VILLAGE OF CLEVELAND
MANITOWOC COUNTY, WISCONSIN

SITE DEVELOPMENT PLAN DETAIL SHEET

What are the elements of a properly prepared Site Development Plan?

___ Application Form.
___ Operations Plan.
___ Location Map.
___ Landscaping Plan.
___ Grading and Erosion Control Plan.
___ Property Plan.
___ Elevation Drawings.

What is required for each element?

OPERATIONS PLAN

Operations Plan of the intended use and describing in reasonable detail the following:

1) Existing zoning district(s);
2) Proposed zoning district(s), if a change in zoning is needed;
3) Designations for use shown in the Land Use Plan(s);
4) Current and proposed land uses on the subject property;
5) Projected number of residents, employees, and daily customers;
6) Proposed number of dwelling units and resulting density;
7) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;
8) Operational considerations relating to potential nuisances including 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. If no such nuisances will be created, then the statement shall be provided, "The proposed development shall not create nuisances as outlined in Sec. 10-1-136, Village of Cleveland Code of Ordinances." The Plan Commission may withhold approval of the site plan if the Applicant cannot provide sufficient evidence to support a claim of 'no nuisance' or provide a plan to abate potential nuisance(s);
9) Possible future expansion and related implications for 1-8 above; and
10) Any other information pertinent to an adequate understanding by the Zoning Administrator or Plan Commission of the intended use and its relationship to nearby properties.

LOCATION MAP

Location Map at 11" x 17" or smaller showing the subject property and illustrating its relationship to the nearest street intersection. A photocopy of a Village parcel or zoning map with the subject property clearly indicated shall suffice to meet this requirement.

LANDSCAPING PLAN

Landscaping Plan of the subject property at the same scale as the Property Plan (below) showing the location of all landscaping areas, and existing and proposed fencing and berm options. Plant locations, fencing types and heights, and berm heights need to be provided.

GRADING AND EROSION CONTROL PLAN

Grading and Erosion Control Plan at the same scale as the Property Plan (below) showing existing and proposed grades, including retaining walls and related devices, erosion control measures and stormwater conveyance measures. The grading plan shall clearly indicate the manner in which runoff generated on the site will be prevented from causing property damage or becoming a nuisance for abutting property.

PROPERTY PLAN

Property Plan (original, any size; but 3 copies at 11" x 17" or smaller) which includes:

1) A title block which indicates the name, address, and phone/fax numbers of the current property owner and/or agent(s) (developer, architect, engineer, planner) for the project;
2) The date of the original plan and the latest date of revision;
3) A north arrow and a standard, usable graphic scale such as one inch equals 40 feet;
4) A legal description of the subject property;
5) All property lines and existing and proposed rights-of-way, with bearings and dimensions clearly labeled;
6) All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
7) Shoreland and wetland delineations;
8) All required building setback lines;
9) Locations and dimensions of all existing and proposed buildings, structures, and paved areas, including building entrances, walks, malls, drives, driveways, decks, patios, fences, utility poles, drainage facilities, and walls;
10) Gross floor area per unit and per building, number of bedrooms per unit, number of floors, proposed uses per floor, impervious surface area, and landscape surface area;
11) Percentage of lot covered by impervious surface;
12) Proposed erosion control and stormwater management measures;
13) Exterior building and fencing materials;
14) Location and dimension (cross-section and entry throat) of all access points onto public streets;
15) Location and dimension of all on-site and off-site parking, including a summary of the number of parking stalls provided versus the number required by this Ordinance;
16) Location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
17) Location of all outdoor storage areas and the design of all screening devices;
18) Location, type, height, design/type, illumination power and orientation of all exterior lighting and signage on the subject property;
19) Location and type of any permanently protected green space areas;
20) Location of all existing and proposed drainage facilities;
21) Location of all existing and proposed water, sewer, and other utility lines;
22) In the legend, data for the subject property:
    a. Lot Area;
    b. Impervious Surface Area;
    c. Lot Coverage (of all impervious surfaces, in square feet and percentage of total lot area); and
    d. Building Height.
23) When the site plan is not part of a recorded subdivision plat, clearly designated by lots and blocks, the Zoning Administrator may require the applicant to provide a survey, certified by a registered land surveyor or a registered professional engineer.

ELEVATION DRAWINGS

Elevation Drawings of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials. Exterior materials shall be consistent with the neighborhood.