




Town of Eagle Decision Letter

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: W355 S9084 E Godfrey Lane
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

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 within 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). Notwithstanding, a wall pack with motion sensor may be installed above the service doors in the northwest corner for security purposes. Additionally, the under-canopy lighting above the front entry doors may be kept on, again for security purposes.
16. Merchandise, display racks, and merchandise containers shall not be kept out of doors.
17. Shipping containers which may be used to store merchandise shall not be kept on site.
18. The property owner must submit a revised landscaping plan to the Town Planner and obtain approval of the same. In this regard the planting mix for the natural areas must include a minimum of 50 percent of perennial plants that are locally native.