



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Lisa Karcher, Planner II
DATE: January 4, 2008
SUBJECT: Menards Development Study Session

Development Summary

Menards is proposing to develop approximately 357.12 acres along the High Cross Road Corridor between University Avenue and Windsor Road. A portion of the Menards property lies within the City of Urbana, and a portion lies in the County. Currently Menards is proposing to divide the acreage they own into seven separate tracts that will be platted in phases over the next several years. The following is a summary of the proposed plats:

Plat A-1

Current Zoning:	AG-2, Agriculture (County)
	B-3, General Business
Proposed Zoning:	B-3, General Business
Number of Acres	44.60
Number of Proposed Lots:	13

Plat A-2

Current Zoning:	AG-2, Agriculture (County)
	B-3, General Business
Proposed Zoning:	R-4, Medium Density Multiple Family Residential
	R-5, Medium High Density Multiple Family Residential
Number of Acres	81.66
Number of Proposed Lots	5

Plat B-1 and B-2

Current Zoning:	AG-2, Agriculture (County)
	R-1, Single-Family Residential
Proposed Zoning:	B-3, General Business
Number of Acres	35.60
Number of Proposed Lots	Unknown at this time

Plat C-1

Current Zoning:	R-1, Single-Family Residential
Proposed Zoning:	B-3, General Business
Number of Acres	74.48
Number of Proposed Lots	13

Plat C-2

Current Zoning:	R-1 and R-2, Single-Family Residential		
Proposed Zoning:	R-2, Single Family Residential		
	R-3, Single and Two-Family Residential		
	R-4, Medium Density Multiple Family Residential		
Number of Acres	80.58		
Number of Proposed Lots	252		
	103 (R-2)	137 (R-3)	12 (R-4)

Plat D

Current Zoning:	AG-2, Agriculture (County)
Proposed Zoning:	R-2, Single Family Residential
Number of Acres	40.2
Number of Proposed Lots	83

Development of the Menards property will involve the need for a number of waiver requests from the Urbana Subdivision and Land Development Code and variances from the Urbana Zoning Ordinance.

Action Required

There is no action required at this time. The information provided is for review and discussion. Complete plats will be submitted at a later date.

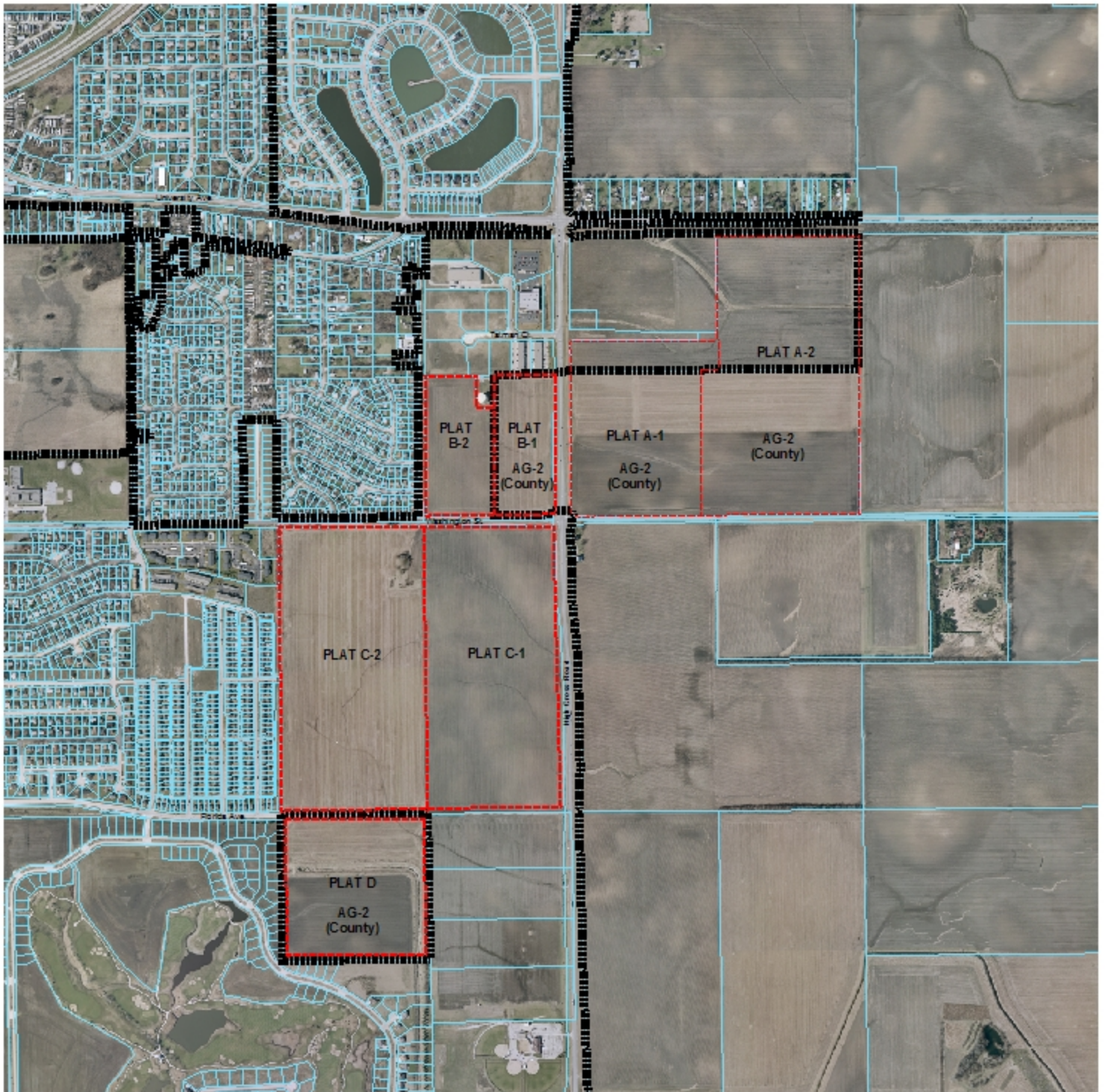
Prepared by:

Lisa Karcher
Planner II

Attachments: Exhibit 1: Location Map
Exhibit 2: Aerial 1
Exhibit 3: Aerial 2
Exhibit 4: Aerial 3
Exhibit 5: Development Layout
Exhibit 6: Future Land Use Map
Exhibit 7: Existing Zoning
Exhibit 8: Proposed Zoning
Exhibit 9: Plat A-1
Exhibit 10: Plat A-2
Exhibit 11: Plat C-1
Exhibit 12: Plat C-2
Exhibit 13: Plat D
Exhibit 14: Proposed Improvement Plan
Exhibit 15: Proposed Sidewalk & Multi-
Use Trail Improvement Plan

Location Map with Aerial Photo

EXHIBIT 1



1,200 600 0 1,200 2,400 3,600 Feet



MENARDS DEVELOPMENT

Plan Commission Study Session 1/10/08

■■■■■ Plat Boundary

||||| City Boundary

Prepared 01/04/08 by Community Development Services - llk





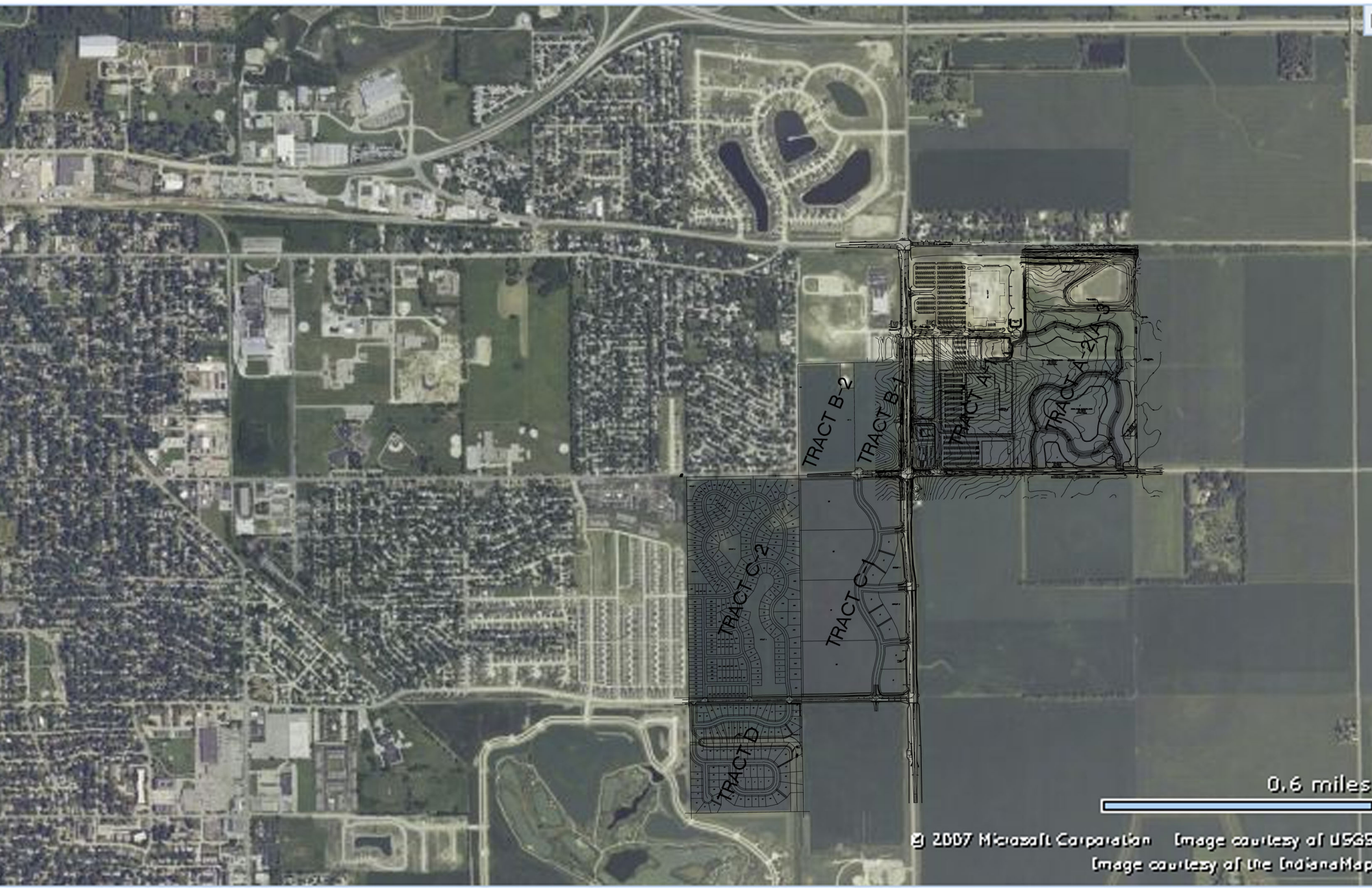
Urbana, IL
10/1/06



Urbana, IL
10/1/06



Urbana, IL
10/1/06



TRACT B-2

TRACT B-1

TRACT A

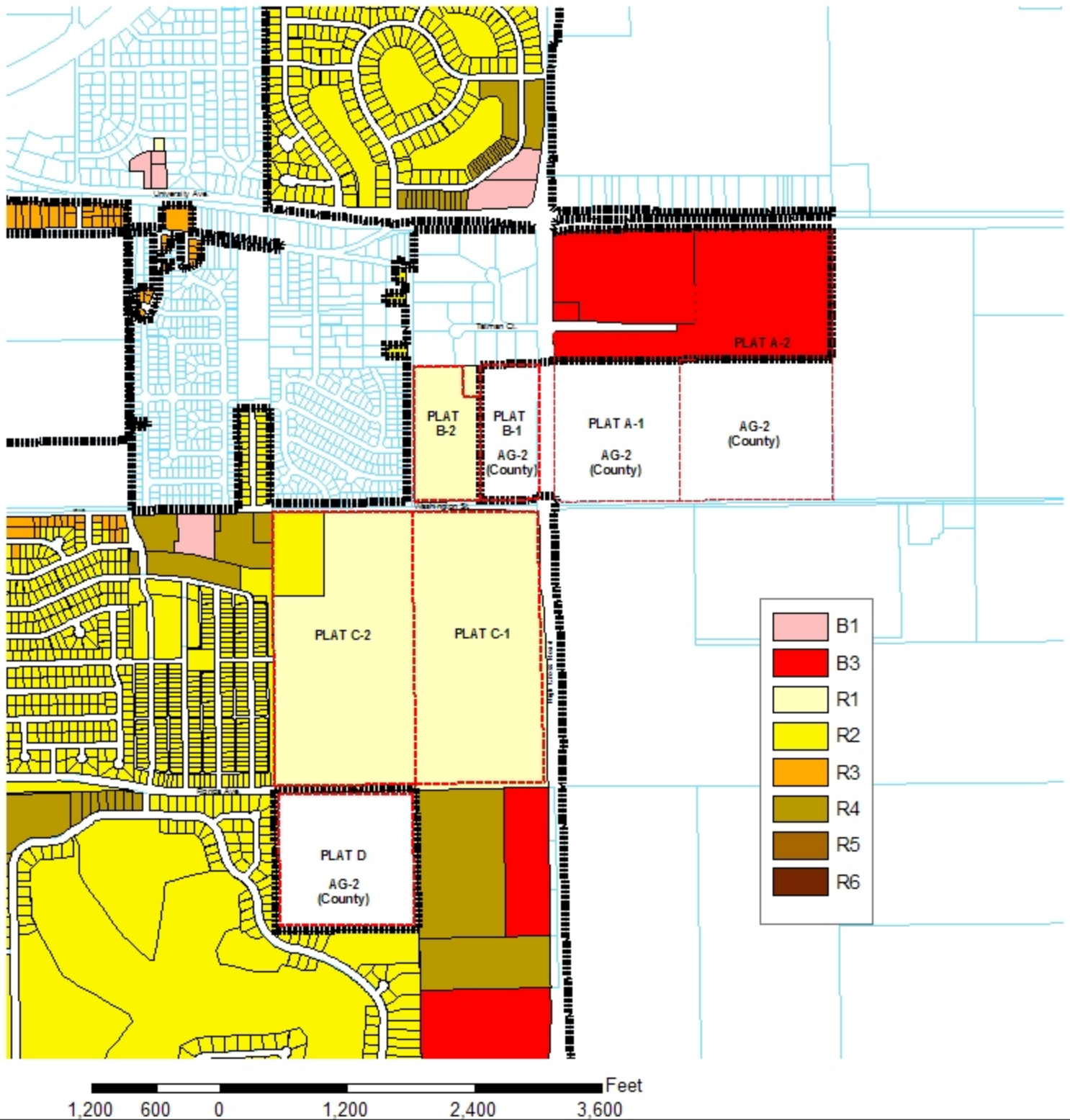
TRACT B

TRACT C-2

TRACT C-1

TRACT D

0.6 miles



MENARDS DEVELOPMENT

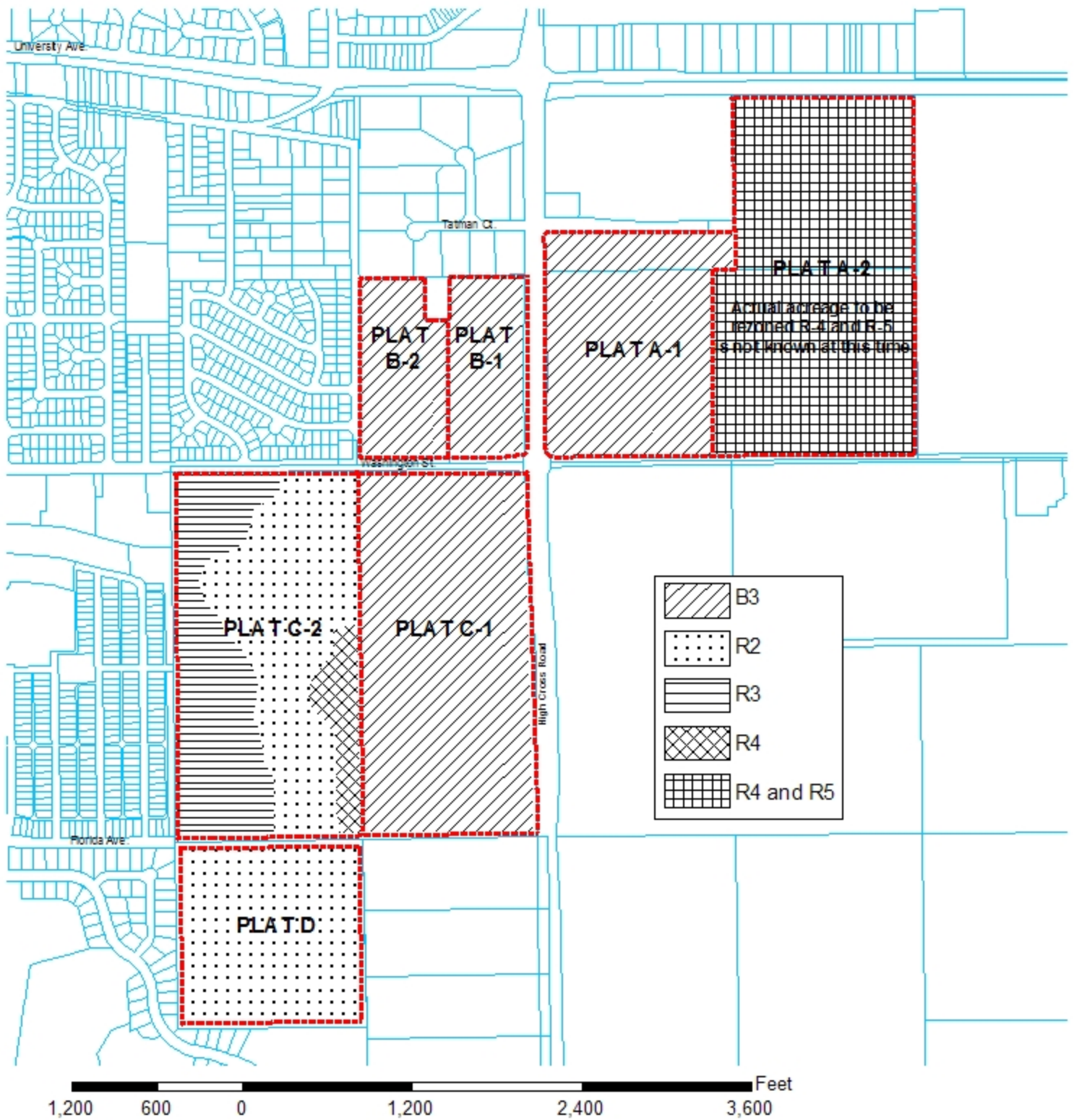
Plan Commission Study Session 1/10/08

■■■■■ Plat Boundary

▬▬▬▬ City Boundary

Prepared 01/04/08 by Community Development Services - llk



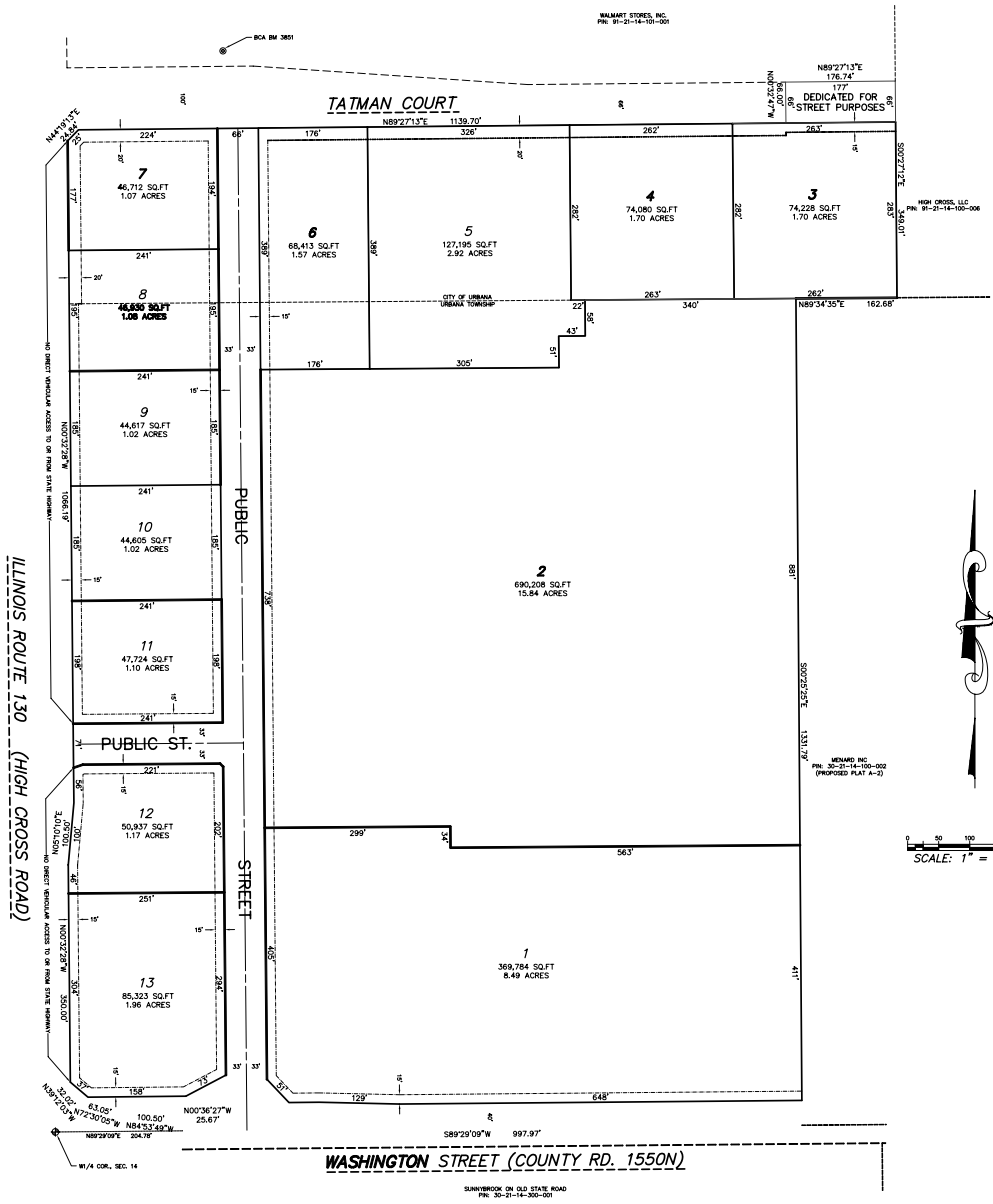


MENARDS DEVELOPMENT

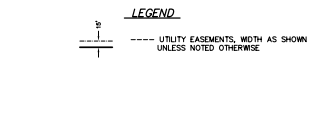
Plan Commission Study Session 1/10/08

Prepared 01/04/08 by Community Development Services - lkk





- ACRES IN PRELIMINARY PLAT: 44.60
- ACRES IN ENTIRE TRACT: 126.27
- SITE BENCHMARK: BCA BENCHMARK 3851 CHISELED SQUARE SET ON TOP SOUTHERN FACE OF CONCRETE LIGHT POLE BASE 70 FEET NORTH OF TATMAN DRIVE AND 330 FEET EAST OF THE CENTERLINE OF ILLINOIS ROUTE 130 ELEVATION=712.77
- PART OF THIS SITE IS ZONED AG-2 (COUNTY ZONING) AND IS PROPOSED FOR B-3 AND THE REMAINDER IS ZONED B-3.
- FRONT SETBACK = 15'
- SIDE SETBACK = 5'
- REAR SETBACK = 10'
- THIS PARCEL IS WITHIN THE SALINE BRANCH DRAINAGE DISTRICT, SUBDISTRICT "A".
- THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEMA MAP PANEL NUMBER 170035 0006 B.
- SUBJECT TRACT LIES WITHIN OR IMMEDIATELY ADJACENT TO THE CORPORATE LIMITS OF THE CITY OF URBANA
- PROPOSED WATERMAINS WILL BE DEVELOPED AS PART OF THE SITE IMPROVEMENT PLAN AND WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AND SUBJECT TO THE APPROVAL OF THE CITY OF URBANA AND ILLINOIS AMERICAN WATER COMPANY AND ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
- PROPOSED FIRE HYDRANTS AS SHOWN ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF URBANA FIRE CHIEF.
- EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH STATE REGULATIONS AND AS APPROVED BY THE CITY OF URBANA
- ALL PUBLIC IMPROVEMENTS INCLUDING STORM SEWER, STORM WATER MANAGEMENT, AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF URBANA STANDARDS AND SHALL BE CONSTRUCTED WITHIN EASEMENTS AS NECESSARY.
- ALL CONSTRUCTION WORK AND MATERIALS SHALL MEET OR EXCEED THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION, AND I.E.P.A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION", CURRENT EDITION, AND THE CITY OF URBANA SUBDIVISION REGULATIONS CURRENT EDITION.
- STORM WATER BASINS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF URBANA SUBDIVISION REGULATIONS.
- EASEMENTS SHALL BE PROVIDED AT FINAL PLATTING TO ACCOMMODATE ALL PUBLIC UTILITIES AND DRAINAGE WAYS.
- TOPOGRAPHIC MAP BASED ON CAD DATA PROVIDED BY BERNS, CLANCY AND ASSOCIATES (BCA)
- SIDEWALK WIDTH = 5'(TYPICAL)
- FRONT SETBACK AND EASEMENT LINES ARE COLINEAR
- PLAT NAME AND STREET NAMES ARE FOR PRELIMINARY PLANNING PURPOSES ONLY. THE ACTUAL PROPOSED NAMES WILL BE SHOWN ON THE FINAL PLAT WHEN SUBMITTED FOR APPROVAL



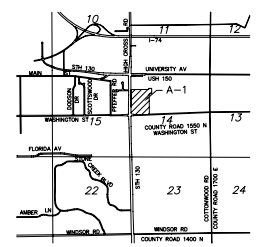
LEGAL DESCRIPTION:
 PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14;
 THENCE N.89°29'09"E, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 204.78 FEET TO THE POINT OF BEGINNING;
 THENCE N.00°36'27"W, 25.67 FEET;
 THENCE N.84°53'49"W, 100.50 FEET;
 THENCE N.72°30'05"W, 63.05 FEET;
 THENCE N.59°12'03"W, 32.02 FEET;
 THENCE N.00°32'28"W, 350.00 FEET;
 THENCE N.05°10'10"E, 100.50 FEET;
 THENCE N.00°32'28"W, 1066.19 FEET;
 THENCE N.44°19'15"E, 24.84 FEET;
 THENCE N.89°27'13"E, 1139.70 FEET;
 THENCE N.00°32'47"W, 66.00 FEET;
 THENCE N.89°27'13"E, 176.74 FEET;
 THENCE S.00°27'12"E, 349.01 FEET;
 THENCE S.89°34'35"W, 342.73 FEET;
 THENCE S.00°25'25"E, 1331.79 FEET;
 THENCE S.89°29'09"W, 897.97 FEET TO THE POINT OF BEGINNING
 (THIS DESCRIPTION IS BASED ON SURVEYS PERFORMED BY BERNS, CLANCY AND ASSOCIATES IN DECEMBER 2005 AND APRIL 2007)

OWNER/DEVELOPER:
 MENARD INC.
 4777 MENARD DR.
 EAU CLAIRE, WI 54703
 (715)876-2810

OWNER:
 HIGHCROSS, LLC

ENGINEER/ENGINEERING FIRM:
 SEAN BOHAN
 TEC DESIGN INC.
 5828 ARNDT LAND
 EAU CLAIRE, WI 54701
 (715)552-0330

ATTORNEY FOR OWNER/DEVELOPER:
 THOMAS O'NEIL
 MENARD INC.
 4777 MENARD DR.
 EAU CLAIRE, WI 54703
 (715)876-2810



APPROVED BY:
 THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.

DATE: _____ CHAIRPERSON: _____

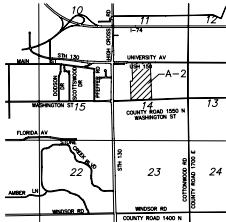
APPROVED BY:
 THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. _____

DATE: _____ BY: _____, MAYOR

ATTEST: _____, CITY CLERK

PRELIMINARY PLAT OF
A-1
 IN THE SW1/4 OF THE NW1/4,
 SECTION 14, T19N, R9E,
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

LOCATION SKETCH



APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.

DATE: _____ CHAIRPERSON: _____

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. _____

DATE: _____ BY _____ MAYOR

ATTEST: _____ CITY CLERK



SCALE: 1" = 100'

OWNER/DEVELOPER: MENARD INC. 4777 MENARD DR. EAU CLAIRE, WI 54703 (715)876-2810

MENARD INC. PK 30-21-14-100-001 (PROPOSED PLAT A-1)

OWNER: HIGHCROSS, LLC

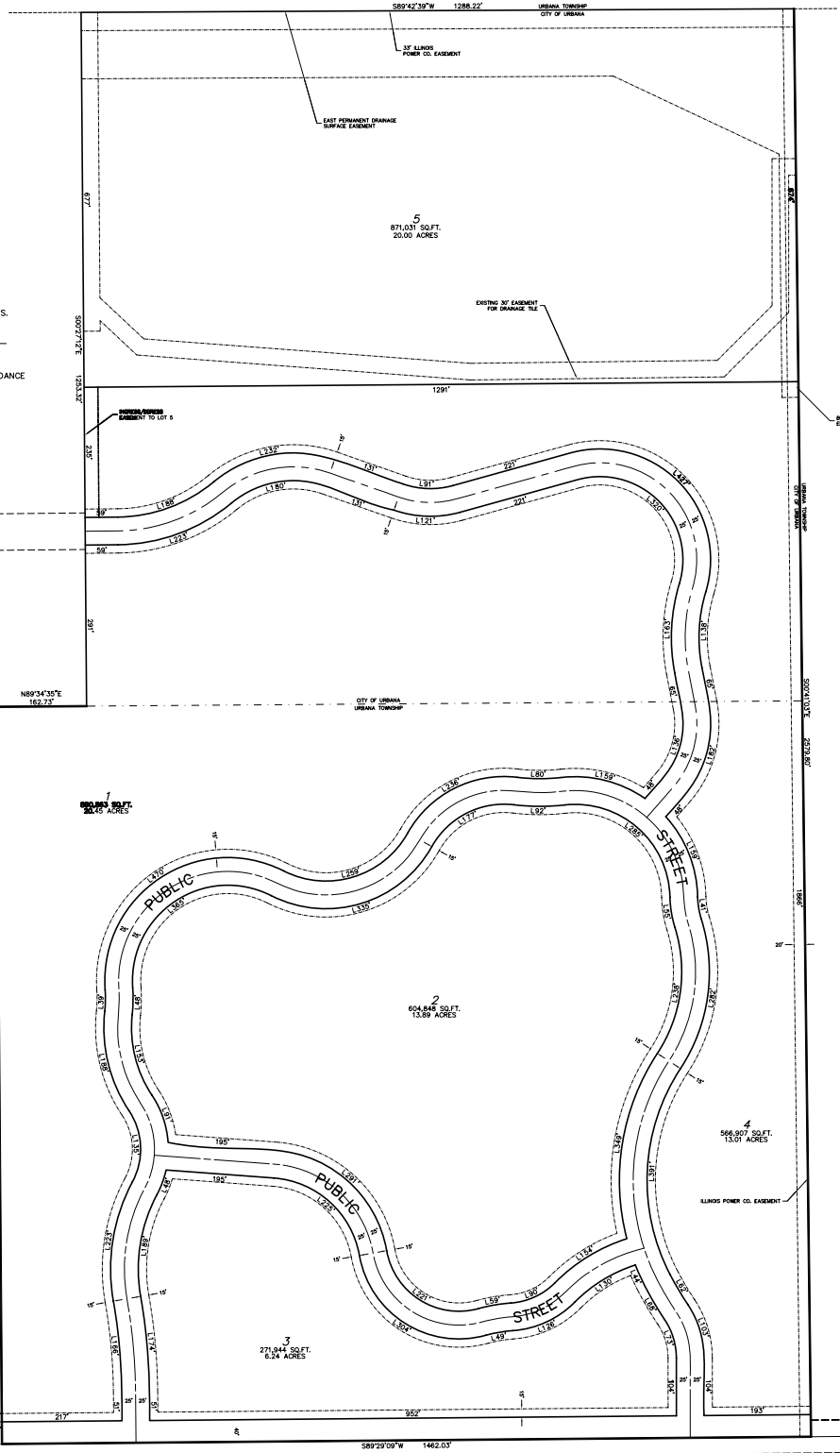
ENGINEER/ENGINEERING FIRM: THOMAS O'NEIL, MENARD INC. 4777 MENARD DR. EAU CLAIRE, WI 54703 (715)876-2810

LEGEND: --- UTILITY EASEMENTS, WIDTH AS SHOWN UNLESS NOTED OTHERWISE



- ACRES IN PRELIMINARY PLAT: 81.66
- ACRES IN ENTIRE TRACT: 128.27
- SITE BENCHMARK: BCA BENCHMARK 3891 PK NAIL IN THE WESTERN FACE OF THE WESTERN POLE OF THE TWO-POLE STRUCTURE SOUTHEAST OF THE TRIANGULAR SHAPED BORROW BASIN ELEVATION=493.05'
- PART OF THIS SITE IS ZONED AG-2 (COUNTY ZONING) AND THE REMAINDER IS ZONED B-3. PROPOSED ZONING IS R-4R-S.
- FRONT SETBACK = 15'
- SIDE SETBACK = 5'
- REAR SETBACK = 10'
- THIS PARCEL IS WITHIN THE SALINE BRANCH DRAINAGE DISTRICT, SUBDISTRICT 'A'.
- THIS TRACT IS LOCATED IN ZONE 'C' AS SHOWN ON FEMA MAP PANEL NUMBER 170035 0006 B.
- SUBJECT TRACT LIES WITHIN OR IMMEDIATELY ADJACENT TO THE CORPORATE LIMITS OF THE CITY OF URBANA
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ABANDONED NORFOLK SOUTHERN RAILROAD



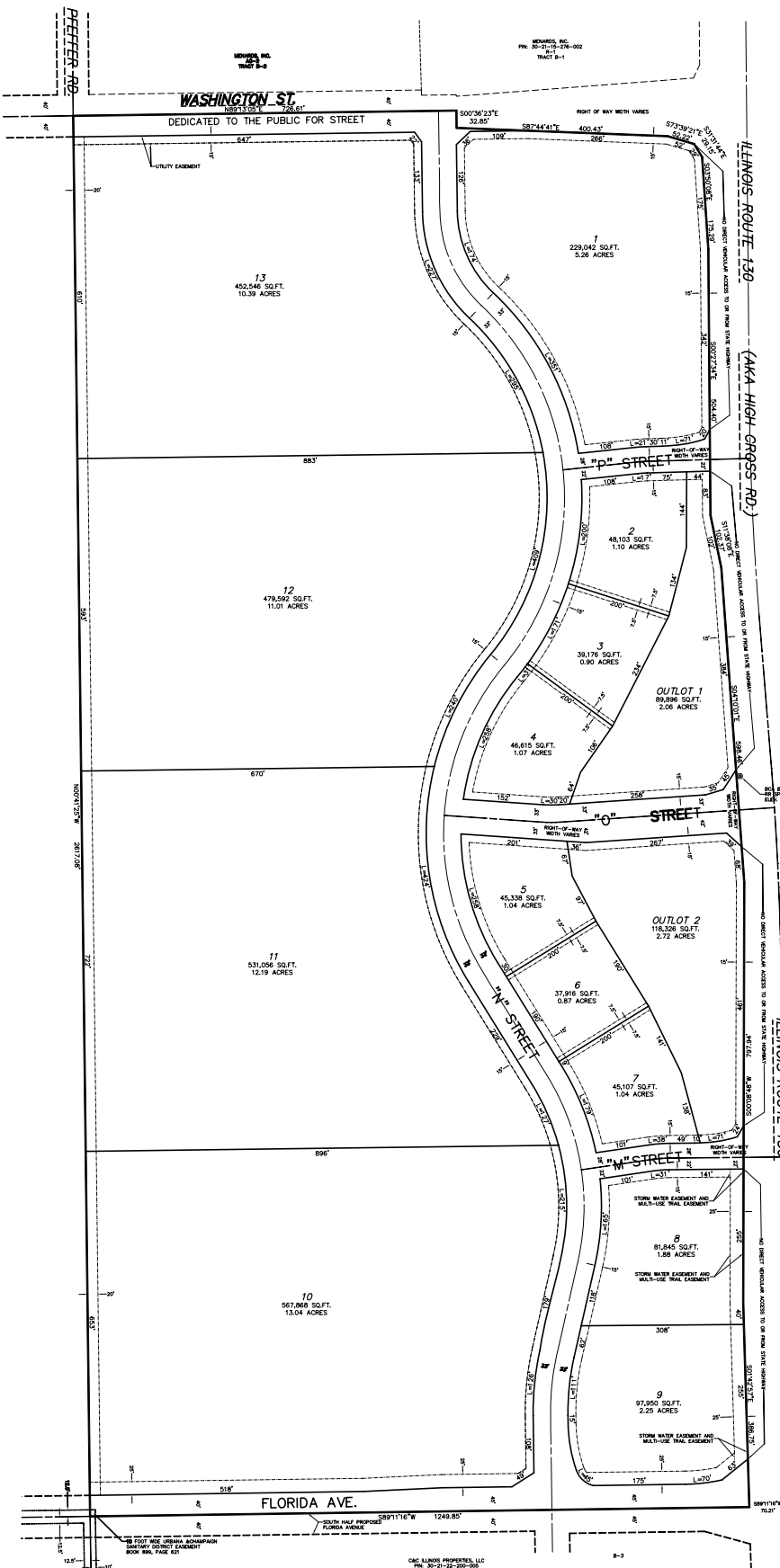
WASHINGTON STREET (COUNTY RD. 1550N)

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- TOPOGRAPHIC MAP BASED ON CAD DATA PROVIDED BY BERNIS, CLANCY AND ASSOCIATES (BCA)
- SIDEWALK WIDTH = 4'(TYPICAL)
- FRONT SETBACK AND EASEMENT LINES ARE COLINEAR
- PLAT NAME AND STREET NAMES ARE FOR PRELIMINARY PLANNING PURPOSES ONLY. THE ACTUAL PROPOSED NAMES WILL BE SHOWN ON THE FINAL PLAT WHEN SUBMITTED FOR APPROVAL.

PRELIMINARY PLAT OF

A-2

IN THE SE1/4 OF THE NW1/4 AND SW1/4 OF THE NW1/4, SECTION 14, T19N, R9E, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



OWNER/DEVELOPER:
 MENARD INC.
 4777 MENARD DR.
 EAU CLAIRE, WI 54703
 (715)876-2810

ENGINEERING/ENGINEERING FIRM:
 SEAN BOHANN
 TEC DESIGN INC.
 5628 ARNDT LAND
 EAU CLAIRE, WI 54701
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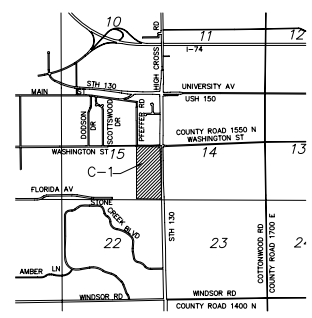
ATTORNEY FOR OWNER/DEVELOPER:
 THOMAS CYRIL
 MENARD INC.
 4777 MENARD DR.
 EAU CLAIRE, WI 54703
 (715)876-2810

SCALE: 1" = 100'

- ACRES IN PRELIMINARY PLAT: 74.48
- ACRES IN ENTIRE TRACT: 153.17
- SITE BENCHMARK: BGA BENCHMARK 3194 RAILROAD SPIKE FOUND IN THE EASTERN FACE OF A UTILITY POLE 61 FEET WEST OF THE CENTERLINE OF ILLINOIS ROUTE 130 AND 1.270 FEET SOUTH OF WASHINGTON STREET, URBANA, CHAMPAIGN COUNTY, ILLINOIS ELEVATION=700.07'
- THIS SITE IS ZONED R-1 AND IS PROPOSED FOR B-3.
- FRONT SETBACK = 15'
- SIDE SETBACK = 5'
- REAR SETBACK = 10'
- THIS PARCEL IS WITHIN THE ST. JOSEPH DRAINAGE DISTRICT NO. 3.
- THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEMA MAP PANEL NUMBER 17089A 0165 B.
- SUBJECT TRACT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA
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- PLAT NAME AND STREET NAMES ARE FOR PRELIMINARY PLANNING PURPOSES ONLY. THE ACTUAL PROPOSED NAMES WILL BE SHOWN ON THE FINAL PLAT WHEN SUBMITTED FOR APPROVAL

LEGAL
 PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15;
 THENCE S 89° 11' 00" W, ALONG THE SOUTH LINE OF SAID SECTION, 102.21 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING S 89° 11' 00" W, 1249.85 FEET;
 THENCE N 60° 43' 30" W, 2007.08 FEET;
 THENCE S 89° 13' 00" E, 726.61 FEET;
 THENCE S 00° 30' 00" E, 32.86 FEET;
 THENCE S 87° 42' 41" E, 400.43 FEET;
 THENCE S 87° 30' 00" E, 32.86 FEET;
 THENCE S 31° 34' 41" E, 29.15 FEET;
 THENCE S 00° 30' 00" E, 175.20 FEET;
 THENCE S 00° 27' 34" E, 504.40 FEET;
 THENCE S 11° 30' 00" E, 102.37 FEET;
 THENCE S 04° 10' 00" E, 598.46 FEET;
 THENCE S 00° 08' 40" W, 797.34 FEET;
 THENCE S 01° 42' 00" E, 388.75 FEET TO THE POINT OF BEGINNING
 (THIS DESCRIPTION IS BASED ON A SURVEY PERFORMED BY BERNS, CLANCY AND ASSOCIATES IN DECEMBER 2005)

LOCATION SKETCH



APPROVED BY:
 THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.

DATE: _____ CHAIRPERSON: _____

APPROVED BY:
 THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. _____

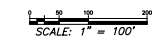
DATE: _____ BY _____, MAYOR

ATTEST: _____, CITY CLERK

PRELIMINARY PLAT OF
C-1
 IN THE NW 1/4 OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4,
 SECTION 15, T19N, R9E,
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



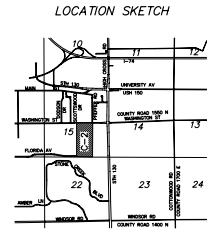
LOT NO.	AREA	LOT NO.	AREA
1	8,377 SQ. FT.	121	8,377 SQ. FT.
2	8,377 SQ. FT.	122	8,377 SQ. FT.
3	8,377 SQ. FT.	123	8,377 SQ. FT.
4	8,377 SQ. FT.	124	8,377 SQ. FT.
5	8,377 SQ. FT.	125	8,377 SQ. FT.
6	8,377 SQ. FT.	126	8,377 SQ. FT.
7	8,377 SQ. FT.	127	8,377 SQ. FT.
8	8,377 SQ. FT.	128	8,377 SQ. FT.
9	8,377 SQ. FT.	129	8,377 SQ. FT.
10	8,377 SQ. FT.	130	8,377 SQ. FT.
11	8,377 SQ. FT.	131	8,377 SQ. FT.
12	8,377 SQ. FT.	132	8,377 SQ. FT.
13	8,377 SQ. FT.	133	8,377 SQ. FT.
14	8,377 SQ. FT.	134	8,377 SQ. FT.
15	8,377 SQ. FT.	135	8,377 SQ. FT.
16	8,377 SQ. FT.	136	8,377 SQ. FT.
17	8,377 SQ. FT.	137	8,377 SQ. FT.
18	8,377 SQ. FT.	138	8,377 SQ. FT.
19	8,377 SQ. FT.	139	8,377 SQ. FT.
20	8,377 SQ. FT.	140	8,377 SQ. FT.
21	8,377 SQ. FT.	141	8,377 SQ. FT.
22	8,377 SQ. FT.	142	8,377 SQ. FT.
23	8,377 SQ. FT.	143	8,377 SQ. FT.
24	8,377 SQ. FT.	144	8,377 SQ. FT.
25	8,377 SQ. FT.	145	8,377 SQ. FT.
26	8,377 SQ. FT.	146	8,377 SQ. FT.
27	8,377 SQ. FT.	147	8,377 SQ. FT.
28	8,377 SQ. FT.	148	8,377 SQ. FT.
29	8,377 SQ. FT.	149	8,377 SQ. FT.
30	8,377 SQ. FT.	150	8,377 SQ. FT.
31	8,377 SQ. FT.	151	8,377 SQ. FT.
32	8,377 SQ. FT.	152	8,377 SQ. FT.
33	8,377 SQ. FT.	153	8,377 SQ. FT.
34	8,377 SQ. FT.	154	8,377 SQ. FT.
35	8,377 SQ. FT.	155	8,377 SQ. FT.
36	8,377 SQ. FT.	156	8,377 SQ. FT.
37	8,377 SQ. FT.	157	8,377 SQ. FT.
38	8,377 SQ. FT.	158	8,377 SQ. FT.
39	8,377 SQ. FT.	159	8,377 SQ. FT.
40	8,377 SQ. FT.	160	8,377 SQ. FT.
41	8,377 SQ. FT.	161	8,377 SQ. FT.
42	8,377 SQ. FT.	162	8,377 SQ. FT.
43	8,377 SQ. FT.	163	8,377 SQ. FT.
44	8,377 SQ. FT.	164	8,377 SQ. FT.
45	8,377 SQ. FT.	165	8,377 SQ. FT.
46	8,377 SQ. FT.	166	8,377 SQ. FT.
47	8,377 SQ. FT.	167	8,377 SQ. FT.
48	8,377 SQ. FT.	168	8,377 SQ. FT.
49	8,377 SQ. FT.	169	8,377 SQ. FT.
50	8,377 SQ. FT.	170	8,377 SQ. FT.
51	8,377 SQ. FT.	171	8,377 SQ. FT.
52	8,377 SQ. FT.	172	8,377 SQ. FT.
53	8,377 SQ. FT.	173	8,377 SQ. FT.
54	8,377 SQ. FT.	174	8,377 SQ. FT.
55	8,377 SQ. FT.	175	8,377 SQ. FT.
56	8,377 SQ. FT.	176	8,377 SQ. FT.
57	8,377 SQ. FT.	177	8,377 SQ. FT.
58	8,377 SQ. FT.	178	8,377 SQ. FT.
59	8,377 SQ. FT.	179	8,377 SQ. FT.
60	8,377 SQ. FT.	180	8,377 SQ. FT.
61	8,377 SQ. FT.	181	8,377 SQ. FT.
62	8,377 SQ. FT.	182	8,377 SQ. FT.
63	8,377 SQ. FT.	183	8,377 SQ. FT.
64	8,377 SQ. FT.	184	8,377 SQ. FT.
65	8,377 SQ. FT.	185	8,377 SQ. FT.
66	8,377 SQ. FT.	186	8,377 SQ. FT.
67	8,377 SQ. FT.	187	8,377 SQ. FT.
68	8,377 SQ. FT.	188	8,377 SQ. FT.
69	8,377 SQ. FT.	189	8,377 SQ. FT.
70	8,377 SQ. FT.	190	8,377 SQ. FT.
71	8,377 SQ. FT.	191	8,377 SQ. FT.
72	8,377 SQ. FT.	192	8,377 SQ. FT.
73	8,377 SQ. FT.	193	8,377 SQ. FT.
74	8,377 SQ. FT.	194	8,377 SQ. FT.
75	8,377 SQ. FT.	195	8,377 SQ. FT.
76	8,377 SQ. FT.	196	8,377 SQ. FT.
77	8,377 SQ. FT.	197	8,377 SQ. FT.
78	8,377 SQ. FT.	198	8,377 SQ. FT.
79	8,377 SQ. FT.	199	8,377 SQ. FT.
80	8,377 SQ. FT.	200	8,377 SQ. FT.
81	8,377 SQ. FT.	201	8,377 SQ. FT.
82	8,377 SQ. FT.	202	8,377 SQ. FT.
83	8,377 SQ. FT.	203	8,377 SQ. FT.
84	8,377 SQ. FT.	204	8,377 SQ. FT.
85	8,377 SQ. FT.	205	8,377 SQ. FT.
86	8,377 SQ. FT.	206	8,377 SQ. FT.
87	8,377 SQ. FT.	207	8,377 SQ. FT.
88	8,377 SQ. FT.	208	8,377 SQ. FT.
89	8,377 SQ. FT.	209	8,377 SQ. FT.
90	8,377 SQ. FT.	210	8,377 SQ. FT.
91	8,377 SQ. FT.	211	8,377 SQ. FT.
92	8,377 SQ. FT.	212	8,377 SQ. FT.
93	8,377 SQ. FT.	213	8,377 SQ. FT.
94	8,377 SQ. FT.	214	8,377 SQ. FT.
95	8,377 SQ. FT.	215	8,377 SQ. FT.
96	8,377 SQ. FT.	216	8,377 SQ. FT.
97	8,377 SQ. FT.	217	8,377 SQ. FT.
98	8,377 SQ. FT.	218	8,377 SQ. FT.
99	8,377 SQ. FT.	219	8,377 SQ. FT.
100	8,377 SQ. FT.	220	8,377 SQ. FT.
101	8,377 SQ. FT.	221	8,377 SQ. FT.
102	8,377 SQ. FT.	222	8,377 SQ. FT.
103	8,377 SQ. FT.	223	8,377 SQ. FT.
104	8,377 SQ. FT.	224	8,377 SQ. FT.
105	8,377 SQ. FT.	225	8,377 SQ. FT.
106	8,377 SQ. FT.	226	8,377 SQ. FT.
107	8,377 SQ. FT.	227	8,377 SQ. FT.
108	8,377 SQ. FT.	228	8,377 SQ. FT.
109	8,377 SQ. FT.	229	8,377 SQ. FT.
110	8,377 SQ. FT.	230	8,377 SQ. FT.
111	8,377 SQ. FT.	231	8,377 SQ. FT.
112	8,377 SQ. FT.	232	8,377 SQ. FT.
113	8,377 SQ. FT.	233	8,377 SQ. FT.
114	8,377 SQ. FT.	234	8,377 SQ. FT.
115	8,377 SQ. FT.	235	8,377 SQ. FT.
116	8,377 SQ. FT.	236	8,377 SQ. FT.
117	8,377 SQ. FT.	237	8,377 SQ. FT.
118	8,377 SQ. FT.	238	8,377 SQ. FT.
119	8,377 SQ. FT.	239	8,377 SQ. FT.
120	8,377 SQ. FT.	240	8,377 SQ. FT.
121	8,377 SQ. FT.	241	8,377 SQ. FT.
122	8,377 SQ. FT.	242	8,377 SQ. FT.
123	8,377 SQ. FT.	243	8,377 SQ. FT.
124	8,377 SQ. FT.	244	8,377 SQ. FT.
125	8,377 SQ. FT.	245	8,377 SQ. FT.
126	8,377 SQ. FT.	246	8,377 SQ. FT.
127	8,377 SQ. FT.	247	8,377 SQ. FT.
128	8,377 SQ. FT.	248	8,377 SQ. FT.
129	8,377 SQ. FT.	249	8,377 SQ. FT.
130	8,377 SQ. FT.	250	8,377 SQ. FT.
131	8,377 SQ. FT.	251	8,377 SQ. FT.
132	8,377 SQ. FT.	252	8,377 SQ. FT.
133	8,377 SQ. FT.	253	8,377 SQ. FT.
134	8,377 SQ. FT.	254	8,377 SQ. FT.
135	8,377 SQ. FT.	255	8,377 SQ. FT.
136	8,377 SQ. FT.	256	8,377 SQ. FT.
137	8,377 SQ. FT.	257	8,377 SQ. FT.
138	8,377 SQ. FT.	258	8,377 SQ. FT.
139	8,377 SQ. FT.	259	8,377 SQ. FT.
140	8,377 SQ. FT.	260	8,377 SQ. FT.
141	8,377 SQ. FT.	261	8,377 SQ. FT.
142	8,377 SQ. FT.	262	8,377 SQ. FT.
143	8,377 SQ. FT.	263	8,377 SQ. FT.
144	8,377 SQ. FT.	264	8,377 SQ. FT.
145	8,377 SQ. FT.	265	8,377 SQ. FT.
146	8,377 SQ. FT.	266	8,377 SQ. FT.
147	8,377 SQ. FT.	267	8,377 SQ. FT.
148	8,377 SQ. FT.	268	8,377 SQ. FT.
149	8,377 SQ. FT.	269	8,377 SQ. FT.
150	8,377 SQ. FT.	270	8,377 SQ. FT.
151	8,377 SQ. FT.	271	8,377 SQ. FT.
152	8,377 SQ. FT.	272	8,377 SQ. FT.
153	8,377 SQ. FT.	273	8,377 SQ. FT.
154	8,377 SQ. FT.	274	8,377 SQ. FT.
155	8,377 SQ. FT.	275	8,377 SQ. FT.
156	8,377 SQ. FT.	276	8,377 SQ. FT.
157	8,377 SQ. FT.	277	8,377 SQ. FT.
158	8,377 SQ. FT.	278	8,377 SQ. FT.
159	8,377 SQ. FT.	279	8,377 SQ. FT.
160	8,377 SQ. FT.	280	8,377 SQ. FT.
161	8,377 SQ. FT.	281	8,377 SQ. FT.
162	8,377 SQ. FT.	282	8,377 SQ. FT.
163	8,377 SQ. FT.	283	8,377 SQ. FT.
164	8,377 SQ. FT.	284	8,377 SQ. FT.
165	8,377 SQ. FT.	285	8,377 SQ. FT.
166	8,377 SQ. FT.	286	8,377 SQ. FT.
167	8,377 SQ. FT.	287	8,377 SQ. FT.
168	8,377 SQ. FT.	288	8,377 SQ. FT.
169	8,377 SQ. FT.	289	8,377 SQ. FT.
170	8,377 SQ. FT.	290	8,377 SQ. FT.
171	8,377 SQ. FT.	291	8,377 SQ. FT.
172	8,377 SQ. FT.	292	8,377 SQ. FT.
173	8,377 SQ. FT.	293	8,377 SQ. FT.
174	8,377 SQ. FT.	294	8,377 SQ. FT.
175	8,377 SQ. FT.	295	8,377 SQ. FT.
176	8,377 SQ. FT.	296	8,377 SQ. FT.
177	8,377 SQ. FT.	297	8,377 SQ. FT.
178	8,377 SQ. FT.	298	8,377 SQ. FT.
179	8,377 SQ. FT.	299	8,377 SQ. FT.
180	8,377 SQ. FT.	300	8,377 SQ. FT.



OWNER/DEVELOPER:
MENARD INC.
4777 MENARD DR.
EAU CLAIRE, WI 54703
(715)876-2810

ENGINEERING FIRM:
SEAN BOHANN
TEC DESIGN INC.
5828 ARNDT LANE
EAU CLAIRE, WI 54701
(715)852-0330

ATTORNEY FOR OWNER/DEVELOPER:
THOMAS O'NEIL
MENARD INC.
4777 MENARD DR.
EAU CLAIRE, WI 54703
(715)876-2810



PROPOSED PLAT C-1

LEGEND

--- UTILITY EASEMENTS, WITH AS NOTED

APPROVED BY: _____ CHAIRPERSON

DATE: _____

APPROVED BY: _____ MAYOR

DATE: _____

ATTEST: _____ CITY CLERK

ACRES IN PRELIMINARY PLAT: 80.58
ACRES IN ENTIRE TRACT: 153.17

SITE BENCHMARK: BCA BENCHMARK 3194 RAILROAD SPIKE FOUND IN THE SOUTHERN FACE OF A UTILITY POLE 1.510 FEET WEST OF THE CENTERLINE OF ILLINOIS ROUTE 130 AND 16 FEET SOUTH OF THE CENTERLINE OF FLORIDA AVENUE EXTENDED. ELEVATION=968.07

- THIS SITE IS ZONED R-1/R-2 AND IS PROPOSED FOR R-2/R-3.
FRONT SETBACK = 15'
SIDE SETBACK = 5'
REAR SETBACK = 10'

- THIS PARCEL IS WITHIN THE ST. JOSEPH DRAINAGE DISTRICT NO. 3.

- THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEMA MAP PANEL NUMBER 170894 018 S.

- SUBJECT TRACT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA

LEGAL PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE S 89° 11' 00" W, ALONG THE SOUTHWEST CORNER OF SAID SECTION, 1320.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 89° 11' 00" W, 1320.00 FEET;

THENCE N 0° 03' 30" W, 207.78 FEET;

THENCE N 87° 12' 00" E, 152.17 FEET;

THENCE S 20° 40' 49" E, 400.00 FEET;

THENCE S 41° 02' 15" E, 201.00 FEET TO THE POINT OF BEGINNING

(THIS DESCRIPTION IS BASED ON A SURVEY PERFORMED BY BERNS, CLANCY AND ASSOCIATES IN DECEMBER 2005)

