

Date: September 19, 2020

To: Town of Eagle Plan Commission and Town Board

From: Tim Schwecke, AICP, Town Planner

Subject: Site plan and plan of operation for a new retail business (Dollar General) located at northeast corner of Godfrey Lane and CTH NN (EGLT1818999021); The Overland Group (Jacob Stauffer, agent and Joe Mayer, consultant)

Application: 2020-17; <https://s.zoninghub.com/U6GWBGL6EG>

Meeting: September 23, 2020 Plan Commission – Town Board meeting

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**Previous reviews** The Plan Commission and Town Board reviewed this matter at their meeting on August 3, 2020 and September 10, 2020 and it was tabled to this meeting.

The applicant has since prepared a colored rendering and responded to various outstanding issues. These are attached.

**Staff comments/questions for applicant:**

1. The rendering shows a different light fixture above the sign. It appears they are positioned to provide more lighting for the sidewalk below.

**Proposed motion for Plan Commission**

Approve the site plan/plan of operation as set forth in the attached decision letter (as drafted) OR (with revisions as follows):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Attachments:**

1. Draft decision letter
2. Correspondence dated September 17, 2020 with colored rendering



## Town of Eagle Decision Letter

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### Site Plan, Building Plans and Plan of Operation Review

**Project:** Dollar General retail store  
**Applicant Name:** The Overland Group (Jacob Stauffer, agent)  
**Application Number:** 2020-17  
**Location:** [REDACTED] Godfrey Drive  
**Parcel Number:** EGLT1818999021  
**Meeting(s):** August 3, 2020, September 10, 2020; and September 23, 2020  
**Decision Date:** September 23, 2020  
**Final Decision:** Approved

**Authorized Signature:** \_\_\_\_\_  
Town Chairman

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**General Description** General retail store offering a range of consumer goods; The proposed Dollar General store will offer everyday items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and other similar products. Dollar General will seek a license for alcohol sales as well. Sale of items will be strictly inside the building, and there will be no outdoor displays or outdoor storage of items.

The store hours will be 8:00 am to 10:00 pm, seven days a week, with approximately 8 to 12 employees on staff. The number of employees on each shift can vary for each store and is primarily driven by store sales. After hours, the proposed parking lot and store lighting will be programmed to shut off, limiting light pollution in the surrounding neighborhoods. The proposed lighting plan will meet the Town of Eagle's lighting ordinances.

Deliveries may occur multiple times a week. A truck route plan has been depicted on the proposed site plan, showing how the truck will enter and exit the site. A loading zone and ramp have been provided at the northwest corner of the site, where the building has a loading door at the back of store. Trash will be contained with the masonry dumpster enclosure, also in close proximity to the rear employee and loading door.

### Terms and Conditions of Approval

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Town Planner. The Town Engineer must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, the applicant must obtain an access permit from the Town of Eagle.
3. Prior to any land-disturbing activity, the applicant must reimburse the Town for any outstanding charges and establish an escrow account with the Town as may be required.
4. Prior to any land-disturbing activity, the certified survey map (CSM) creating the parcel for the project must be recorded in the Waukesha County register of deeds office, as approved by the Town of Eagle.



5. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
6. All work related to this project must comply with all plans approved by the Town.
7. The applicant must submit details for the dumpster enclosure, meeting code requirements, to the Town Planner for review and obtain approval.
8. Prior to submitting a building permit application to the Town, the property owner must obtain a zoning permit for the approved building.
9. The property owner must obtain a building permit for the approved building within 9 months of this date and completes the authorized work within one year of obtaining the permit.
10. The property owner must obtain all other approvals as may be required to construct the building as planned (e.g., fire department review).
11. The property owner will need to obtain a permit for any onsite signage as set forth in the Town's sign code.
12. Prior to issuance of an occupancy permit by the building inspector, the Town Planner and Town Engineer must determine that all onsite improvements have been completed including landscaping.
13. Prior to issuance of an occupancy permit by the Building Inspector, the stormwater maintenance agreement (SWMA), as approved by the engineer, must be recorded in the Waukesha County register of deeds office.
14. The applicant must obtain a sign permit for any signage related to the project.
15. All outdoor lighting and lighting for any signage must be turned off 15 minutes after close each day and remain off until 30 minutes before opening (the following day).
16. Merchandise shall not be kept out of doors.
17. Shipping containers which may be used to store merchandise shall not be kept on site.



## Project Narrative

To: Don Malek  
Town of Eagle, Planning and Zoning Commission

From: Joe Mayer; Kimley-Horn and Associates, Inc.  
Jacob Stauffer, The Overland Group

Date: September 17, 2020

Re: ***Dollar General Development  
NEC of CTH N-N and Godfrey Lane  
Eagle, WI 53119***

### ***Introduction***

Kimley-Horn and Associates, Inc., serves as the engineering consultant for The Overland Group. The Overland Group is proposing to develop an approximate 9,585 square-foot Dollar General retail store located at the northeast corner of CTH N-N and Godfrey Lane in the Town of Eagle. The property is zoned B-4, Mixed Business, where a retail store is a permitted used.

The existing property is a vacant 4.26-acre parcel, which will be subdivided into two lots. The proposed Dollar General store will be situated on the southern 2.03-acre lot, with frontage on Godfrey Lane and CTH N-N. The applicant (Overland Group) has submitted a Certified Survey Map and a Site Plan with Plan of Operations application to the Town of Eagle seeking approvals for the proposed development.

### ***Certified Survey Map and Site Plan***

The Certified Survey Map (CSM) has been prepared in accordance with the Town of Eagle and Waukesha County requirements. The CSM will be recorded with the Waukesha County Register of Deeds prior to any land disturbing activities. The CSM creates two lots; Lot 1 (2.03 acres) will be purchased by the Overland Group for the proposed Dollar General development and Lot 2 (2.23 acres) will be retained by the seller.

The proposed site plan will incorporate 32 parking spaces for the 9,585 square-foot building. A single vehicular access is requested from Godfrey Lane, as shown on the proposed site plan. A masonry dumpster enclosure has been situated at the rear of the site, adjacent to the proposed loading area at the northwest corner of the building. The proposed pylon sign has been situated at the southwest corner of the site, adjacent to the Godfrey Ln and CTH N-N intersection. The sign has been placed outside of the required vision triangle, determined by Waukesha County. The applicant understands that separate sign permits are required for the proposed pylon sign. The remainder of the site will be constructed in accordance with local ordinances, no variances have been requested at this time.

The proposed building will be served by a private well and septic field. Appropriate state and local permits will be acquired for the well and septic services. A stormwater management facility has been designed on the east side of the site per the Town of Eagle and Wisconsin DNR requirements. A disturbance permit has been obtained; reference number 73488.

***Building Elevations and Floor Plan***

At the Town of Eagle's request, the proposed building has been designed with four-sided architecture, incorporating a 4-ft split face CMU base, brick pilasters, and Nichiha Vintagewood fiber cement paneling. The proposed vestibule has been replaced with an angled entryway and column feature. Refer to the submitted renderings for a depiction of the proposed architecture.

Parapets, varying in height, have been provided on all four sides of the building to screen the roof top units. Additional screening of the building elevations has been accomplished via landscaping. Refer to the proposed landscape plan for locations of the landscaping elements. At the request of the Town, the building signage has been revised to racetrack style.

Approximately 7500 square-feet of the building will be used for sales floor area. The remainder will be utilized for loading, receiving, office, and employee break room space.

***Plan of Operations***

The proposed Dollar General store will offer everyday items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with Dollar General's high-quality private brands. Dollar General will seek a license for alcohol sales as well. Sale of items will be strictly inside the building, and there will be no outdoor displays or outdoor storage of items.

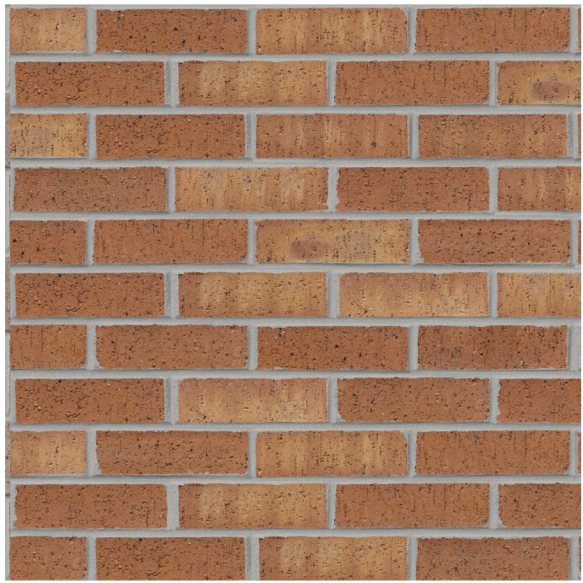
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Nichiha Panel  
Vintagewood  
Color: Redwood



Acme Brick or equal  
Velour Finish  
Color: Burnt Pumpkin



Featherlite Block or equal  
Split-Face CMU  
Color: Sahara Sand

Proposed Store for:



Northeast Corner of Highway NN & Godfrey Lane  
Eagle, Waukesha County, Wisconsin 53119