD SHALL 'POST GUARD 4\"/>



REMOVABLE BOLLARD DETAIL
NTS



STANDARD INSTALLATION



SIDE PROTECTION INSTALLATION

- GENERAL NOTES:
1. THE SIDE PROTECTION INSTALLATION SHALL BE USED WHERE FROST WILL PENETRATE BELOW THE PIPE INVERT.

PIPE INSULATION DETAIL
NO SCALE

PROJECT DATE:	DRAWN BY: TAP	NO.	DATE	REVISION	BY:
	DESIGNED BY: Init				
	CHECKED BY: Init				

PRELIMINARY

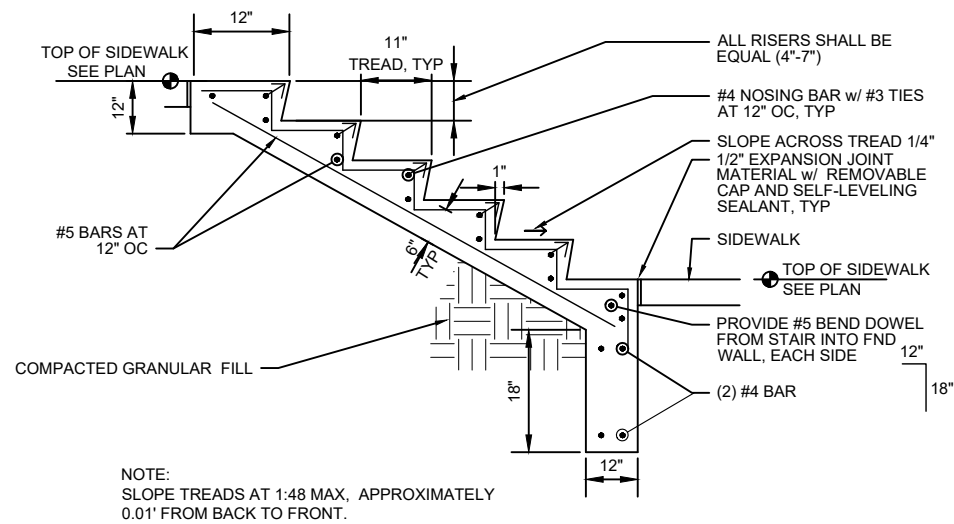


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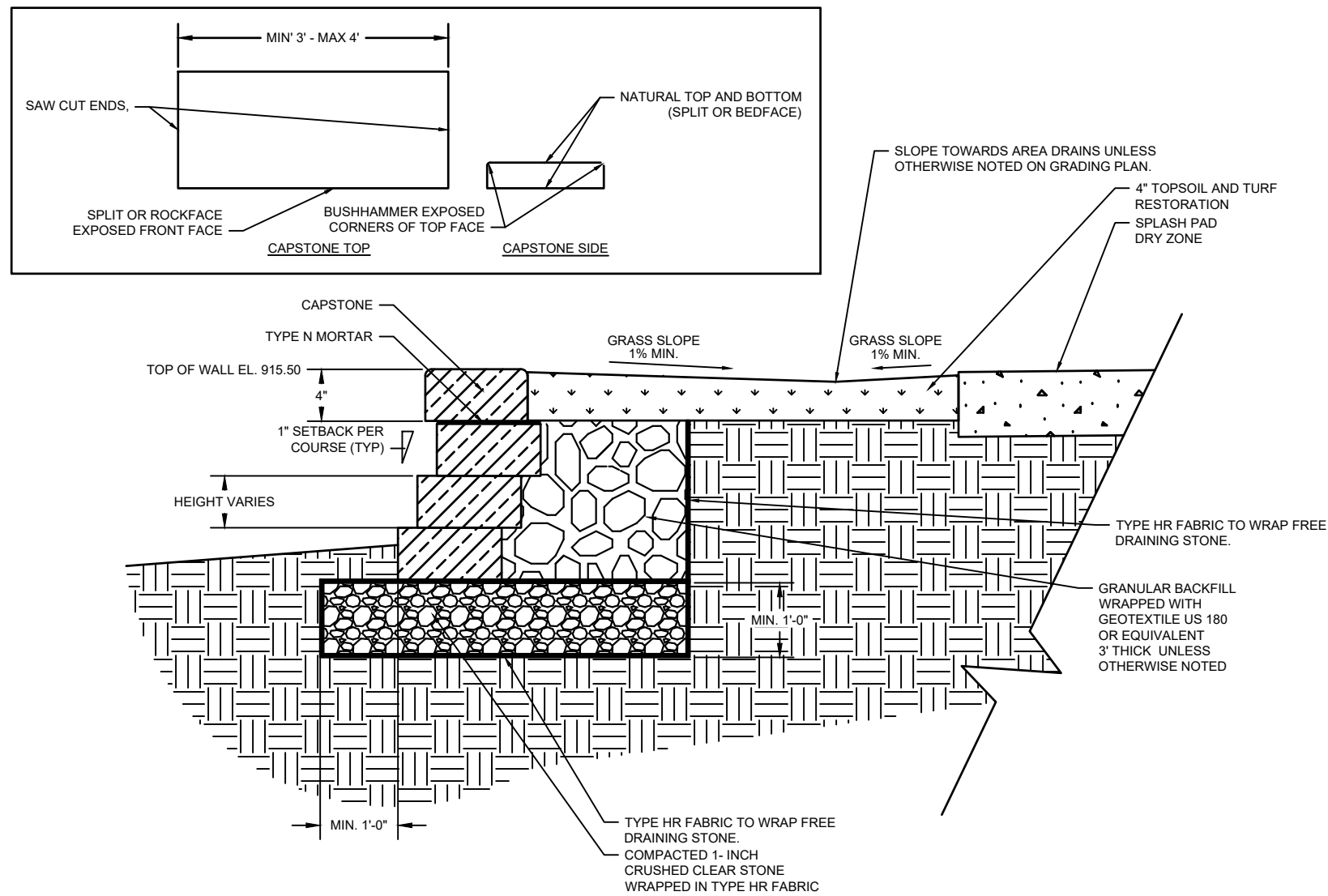
CONCRETE DETAILS

PROJECT NO.
09342007
SHEET
C509



NOTE:
SLOPE TREADS AT 1:48 MAX, APPROXIMATELY
0.01' FROM BACK TO FRONT.

1 TYPICAL CONCRETE STAIR DETAIL
C521 NTS



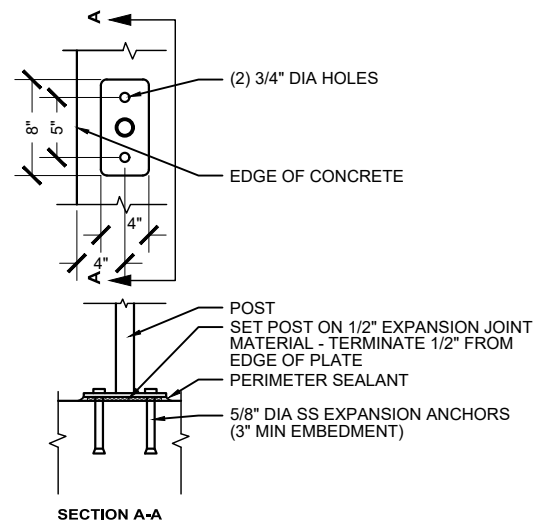
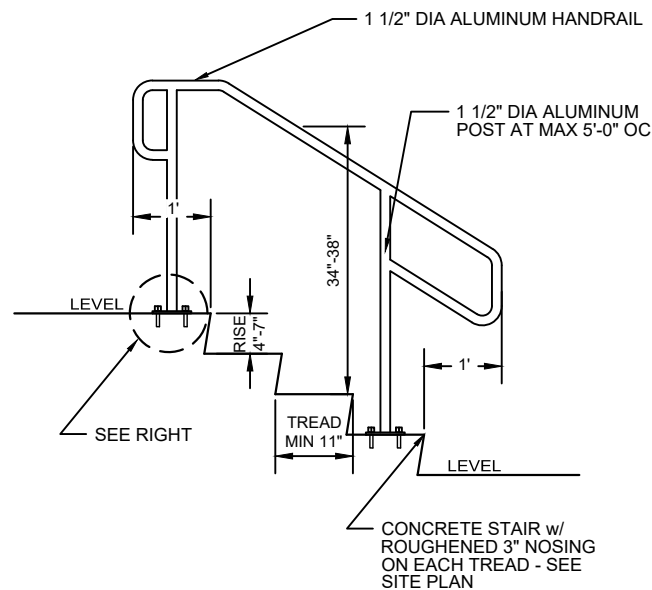
3 TYP STONE WALL DETAIL
C521 NTS

NOTES:

1. WALL STONE TO BE SET IN LEVEL COURSES WITH HEIGHTS OF 4-INCHES TO 12-INCHES, DEPTH MAY VARY 24-INCH MIN. DEPTH. SECURELY SEAT BASE COURSE BELOW GRADE AND HALF OF THE DEPTH OF THE FIRST COURSE OF WALL STONE. FIRST COURSE OF WALL STONE AT BASE SHALL BE A MINIMUM OF 30-INCHES IN DEPTH. SECOND COURSE OF WALL STONE SHALL BE A MINIMUM OF 24-INCHES IN DEPTH. WALL STONES ARE TO BE COMPRISED OF LARGE STONE WITH A MINIMUM OF 6 ANGULAR FACES, WITH THE BEST FACE FACING OUTWARD.
2. STONES SHALL BE PLACED SECURELY WITH THE STONES AROUND IT.
3. STAGGER VERTICAL JOINTS IN A WAY THAT WILL STRENGTHEN THE WALL AND PLACE A SINGLE FULL DEPTH STONE FOR STABILITY.
4. FILL SPACES BETWEEN STONE WITH SMALLER STONES TO FILL ANY REMAINING VOIDS.
5. WALL TO BE CONSTRUCTED BY STONE WITH A MINIMUM SETBACK OF 1" FOR EACH COURSE OF WALL SECTION.
6. THE CAPSTONE SHALL CONSIST OF A SINGLE STONE WITH A DEPTH A DEPTH OF 1-FOOT 0-INCHES, SECURED IN PLACE WITH A TYPE N MORTAR.
7. CLAY TO BE USED SHALL BE AT A MINIMUM OF 50% FINES (200 SIEVE) OR MORE, AN LIQUID LIMIT OF 16 OR GREATER AND AND PI OF 7, WITH A MINIMUM THICKNESS OF 18-INCHES.
8. * GRANULAR BACKFILL BEHIND WALL TO BE 3-FOET THICK EXCEPT WHERE STRUCTURES AND OBSTRUCTIONS MAY BE PRESENT, BACKFILL IN THESE AREAS MAY BE REDUCED TO 1'-6" FOR A MAXIMUM LENGTH OF 30 FEET.



EXISTING WALL



POST MOUNTING DETAIL

2 TYPICAL STAIR RAILING DETAIL
C521 NTS

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	TAP				
	DESIGNED BY:	Init			
	CHECKED BY:	Init			

PRELIMINARY



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CITY OF EVANSVILLE
ROCK COUNTY, WISCONSIN

STAIR AND WALL DETAILS

PROJECT NO.
09342007
SHEET
C521

**SITE PLAN APPLICATION – STAFF REPORT****Application:** SP-2022-0067**Applicant:** Creekside Place**Parcel:** 6-17-148**Location:** 102 Maple Street**April 3, 2022**

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263*Figure 1 Location Map*

Description of request: The applicant is seeking approval to install outdoor concrete patio spaces and improve and outbuilding in order to expand outdoor seating/dining space at its 102 Maple Street location. This parcel, 6-27-148, is zoned I-1 Light Industrial. This will enable the non-profit organization to more easily host community events, wedding receptions, fundraisers, and other revenue-generating events. Hours of use will depend on the event, but will generally not start before 8:00 AM or go past 10:00 PM. The applicant already has a City-issued alcohol license that allows it to serve alcoholic beverages in the parking lot, side lawn, and behind the building.

Staff Analysis of Request: It may seem that this application is lacking in a number of details, and that is mainly due to staff insistence that the applicant submit their site plans less than a week before the 4/4 Plan Commission meeting. City staff were made aware on 3/28 that the applicant was installing a water line to the outbuilding and was moving forward with plans to

improve the yard areas. The City was aware that Creekside Place was looking to improve its yard area, but was expecting them to submit a site plan prior to construction. As a result, this analysis includes a number of follow-up questions that likely will not be resolved this evening. My initial recommended motion is for approval, but I am anticipating that commissioners will have a number of questions and are likely to add to the conditions I have already identified.

Creekside Place already hosts the events that would benefit from the proposed improvements. In that sense, there is no real change in use on the site. In making the improvements, however, it stands to reason that the increased capacity and expanded offerings on site may generate traffic, noise, and potential nuisance in excess of its current uses, particularly on neighboring residential properties.

Plan Commission findings: Section 130-104(3) of the Municipal Code, includes criteria for evaluating the appropriateness of a new or changing land use.

1. **Consistency of the use with the comprehensive plan.** The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.

Staff Comment: The City has goals of enhancing the cultural resources for residents as well as improving the Allen Creek corridor as an asset rather than an impediment. Creekside Place serves an important role as a community gathering place, and the City recognizes this site plan as a way for them to expand and utilize their space.

2. **Consistency with the City's zoning code, or any other plan, program, or ordinance.** The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.

Staff comment:

Current zoning: The parcel is currently zoned I-1 Light Industrial. As a result, Creekside Place has a current CUP to act as a community/senior center. (That record of decision and CUP application from 2010 is attached to this staff report.) While the senior center itself is not running a meal service out of its kitchen, it does allow others to use its licensed, commercial kitchen for food products that are then sold. Sometimes that sale happens on site as part of a community event. This raised questions among City staff as to the appropriateness of that zoning district for a community center, and wondered if encouraging the applicant to rezone to a more appropriate district would enable the applicant to expand its offerings without having to navigate a difficult zoning situation. It is surprising that the City did not suggest rezoning in 2010, when the site was redeveloped.

Outdoor Commercial Food and Beverage Service: Per Section 130-538 of the Municipal Code outdoor commercial food service areas are conditional uses, and are not permitted in the I-1 district. The existing CUP does not include outdoor commercial food and beverage service as an allowed use on the site. Given that recent changes to the Municipal Code allow for Creekside Place (and other privately-owned spaces) to host food trucks at city-sponsored community gatherings, this puts the proposed outdoor space in a grey area, and I do ask the Plan Commission to weigh in on the matter.

Alcohol Licensing and Site Standards: Creekside Place already possesses a City-issued alcohol license. This issue is a broader one for City staff to consider when we

issue alcohol licenses. Per the code, outdoor commercial food and beverage service areas adjacent to residentially zoned property may not operate after 9:30 PM and must be screened or buffered from view. In talking with the City clerks, right now we as a City are not checking to alcohol license applications against zoning standards that may be on the property.

- 3. Effect on nearby property.** The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.

Staff Comment: No landscape, lighting, or erosion control/grading plan was submitted along with this proposal. The site plan submitted indicates significant additions of concrete in the yard area. Given that this site previously was in the floodplain, it would be good to show a drainage pattern that directs water from the concrete areas to the existing swale. No outdoor lighting is shown on the current site plan. I suspect there may be some planned, and I want to ensure it does not negatively affect the neighboring residential properties.

- 4. Appropriateness of use.** The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Staff Comment: Creekside Place currently hosts several community events on site. The proposed site plan would allow it to expand its offerings to an outdoor space. The proposed uses remain consistent with the current land use.

- 5. Utilities and public services.** The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.

Staff Comment: The property is currently served by public utilities

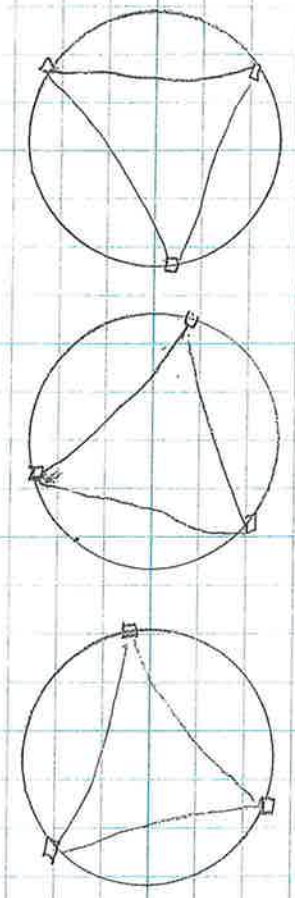
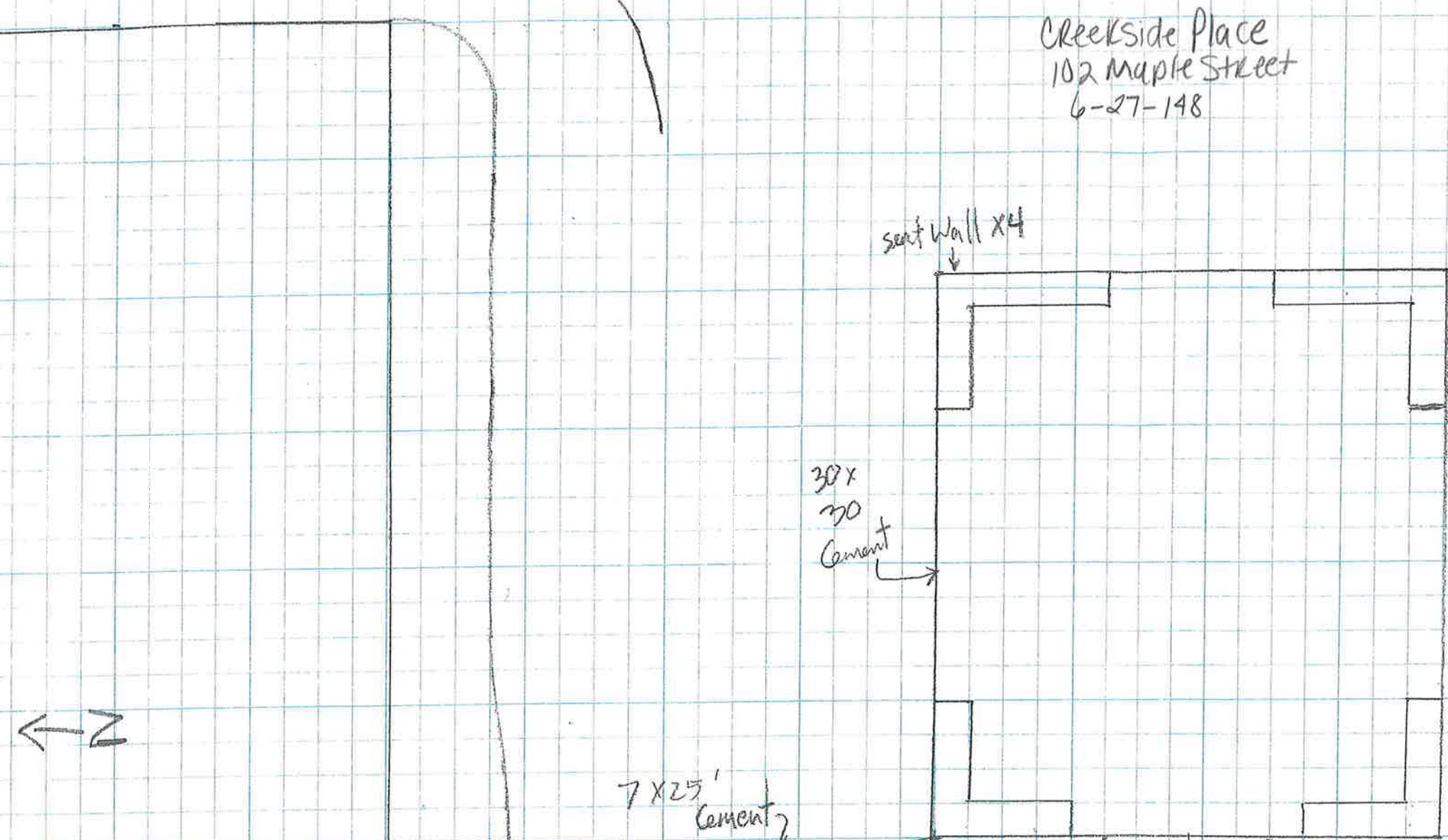
Required Plan Commission conclusion: Section 130-104(3)(f) of the Municipal Code requires the Plan Commission to determine whether the potential public benefits of the site plan do or do not outweigh any and all potential adverse impacts. The proposed motion below states that benefits do in fact outweigh any and all potential adverse impacts. The commission can also choose to delay final approval until next month, subject to the applicant addressing the concerns that may come up at the 4/4 meeting.

Staff recommended motion: *The Plan Commission approves the site plan application to expand an outdoor seating/dining area at Creekside Place per section 130-104 on parcel 6-27-148, and that the proposed use is consistent with the required standards and criteria of the Zoning Ordinance, and that the benefits in fact outweigh any and all potential adverse impacts, subject to the following conditions:*

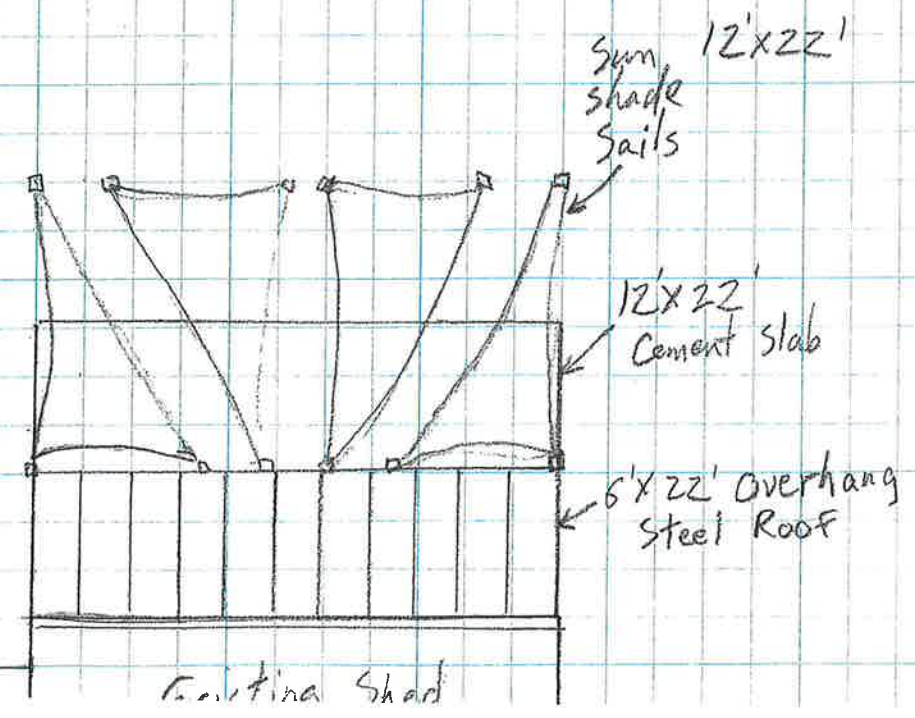
1. *Applicant submits basic grading, landscaping, and lighting plans for review by City staff.*
2. *All exterior lighting is dark sky compliant.*
3. *Site is adequately buffered from view from adjacent residential parcels.*
4. *Applicant works with City to address ongoing zoning concerns with regard to outdoor commercial food and beverage service.*

5. *Final construction drawings approved by City.*
6. *Elevations and materials for trash enclosure, if altered, approved by City staff or Plan commission.*

Creekside Place
102 Maple Street
6-27-148



10-12' Circle
Brick Patio
w/ sun sail
shade



**RECORD OF DECISION
CONDITIONAL USE PERMIT
CREEKSIDE PLACE**

1. **Date of Plan Commission Action:** October 4, 2010
2. **Description of the Property:** Creekside Place Senior / Community Center
3. **Parcel Number:** 6-27-148 6-27-497, 6-27-633
4. **Action of the Plan Commission:**

The Plan Commission approved the Conditional Use Permit for Creekside Place subject to the following conditions:

- a. Approval of a Certified Survey Map (CSM) for combining the three existing parcels into a single development parcel.
 - b. Issuance of a Floodplain Permit by the Zoning Administrator.
 - c. Approval of final revisions to Stormwater Management Plan and Erosion Control Plan by the City Engineer, as described in the attached memo from the City Engineer dated September 28, 2010.
 - d. Implementation of a Maintenance Agreement for the stormwater swale, as described in the in attached memo from the City Engineer dated September 28, 2010.
 - e. Receipt of a discharge permit and any other required permits from WDNR.
5. **Building Permits.** Building permit shall not be issued until the permitting conditions listed above have been met. The applicant may apply for a demolition and grading permit to begin site work prior to meeting all of the above conditions.
 6. **Approval period:** This CUP shall be implemented within 365 days from the date of Plan Commission action. If the CUP is not implemented 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 Zoning Administrator.
 7. **Change of Ownership:** This approval runs with the land and shall be transferred to subsequent property owners.
 8. **Authorization:** The foregoing Conditional Use Permit was duly approved by a majority vote of the members of the Plan Commission of the City of Evansville, Wisconsin at a meeting held on October 4, 2010.

APPROVED:



John Stockham, Acting Zoning Administrator

10-6-2010
Date

CONDITIONAL USE APPLICATION

Evansville, Wisconsin

Version: September 14, 2005

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 City Planner who will ensure it is complete. If you have any questions, don't hesitate to contact the City Planner at 608-882-2266. You may download this file as a Microsoft Word file off of the City's website at www.ci.evansville.wi.gov.

- Office Use Only -

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

1. Applicant information

Applicant name	Creekside Place
Street address	320 Fair Street
City	Evansville
State and zip code	WI 53563
Daytime telephone number	608-490-0760
Fax number, if any	_____
E-mail, if any	dave@creeksideplace.org

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	Dave VanDerHaegen	Dean Schulz	
Company	Creekside Place	Excel Engineering, Inc.	
Street address	320 Fair Street	100 Camelot Drive	
City	Evansville	Fond du Lac	
State and zip code	WI, 53536	WI, 54935	
Daytime telephone number	608-490-0760	920-926-9800	
Fax number, if any		920-926-9801	
E-mail, if any	dave@creeksideplace.org	dean.s@excelengineer.com	

3. Subject property information

Street address	102 Maple Street	
Parcel number	6 - 27 - 148, 497, 633	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	I-1 Note: The zoning districts are listed below. Agricultural Districts A-1 A-2 A-3 Residential Districts RR LL-R12 LL-R12A LL-R12B LL-R12C LL-R15 LL-R15A LL-R15B LL-R15C R-1 R-1A R-1B R-1C R-2 R-3 Business Districts B-1 B-2 B-3 B-4 Planned Office District O-1 Industrial Districts I-1 I-2 I-3	
Describe the current use	Vacant - Old CO-OP	

CONDITIONAL USE APPLICATION

Evansville, Wisconsin

Version: September 14, 2005

4. Proposed use. Describe the proposed use.

Proposed use is a community center/senior center. It is intended to be used by all ages and groups of Evansville. To be inclusive of small civic groups of 2-3 people to large gatherings of up to 300 people.

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

Due to multi-function uses of this facility, we anticipate the operation hours to be between 6AM and 12AM. The morning activities are anticipated for civil and senior groups and the late evening groups are anticipated to be such things as weddings and other celebrations. This facility is anticipated to be used by all groups of Evansville.

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.

Although this area is adjacent to a residential area, we have provided a landscape screen/buffer to reduce noise from the traffic, both vehicle and pedestrians.

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.

This proposed project is located near the downtown area with additional off street and on street parking in the adjacent areas. The addition use and traffic is in keeping with downtown uses.

CONDITIONAL USE APPLICATION

Evansville, Wisconsin

Version: September 14, 2005

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

This facility is intended to help bolster community growth and be an asset to Evansville for generations to come.

9. **Site plan.** Attach one copy of a site plan (11" x 17") to each application. In addition, the city planner may require one copy that is 24" x 36". A checklist of items that must be shown on the site plan is included at the end of this application.

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

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.



8/31/10

Applicant Signature

Date

Governing Regulations

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

FINAL LAND DIVIDER'S AGREEMENT – WESTFIELD MEADOWS FIRST ADDITION

This Agreement made this ____ day of _____, 2022, between Grove Partners LLC and Evansville Development Group hereinafter collectively called the “Developer,” and the City of Evansville, a municipal corporation of the State of Wisconsin, located in Rock County, hereinafter called the “City.”

WHEREAS, Developer owns approximately 7.24 acres of land in the City of Evansville that is legally described in Appendix A;

WHEREAS, the above-described land is presently zoned R-3, R-2, B-1;

WHEREAS, Developer desires to subdivide and develop the above-described land for residential purposes to be known as Westfield Meadows First Addition, hereinafter called the “Subdivision”, which will be zoned R-1, R-2, R-3, and B-1;

WHEREAS, on October 5, 2021, the City’s Plan Commission recommended to the City’s Common Council approval of a preliminary and final plat for the Subdivision subject to certain conditions, and on October 12, 2021, the Common Council approved a preliminary and final plat for the Subdivision subject to certain conditions;

WHEREAS, the Plan Commission and the City-Common Council have reviewed this final land divider’s Agreement for the Subdivision;

WHEREAS, the parties believe it to be in their mutual best interest to enter a written development agreement, hereinafter called the “Agreement,” which sets forth the terms of understanding concerning said Subdivision.

NOW, THEREFORE, in consideration of the recitals, the terms and conditions contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I. Land; General Conditions

- A. Easements. Developer hereby grants a temporary easement over all areas not platted as public to the City for access and inspection during construction of the Public Improvements described in Article III.
- B. Park and Recreation Land Dedication. The Developer’s obligations for the dedication of parkland have been satisfied by previous dedications by the Westfield Meadows Plat.
- C. Survey Monuments. Developer shall properly place and install all survey or other monuments required by statute or ordinance prior to any particular phase being accepted. Internal survey monuments shall be installed after the Public Improvements described in Article III are completed.
- D. Deed Restrictions. Developer shall execute and record deed restrictions and this agreement in a form as will be separately approved by the City prior to the sale of any lots in the subdivision. Such restrictions shall include, but are not limited to, covenants as follows: that there shall be no further division or subdivision of lots unless in accordance with City ordinances; that there shall be no residential development on outlots without the consent of

the City and that this final land divider's Agreement has been entered into between Developer and the City, a copy of which is on file in the City Clerk's office.

- E. Advertising Signs. Developer agrees that any temporary signs placed anywhere in the Subdivision to advertise the Subdivision shall comply with Article X of Chapter 130 of the Evansville Municipal Code.
- F. Construction Trailers. Small construction trailers may be located at the Subdivision on a temporary basis during the construction of the improvements described in Article III of this Agreement.
- G. Grading, Erosion and Silt Control.
 - 1. Developer agrees to submit a plan for the maintenance and disposition of on-site topsoil.
 - 2. Prior to commencing site grading, Developer shall submit for approval by the City Engineer a grading plan. The plan shall provide sufficient control of the site to prevent siltation downstream from the site. Developer shall provide to the City written certification from the Developer's engineer that the plan, in its execution, shall meet all federal, state, county and local regulations, guidelines, specifications, laws and ordinances, including provision for notification of land disturbance to the State of Wisconsin Department of Natural Resources.
 - 3. Developer shall cause all grading, excavation, open cuts, and site slopes and other land surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation, sedimentation and washing are prevented in accordance with the plans and specifications on file with the City Clerk's office.
 - 4. Developer shall immediately place effective erosion control procedures along downslope areas and along side slope areas as required to prevent or reduce erosion where erosion during construction will result in a loss of soil to waters of the state, public sewer inlets or off-site. During the period of construction at a site, all erosion control procedures necessary to meet the performance standards of Wisconsin Administrative Code, Commerce, Section 21.125, shall be properly implemented, installed and maintained by Developer, building permit applicants, and the subsequent landowners. If erosion occurs after building construction activities have ceased, some or all of the erosion control procedures shall be maintained by Developer until the site has been stabilized.
 - 5. Developer shall restore all disturbed areas and re-grade any areas not allowing the flow of surface water as specified in the grading plan.
- H. Applicability. The requirements of this Article I apply to the construction and installation of sanitary sewers, water mains, public streets (including signage), private streets, electrical systems, landscaping and storm water management facilities and shall remain in effect until the acceptance, by resolution adopted by the Common Council, of all Public Improvements required by this Agreement.
- I. Development Type and Density. Developer intends to construct or cause the construction of Single Family, Duplex, and Multi-Family with commercial/retail provisions, as prescribed in the City's Comprehensive Plan and municipal codes.

ARTICLE II. Phases and Development.

- A. Construction of Public Improvements. Developer shall complete installation of the Public Improvements described in Article III in a single phase, ~~if the Developer notifies the city at least 30 days in advance and obtains approval of the same.~~ Developer shall install as part of a phase ~~or sub-phase~~ any Public Improvements which are not physically located within said phase or ~~sub-phase~~ but are necessary to serve the lots within it.
- B. Phases Identified. Phasing for the Subdivision shall be as a single phase
- C. Timing of Phases. Developer may begin the installation of the Public Improvements described in Article III for each phase of the Subdivision as follows:
 - 1. For Phase I, as soon as Developer has obtained all necessary approvals of the Plans and Specifications described in Article III and has filed with the City Clerk all required documents, including but not limited to the irrevocable letter of credit referenced in Article IV, Section C and construction drawings have been submitted and approved.
 - 2. All work north of the north edge of Porter Road right-of-way must be completed by August 1, 2022.

ARTICLE III. Public Improvements.

- A. Public Improvements. As used in this Agreement, the term “Public Improvements” shall mean the water distribution system, sanitary sewer system, public street; sidewalks, surface water drainage system, electrical system and street lights, landscaping, street signs and traffic control signs described in this Article III to be dedicated to the City under Article V.
- B. Plans and Specifications. Developer shall file with the City Clerk’s office, a complete set of the plans and specifications for the Public Improvements for the entire Subdivision, as approved by the City Engineer, hereinafter called “Plans and Specification.” Said Plans and Specifications are hereby made a part of this Agreement by reference and including those standard specifications as the City may have adopted at the time of construction.
- C. Method of Improvement. Developer agrees to engage contractors for all Public Improvements included in this Agreement who are qualified to perform the work and who shall be designated as qualified for such work by the City Engineer. The Developer shall have all such contractors execute an agreement as to liability/indemnity and insurance pursuant to the format set forth in Appendix B to this Agreement and file executed document with the city. Developer further agrees to use materials and make the various installations in accordance with the approved Plans and Specifications.
- D. Water Distribution System.
 - 1. Developer shall construct, install, furnish, and provide a complete system of water distribution including, but not limited to, piping, valves, fittings, fire hydrants, and throughout the entire Subdivision all in accordance with the Plans and Specifications and all applicable federal, state and local ordinances, specifications, regulations and guidelines for the construction of water systems in the City of Evansville and as approved by the City Engineer.
 - 2. Upon completion of each phase ~~or sub-phase~~, Developer shall pressure test, leakage test, and bacteria test according to City and State requirements the entire water distribution system, and repair any defects as determined by the City Engineer, prior to

acceptance by the City. The City shall be provided with a copy of these tests.

3. City shall issue no building permit for any lot until the portion of the water distribution system serving such lot has been accepted by the City.

E. Sanitary Sewer System.

1. Developer shall construct, furnish, install, and provide a complete sewerage system throughout the entire Subdivision all in accordance with the Plans and Specifications and all applicable federal, state and local ordinances, specifications, regulations and guidelines for the construction of sewerage systems in the City of Evansville and as approved by the City Engineer.
2. Upon completion of each phase ~~or sub phase~~, developer shall pressure test, leak test, and mandrel test according to City and State requirements the entire sanitary sewer system and repair any defects as determined by the City Engineer prior to acceptance by the City. Developer shall provide copies of all tests conducted to the City.
3. Upon completion of each phase ~~or sub phase~~, Developer shall clean all sanitary sewers, televise the sanitary sewer system, provide a copy of the televised video to the City and shall repair any defects as determined by the City Engineer prior to presenting the Public Improvements for acceptance by the City.
4. City shall issue no building permit for any lot until the sanitary sewer serving such lot has been accepted by the City.

F. Surface Water Drainage System.

1. Developer shall construct, install, furnish, and provide adequate facilities for storm and surface water drainage throughout the entire Subdivision. Improvements shall include, but not are limited to, piping, inlets, junction structures, and storm water appurtenances, storm and surface water drainage systems and to perform the grading plan all in accordance with the approved Plans and Specifications applicable federal and state regulations and local ordinances, regulations and guidelines.
2. Developer shall maintain roads free from mud and dirt from construction of the Subdivision. Any mud or dirt remaining after 48 hours of initial deposit, shall be cleaned and removed by the City, with all costs and penalties billed to developer.
3. City will issue no building permit for any lot until the finish grading of the entire phase, including that lot, has been accepted by the City. Finish grade shall be defined as spot elevations at lot corners, within six inches of final elevations. Topsoil installation to final elevation is required prior to occupancy permits being granted by the City.
4. City shall issue no occupancy permits for any lots in a phase until the storm water management features for that particular phase have been accepted by the City.
5. City shall retain the right to require Developer to install additional erosion control measures as needed in accordance with generally accepted engineering standards prior to acceptance by the City of the storm and surface water drainage improvements.
6. Upon completion of each phase ~~or sub phase~~, Developer shall clean all storm sewers and shall repair any defects as determined by the City Engineer prior to presenting the improvements for acceptance by the City.
7. Developer shall re-grade areas as directed by the City if developer or contractors who

grade individual lots do so in a way that interferes with the flow of surface water as specified in the grading plan.

8. Developer shall provide and guarantee the healthy establishment of vegetative cover planted within storm water basins, swales or green ways for a period of three (3) years from the date of the City's acceptance.
9. Developer agrees that the top of foundation and the minimum elevation in the lowest opening in the foundation for any future structure built on any Lot in the subdivision should be listed on the final approved construction plans. After approval by City, the developer shall record those elevation numbers with each lot. Proof of such recording shall be provided to the City by the Developer. After building permits are issued and at foundation and footing inspections, the Building Inspector shall be provided verification of the top of foundation and the elevation of the lowest opening in the foundation by a registered surveyor.

G. Public Streets.

1. Developer shall grade and surface all streets in the Subdivision in accordance with the plat of said subdivision and the Approved Plans and Specifications. All work shall be in accordance with all applicable local ordinances, specifications, regulations and guidelines for the construction of roads in the City of Evansville and as approved by the City Engineer.
2. Developer agrees to furnish to the City a copy of the plan showing the street grades in front of each lot and finished yard grade. This information shall be provided prior to the issuance of building permits.
3. Developer shall complete the streets by phase ~~or sub phase~~ through installation of road base, curbs and gutters. All streets shall be constructed to the furthest extents of the subdivision plat and shall present them for preliminary acceptance by the City.
4. Developer shall clearly identify streets, lots and addresses within the subdivision with temporary signage before building permits for lots in the subdivision are issued by the City.
5. Developer shall complete the first lift of asphalt on all the streets in a phase ~~or sub phase~~ no later than one (1) year after the initial commencement of construction of Public Improvements for the phase ~~or sub phase~~, unless extended by the Common Council.
6. Developer shall not construct driveway openings at locations already indicated for sidewalk ramps on the plans.
7. Developer shall complete the final lift of asphalt after at least one (1) winter season, but no later than two (2) years after the initial commencement of construction of Public Improvements for the phase ~~or sub phase~~, unless extended by the Common Council.
8. Developer shall maintain the streets in the Subdivision until accepted by the City.

H. Sidewalks.

1. Developer shall construct, furnish, install, and provide five-foot wide concrete sidewalks within the public rights-of-way on both sides (except as noted above) of all public streets at the same time as curb and gutter.

2. Developer shall remain responsible to construct, furnish, install, and provide sidewalks as specified in this Agreement even if Developer enters into agreements with lot purchasers obligating lot purchasers to install the sidewalks.
3. Sidewalks shall be installed in the development no later than August 1, 2022, or later if approved by the City.

I. Electrical System.

1. Developer shall request an estimate for the cost of installing the electrical system from the Water and Light Superintendent a phase ~~or sub phase~~ at least 90 days in advance of expected installation date.
2. Developer shall pay, in advance, to the Evansville municipal electric utility the amount of the utility's estimate of the cost of installing the electrical system in the Subdivision including, but not limited to, the bases for transformers, but not including the transformers themselves, within ten (10) days of receiving the estimate from the utility. ~~Installation will be done in sub-phases as close as practical to the sub-phases for the other Public Improvements.~~
3. In the event the utility's actual cost to install the electrical system is less than the estimate, the utility shall refund the difference to Developer.
4. In the event the utility's actual cost to install the electrical system is greater than the estimate, Developer shall pay the difference to the utility within thirty (30) days of billing.
5. City shall have the Evansville municipal electric utility install all street lighting in the subdivision. The Developer shall pay the municipal utility's cost thereof including, but not limited to, the cost of labor provided by utility employees to install such street lighting, within thirty (30) days of billing.

J. Landscaping.

1. Developer shall remove and lawfully dispose of all outbuildings, destroyed trees, bush, tree trunks, shrubs, and other natural growth and all left over construction materials, construction debris and rubbish from each phase ~~or sub phase~~ of the Subdivision after the completion of improvements in each phase ~~or sub phase~~. The Developer shall not bury any of the materials described in this paragraph in any portion of this Subdivision.
2. Developer shall require all purchasers of lots to plant the greater of A) two street trees, or B) one street tree per dwelling unit in the terrace. Trees shall be of a variety and caliper size approved by the City and planted no later than the fall or spring immediately following completion of the house on each lot. Developer shall plant any and all street trees required by this paragraph if any home purchasers of lots fail to do so in a timely fashion. The location of said planting shall be identified on construction drawings and approved by the City to assure that the plantings will not impact underground utilities.

K. Street Signs.

1. City shall purchase and install all street signs in the subdivision. The Developer shall reimburse the city's cost thereof including, but not limited to, the cost of labor provided by city employees to install street signs, within thirty (30) days of billing.

L. Traffic Control Signs.

1. City shall provide and apply pavement striping at each crosswalk within the Subdivision

and at intersections and approaches outside but near the Subdivision. The Developer shall reimburse the city's cost thereof including, but not limited to, the cost of labor provided by city employees to install pavement stripping, within thirty (30) days of billing.

2. Developer shall reimburse the City the cost of purchasing and installing all traffic control signs including, but not limited to, the cost of labor provided by City employees to install such signs, within thirty (30) days of billing.
- M. Correction of Defects. Developer shall correct defects due to faulty materials or workmanship in any Public Improvement which appear within a period of one (1) year from the date the letter of credit referenced in Article IV, Section C, is released, and shall pay for any damages to the City property resulting therefrom. The City may refuse to accept the Public Improvements unless and until they conform to generally accepted industry standards. This correction period does not affect or bar claims for negligence discovered at a later date. Wisconsin law on negligence shall govern negligent workmanship.
- N. Additional Improvements.
1. Developer agrees that if modifications to the Plans and Specifications including, but not limited to, additional drainage ways, sanitary sewers, water mains, erosion control measures and storm and surface water management facilities are necessary in the interest of public safety or are necessary for the implementation for the original intent of the Plans and Specifications, the City is authorized to order Developer, at Developer's sole expense, to implement the same, provided such order is made in writing to Developer not later than two (2) years after the City's acceptance of the Public Improvements installed by Developer in the final phase of the Subdivision. Such modifications are deemed necessary if needed to conform to generally accepted engineering standards or change in any regulation, law, or code.
 2. Developer shall identify the design and the location on private outlots or easements for USPS approved cluster mailbox facilities, and provide perpetual maintenance plans for said cluster mailbox facilities. No building permits shall be issued until USPS approval of mail delivery for the subdivision is submitted to the City. Costs to install and maintain mail delivery services to the subdivision are the responsibility of the Developer, and will not be the responsibility of the City.
 3. Developer shall agree to develop all lots in the subdivision with dwelling units or residential structures that contain the following on the front facade: A) front porches and B) garages no more than 55% of the front façade width in accordance with City ordinances at the time of building permit application.

ARTICLE IV. Obligation to Pay Costs.

- A. Reimbursement of Professional and Out-of-Pocket Expenses. Developer agrees to reimburse the City for any costs due to the use of professional staff, including, but not limited to, City Engineer, City Planner, on-site monitor, and City Attorney, in connection with this Agreement. Costs shall be based on invoices or actual out-of-pocket expenses incurred by the City with no overhead added by the City.
- B. Developer's Obligation to Pay Costs. Developer agrees that it is obligated to construct, furnish, install, and provide all public improvements in the Subdivision or necessary for the

Subdivision at its own expense or to pay the City's or municipal utility's costs of constructing, furnishing, installing, and providing such public improvements. If it is necessary to incur an additional cost not explicitly mentioned in this Agreement in order for Developer to be able to perform any obligation of the Developer under this Agreement, Developer agrees the Developer is obligated to pay such cost.

C. Irrevocable Letters of Credit.

1. For each phase ~~or sub phase~~, Developer shall file with the City Clerk (i) a letter describing the scope of the phase ~~or sub phase~~ that Developer intends to construct and (ii) an irrevocable letter of credit in favor of the City from a lending institution approved by the City in a form approved by the City in an amount sufficient, as determined by the City Engineer, to pay the costs the City would incur to complete all Public Improvements for the phase ~~or sub phase~~.
2. No construction of Public Improvements for a phase ~~or sub phase~~ shall begin until Developer has filed with the City Clerk an irrevocable letter of credit that meets the requirements of the preceding paragraph.
3. The City Engineer shall determine the amount of each irrevocable letter of credit based on the scope of the Public Improvements for the phase ~~or sub phase~~.
4. The irrevocable letter of credit for each phase ~~or sub phase~~ shall not expire until two (2) years from the date on which the irrevocable letter of credit is issued.
5. Developer shall provide an extension of the duration of such irrevocable letter of credit, upon demand by the City, if not all of the Public Improvements for the phase ~~or sub phase~~ have been completed and accepted prior to its expiration.
6. Such irrevocable letter of credit shall stand as security for the reimbursement of costs the city expends or may need to expend under this agreement for the completion of public improvements under this agreement and for the completion of Public Improvements for the phase ~~or sub phase~~ until the City accepts the Public Improvements for the phase ~~or sub phase~~ pursuant to Article V.
7. Any letter of credit called for under this agreement will provide that the lending institution providing the letter of credit shall pay to the City any draw upon demand, and upon its failure to do so, in whole or in part, the City shall be empowered in addition to its other remedies, without notice or hearing, to impose special assessments in the amount of said demand, or satisfaction cost, upon each and every lot in the subdivision payable in the next succeeding tax year.
8. The City, in its sole discretion, shall permit the amount of each letter of credit to be reduced by an amount reasonably proportionate to the cost of the Public Improvements that are paid for by Developer and accepted by the City, provided that the remaining letter of credit is sufficient to secure payment for any remaining Public Improvements required, through the issuance of a letter from the City Administrator to the lending institution that issued such letter of credit agreeing to such reduction.
9. The letter of credit amount shall include both 120% value of the phase currently under construction and 20% of the value of work that is within the 12-month warranty period following City acceptance.
10. The warranty period shall begin upon ~~City-Common~~ Council approval of a letter from the City Engineer recommending City acceptance of portions of the constructed public

infrastructure.

- D. City Costs. The City will be responsible for any development fees and costs applicable to City-owned land.

ARTICLE V. Dedication and Acceptance.

- A. Digital File of Final Plat. Developer shall furnish the City with a copy of the digital file of the drawing of the final plat, and the City may make any use it believes is appropriate of this file including, but not limited to, furnishing this file to the City Engineer and to Rock County to update digital parcel maps of the City.
- B. Statement of Costs. Within 60 days of City's request, the Developer shall furnish the City with a statement of the total costs of Public Improvements in each of the following categories: (1) streets (including signage) and sidewalks, (2) sanitary sewers and lift station, (3) water distribution system, (4) surface water drainage system, (5) electrical system, (6) landscaping, If requested to do so by the City, Developer shall furnish a statement of such information by each phase ~~or sub-phase~~. This information is required for the City's accounting records and reports to state agencies such as the Public Service Commission.
- C. City Responsibility. The City shall perform no repairs or maintenance on the Public Improvements until accepted by the City. Trash and garbage removal service and snow removal will be provided by the City for each phase ~~or sub-phase~~ upon the issuance of the first occupancy permit in each such phase ~~or sub-phase~~.
- D. Dedication. Developer shall, without charge to the City, upon completion by phases or sub-phases of all Public Improvements, unconditionally give, grant, convey and fully dedicate the same to the City, its successors an assigns, forever, free and clear of all encumbrances whatever, together with, all structures, mains, conduits, pipes, lines, equipment and appurtenances which may in any way be part of or pertain to such Public Improvements and together with any and all necessary easements for access thereto. After such dedication, the City shall have the right to connect or integrate other sewer or water facilities with those facilities provided hereunder as the City decides, with no payment or award to, or consent required of, Developer. Dedication by Developer shall not constitute acceptance of any improvements by the City; Developer shall be responsible for all maintenance of Public Improvements serving the phase ~~or sub-phase~~ until accepted by the City.
- E. Acceptance of Work.
 - 1. The City shall provide an onsite ~~resident-certified~~ inspector, at the developer's sole expense, to inspect the underground Public Improvements required by this Agreement as they are constructed and upon completion for compliance with local and state codes. The City may, at its discretion, may allow the Developer to provide a ~~resident-certified~~ inspector that will perform the same function. The ~~resident-certified~~ inspector shall certify to the City Engineer that all underground improvements have been properly installed. The City Engineer shall inspect the above ground Improvements, and if acceptable to the City Engineer, the City Engineer shall certify such underground and above ground Improvements as being in compliance with the standards and specifications of the City. Such inspection and certification, if appropriate, will occur as soon as possible upon written notice by the Developer to the City Engineer that Developer desires to have the City inspect an Improvement.

2. After the Developer has installed all required Improvements, the Developer shall notify the ~~Municipal-City~~ City Municipal Engineer in writing that the work is complete and ready for final inspection. The ~~CityMunicipal~~ City Municipal Engineer shall inspect the Improvements and forward a letter to the Developer indicating his approval or disapproval. When the Improvements have been approved by the ~~CityMunicipal~~ City Municipal Engineer, the ~~City Municipal~~ City Municipal Administrator/~~Clerk~~ (“Administrator”) shall prepare a final billing for any engineering, inspection, administrative, and legal fees remaining due and shall submit it to the Developer for payment. In addition, the Developer and all general contractors and subcontractors shall file lien waivers or affidavits in a form acceptable to the ~~City Municipality~~ City Municipality and approved by the ~~City Municipal~~ City Municipal Attorney, evidencing that there are no claims, actions or demands for damages, arising out of or in any way related to the project and that no moneys are owed to any surveyor, mechanic, subcontractor, or laborer. When the remaining engineering, inspection and legal fees have been paid and when the necessary lien waiver affidavits have been filed, and City has been provided with proof that the covenants and restrictions for the plat have been recorded a Resolution accepting the Public Improvements constructed pursuant to this Development Agreement will be prepared and presented to the ~~City-Common~~ City Common Council for final approval. Upon approval of the Resolution, the Public Improvements will be accepted by the City.
3. The sanitary sewer, water mains, and any respective service lateral shall not be accepted for a permitted phase until as built plans and a complete breakdown of all construction, engineering and administrative costs incurred by the Developer is submitted to the City. Further, the water system installation shall not be accepted until bacteriologically safe samples are obtained by a certified agency. The Developer shall be responsible for flushing the mains, obtaining the samples and have all tests completed as may be required for the City’s acceptance.
4. Developer agrees to provide for maintenance and repair of all Improvements until such Public Improvements are formally accepted by the ~~CityMunicipality~~ City Municipality by Resolution of the ~~City-Common~~ City Common Council.
5. The City will provide timely notice to the Developer whenever inspection discloses that an improvement does not conform to the standards and specifications shown on the Plans and Specifications or is otherwise defective. The Developer shall have 20 days from the issuance of such notice to correct the defect. The ~~CityMunicipality~~ City Municipality shall not declare a default under this Agreement during the 30 day correction period on account of any such defect unless it is clear the Developer does not intend to correct the defect or unless the City determines that immediate action is required in order to remedy a situation which poses an imminent health or safety threat.
6. Prior to final acceptance, the Developer shall provide City with as-built plans. As-built plans shall be provided in both an electronic format and in hard copy. As-built plans in electronic format and readable by AutoCAD must be provided showing all horizontal and vertical locations of public sanitary, water, and storm water utilities i.e. manholes, hydrants, water main bends and tee’s, valves, sanitary and water lateral curb boxes, inlets, endwalls, etc. All vertical information shall be on NAVD88 datum. The profile drawings must also show the diameter, length and slope of all pipes. In addition, Developer shall provide City as-built-plans showing the finished surface elevations at all lot corners demonstrating positive drainage between lot corners, and also showing the finished surface elevation of all stormwater management ponds, swales and infiltration areas for the Phase in question. The horizontal location of all water and sewer services shall be located as follows:

- Sewer laterals shall be located by the distance to the sewer ‘wye’ from the downstream manhole.
 - The ends of stubbed sewer laterals for future connection shall be located and the elevations determined and shown.
 - Water laterals shall be located by the distance from the nearest hydrant or valve on the main (whichever is closest) to the corporation stop.
 - The distance to the curb stop from the main shall also be provided.
- B. Any bends in the water main shall be indicated by the length from the nearest main-line valve. For mapping purposes, a single electronic point file of the entire development describing the as-built surface features of the new sanitary sewer, water system and storm sewer system, i.e. manholes, hydrants, water main bends, lateral curb boxes, valves, inlets, endwalls, etc., on the Rock County Coordinate system must be provided. This point file must include; northing, easting, elevation (NAVD88), and a point description. The City Engineer can obtain the electronic file for the surface features, at the Developer’s cost, when requested by either the City or the Developer, provided that the Developer locates these features in the field. The City Engineer will update all applicable City maps and computer water and stormwater models. The cost of updating of City maps and computer water and stormwater models to incorporate this development shall be borne by the Developer.
- C. All sanitary sewer mains shall be televised in accordance with the City’s standard specifications. A colored digital recording of the televising as well as a written report of the location of laterals and lengths of pipe shall be provided to the City before final acceptance of the sewer.

ARTICLE VI. Issuance of Building Permits/Occupancy Permits.

- A. No building permits shall be issued by the City for any lot in the Subdivision until the Common Council has approved this Agreement and the final plat of the Subdivision. Additionally, no building permit shall be issued until the Developer has paid in full all sums that are required to be paid within ten (10) days of approval of this agreement by the Common Council, the City Clerk has signed the final plat and the final plat has been recorded.
- B. No building permits shall be issued by the City until the developer has completed the installation of survey monuments.
- C. No building permits shall be issued by the City for any lot on a street until the road base, sidewalk, curb and gutter have been completed and preliminarily accepted by the City.
- D. No building permit shall be issued by the City for any lot until the sanitary sewer and water system serving such lot have been completed and accepted by the City.
- E. No building permit shall be issued by the City for any lot in a phase ~~or sub-phase~~ until all rough site grading for the phase ~~or sub-phase~~ has been completed to within 6” of final grade and accepted by the City.
- F. No occupancy permit shall be issued by the City for any lot until the first lift of asphalt has been installed on the street adjoining said lot.
- G. No occupancy permit shall be issued by the City for any lot until the final grade is complete and stormwater management practices serving such lot have been completed and accepted by the City.
- H. No occupancy permit shall be issued by the City for any lot until required street trees and

sidewalks are installed or costs of such installations have been escrowed with the City.

- I. The City reserves the right to withhold issuance of any and all building and/or occupancy permits if Developer is in violation of this Agreement.

ARTICLE VII. Default and Remedies.

- A. Events of Default. As used in this Agreement, the term “Event of Default” shall include, but not be limited to any of the following:
 1. Failure by the Developer to pay the City any fees, charges or reimbursement required to be paid under this Agreement.
 2. Failure by the Developer to commence and complete the construction of any Public Improvements pursuant to the terms of this Agreement.
 3. Failure by the Developer to maintain an irrevocable letter of credit adequate to complete the Public Improvements of any phase ~~or sub-phase~~ pursuant to Article IV.
 4. Failure by the Developer to observe or perform or cause to be observed or performed any covenant, condition, obligation or agreement on its part to be observed or performed as set forth in this Agreement.
- B. Remedies on Default. Whenever any Event of Default occurs the non-defaulting party may suspend its performance under this Agreement and, upon thirty (30) days written notice of the right to cure such default, may pursue any legal or administrative action, including the authority to draw upon the irrevocable letter of credit described in Article IV, which appears necessary or desirable to compel the defaulting party to comply with this Agreement and/or to seek an award of monetary damages.
- C. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City or the Developer is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the City or the Developer to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice in this Article VII.
- D. No Additional Waiver Implied by One Waiver. In the event that any agreement contained in this Agreement should be breached by another party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

ARTICLE VIII. Miscellaneous.

- A. 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.
- B. 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.
- C. 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.

- D. 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 Subdivision; nor shall the City be entitled to proceeds or revenues derived from the ownership or operation of the Subdivision.
- E. Good Faith. Any actions taken pursuant to this Agreement will be measured by an implied covenant of good faith and fair dealing.
- F. Ordinances and Municipal Code. All provisions of the City's ordinances and Municipal Code are incorporated herein by reference, and all such provisions shall bind the parties hereto and be part of this Agreement as fully as if set forth at length herein. This Agreement and all work and the Public Improvements herein shall be performed and carried out in strict accordance with and subject to the provisions of said ordinances.
- G. Acknowledgement from Lot Purchasers. Developer agrees to deliver the purchaser of any lot within the Subdivision, before closing, a copy of Appendix C and agrees to obtain from each lot purchaser, at or before closing of the purchasers lot, acknowledgment of the receipt of a notice in the form attached hereto as Appendix C, and Developer shall provide a copy of such acknowledgment to the City.
- H. General Indemnity. In addition to, and not to the exclusion or prejudice of, any provisions of this Agreement, or documents incorporated herein by reference, Developer shall indemnify and save harmless the City, its trustees, officers, agent, independent contractors, and employees, and shall defend the same from and against any and all liability, claims, losses, damages, interests, action, suits, judgment, costs, expenses, attorney fees and the like to whomever owned and by whomever and whenever brought or maintained which may in any manner result from or arise in the cause of, out of, or as a result of the following acts or omissions of Developer:
1. Negligent performance of this Agreement.
 2. Negligent construction or operation of improvements covered under this Agreement.
 3. Violation of any law or ordinance.
 4. The infringement of any patent trademark, trade name or copyright.
 5. Use of public street improvements prior to their dedication and formal acceptance by the City.
 6. In any case where judgment is recovered against the City for any one or more of the foregoing acts or omissions of Developer, if notice and opportunity to defend has been delivered to Developer of the pendency of the suit, within ten (10) days after the City has been served with the same, the judgment shall be binding upon the conclusive of Developer and not only as to the amount of damages, but also as its liability to the City, provided such judgment has become final and all rights of appeal have been exhausted, or if no appeal has been filed, all appeal periods have expired.

- 7. Developer shall name as additional insured on its general liability insurance the City, its trustees, officers, agents, employees an independent contractors hired by the City (including without limitation the City Engineer) to perform services with respect to this Agreement and give the City evidence of the same upon request by the City.
- 8. Developer shall furnish a completed Appendix B prior to start of construction by any entity retained by or used by the Developer to fulfill the Developer’s obligations under the Agreement.
- I. Heirs and Assigns. This Agreement is binding upon Developer, owners, guarantors, their respective heirs, successors and assigns, and any and all future owners of the subject lands.
- J. No Assignment. Developer shall not assign its rights under this Agreement without the written consent of the City.
- K. Amendments. The City and Developer, by mutual consent, may amend this Agreement at any regularly scheduled meeting of the City’s Common Council, if properly noticed pursuant to the open meeting law. The Common Council shall not, however, consent to an amendment until after first having received a recommendation from the City’s Plan Commission.
- L. 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:
 Grove Partners LLC
 Attn: Dave Olsen
 5 Maple Street
 Evansville, WI 53536

Evansville Development Group, Inc.
 Attn: William N. Albright
 2312 E. Pleasant Road
 Milton, WI 53563

To City:
 Evansville City Administrator
 31 S. Madison Street
 PO Box 529
 Evansville, WI 53536

- M. Binding Effect. This Agreement shall be permanent and run with the property described in Appendix A, and the rights granted and responsibilities assumed thereby shall inure to, and be binding upon, the parties, their heirs, successors and assigns. Developer’s obligations under this Agreement cannot be assigned without prior consent of City; such consent shall not be unreasonably withheld.

Grove Partners LLC

Evansville Development Group, Inc

By: _____
(print name and title)

By: _____

The obligations of the Developer stated above in this Final Land Divider's Agreement are hereby personally guaranteed by the undersigned, who state they fully understand and accept the responsibilities of the Subdivider.

_____(SEAL)
Dave Olsen

_____(SEAL)
William N. Albright

_____(SEAL)
Matt Brown

_____(SEAL)
Roger Berg

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

CITY OF EVANSVILLE:

William Hurtley, Mayor
Date: _____

Darnisha Haley, City Clerk
Date: _____

APPENDIX A

Property Descriptions

Lots 43 and 50, Westfield Meadows, Located in the SW ¼ of the SW ¼ and in the SE ¼ of the SW ¼ of Section 28 and Lots 1, 2, 3, 4, 5, 6, 7, Outlot 1, and Part of Outlot 2, Windmill Ridge, Located in the NE ¼ of the SW ¼ of Section 28, all being in T4N, R10E, of the 4TH PM, City Of Evansville, Rock County, Wisconsin. (TOGETHER KNOWN AS THE WESTFIELD MEADOWS FIRST ADDITION SUBDIVISION),

DRAFT

APPENDIX B

Agreement as to Liability, Indemnity and Insurance

1. FOR VALUABLE CONSIDERATION, _____
(CONTRACTOR), hereinafter referred to as “Contractor,” acknowledges that the work to be performed for construction of improvements (the “Work”) in the Westfield Meadows First Addition located in the City of Evansville, hereinafter referred to as “City,” will be conducted in accordance with the latest edition of the project plans, specifications, and Municipal Codes as reviewed by the City Engineer and as approved by the City and any other agencies having jurisdiction and on file in the City Clerk’s office.

2. CONTRACTOR shall purchase and maintain such liability and other insurance as is appropriate for the Work being performed and furnished and will provide protection from claims set forth below which may arise out of or result from CONTRACTOR’s performance furnishing of the Work and CONTRACTOR’s other obligations under the Contract Documents, for the Work whether it is to be performed or furnished by CONTRACTOR, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform or furnish any of the Work, or by anyone for whose acts any of them may be liable.
 - A. Claims under worker’s compensation, disability benefits and other similar employee benefits acts;
 - B. Claims for damages because of bodily injury, occupational sickness or disease, or death of CONTRACTOR’s employees;
 - C. Claims for damages because of bodily injury, sickness, or disease, or death of any person other than CONTRACTOR’s employees;
 - D. Claims for damages insured by customary personal injury liability coverage which are sustained: (1) by any person as a result of an offense directly or indirectly related to the employment of such person by CONTRACTOR, or (2) by any other person for any other reason;
 - E. Claims for damages, other than the Work itself, because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom; and
 - F. Claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

The policies of insurance so required by this paragraph 2 to be purchased and maintained by CONTRACTOR shall include by endorsement as additional insureds (subject to any customary exclusion in respect of professional liability) the City and City

Engineer and include coverage for the respective officers and employees of all such additional insureds. A certificate of insurance shall be provided to the City along with the endorsements listed above. Failure to procure adequate insurance shall not relieve the CONTRACTOR of its obligation under this Indemnity/Hold Harmless Agreement.

3. Indemnification. To the fullest extent permitted by laws and regulations, CONTRACTOR shall indemnify and hold harmless the City and the City Engineer, and the officers, directors and employees, agents and other consultants of each and any of them from and against all claims, costs, losses and damages (including, but not limited to all fees and charges for engineers, architects, attorneys and other professionals and all court or arbitration or other dispute, resolution costs) caused by, arising out of or resulting from the performance of the Work, provided that any such claims, cost, loss or damage: (i) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, and (ii) is caused in whole or in part by any negligent act or omission of CONTRACTOR, any Subcontractor, any Supplier, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work or anyone for whose acts any of them may be liable regardless of whether or not caused in part by any negligence or omission of a person or entity indemnification hereunder or whether liability is imposed upon such indemnified party by Laws and Regulations regardless of the negligence of any such person or entity.
4. In any and all claims against the City or the City Engineer or any of their respective consultants, agents, officers, directors or employees by any employee (or the survivor or personal representative of such employee) of CONTRACTOR, any Subcontractor, any Supplier, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation under paragraph 3 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for CONTRACTOR or any such Subcontractor, Supplier or other person or organization under worker's compensation acts, disability benefit acts or other employee benefit acts.
5. The indemnification obligations of CONTRACTOR under paragraph 3 shall not extend to that portion of liability of the City Engineer, and its officers, directors, employees or agents caused by the professional negligence, errors, or omissions of any of them.
6. CONTRACTOR further understands and agrees that the City, its officers, agents, employees and the City Engineer are not responsible for the CONTRACTOR's means and methods of construction and that the CONTRACTOR has the sole responsibility and liability for project safety.

Dated: _____

(print name of CONTRACTOR), a Wisconsin Corporation

By: _____

(print name and title)

By: _____
_____, Secretary
(print name)

APPENDIX C

The undersigned purchaser of Lot(s) _____ in Westfield Meadows First Addition (the "Subdivision") hereby acknowledges that the City of Evansville will not issue a building permit/occupancy permit until the following conditions are met:

- A. No building permits shall be issued by the City of Evansville (the "City") for any lot in the Subdivision until the Common Council has approved the Final Land Divider's Agreement (the "Agreement") between Grove Partners LLC and Evansville Development Group LLC, (the "Developers") and the City, the City has approved the final plat of the Subdivision, Developers have paid in full all sums that are required to be paid within ten (10) days of approval of the Agreement by the Common Council, the City Clerk/Treasurer has signed the final plat, and the final plat has been recorded.
- B. No building permits shall be issued by the City for any lot on a street until the sidewalk, road base, curb and gutter have been completed and preliminarily accepted by the City.
- C. No building permit shall be issued by the City for any lot until the sanitary sewer and water system serving such lot have been completed and accepted by the City.
- D. No building permit shall be issued by the City for any lot in a phase ~~or sub-phase~~ until all final site grading for the previous phase ~~or sub-phase~~ has been completed and accepted by the City.
- E. No building permit shall be issued by the City for the purchased lot until this Appendix C has been signed and submitted to the Building Inspector
- F. No occupancy permit shall be issued by the City for any lot until the first lift has been installed on the street adjoining said lot.
- G. No occupancy permit shall be issued by the City for any lot until a five-foot wide concrete sidewalk within the public right of way has been installed pursuant to municipal ordinances.
- H. No building a building permit shall be issued if building design does not conform to a 55% maximum garage frontage of the total building facing the street on R-1 and R-2 zoned lots any single family dwelling; non-conforming construction may be required to be reconstructed into conformance or be subject to a maximum fine of \$25,000
- I. No occupancy permit shall be issued if a tree of a variety, caliper size, and location approved by the City is not planted on each lot and the greater of A) at least two trees in the terrace, or B) one tree per dwelling unit in the terrace. Planting must be completed in the fall or spring immediately following completion of the house on each lot.

Additionally, the undersigned purchaser acknowledges:

- A. Builder shall maintain roads free from mud and dirt during construction in the Subdivision; any mud or dirt remaining after 48 hours of deposit may be cleaned and removed by the city or the developer with all costs and penalties billed to the builder
- B. Builder will report the as-built top of foundation and minimum elevation in the lowest opening in the foundation to the city building inspector to ensure conformance with city

code, development plans, and agreements

- C. Builder will inform the city building inspector 24 hours in advance of pouring concrete sidewalks allowing for an inspection of the location and elevations of the concrete forms
- D. Builder shall remove and lawfully dispose of all leftover construction materials, construction debris and rubbish from each lot and construction site; burying materials described in this paragraph anywhere within the Subdivision is strictly prohibited and the builder may be required to remedy such action or be subject to fines and/or penalties as deemed fair to cover city or developer costs to do so
- E. Builder will ensure their excavation contractor final grades their lot(s) in a manner such that it will not interfere with the flow of surface water as specified in the grading plan

The undersigned purchaser acknowledges the City requires the purchaser of each lot to plant at least two street trees in the terrace of a variety and caliper size approved by the City's Superintendent of Municipal Services in the fall or spring immediately following completion of the house. The location of said planting shall be approved by the Superintendent of Municipal Services to assure that the planting will not impact underground utilities.

The undersigned purchaser acknowledges that there will be restrictions on the minimum elevations of the lowest opening of the foundation and waterproofing or pumping may be necessary to protect structures from ground water. Lowest opening and top of foundation will be shown on the final plat.

The undersigned purchaser acknowledges that this "Appendix C" shall be delivered to the person or entity initially occupying the dwelling on the lot if the undersigned purchaser is anyone other than the person or entity initially occupying the dwelling.

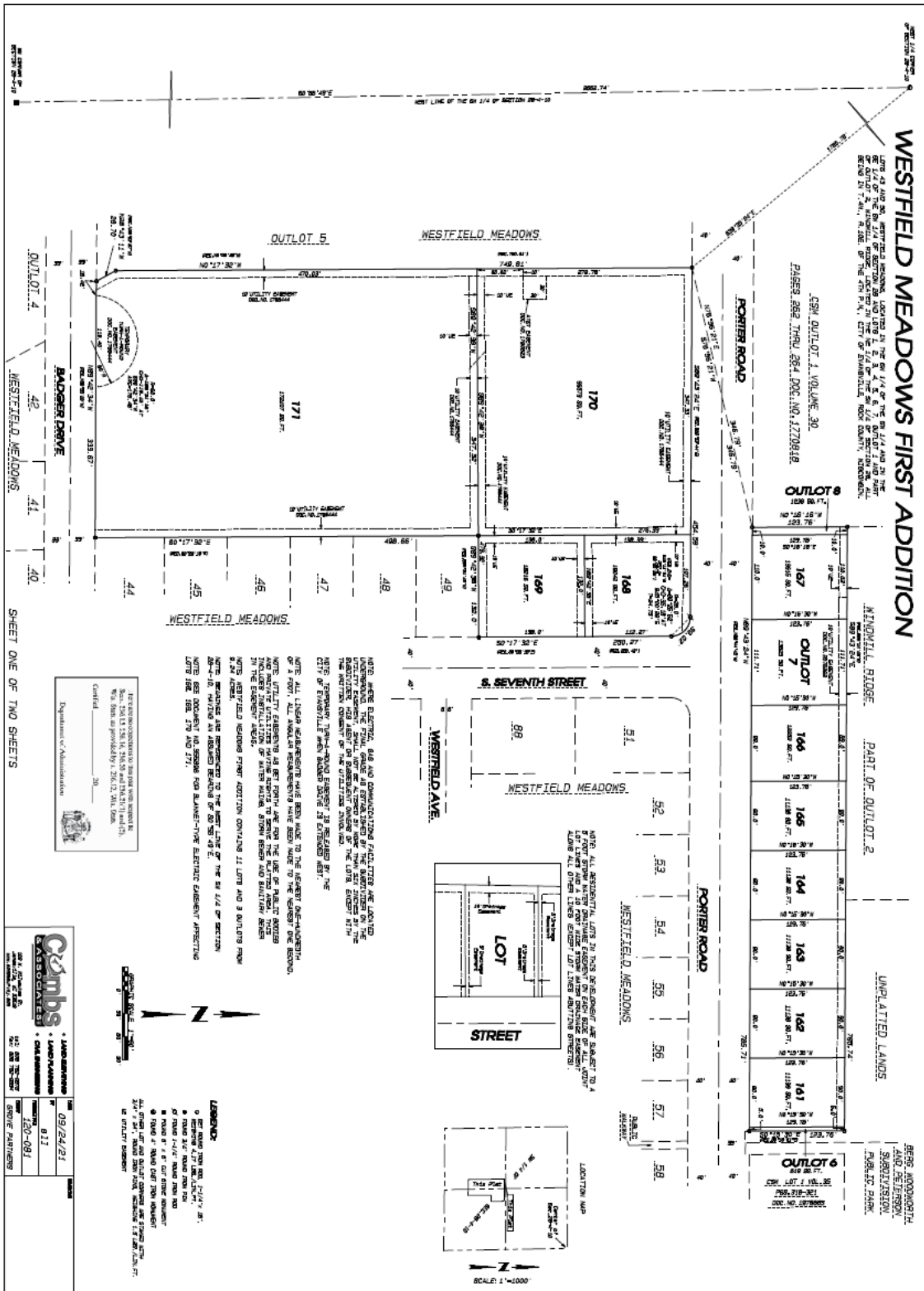
The undersigned purchaser acknowledges that the lots in the Subdivision are subject to zoning that requires each single-family dwelling to contain a minimum total number of square feet on the first floor and above, that the City has no obligation to change the zoning or grant a conditional use permit if such zoning makes it difficult to re-sell any lot in the Subdivision, and that the undersigned purchaser knowingly accepts such risk.

Acknowledged by:

Date:

EXHIBIT 1

Westfield Meadows First Addition



WESTFIELD MEADOWS FIRST ADDITION

LOTS 43 AND 50, WESTFIELD MEADOWS, LOCATED TO THE SE 1/4 OF THE SE 1/4 AND TO THE SE 1/4 OF THE SE 1/4 OF SECTION 33 AND LONG 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 OF T140N R10W E12E, RANGE 10E, T140N, R10E OF THE 4TH P.M., CITY OF EVANSVILLE, INDIANA, AND ALSO TO THE SE 1/4 OF THE SE 1/4 OF SECTION 33 AND LONG 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 OF T140N R10W E12E, RANGE 10E, T140N, R10E OF THE 4TH P.M., CITY OF EVANSVILLE, INDIANA.

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF EVANSVILLE, INDIANA, APPROVING THE CITY DRAWING COMMISSION OF THE CITY OF EVANSVILLE HAS RECEIVED ON THE DATE OF WESTFIELD MEADOWS FIRST ADDITION. BEING LOTS 43 AND 50, WESTFIELD MEADOWS, LOCATED TO THE SE 1/4 OF THE SE 1/4 AND TO THE SE 1/4 OF THE SE 1/4 OF SECTION 33 AND LONG 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 OF T140N R10W E12E, RANGE 10E, T140N, R10E OF THE 4TH P.M., CITY OF EVANSVILLE, INDIANA, AND ALSO TO THE SE 1/4 OF THE SE 1/4 OF SECTION 33 AND LONG 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 OF T140N R10W E12E, RANGE 10E, T140N, R10E OF THE 4TH P.M., CITY OF EVANSVILLE, INDIANA.

RESOLUTION BEING PASSED BY THE CITY COUNCIL OF EVANSVILLE, INDIANA, APPROVING THE CITY DRAWING COMMISSION OF THE CITY OF EVANSVILLE HAS RECEIVED ON THE DATE OF WESTFIELD MEADOWS FIRST ADDITION. BEING LOTS 43 AND 50, WESTFIELD MEADOWS, LOCATED TO THE SE 1/4 OF THE SE 1/4 AND TO THE SE 1/4 OF THE SE 1/4 OF SECTION 33 AND LONG 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 OF T140N R10W E12E, RANGE 10E, T140N, R10E OF THE 4TH P.M., CITY OF EVANSVILLE, INDIANA, AND ALSO TO THE SE 1/4 OF THE SE 1/4 OF SECTION 33 AND LONG 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 OF T140N R10W E12E, RANGE 10E, T140N, R10E OF THE 4TH P.M., CITY OF EVANSVILLE, INDIANA.

THAT EACH DATE IS A CORRECT REPRESENTATION OF ALL OF THE ATTESTATION SIGNATURES OF THE LAND SURVEYOR AND THE SUBDIVISION REGISTERED MAPS. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 235 OF THE INDIANA STATUTES AND THE SUBDIVISION REGISTERED MAPS OF THE CITY OF EVANSVILLE, IN APPROVING, DIVIDING AND RECORDING THE SAME.

DAVID A. OLSEN, Mayor

By:

STATE OF INDIANA, ss: _____
 RICK COUNTY, ss: _____

My Commission Expires: _____

CITY COUNCIL OF EVANSVILLE RESOLUTION

APPROVAL: THE CITY DRAWING COMMISSION OF THE CITY OF EVANSVILLE HAS RECEIVED ON THE DATE OF WESTFIELD MEADOWS FIRST ADDITION.

IT IS RESOLVED THAT THE DATE OF WESTFIELD MEADOWS FIRST ADDITION BE APPROVED AND IS HEREBY APPROVED.

STATE OF INDIANA, ss: _____

RICK COUNTY, ss: _____

By:

CITY OF EVANSVILLE TREASURER

I, _____, being the duly elected, qualified and acting City Treasurer of the City of Evansville, do hereby certify that in accordance with the records in my office there are no unpaid taxes or special assessments as of _____ on any land included in the date of WESTFIELD MEADOWS FIRST ADDITION.

Date: _____

City Treasurer

RICK COUNTY TREASURER

I, _____, being the duly elected, qualified and acting Treasurer of Rick County do hereby certify the records in my office show no unpaid taxes or special assessments as of _____ affecting the land included in the date of WESTFIELD MEADOWS FIRST ADDITION.

Date: _____

Rick County Treasurer

RECORDING DATA

Received for record this _____ day of _____, 20____ at _____ o'clock _____, A. M. and recorded in volume _____ of Plans of Rick County on Page _____.

Document No. _____

Rick County Register of Deeds

I HEREBY CERTIFY TO THE FACTS HEREIN SET FORTH
 AND TO THE ACCURACY OF THE MAP AND THE INFORMATION
 HEREON PROVIDED BY THE SURVEYOR.
 DAVID A. OLSEN, Mayor



	DATE: 09/24/21
	DRAWN BY: BJI
	CHECKED BY: BJI
	PROJECT NO: 20-091

EXHIBIT 2

Westfield Meadows Land Dividers Agreement and Amendments

DRAFT

EXHIBIT 3

Windmill Ridge Land Dividers Agreement and Amendments

DRAFT

RELEASE OF SANITARY SEWER EASEMENT

The City of Evansville, a Wisconsin Municipal Corporation, hereby releases its right, title and interest in a sanitary sewer easement described below to Grove Partners, LLC, a Wisconsin Limited Liability Company.

Legal Description:

The West 20 feet of Lot 5, Windmill Ridge,
City of Evansville, Rock County, Wisconsin.

Return to: Attorney Jeffrey T. Roethe
Roethe Pope Roethe LLP
PO Box 151
Edgerton WI 53534

The East 20 feet of Lot 6, Windmill Ridge,
City of Evansville, Rock County, Wisconsin,
EXCEPT the North 10 feet thereof.

Tax ID No.

That a copy of a map showing said sanitary sewer easement is attached hereto as Exhibit A and incorporated by reference.

Dated at Evansville, Wisconsin, this ____ day of _____, 2022.

CITY OF EVANSVILLE:

By:

By:

STATE OF WISCONSIN)
) ss.
COUNTY OF ROCK)

Personally came before me, this ____ day of _____, 2022, the above named, _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, County of Rock, WI
My commission _____.

Instrument drafted by and to be returned to:

Attorney Jeffrey T. Roethe

SBN: 1012603

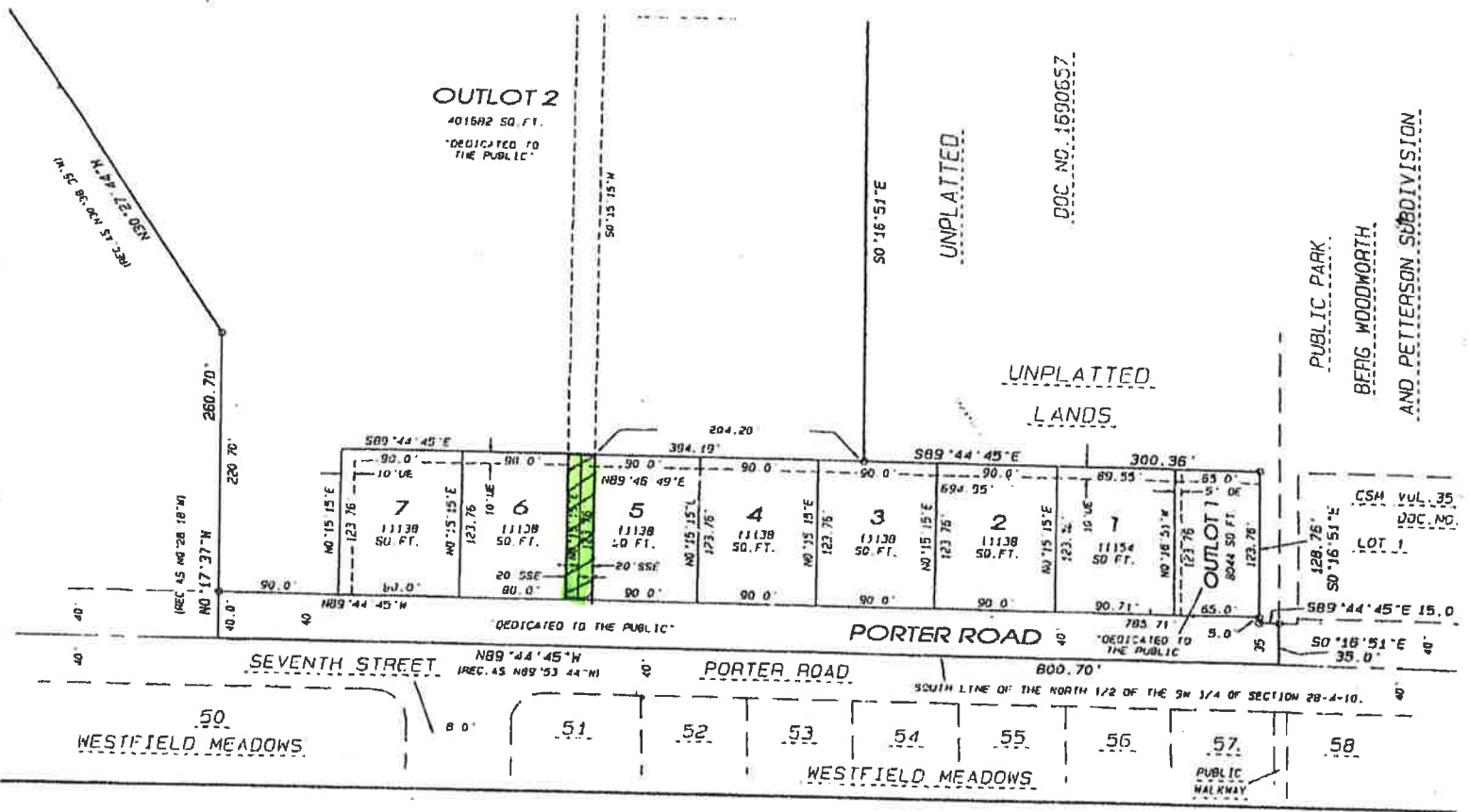
Roethe Pope Roethe LLP

PO Box 151, Edgerton, WI 53534

Phone: (608) 884-3391

Windmill Ridge Release of Sanitary Sewer Easement

Exhibit A



#120-081d

RELEASE OF UTILITY EASEMENTS

The City of Evansville, a Wisconsin municipal corporation, hereby releases its right, title and interest in utility easements described below to Grove Partners, LLC, a Wisconsin Limited Liability Company.

Legal Description:

Return to: Attorney Jeffrey T. Roethe
Roethe Pope Roethe LLP
PO Box 151
Edgerton WI 53534

Over that part of Lots 43 and 50, Westfield Meadows, City of Evansville, Rock County, Wisconsin.

Described as follows: Commencing at the NE corner of said Lot 43; thence N89°31'42"W along the North Line of said Lot 43, a distance of 228.72 feet; thence N47°28'56"W 14.67 feet to the place of beginning for the easement release; thence N47°28'56"W 44.32 feet; thence S89°31'42"W 65.45 feet; thence N0°28'18"W 20.0 feet; thence N89°31'42"E 73.33 feet; thence S47°28'56"E 73.65 feet; thence S89°31'42"W 29.33 feet to the place of beginning.

Tax ID No.

That a copy of a map showing said utility easements is attached hereto as Exhibit A and incorporated by reference.

Dated at Evansville, Wisconsin, this ____ day of _____, 2022.

CITY OF EVANSVILLE:

By:

By:

STATE OF WISCONSIN)

) ss.

COUNTY OF ROCK)

Personally came before me, this ____ day of _____, 2022, the above named, _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, County of Rock, WI
My commission _____.

Instrument drafted by and to be returned to:

Attorney Jeffrey T. Roethe

SBN: 1012603

Roethe Pope Roethe LLP

PO Box 151, Edgerton, WI 53534

Phone: (608) 884-3391



Department of Administration

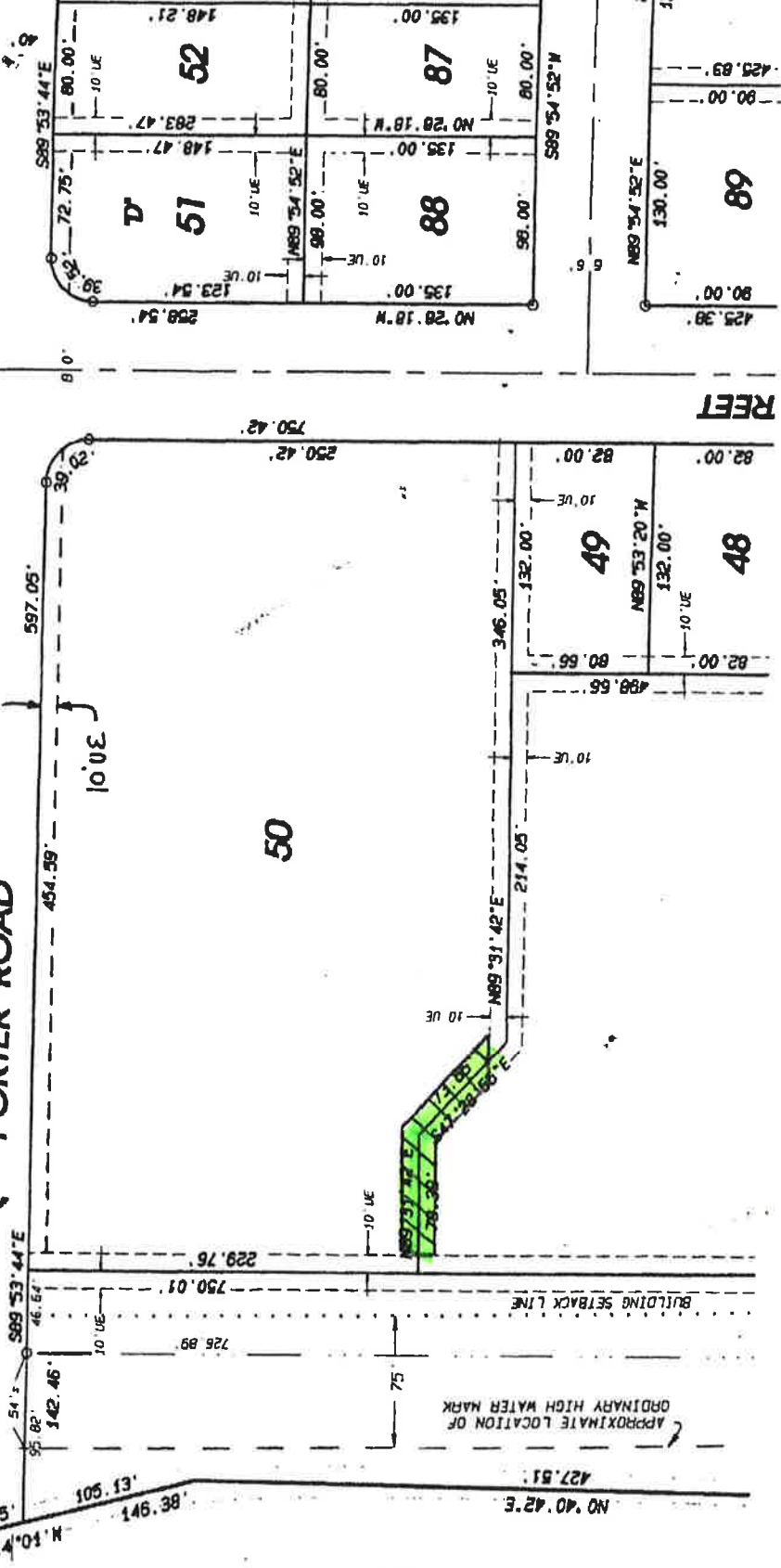
Westfield Meadows
Release of
Utility
Easements
Exhibit A

UNPLATTED LANDS

PORTER ROAD

S89°53'44"E

PORTER ROAD



REFEET

ATTED LANDS

John

11 5, 2006
Feb. 3, 2006
May 11, 2006

#120-081e

RELEASE OF UTILITY EASEMENTS

The City of Evansville, a Wisconsin Municipal Corporation, hereby releases its right, title and interest in the utility easements described below to Grove Partners, LLC, a Wisconsin Limited Liability Company.

Legal Description:

Return to: Attorney Jeffrey T. Roethe
Roethe Pope Roethe LLP
PO Box 151
Edgerton WI 53534

The West 5 feet of Outlot 1, Windmill Ridge, City of Evansville, Rock County, Wisconsin, EXCEPT the North 10 feet thereof.

Tax ID No.

The West 10 feet of Lot 7, Windmill Ridge, City of Evansville, Rock County, Wisconsin, EXCEPT the North 10 feet thereof.

That a copy of a map showing said utility easements is attached hereto as Exhibit A and incorporated by reference.

Dated at Evansville, Wisconsin, this ____ day of _____, 2022.

CITY OF EVANSVILLE:

By: _____

By: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF ROCK)

Personally came before me, this ____ day of _____, 2022, the above named, _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, County of Rock, WI
My commission _____.

Instrument drafted by and to be returned to:

Attorney Jeffrey T. Roethe

SBN: 1012603

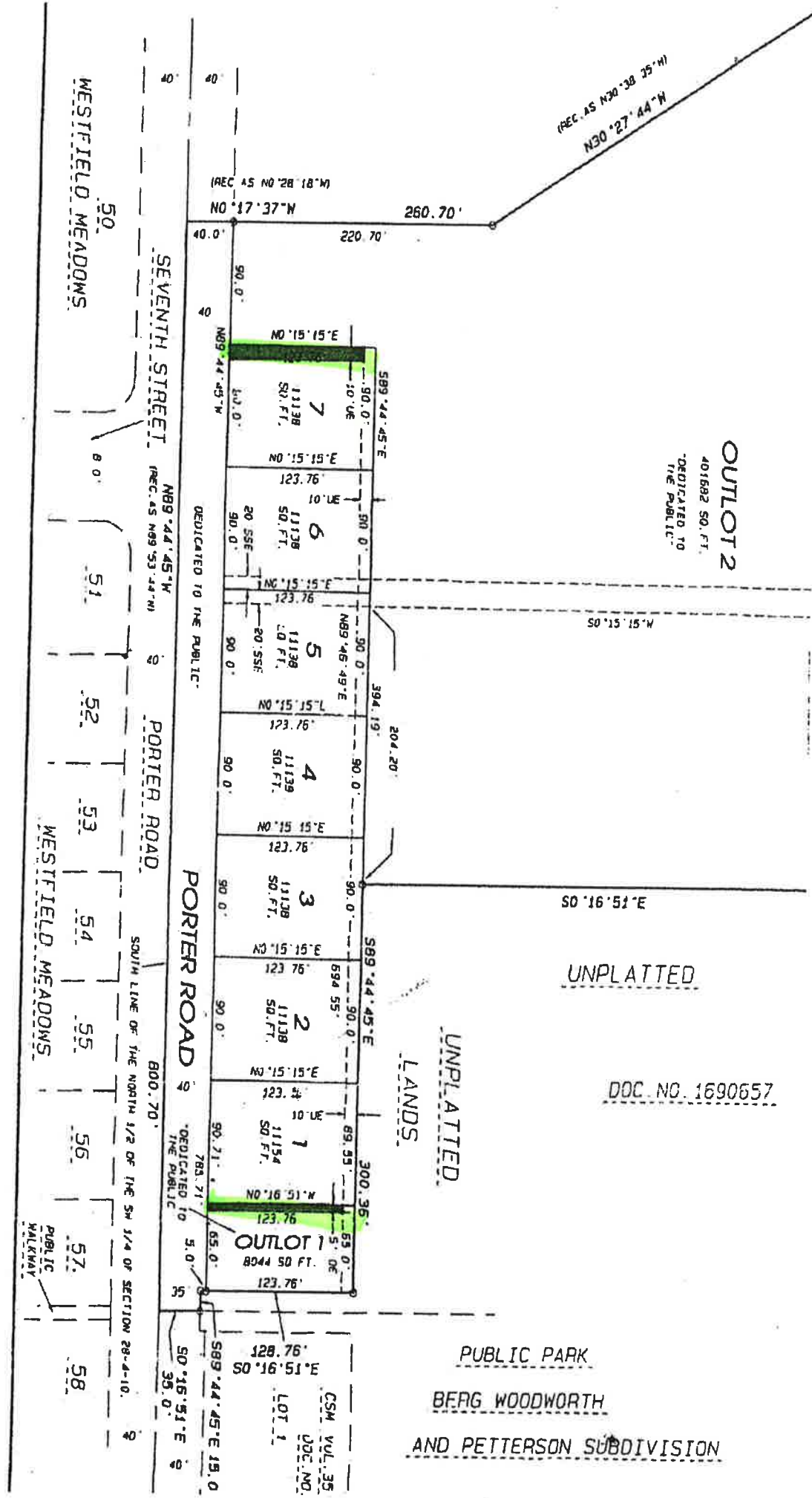
Roethe Pope Roethe LLP

PO Box 151, Edgerton, WI 53534

Phone: (608) 884-3391

Windmill
Ridge
Release
of
Utility
Easements
Exhibit
A

120-081 C



OUTLOT 2
401692 SQ. FT.
DEDICATED TO
THE PUBLIC.

UNPLATTED

DOC. NO. 1690657

UNPLATTED
LANDS

PUBLIC PARK
BERG WOODWORTH
AND PETERSON SUBDIVISION



**Brown School Place Update
Received from Paulette Morning, 3/26/2022**

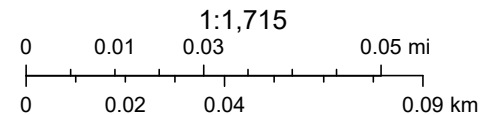
	Item to be completed	Status of work	Comments
1	Easement for front sidewalk	Complete	City of Evansville received from Rock County on March 21, 2022
2	Stormwater pipe installed	Received contractor bid	Work will begin as weather permits
3	Stormwater pond extended	Received contractor bid	Work will begin as weather permits
4	Dumpster enclosure	Received contractor bid	Work will begin as weather permits
5	Paint parking spots and place bump stops	Received contractor bid	Work will begin as weather permits
6	Handicap ramp on commercial unit (east side of building)	Received contractor bid	Work will begin as weather permits
7	Curbs	Received contractor bid	Work will begin as weather permits
8	Landscaping commercial/industrial building	Received contractor bid	Work will begin as weather permits

South Seventh Street - Zoned R-2



3/31/2022, 5:30:32 PM

-  City Permits
-  B-1 Local Business District



Rock County Land Information Office

City Staff



Community Development Updates

March 31, 2022 Colette Spranger, Community Development Director

Recent and ongoing community development activities:

- Town of Union has reached out regarding a potential boundary agreement or similar
 - Committee of the Whole on a Saturday in May?
- Continued inquiries for retail/commercial space around the City
- Ongoing communication with some potential rail users (Credit is largely due to Brandon Rutz's legwork with the Gold Shovel program)
- iWorq.
 - Working with Quinn/Larry to implement code enforcement component of software.
 - Next step: implementing online application system and payment

2022 Comprehensive Plan Update

- Community Survey
 - 400+ responses
 - Community Survey deadline extended (again!) to mid-April
 - We ordered signs with the link and QR code to be placed around the City; they're just now coming in.
 - Priority is to make sure we get a good response from residents
- Visual Preference Survey
 - 29 responses
 - We can leave this survey open longer and work on getting targeted groups to respond
 - 2014 results were informative for decision-making and design guidance
 - Visual Preference and Community Survey were held one year apart back when the Plan was last updated
- Draft Chapters coming in May

Building Inspection/Permitting

- YTD: 40 building permits; \$5,476 in fee revenue
- This same time last year: 62 building permits; \$19,119 in fee revenue
 - We had a rush on duplexes at the end of 2021 that we would normally see in March. Larry is working on those now.
 - The spring rush is on!

Your Monthly Continuing Education:

- Handouts from the 2/28 workshop can be found by [clicking this link](#).



Plan Commission Continuing Education

March 31, 2022 Colette Spranger, Community Development Director

Zoning and Land Use Decision-Making:

- Handouts from the 2/28 workshop can be found by [clicking this link](#).
- For Plan Commissioners, a printed copy of this was included in your packet.
- There's also [a recording](#) of the workshop.
- This was hosted by the [Center for Land Use Education](#) (CLUE) and UW Extension. CLUE is an excellent resource that we are lucky to have here in Wisconsin. If you're ever in the mood to brush up on planning and land management topics, I highly recommend starting here.