

## **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.

**City of Evansville Plan Commission**  
**Regular Meeting**  
City Hall, 31 S Madison St., Evansville, WI 53536  
Tuesday, March 5, 2024, 6:00 pm

### **AGENDA**

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the February 6th, 2024 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
  - A. Review and Action on Site Plan Application 2024-01 for a new grain bin on parcel 6-27-1160 (650 County Road M)
    1. Review Staff Memo and Applicant Comments
    2. Plan Commissioner Questions and Comments
    3. Motions with Conditions
  - B. Public Hearing, Review, and Recommended Action for Land Division Application 2024-01 for a Certified Survey Map in the City's Extraterritorial Jurisdiction on parcel 6-20-222 (12638 W US Hwy 14, Town of Union)
    1. Review Staff Report and Applicant Comments
    2. Public Hearing
    3. Plan Commissioner Questions and Comments
    4. Motion with Conditions
  - C. Public Hearing, Review, and Recommended Action for Land Division Application 2024-02 for a Certified Survey Map in the City's Extraterritorial Jurisdiction on parcel 6-20-212 (near 8808 County M, Town of Union)
    1. Review Staff Report and Applicant Comments
    2. Public Hearing
    3. Plan Commissioner Questions and Comments
    4. Motion with Conditions

*-Mayor Dianne Duggan, Plan Commission Chair*

- D. Public Hearing, Review, and Recommended Action for Zoning Map Amendment  
Application 2024-01 to rezone parcel 6-27-397 (457 W Main Street) from R-1 to B-1
1. Review Staff Report and Applicant Comments
  2. Public Hearing
  3. Plan Commissioner Questions and Comments
  4. Motion with Conditions

8. Discussion Items

9. Community Development Report

10. Upcoming Meeting: Tuesday, April 2, 2024 at 6:00pm

11. Adjourn

*-Mayor Dianne Duggan, Plan Commission Chair*

*These minutes are not official until approved by the City of Evansville Plan Commission.*

**City of Evansville Plan Commission  
Regular Meeting  
Tuesday, February 6<sup>th</sup>, 2024, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:00pm.

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Jason Sergeant (City Administrator)
Aldersperson Abbey Barnes	P	Mike Halvensleben, Jose Gorces, Jacob Egger,
Susan Becker	P	Andrew Gorman
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	P	

**3. Motion to approve the agenda, by Becker, seconded by Klar. Approved unanimously**

**4. Motion to waive the reading of the minutes from the December 5<sup>th</sup>, 2023 meeting and approve them as printed, by Becker, seconded by Klar. Approved unanimously.**

**5. Civility Reminder.** Duggan noted the City’s commitment to conducting meetings with civility.

**6. Citizen appearances other than agenda items listed.**

**7. Action Items.** None

**8. Discussion Items.**

**A. Updates on Development Agreement between the City of Evansville and CHS Oilseed Processing LLC**

Updates were given on the project plans, landscaping for the site, the status of TIF District proceeding through the state legislature, and the possibility of a new well being dug for the project.

**9. Community Development Report**

*These minutes are not official until approved by the City of Evansville Plan Commission.*

**10. Next Meeting Date:**

- A. Tuesday, March 5, 2024 at 6:00 p.m.

**11. Adjourn.** *Motion to adjourn by Becker, seconded by Klar. Approved unanimously.*



**SITE PLAN APPLICATION – STAFF REPORT**

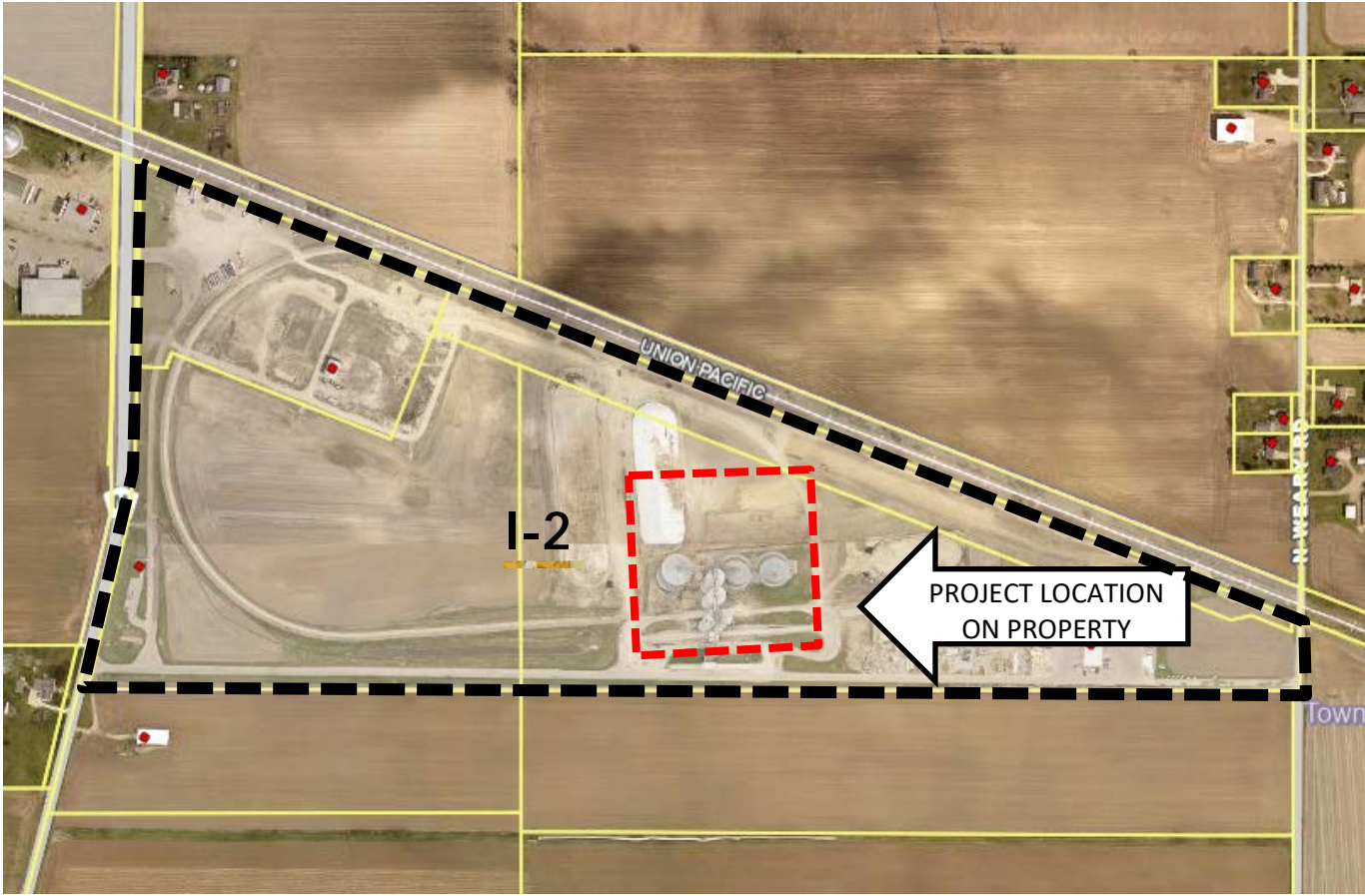
**Applications:** SP-2024-01

**Applicants:** Alcivia (represented by Fred Johnson)

**Parcel:** 6-27-1200 **Location:** 650 County Road M

**March 5, 2024**

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



**Description of request:** The applicant is seeking approval for a new grain bin, dryer and other related site improvements located at 650 County Road M. No change of use or operation is anticipated.

**Current zoning district:** I-2 Heavy Industrial

**Site Plan Approval History**

- **SP-2019-05.** In 2019, Alcivia (then Landmark) sought and was approved for a site plan to expand its agricultural service use at 650 County Road. The approval from Plan Commission required the applicant to install 6,349 landscape points on site.

- **SP-2020-04.** In 2020, Alcivia returned for further site plan approval for two grain bunkers. Due to increased impervious surface on site, the landscape point requirement increased to 16,866 points. An updated landscape plan was approved.
- **Present Conditions:** As of March 2024, neither the 2019 nor 2020 landscape plan was fully implemented. Alcivia has not built and has no plans to complete the grain bunkers approved in 2020. (City approval for the 2020 plan has since expired.)

#### **Staff Analysis of Request:**

The applicant has submitted a site plan that depicts an addition of a grain bin. In order to accommodate the new grain bin, part of an existing grain bunker will be demolished. Once the project is completed, there will be a net decrease of about 2,700 square feet of impervious surface on site. Landscape plans propose an additional 11 trees along County Highway M and re-seeding the area around the proposed grain bin. The 2024 site plan largely meets zoning requirements and input from staff is minimal.

Prior Plan Commission approvals were based upon submitted landscape plans. Since the landscape plans have never been implemented, this is a compliance issue that should be remedied before further approvals can be given. Since the 2020 site plan was never implemented and approvals have since expired, staff believes choosing to enforce the 2019 site plan requirements would be appropriate.

The City updated its landscape regulations in 2023 to allow for certain users to place required landscape points off site in publicly owned spaces, such as street terrace or parks. This can be done at Plan Commission's discretion. In no circumstance can an applicant install no landscaping on site.

The 2019 site plan added 158,725 square feet of impervious surface to the site, which required 6,349 landscape points.

There have been 15 trees planted on site, totaling 690 landscape points. The current site plan application submitted a plan with 11 additional trees planted along County Highway M, which would total 550 points. The remaining amount of landscape points required to satisfy prior approvals is 5,109. The applicant and City staff have worked out an amount that would satisfy the exception for landscaping per Municipal Code.

#### **Plan Commission Recommended Motions**

***Motion to approve site plan application 2024-01 for improvements and building expansion on parcel 6-27-1160, finding that the proposed changes meet the required standards and criteria set forth in Section 130-131 of the City of Evansville Zoning Ordinance, and are in the public interest, subject to the following conditions:***

- 1. Applicant fulfills prior landscaping requirements for SP-2019-05.***
- 2. Applicant complies with any and all other local, state, or federal regulations pertaining to the site.***
- 3. Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.***
- 4. Applicant records the site plan with the Rock County Register of Deeds.***

**Chapter 130 Review Criteria and Standards**

The following section compares the site plan with the basic provisions of the base zoning district and other considerations of how the site functions, both internally and within its environs.

**Site Plan Criteria Evaluation**

Section 130-131 of the Municipal Code, includes factors for evaluating site plans.

Criteria	Staff Comment
1. Site Design and Physical Characteristics	<ul style="list-style-type: none"> <li>• The proposed grain bin and dryer are appropriate uses for the site's Agricultural Service Use.</li> <li>• The new bin resembles existing bins in height, color, and design.</li> </ul>
2. Site location relative to public road network	<ul style="list-style-type: none"> <li>• Site has frontage along County Highway M. No additional driveways/access points proposed.</li> </ul>
3. Land Use	<ul style="list-style-type: none"> <li>• Comprehensive Plan Future Land Use Category: Industrial</li> <li>• No proposed change to the land use.</li> <li>• A conditional use permit for Agricultural Service is active on this site.</li> </ul>
4. Traffic Generation	<ul style="list-style-type: none"> <li>• County M is an arterial corridor and is adequately handling traffic to the site.</li> <li>• The number of trips generated on site is not expected to increase drastically due to this improvement. The new grain bin will replace and improved capacity of the existing grain bunker on site.</li> </ul>
5. Community Effects	<ul style="list-style-type: none"> <li>• A long-standing, established business is enabled to expand and improve its operations.</li> </ul>
6. Other Relevant Factors	

Sec. 130-1187. Requirements for non-residential uses.	I-2 Heavy Industrial	Alcivia 750 County M	Met?
<b>1. Non-Residential Intensity</b>			
a. Max # of Floors	4	1	
b. Min Landscape Surface Ratio	15%	31%	
c. Max floor area ratio	1.00	0.02	
d. Min lot area	9,000 sq ft	80.4 acres	
e. Max building size	n/a	n/a	
<b>2. Nonresidential bulk/lot dimensions</b>			
a. Min lot area	9,000 sq ft	80.4 acres	
b. Min lot width	75 feet	OK	
c. Min street frontage	50 feet	OK	
<b>3. Minimum setbacks and building separation</b>			
a. Building to Front Lot Line Building to Street Side Lot Line	5 feet 25 feet	OK	
b. Either of above next to ROW of 100+ feet	40 feet		
c. Building to resident. side lot line	50 feet	OK	
d. Building to resident. rear lot line	30 feet	OK	
e. Building to nonres. side lot line	20 feet	OK	
Building to nonres. rear lot line	30 feet	OK	
Min paved surface setback- Side/rear	5 feet	OK	
f. Min paved surface setback -Street	10 feet	OK	
g. Min building separation	40 feet	OK	
<b>4. Minimum setbacks and building separation for Agricultural Service Use</b>			
All buildings, structures, outdoor storage areas, and outdoor animal containments shall be located a minimum of 100 feet from all lot lines.	OK	OK	
Minimum paved surface setback: 5 feet from side or rear lot line; ten feet from street lot line	OK	OK	



Minimum building separation: 40 feet.	OK	OK	
Max Building Height (Agricultural Service Use)	210 feet	199.5 feet (grain dryer)	

Key:

Green = compliant

Yellow = legal but may require further inspection

Red = non-compliant

“OK” denotes a condition that is currently existing and conforming the zoning district.

<b>Landscape Regulations</b> (Article IV, Ch. 130)
<i>See comments above.</i>

**Other Relevant Zoning Code Standards**

<b>Performance Standards</b> (Article III, Ch. 130)	
Plan Commission to consider nuisances or adverse impacts related to air pollution, fire/explosive hazards, glare/heat, liquid/solid wastes, noise, odors, radioactivity, electrical disturbances, vibration, or water quality.	
This expansion does involve extending gas lines to the grain bin. The applicant is working with WE Energies to provide this service. Building plans will also be reviewed by the State of Wisconsin DSPS. The site also holds and is compliant with an air permit granted by the DNR for its operations. The applicant will need to remain compliant to the standards outlined by that permission.	

<b>Signs</b> (Article X, Ch. 130)	
Any new signs -- wall signs, monument signs, or similar -- will require a separate sign permit.	

<b>Parking</b> (Article XI, Ch. 130)	
Improvements include no change to gross floor area of habitable buildings.	















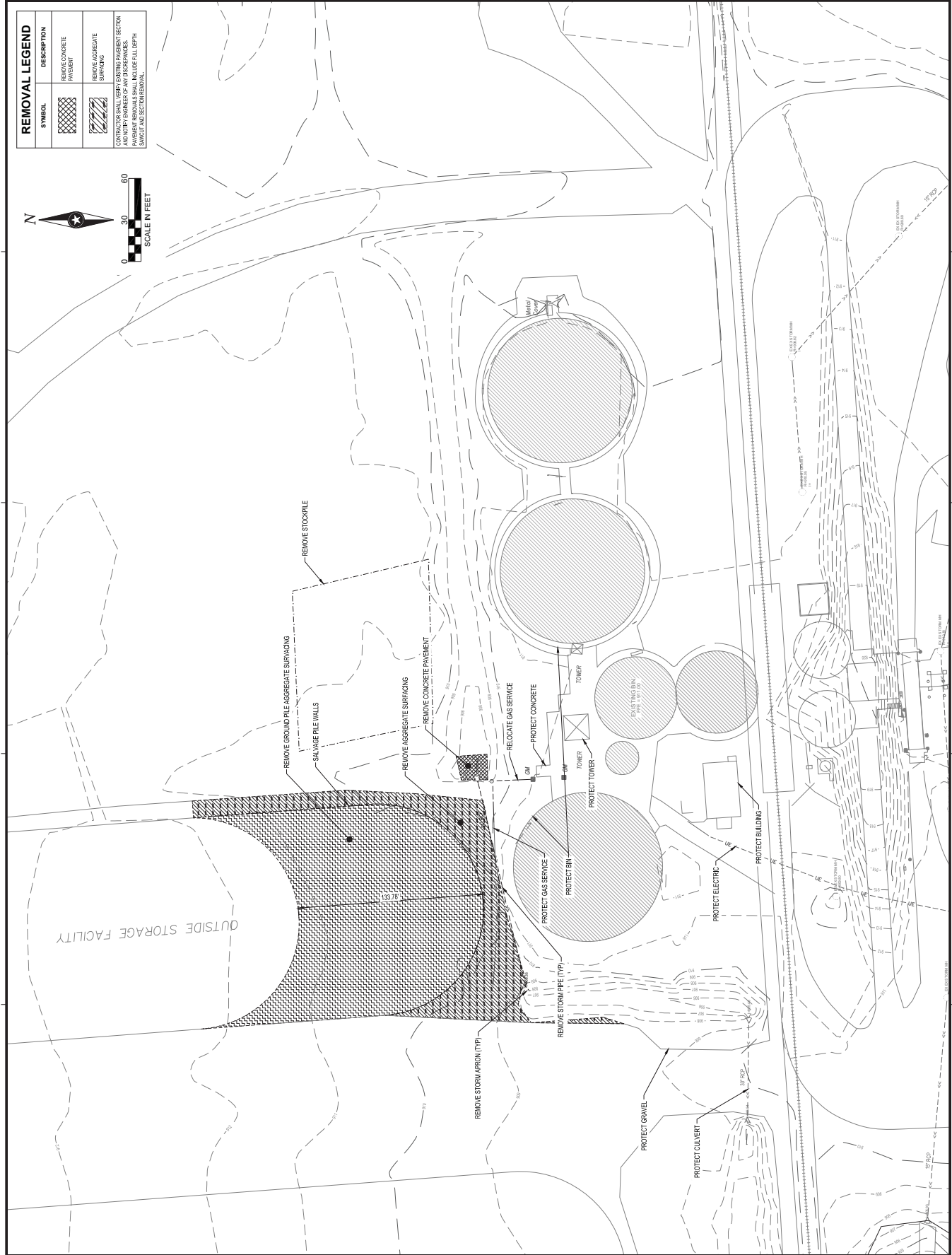
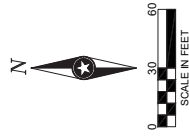




**REMOVAL LEGEND**

SYMBOL	DESCRIPTION
	REMOVE CONCRETE FOOTING
	REMOVE AGGREGATE SURFACING

CONCRETE SHALL BE REMOVED IN 12" MAXIMUM SECTION AND NOTY EVIDENCE OF ANY DISCREPANCIES. PAVEMENT REMOVAL SHALL INCLUDE FULL DEPTH SWEEP AND SECTION REMOVAL.



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PROJECT

**ALCIVIA GRAIN BIN**

EVANSVILLE WISCONSIN

DATE	REVISION SCHEDULE	DESCRIPTION	BY

PROJECT NO. 20-28551

FILE NAME 2021 02 EXISTING BIN

DRAWN BY BKS

CHECKED BY BKS

REVIEWED BY BKS

ORIGINAL ISSUE DATE

CLIENT PROJECT NO.

TITLE

**EXISTING SITE AND REMOVALS**

SHEET 7



**SITE SUMMARY**

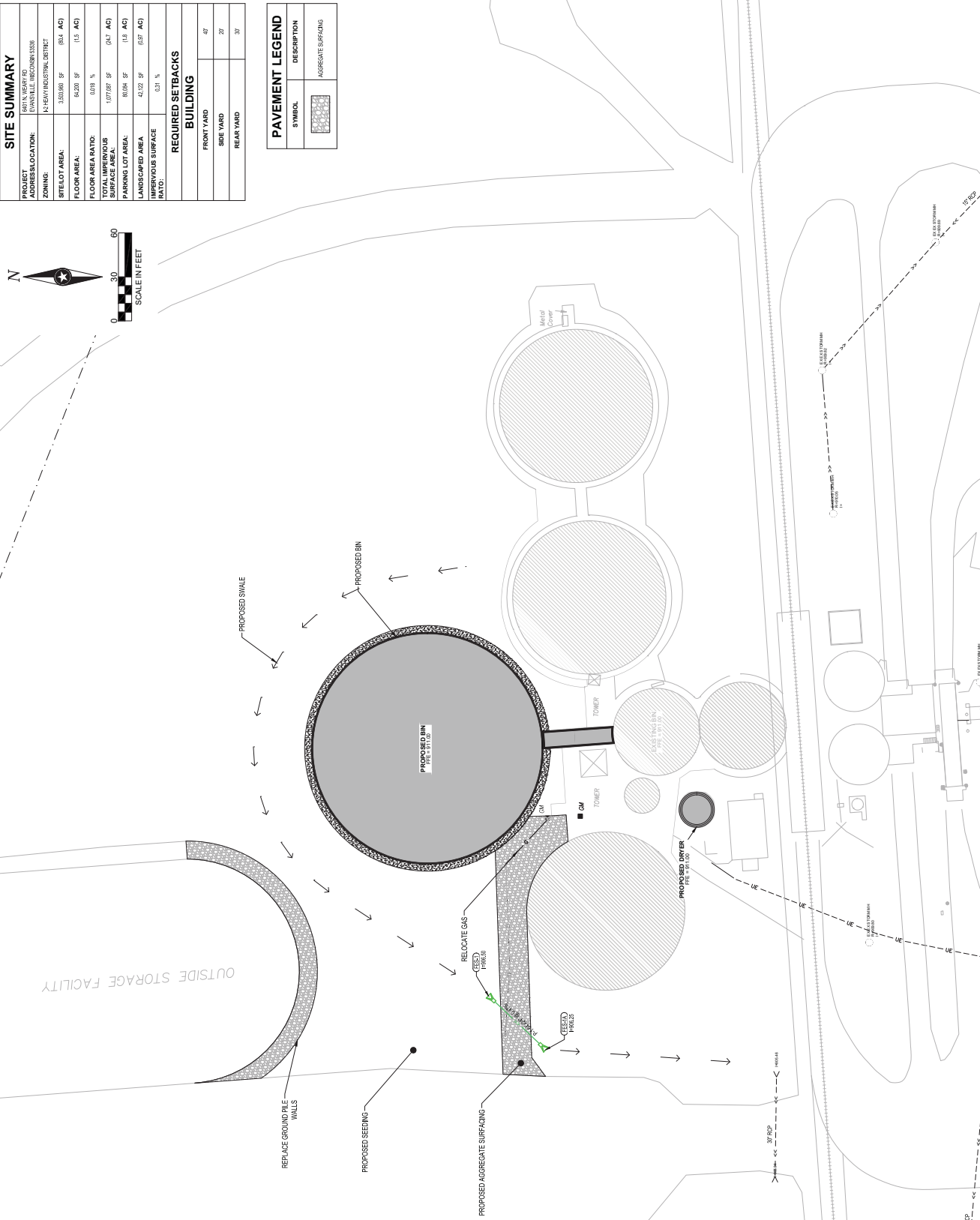
PROJECT ADDRESS:	14501 INDUSTRIAL DRIVE
CITY:	EVANSVILLE, INDIANA 47710
ZONING:	IND-1
SITE LOT AREA:	330,000 SF (7.6 AC)
FLOOR AREA:	64,200 SF (1.5 AC)
FLOOR AREA RATIO:	0.018 %
TOTAL IMPERVIOUS SURFACE AREA:	1,077,000 SF (24.7 AC)
PARKING LOT AREA:	80,000 SF (1.8 AC)
LANDSCAPED AREA:	41,100 SF (0.9 AC)
IMPERVIOUS SURFACE RATIO:	0.31 %

**REQUIRED SETBACKS**

FRONT YARD	47'
SIDE YARD	20'
REAR YARD	30'

**PAVEMENT LEGEND**

SYMBOL	DESCRIPTION
	AGGREGATE SURFACING



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**PROJECT**  
ALCIVIA  
GRAIN BIN

EVANSVILLE WISCONSIN

DATE	REVISION	SCHEDULE	DESCRIPTION	BY

PROJECT NO. 20-28551  
 FILE NAME 20101031-EBIN  
 DRAWN BY BK  
 CHECKED BY BK  
 REVIEWED BY BK  
 ORIGINAL ISSUE DATE ----  
 CLIENT PROJECT NO. ----

TITLE  
 SITE AND UTILITY  
 PLAN

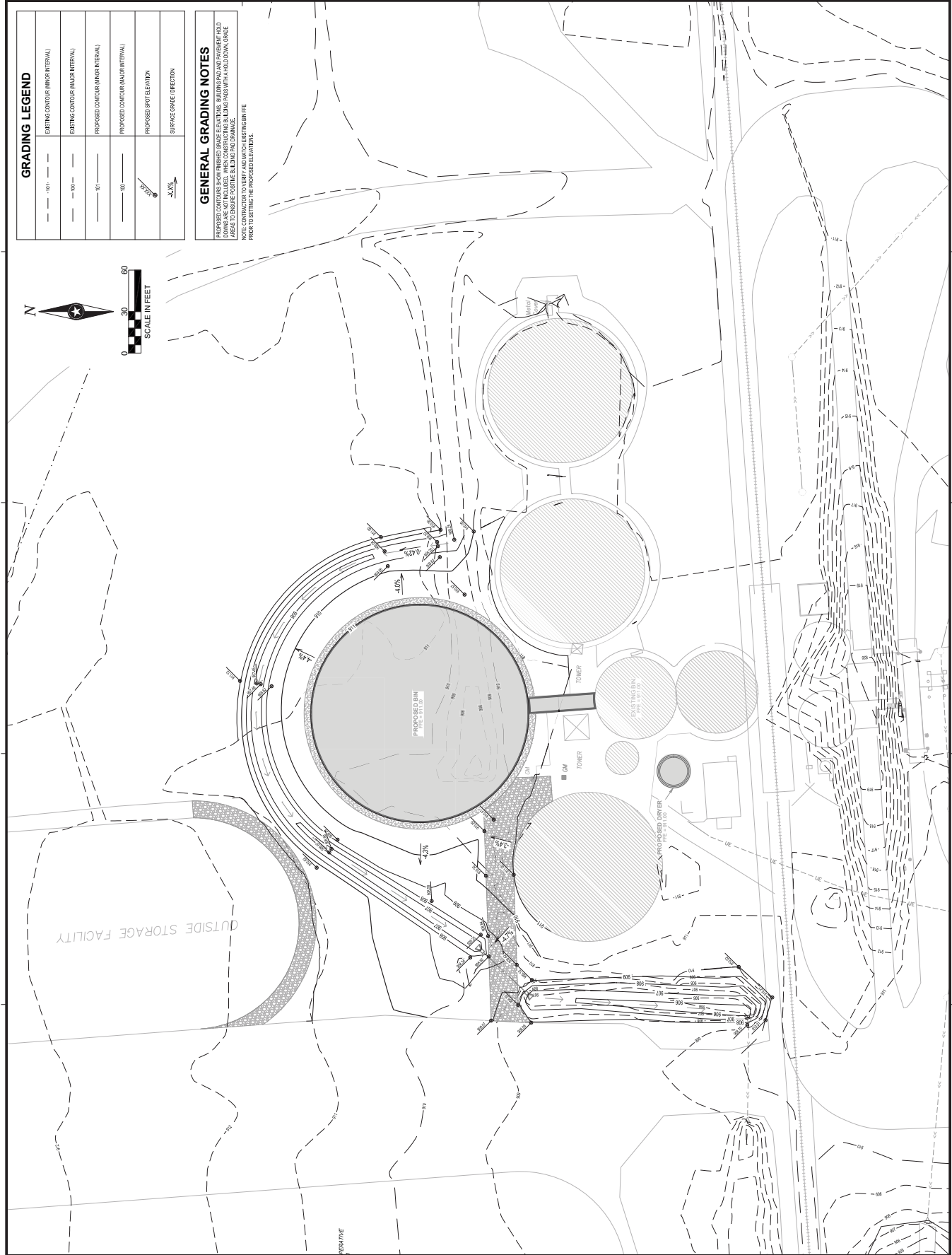
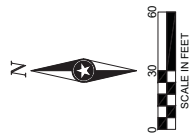
SHEET  
 8

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND	
--- -10' ---	EXISTING CONTOUR (MAJOR INTERVAL)
--- -5' ---	EXISTING CONTOUR (MINOR INTERVAL)
--- 10' ---	PROPOSED CONTOUR (MAJOR INTERVAL)
--- 10' ---	PROPOSED CONTOUR (MINOR INTERVAL)
--- 10' ---	PROPOSED SPOT ELEVATION
--- 4.0% ---	SURFACE GRADE DIRECTION

**GENERAL GRADING NOTES**  
PROPOSED CONTOURS SHOWN FRAMED GRADE ELEVATIONS. SURFACE GRADES AND SPOT ELEVATIONS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD-DOWN GRADE, PLEASE TO ENSURE POSTING BUILDING PAD DOMINANCE.  
PROPOSED CONTOUR INTERVALS ARE SHOWN TO INDICATE GRADING INTENT.  
PROPOSED TO SETTING THE PROPOSED GRADE DIRECTION.

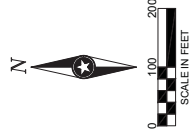


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PROJECT: ALCIVIA GRAIN BIN  
EVANSVILLE WISCONSIN  
DATE: \_\_\_\_\_  
REVISION SCHEDULE: \_\_\_\_\_  
BY: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_

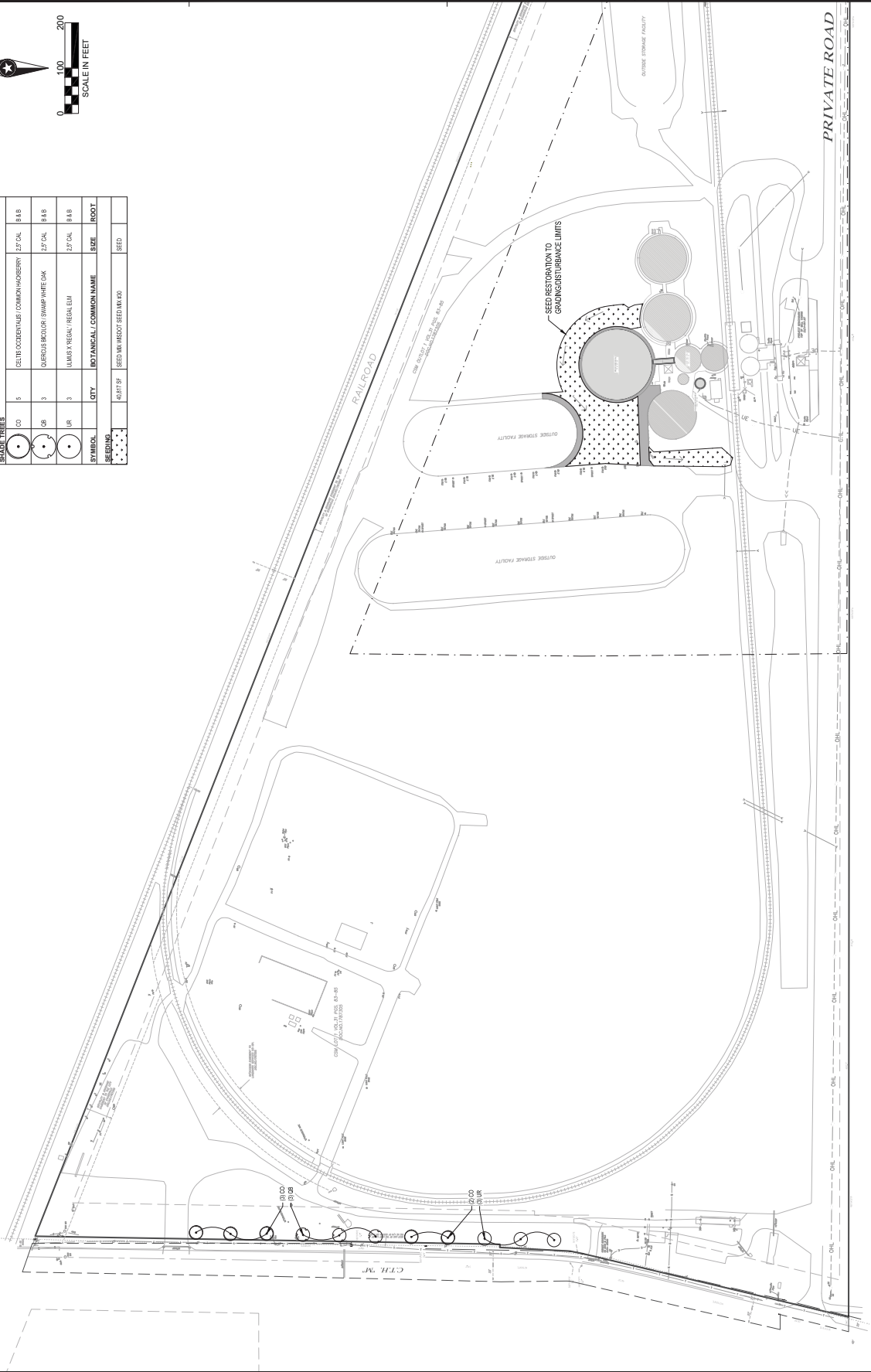
PROJECT NO.: 25-28551  
FILE NAME: 2501 CA-PRNGR-BIN  
DRAWN BY: BK  
CHECKED BY: AM  
REVIEWED BY: BK  
ORIGINAL ISSUE DATE: ----  
CLIENT PROJECT NO.: ----  
TITLE: GRADING PLAN

SHEET 9



**PLANT AND RESTORATION SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
<b>SHADE TREES:</b>					
(Symbol)	CO	5	CETINA COCCONIFOLIA / COMMON HOBBSY	27" CAL.	9'x9'
(Symbol)	OR	3	QUERCUS BICOLOR / SWAMP WHITE OAK	27" CAL.	9'x9'
(Symbol)	UR	3	ULMUS X NIGRA / REDD. ELM	27" CAL.	9'x9'
<b>SEEDING:</b>					
(Symbol)	SEED	100	SEED MIX WISDOT SEED MIX #20		SEED



**ALCIVIA  
GRAIN BIN**

EVANSVILLE WISCONSIN  
 PROJECT: ALCIVIA GRAIN BIN  
 DATE: \_\_\_\_\_  
 REVISION SCHEDULE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_

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 FILE NAME 2801 CS-LAN-81N  
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 CHECKED BY BK  
 REVIEWED BY BK  
 ORIGINAL ISSUE DATE \_\_\_\_  
 CLIENT PROJECT NO. \_\_\_\_

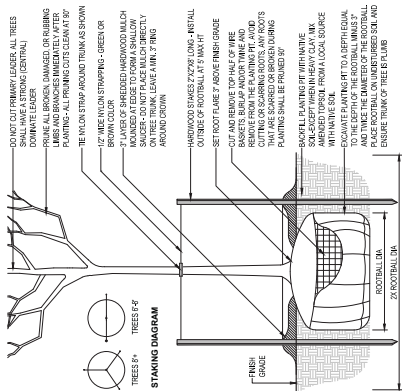
TITLE  
**PLANTING AND  
 RESTORATION  
 PLAN**

SHEET  
**10**



**PLANTING NOTES**

- COORDINATE QUANTITY LOCATIONS OF PLANTS WITH EXISTING UTILITIES, FOUNDATIONS, DRIVEWAYS, DRIVE CURBS, SIDEWALKS, CURBS, ETC. CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
- SAVE AND PROTECT ALL EXISTING TREES NOT TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH.
- REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTINGS BEDS AND FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNERS REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REMOVE PLANTING LOCATIONS AT TIME OF INSTALLATION.
- ALL PLANTS TO BE INSTALLED IN ACCORDANCE WITH THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- CONTRACTOR SHALL SUBMIT TO ARCHITECT FOR APPROVAL ALL PLANTING DETAILS, INCLUDING BUT NOT LIMITED TO: FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNERS.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR), FREE OF DISEASE, PESTS, AND OTHER DEFECTS. PLANTS MUST BE PROVIDED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO MEET THIS REQUIREMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION ACTIVITIES TO PLANTS STORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNERS.
- PROVIDE SHREDED HARDWOOD MULCH SURROUNDING ALL PROVIDED TREES (6"0) DEEP. MULCH SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE PLANTING DETAIL. DO NOT USE AN UNDERWEIGHT SUCH AS FAST SWEET OR LANDSCAPE MULCH. MULCH SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE PLANTING DETAIL FOR ANS. REFER TO SOIL WATER DETAILS FOR ANS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



**DECIDUOUS TREE PLANTING**  
NTS

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PROJECT

**ALCIVIA  
GRAIN BIN**

EVANSVILLE WISCONSIN

DATE	REVISION SCHEDULE	DESCRIPTION	BY

PROJECT NO. 25-28551  
 FILE NAME 25051-05-LAN-01N  
 DRAWN BY BJK  
 CHECKED BY BJK  
 DESIGNED BY BJK  
 REVISIONS BY BJK  
 ORIGINAL ISSUE DATE ----  
 CLIENT PROJECT NO. -

TITLE

**PLANTING NOTES  
AND DETAILS**

SHEET  
**11**





APPLICATION FOR PRELIMINARY AND FINAL LAND DIVISION – STAFF REPORT

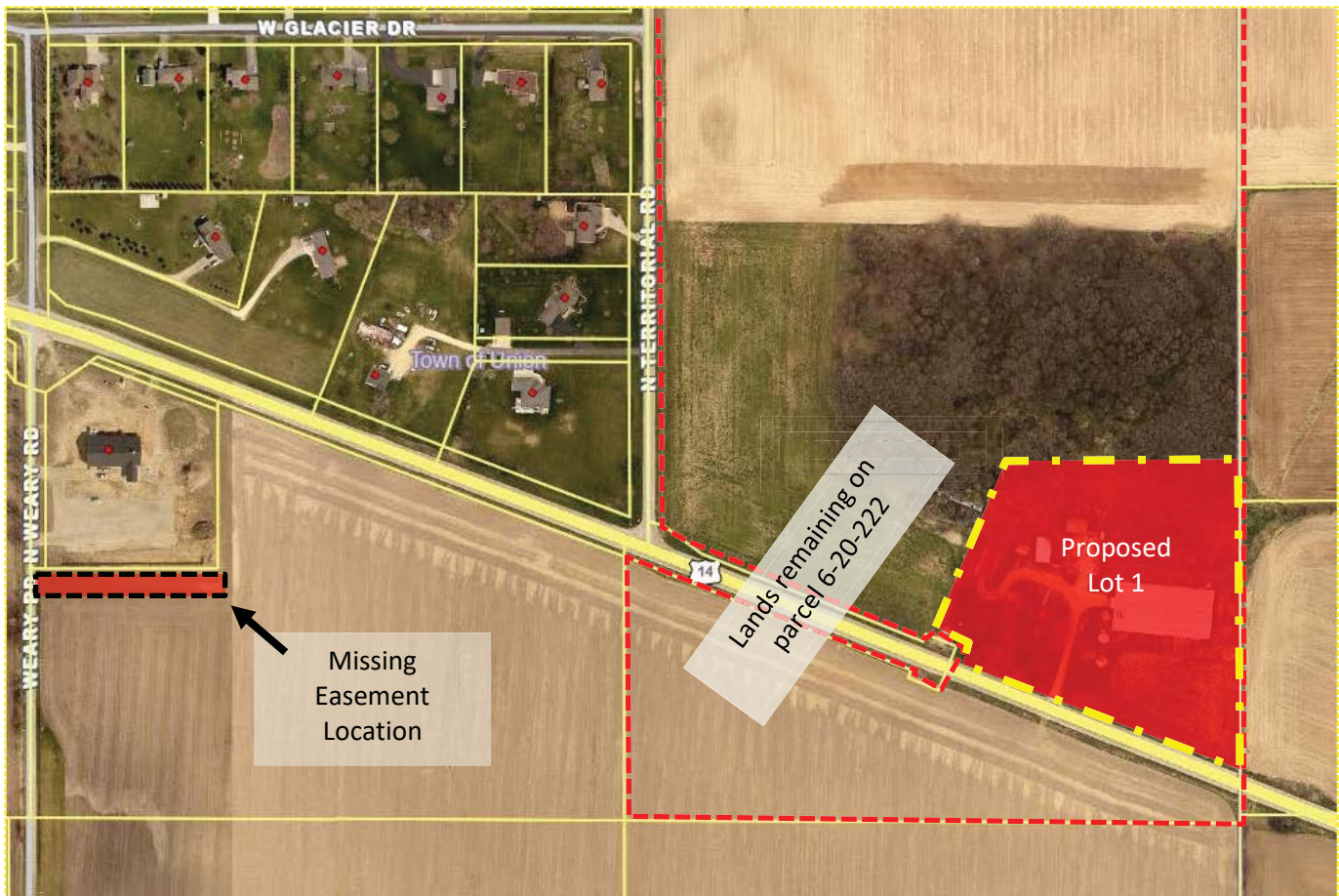
Application: LD-2023-01 Applicant: Woodworth Farms

Parcel 6-20-222

March 5, 2023

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: [colette.spranger@ci.evansville.wi.gov](mailto:colette.spranger@ci.evansville.wi.gov) or 608-882-2263



**Location:** 12638 W US Hwy 14, Town of Union

**Proposed Land Division:** The CSM will create a 6 acre parcel (Lot 1 on the attached map) from parcel 6-20-222, which is currently 76.59 acres.

**Existing Uses:** There is an existing residence on the parcel that will be part of Lot 1. The remainder of the land on parcel 6-20-222 is in agricultural use or is otherwise undeveloped.

This land division falls within the extraterritorial jurisdiction (ETJ) of the City of Evansville. Within this area, the City places limits on the type of lot that can be created. The intention is to preserve lands that may be suited to develop on City utility services in future years while preserve large tracts of agricultural land in the short term. One of the exceptions to this rule is for property zoned for agricultural use that contains an existing residence. These residences can be separate from the remaining undeveloped land, provided that the remaining land is at least 35 acres in size. The CSM submitted for Plan Commission review tonight meets the requirements set forth in Section 110-230(b)(1) of the Municipal Code.

Common Council approved a land division in 2018 on an adjacent parcel owned by the same applicant. One of the conditions of approval for that application was a 66' wide easement for future right-of-way on parcel 6-20-223 where it meets the southern boundary of parcel 6-20-223.1. That easement was never recorded. Staff is recommending that the missing easement be provided and recorded prior to signing the CSM document for this land division.

**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. The proposal complies with the design standards and environmental considerations as set forth in the Land Division and Zoning Ordinances.

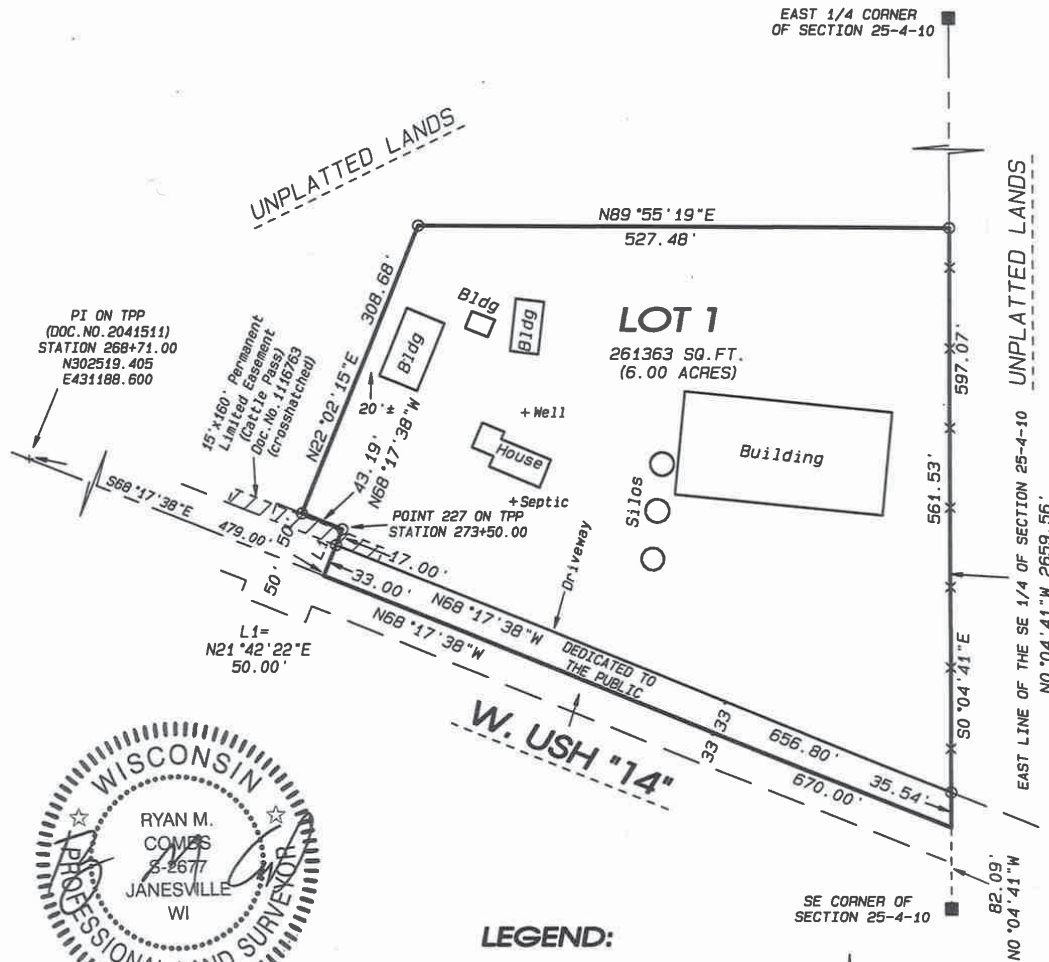
**Recommended Motion:** *Motion to recommend Common Council approve the creation of a 6 acre residential lot from parcel 6-20-222, a 76.59 acre parcel located at 12638 US Highway 14, Town of Union, finding that the application is in the public interest and meets the objectives contained within Sections 110-230 and 110-102(g) of city ordinances, with the following conditions:*

- 1. Applicant fulfills outstanding conditions of approval from SP-2018-01.*
- 2. The final CSM is recorded with Rock County Register of Deeds*
- 3. The applicant fulfills the other obligations set forth by the Town of Union and Rock County.*



# CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, T.4N.,  
R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY,  
WISCONSIN.



### LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND CUT STONE
- x-x- FENCE



NOTE: SEE DOC.NO. 692821 FOR BLANKET-TYPE TELEPHONE EASEMENT.

NOTE: SEE DOC.NOS. 934013 AND 1941699 FOR ACCESS AUTHORIZATIONS.

NOTE: THE LOT CONTAINS EXISTING BUILDINGS WHICH UTILIZE AN EXISTING PRIVATE SEWAGE SYSTEM. HOWEVER, SOILS ON THE LOT MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEM.

NOTE: FIELDWORK COMPLETED 01/10/2024.

NOTE: ASSUMED NO \*04'41"W ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 25-4-10.

Project No. 123 - 450  
For: WOODWORTH

SHEET 1 OF 4 SHEETS

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com

tel: 608 752-0575  
fax: 608 752-0534





LAND DIVISION APPLICATION- STAFF REPORT

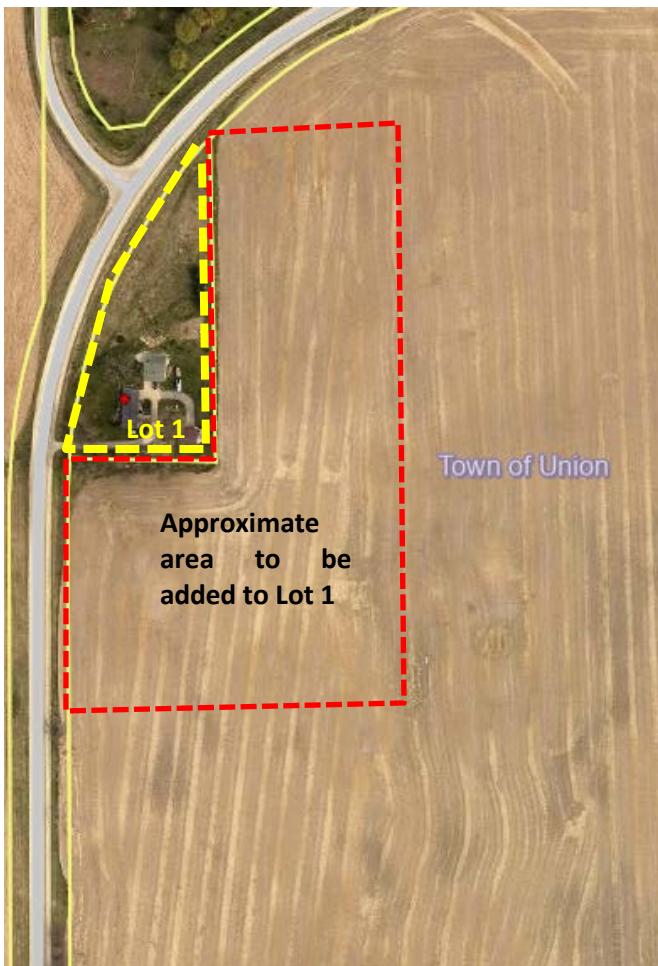
Application: LD-2024-02 Applicant: Erik Christenson/Jessica Ambrose

Parcels 6-20-212.3, 6-20-212

March 5, 2023

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: [colette.spranger@ci.evansville.wi.gov](mailto:colette.spranger@ci.evansville.wi.gov) or 608-882-2263



**Location** Adjacent to 8808 County Road M, Town of Union

**Description of request:** An application to adjust lot lines/transferring acreage between neighboring parcels. 10 acres from parcel 6-20-212 are being sold to and added to parcel 6-20-212.3 (Lot 1 on attached map). Parcel 6-20-212 will have approximately 79.9 acres after the transfer.

**Existing Uses:** Parcel 6-20-212.3 (Lot 1) has an existing residence. Parcel 6-20-212 is cropland.

**Staff Analysis of Request**

This land division falls within the extraterritorial jurisdiction (ETJ) of the City of Evansville. Within this area, the City places limits on the size and number of land divisions. The intention is to preserve lands that may be suited to develop on City utility services in future years while preserve large tracts of land in the short term.

One of the exceptions to this rule is for sales or exchanges of parcel of land between owners of adjoining properties if additional lots are not created and the lots resulting are not below the minimum size required by the ordinance of the town in which the lots are located.

The certified survey map and application submitted for Plan Commission review tonight meets the requirements set forth in Section 110-230(b)(2) of the Municipal Code.

**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. The proposal complies with the requirements as set forth in the Land Division Ordinance.

**Plan Commission Recommended Motion:** *Motion for Common Council to approve a certified survey map adjusting lot lines and acreages between parcel 6-20-212 and 6-20-212.3 in the 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, with the following conditions:*

- 1. Applicant submits a final certified survey map prior to Common Council review.*
- 2. The final certified survey map is recorded with Rock County Register of Deeds.*
- 3. The applicant fulfills any other obligations set forth by the Town of Union and Rock County.*

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF SECTION 24, T4N, R10E,  
OF THE 4TH P.M., UNION TOWNSHIP, WISCONSIN.







**APPLICATION FOR REZONE – STAFF REPORT**

**Application No.:** RZ-2024-01

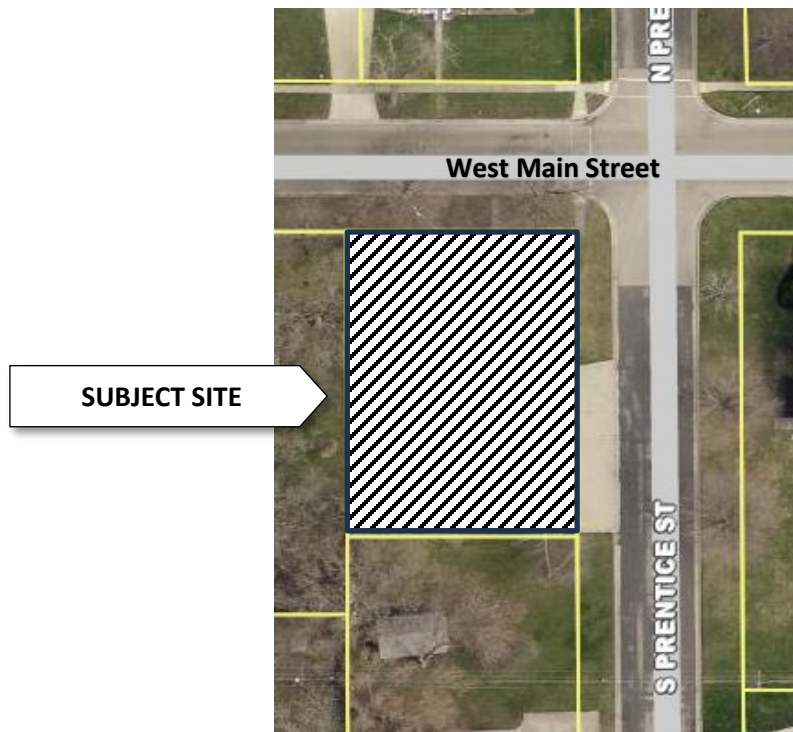
**Applicant** Triple B Investments

**Parcels:** 6-27-397

**March 5, 2024**

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: [colette.spranger@ci.evansville.wi.gov](mailto:colette.spranger@ci.evansville.wi.gov) or 608-882-2263



**Location:** 457 W Main Street (former location of Oasis Bible Church)

**Description of request:** An application to rezone parcel 6-27-397 has been submitted for consideration by the Plan Commission.

**Existing and Proposed Zoning:** The parcel is currently zoned R-1 Residential District One. The applicant proposes B-1 Local Business District. The applicant intends to rent out this property for commercial uses. (A group day care center is proposed for this location.) The proposed new zoning would expand the opportunities and abilities of commercial tenants to conduct operate a variety of appropriate business in a building designed for group use in a residential setting.

A church was a use allowed by right in the R-1 zoning district. Opportunities to run businesses within properties zoned R-1 are very limited. B-1 zoning would allow a group day care (and other businesses) to operate by right. Single family uses are also allowed by right in the B-1

zoning district. Thus – if future development on this property involved demolition of the church and construction of a house, that would also be allowed by right.

*(Note: The standards for Group Day Care Centers were updated in the Zoning Code in December 2023. Within Section 130-413, Group Day Care Centers are now permitted by right in all of the City's commercial zoning districts. City staff are continuing to edit the zoning code. There may be references throughout parts of the zoning code that reflect old regulations. The new regulations approved in Ordinance 2023-15 will be used to interpret new applications as they come in.)*

A question for Plan Commission to consider is the appropriateness of other businesses that could operate by right in this location. For the B-1 zoning district, this includes offices, personal/professional services, indoor sales/service and indoor maintenance services. (This does not include vehicle repair services, which are considered outdoor maintenance services.) Other uses are possible but require conditional use permits.

**Consistency with the City of Evansville Comprehensive Plan and Municipal Code:** This area is existing land use as depicted on the Comprehensive Plan for this parcel is Historic Neighborhood, which denotes a mixed residential neighborhood with some neighborhood businesses. B-1 is a suggested implementing zoning district of the comprehensive plan. In staff's opinion, the proposed zoning map amendment is thoroughly consistent with the Future Land Use Map of the Comprehensive Plan.

**Staff Recommended Motion: Motion to recommend Common Council approve Ordinance 2024-2, Rezoning Territory from Residential District One (R-1) to Local Business District (B-1).**

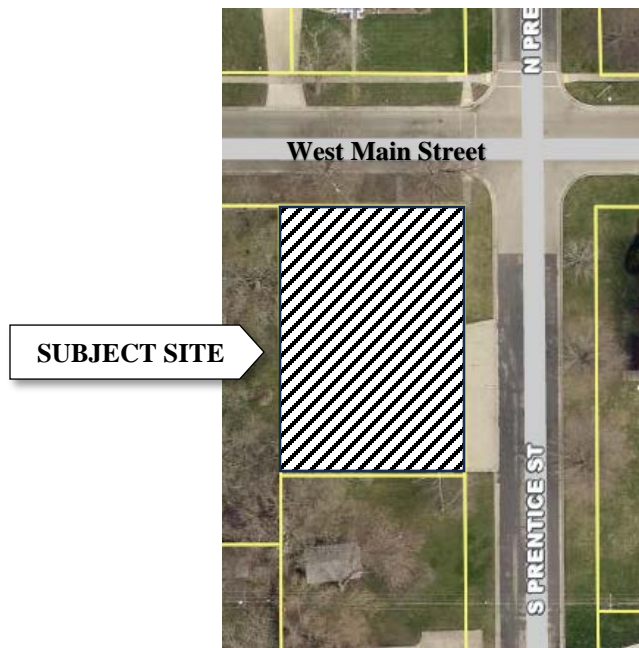


CITY OF EVANSVILLE  
ORDINANCE # 2024-2

**An Ordinance Rezoning Territory from Residential District One (R-1)  
to Local Business District (B-1)**  
(On Parcel 6-27-397)

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 be changed from Residential District One (R-1) to Local Business District (B-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 Local Business District (B-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 \_\_9<sup>th</sup> day of April 2024.

\_\_\_\_\_  
Dianne C. Duggan, Mayor

ATTEST:

\_\_\_\_\_  
Leah Hurtley, City Clerk

Introduced: 03/05/2024  
Notices published: 02/19/2024, 02/26/2024  
Public hearing held: 03/05/2024  
Adopted: XX/2024  
Published: (within 10 days of adoption)

*Sponsor: This ordinance was initiated by a landowner application for a zoning map amendment.*

*Updated 02/29/2024 by Colette Spranger, Community Development Director*