

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, February 4th, 2025, 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 January 7th, 2025 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Discussion Items
 - A. Review and Action for Land Division Application LD-2024-11 for a preliminary and final plat on parcel 6-27-970C.2 (Settler's Grove)
 1. Review Staff Report and Applicant Comments
 2. Plan Commissioner Questions and Comments
 3. Motion with Conditions
 - B. Review and Action for Rezoning Application RZ-2025-02 (Settler's Grove)
 1. Review Staff Report and Applicant Comments
 2. Plan Commissioner Questions and Comments
 3. Motion with Conditions
 - C. Review and Motion to Recommend Approval of Land Divider's Agreement for Settler's Grove Subdivision
 - D. Public Hearing and Review of Land Division Application LD-2025-02 for a certified survey map on parcel 6-20-219B in the Town of Union
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
8. Community Development Report
 - A. 2024 Year in Review

-Mayor Dianne Duggan, Plan Commission Chair

B. Act 16 Review from League of Municipalities

9. Upcoming Meeting: March 4th, 2025 at 6:00pm

10. Adjourn

-Mayor Dianne Duggan, Plan Commission Chair

**City of Evansville Plan Commission
Regular Meeting
Tuesday, January 7th, 2025, 6:00 p.m.**

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

Members	Present/Ab sent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Jason Sergeant (City Administrator)
Aldersperson Abbey Barnes	P	Joe Geoffrion, Paul Liesse, Nancy Greve, Dan Cobb,
Bill Lathrop	P	Chuck Boyce, Dave Olsen, Ann Sellnow,
John Gishnock	P	Mike Neary, Sue & Dan White, Kerry & Jill Johnson
Mike Scarmon	P	
Eric Klar	A	

3. Motion to approve the agenda striking item 7C, by Lathrop, seconded by Barnes. Approved unanimously.

4. Motion to waive the reading of the minutes from the December 3rd, 2024 meeting and approve them as printed, by Lathrop, seconded by Gishnock. Approved unanimously.

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

6. Citizen appearances other than agenda items listed.

Ann Sellnow talked about public hearing notices and Conditional Use Permits.

7. Discussion Items.

A. Public Hearing, Review, and Motion for Land Division Application LD-2025-01 for a Condominium Plat on Lots 168 and 169 of Westfield Meadows, First Addition

1. Review Staff Report and Applicant Comments

Spranger gave an overview of the application and the project.

2. Public Hearing

Public hearing began at 6:13 PM, closed at 6:14 PM with no comments received.

3. Plan Commissioner Questions and Comments

Motion to recommend Common Council approve land division application LD-2025-01 for a condominium plat on parcels 6-27-559.5168 and 6-27-559.5169 finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of the city ordinances with the condition that the final condominium plat is recorded with the Rock County Register of Deeds. Motion by Barnes, seconded by Lathrop, motion carried unanimously.

B. Public Hearing, Review, and Motion for Rezoning Application RZ-2025-01 (Capstone Ridge)**1. Review Staff Report and Applicant Comments**

Spranger gave an overview of the application and the project.

2. Public Hearing

Public hearing began at 6:22 PM. Dan Cobb expressed approval for the stormwater pond, he was also curious on why the roads were named the way they are. Jill Johnson advised she did not receive notice of the meeting. Jill had traffic concerns from homes being added to the area and how much is on Water St. Nancy Greve stated she likes the consideration of green spaces and hiking/walking trails. Kerry Johnson asked about the number of entrances into the subdivision and if there would be a connection to Cemetery Rd. Public hearing closed at 6:32 PM.

3. Plan Commissioner Questions and Comments

Lathrop expressed that she likes the density of the subdivision but would like to see a small playground area for young kids. Gishnock asked about the possibility of duplexes on the property and roads and sidewalks for the subdivision.

Motion to recommend that Common Council approve Ordinance 2025-01. Motion by Barnes, seconded by Lathrop, motion carried unanimously.

C. Review for Land Division Application LD-2024-11 for a Preliminary and Final Plat on Parcel 6-27-970C.2 (Settler's Grove)**1. Review of Staff Report and Applicant Comments**

Spranger gave an overview of the application and the project.

2. Plan Commissioner Questions and Comments**D. Public Hearing****1. Review of Staff Report and Applicant Comments**

Spranger gave an overview of the application and the project.

2. Public Hearing

Public hearing began at 6:50 PM. Comments received on parks. Public hearing closed at 6:54 PM.

3. Plan Commissioner Questions and Comments

Barnes asked about the possibility of a sunset clause to ensure that the work gets completed. Spranger added we could also hold future developments from going forward if work not completed. Berg expressed that construction costs aren't making it possible to do multi-family without taking on a loss and is worried that a sunset clause would tank future single-family development. Gishnock expressed concern about residents not wanting multi-family housing in their backyard and the need to make sure we don't kick the can down the road.

E. Review of Draft Land Divider's Agreement for Settler's Grove Subdivision**8. Community Development Report****9. Next Meeting Date:**

Tuesday, February 4th, 2025 at 6:00 p.m.

10. Adjourn. 7:17 pm



APPLICATION FOR PRELIMINARY/FINAL PLAT - STAFF REPORT

Applications: LD-2024-11

Applicant: Grove Partners

Parcel 6-27-970C.2

February 4th, 2025

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: c.spranger@evansvillewi.gov or 608-882-2263

Location: Parcel 6-27-970C.2, north of Porter Road and west of Larson Acres Park.

Description of request: An application has been made to divide a 17.92 undeveloped parcel on Evansville's west side into a residential subdivision.

A previous version of this plat was approved by the City in 2021 but never recorded.

Existing Uses: Agricultural/vacant

Existing Zoning: A Agriculture. A separate zoning application is being discussed and acted upon tonight.

Proposed Land Division: The plat as presented would create 32 buildable lots and 5 outlots.

In order to satisfy City housing density goals, a total of 63 housing units must be built in the subdivision.

- Lots 1-7, 9-21, and 23 are proposed for single family housing.
 - Total single family housing: 21 units
- Lots 8, 22, and 24-32 are proposed for two-family (duplex) housing
 - Total two-family housing: 22 units (11 lots)
- Outlot 5 is proposed for multi-family housing. Exact types are not yet known. Proposed zoning for these lots is R-3, meaning that any further development will require site plan review by Plan Commission. In order to achieve the density goal of 63 units, Outlot 5 must yield at least 20 units at build out.

Outlot 1 is proposed for stormwater drainage. Although this subdivision is adjacent to an existing City-owned stormwater pond, additional stormwater retention areas will be needed as this development was not considered when the existing pond was constructed. The City Engineer has reviewed preliminary plans for this stormwater area and believes it to be sufficient to serve the runoff generated by this development. A paved multiuse path will also be built on this outlot, which is depicted in an image on the next page.

Outlots 3 and 4 along the far western boundary will serve as connecting sidewalks running north/south and connecting to sidewalk along Porter Road. Outlot 2 may be combined or included in part of the platting of lands to the west in order to create a fully buildable lot. Prior versions of the Settler's Grove plat did not contain a connecting sidewalk in this area. A future plat west of Settler's Grove

Development Agreement

Plan Commission is also reviewing a development agreement for this project, which will cover responsibilities for public improvements, sidewalks, stormwater management, and other development necessities related to new residential construction. This agreement acknowledges that the developer holds a credit of \$39,100 that can be used towards fees in lieu of parkland dedication

Review by other City committees

Review by the Municipal Services Committee was held on October 24th, 2024. There were no substantial changes proposed to the plat.

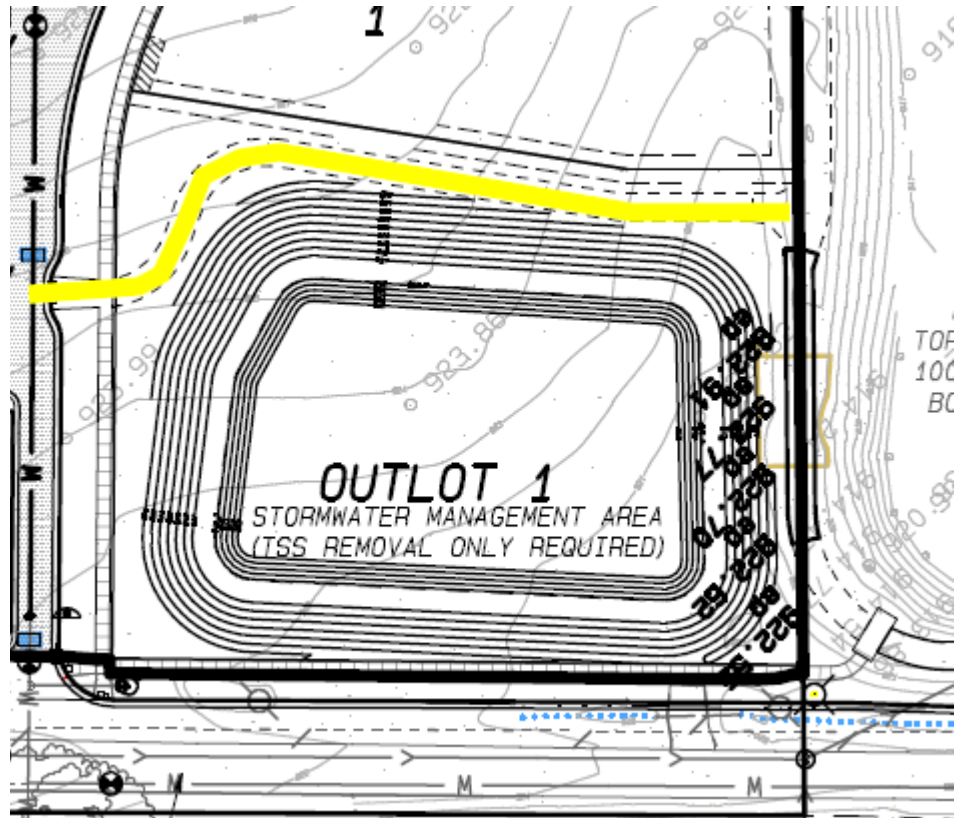


Image from construction plans submitted to the City Engineer depicting approximate location of multiuse path (in yellow).

A public hearing was held at the regular Plan Commission meeting on November 5th, 2024. There were no comments.

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.

Motion to recommend Common Council approve the Preliminary and Final Plat for the Settler’s Grove subdivision, finding that is in the public interests and substantially complies with Section 110 of the Municipal Code, subject to the following conditions.

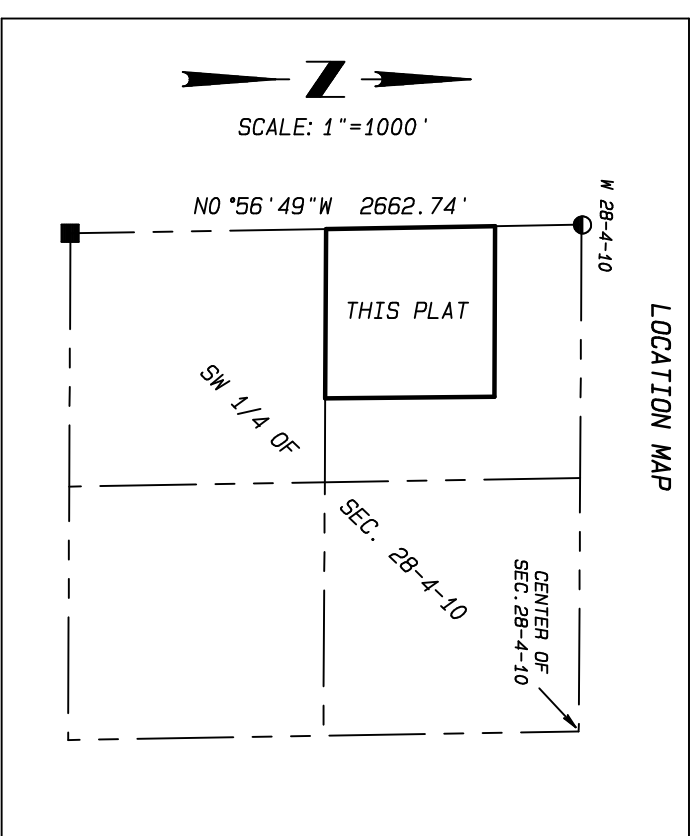
1. ***Widen Outlot 4 to 10’ at its southern boundary where it meets Porter Road.***
2. ***Outlots 3 and 4 to be dedicated to the public upon the face of the plat.***
3. ***Land Divider’s Agreement executed by both City and Developer upon signing final plat.***
4. ***Applicant submits Irrevocable Letter of Credit for City Engineer approval.***
5. ***Developer pays required park and recreation land fees to City, as described in the Land Divider’s Agreement.***
6. ***Applicant records a plat restriction, by adding suitable language to the face of the plat as approved by City Engineer, regarding prohibition of alterations of finished grades by more than six inches on utility easements and Stormwater drainage easements.***

SETTLER'S GROVE SUBDIVISION

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 28, T.4N., R.10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

CURVE DATA CHART

CURVE A P=233.00' A=42°55'48" CHD=170.52' AT N21°38'47"E T=41.62'
 CURVE B P=191.00' A=42°34'14" CHD=138.67' AT N21°49'34"E T=74.41'
 CURVE C P=167.00' A=42°55'48" CHD=122.22' AT S21°39'47"W T=65.67'
 CURVE D P=352.00' A=17°35'32" CHD=107.65' AT N81°01'21"W T=54.47'
 CURVE E TANGENT BEARING = N43°06'41"E
 CURVE B TANGENT BEARING = N43°06'41"E
 CURVE C TANGENT BEARING = S43°06'41"W
 CURVE D TANGENT BEARING = S18°07'45"W
 CURVE E TANGENT BEARINGS = S43°06'41"W & S33°01'21"W



NOTE: SEE SHEET TWO FOR PERTINANT NOTES.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20 _____
 Department of Administration

LEGEND:

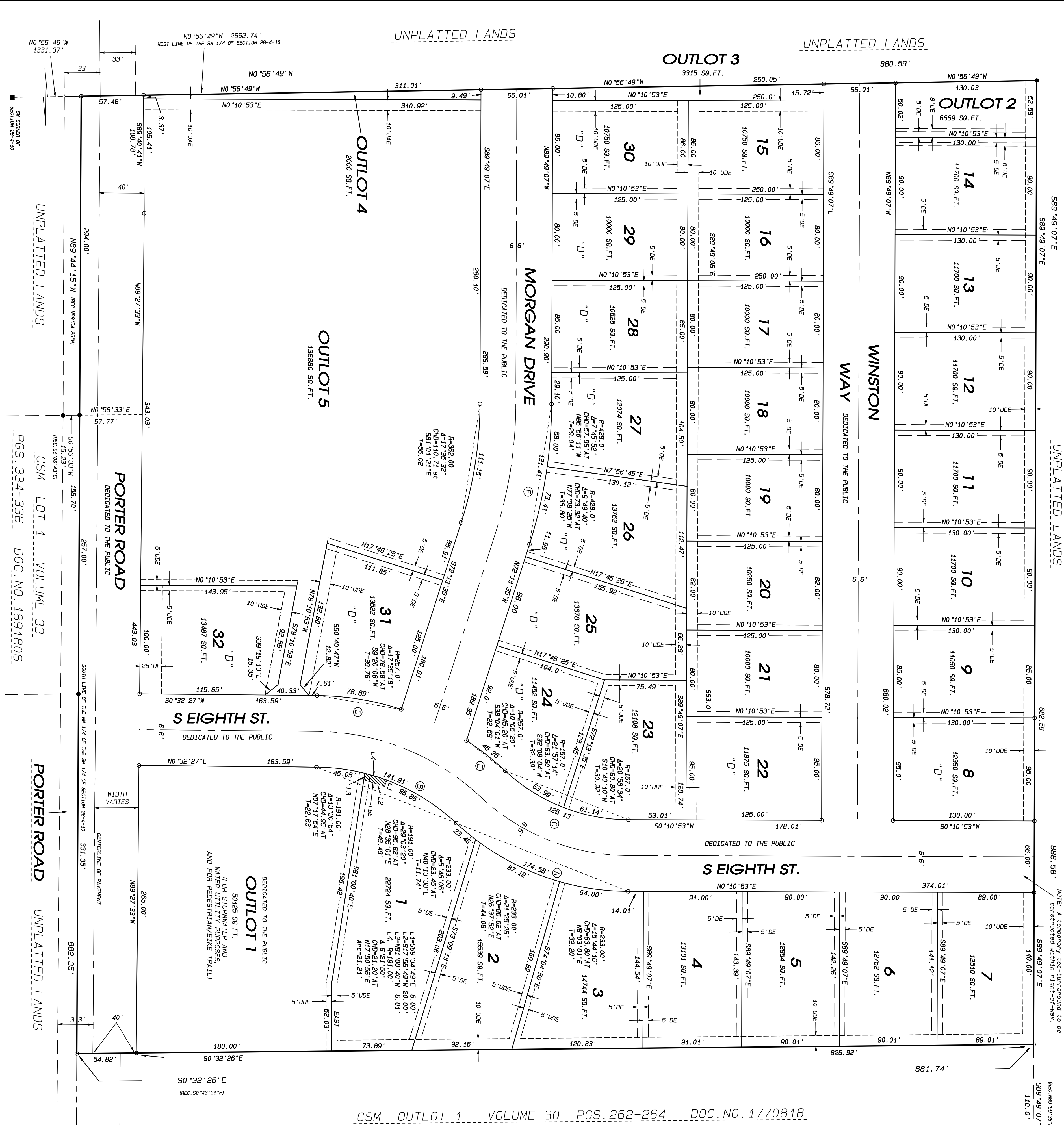
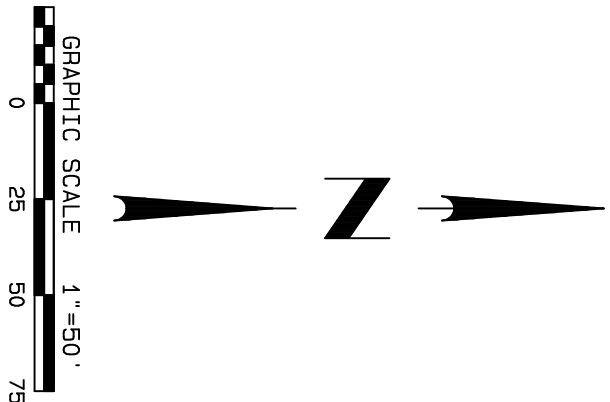
- SET 1-1/4" x 1/8" - ROUND IRON ROD.
- WEIGHING 4.17 LBS./LIN.FT.
- FOUND 3/4" - IRON REBAR
- FOUND 3" - ROUND CAST IRON MONUMENT
- FOUND 6"x6" - SQUARE STONE MONUMENT
- ALL OTHER LOT AND OUTLOT CORNERS ARE STAKED WITH 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 LBS./LIN.FT.
- UE UTILITY EASEMENT & DRAINAGE EASEMENT
- UE DRAINAGE EASEMENT
- UE UTILITY EASEMENT & ACCESS EASEMENT
- POSTAL BOX EASEMENT FOR CLUSTER MAIL SERVICE
- DUPLEX LOT

SHEET ONE OF TWO SHEETS

DATE 1/24/2025

PROJECT NO. 124-387

CLIENT OLSEN





APPLICATION FOR REZONE – STAFF REPORT

Application No.: RZ-2025-02

Applicant: Grove Partners

Parcel: 6-27-970C.2

February 4, 2025

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: c.spranger@evansvillewi.gov or 608-882-2263

Location: West of Larson Acres Park along the north side of Porter Road

Description of request: An application to rezone a new subdivision has been submitted. The preliminary and final plats for the subdivision are in the process of approval.

A previous application to rezone this land was submitted and reviewed in 2020 but no action was ever taken to finalize it, as the associated plats were never recorded.

Existing Zoning: Agriculture.

Proposed zoning for each lot is described below. The following page contains a map showing the boundaries of each zoning district with the currently submitted plat.

Lot #	Proposed Zoning
1-2	LL-R Large Lot Residential
3-32 Outlots 1-3	R-2 Residential District Two
Outlots 4-5	R-3 Residential District Three

Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed zoning map amendment is thoroughly consistent with the Future Land Use Map of the Comprehensive Plan and Municipal Code. The future land use of this area is listed as “Planned Neighborhood”, with the R-2 and R-3 districts as a recommended implementing district. This will also be the first use of the City’s Large Lot Residential district, which aims to provide some flexibility for lots that cannot otherwise conform to the lot size maximums imposed by the R-2 zoning district. Staff will be using this plat’s zoning as a way to introduce the maximum amount of Large Lot Residential to which a new subdivision can be zoned. The purpose of the City’s lot size maximums is to encourage density.

Recommended Motion:

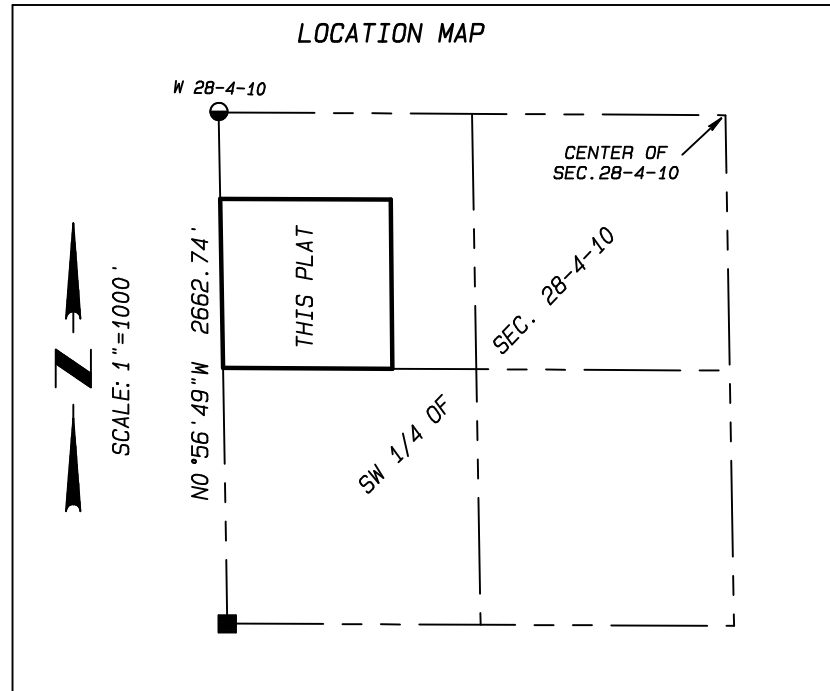
Motion to recommend Common Council approve Ordinance 2024-02.

SETTLER'S GROVE SUBDIVISION

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 28, T. 4N., R. 10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

CURVE DATA CHART

CURVE A	R=233.00'	Δ=42°55'48"	CHD=170.52'	AT N21°38'47"E	T=41.62'
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CURVE G	TANGENT BEARINGS = S43°06'41"W				
CURVE H	TANGENT BEARINGS = S43°06'41"W				
CURVE I	TANGENT BEARINGS = S43°06'41"W & S33°01'21"W				



NOTE: SEE SHEET TWO FOR PERTINANT NOTES.

Proposed Zoning Districts

- LL-R Large Lot Residential
- R-2 Residential District Two
- R-3 Residential District Three

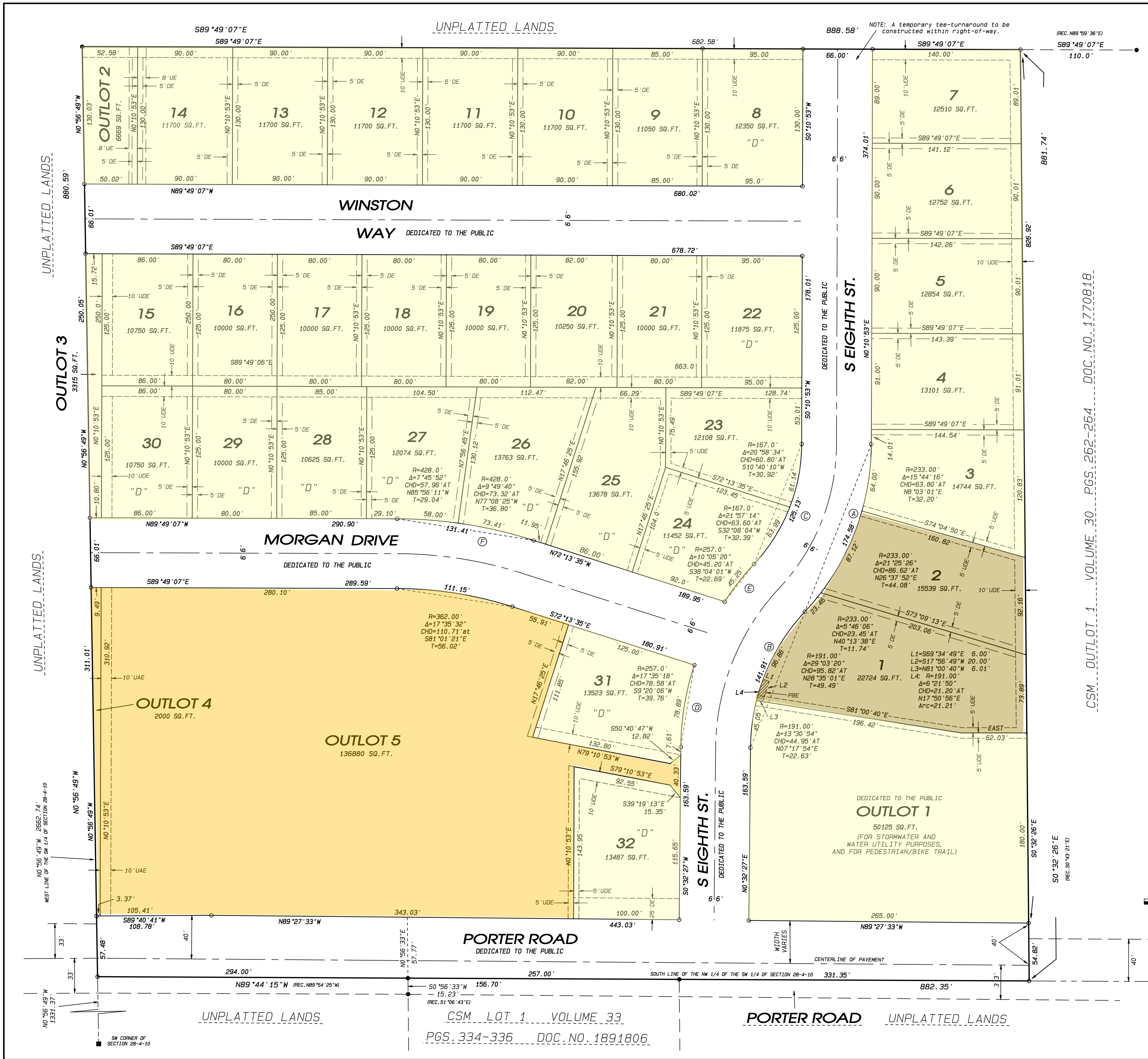
LEGEND:

- SET 1-1/4"x18", ROUND IRON ROD, WEIGHING 4.17 LBS./LIN.FT.
- FOUND 3/4" IRON REBAR
- FOUND 3" ROUND CAST IRON MONUMENT
- FOUND 6"x6" SQUARE STONE MONUMENT
- ALL OTHER LOT AND OUTLOT CORNERS ARE STAKED WITH 3/4" x 24" ROUND IRON REBAR, WEIGHING 1.5 LBS./LIN.FT.
- UDE UTILITY EASEMENT & DRAINAGE EASEMENT
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- UAE UTILITY EASEMENT & ACCESS EASEMENT
- PBE POSTAL BOX EASEMENT FOR CLUSTER MAIL SERVICE
- "D" DUPLEX LOT



SHEET ONE OF TWO SHEETS

DATE	1/24/2025	REVISIONS
BY		
PROJECT NO.	124-387	
CLIENT	OLSEN	



CSM OUTLOT 1 VOLUME 30 PGS. 262-264 DOC. NO. 1770818

UNPLATTED LANDS

UNPLATTED LANDS

OUTLOT 3

UNPLATTED LANDS

OUTLOT 4

UNPLATTED LANDS

CSM LOT 1 VOLUME 33 PGS. 334-336 DOC. NO. 1891806

PORTER ROAD UNPLATTED LANDS

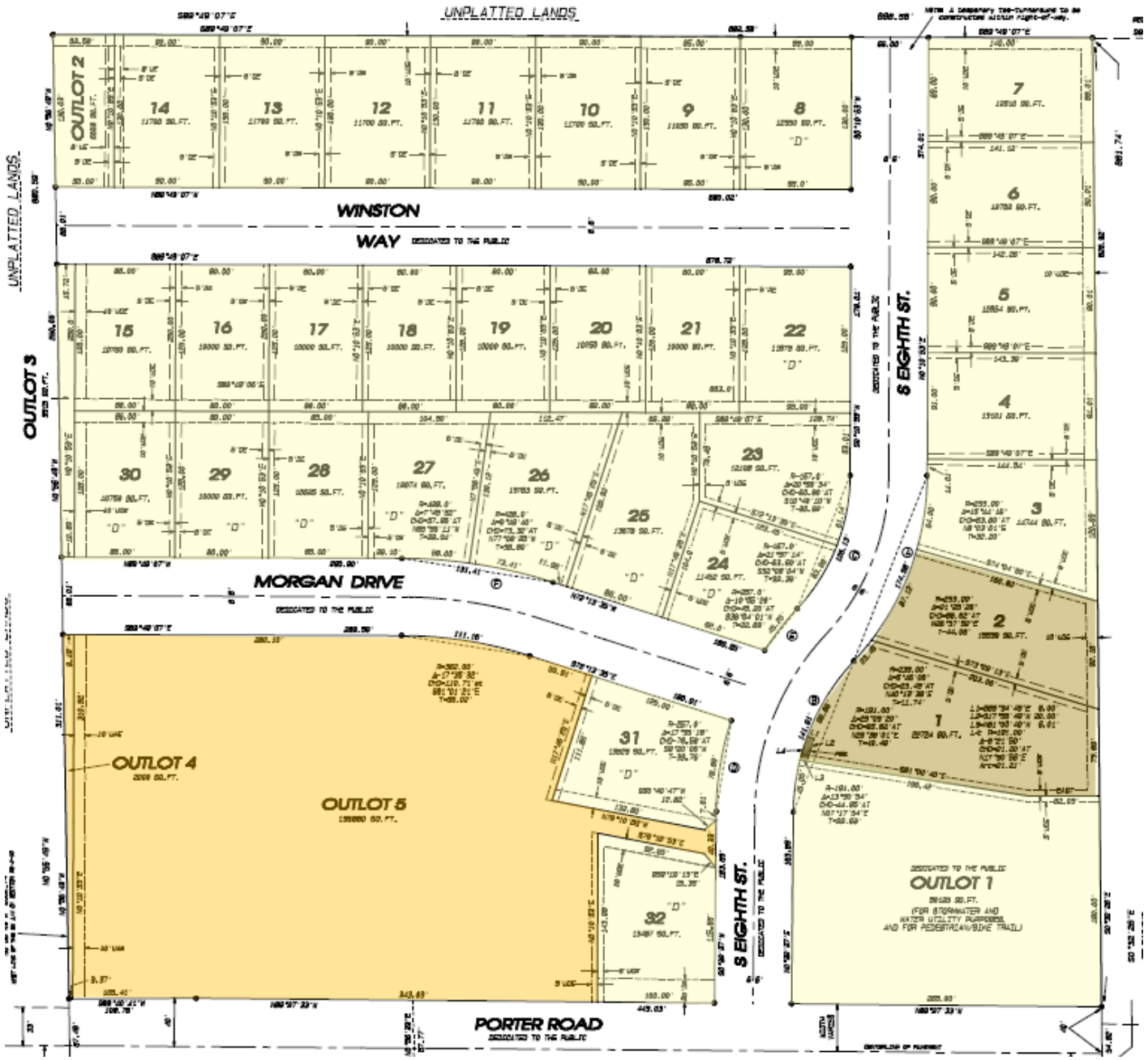
CITY OF EVANSVILLE
ORDINANCE # 2025-02

An Ordinance Rezoning Territory in the Settlers Grove Subdivision
(Formerly Parcel 6-27-970C.2)

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 Agriculture to the districts as described below. A map illustrating the proposed rezoning follows.

Lots	Previous Zoning District	New Zoning District
1, 2	A Agriculture	LL-R Large Lot Residential
3 through 32, Outlots 1 through 3	A Agriculture	R-2 Residential District Two
Outlots 4 and 5	A Agriculture	R-3 Residential District Three



- ### Proposed Zoning Districts
- LL-R Large Lot Residential
 - R-2 Residential District Two
 - R-3 Residential District Three

SECTION 2. Zoning Map Amendment. The official zoning map, City of Evansville, Wisconsin, is hereby amended to show the territory as described in the table in Section 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 _____ day of _____, 2025.

Dianne C. Duggan, Mayor

ATTEST:
Leah L. Hurtley, City Clerk

Introduced: 01/14/2025
Notices published: 12/23/2024, 12/30/2024
Public hearing held: 01/07/2025
Adopted: _____
Published: (within 10 days of adoption)

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

Drafted on 1/3/2025 by Colette Spranger, Community Development Director
Updated on 1/31/2025 by Colette Spranger

FINAL LAND DIVIDER'S AGREEMENT- Settler's Grove

This Agreement made this ____ day of _____, 2025, between Grove Partners, LLC, hereinafter called the "Developer," and the City of Evansville, a municipal corporation of the State of Wisconsin, located in Rock County, hereinafter called the "City."

WHEREAS, Developer owns approximately 17.92 acres of land in the City of Evansville that is legally described in Appendix A;

WHEREAS, the above-described land will be zoned R-2 Residential District Two; R-3 Residential District Three, and LL-R Large Lot Residential, through the adoption of Ordinance 2025-02;

WHEREAS, Developer desires to subdivide and develop the above-described land for residential purposes to be known as the Settler's Grove Subdivision, hereinafter called the "Subdivision";

WHEREAS, on the __th of __ 2025 the City's Plan Commission recommended to the City's Common Council approval of a preliminary and final plat for the Subdivision subject to certain conditions, and on the Common Council approved a preliminary and final plat for the Subdivision subject to certain conditions;

WHEREAS, the Plan Commission and the City Council have reviewed this final land divider's Agreement for the Subdivision;

WHEREAS, the parties believe it to be in their mutual best interest to enter a written development agreement, hereinafter called the "Agreement," which sets forth the terms of understanding concerning said Subdivision;

NOW, THEREFORE, in consideration of the recitals, the terms and conditions contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I. Land; General Conditions

- A. Easements. Developer hereby grants a temporary easement over all areas not platted as public to the City for access and inspection during construction of the Public Improvements described in Article III.
- A. Fee-in-lieu of Park and Recreation Land Dedication. The developer's obligation for the dedication of parkland will be based on the city parkland fee per lot in effect at the time of execution of this Agreement, wherein a single family lot owes \$1,280.64 per unit and a duplex or multifamily unit owes \$960.45 per unit.
 - 1. Per the Mutual Release and Settlement Agreement between City and developer, dated February 29, 2024, the developer holds a credit of \$39,100 that may be used to offset fees for park and recreation lands obligations for this plat.
 - 2. Payments may be taken from the credit described in above paragraph 1. Upon use, the City shall issue the developer a credit memo detailing the amount of credit remaining.
 - 3. Parkland dedication fees for Phase I to be paid upon execution of this Agreement.

4. Parkland dedication fees for subsequent phases to be paid upon approval of the construction drawings for Phases II and III, and upon site plan approval for Phase IV.
- B. Survey Monuments. Developer shall properly place and install all survey or other monuments required by statute or ordinance prior to any particular phase being accepted. Internal survey monuments shall be installed after the Public Improvements described in Article III are completed.
- C. Deed Restrictions. Developer shall execute and record deed restrictions in a form as will be separately approved by the City prior to the sale of any lots in the subdivision. Such restrictions shall include, but are not limited to, covenants as follows: that there shall be no further division or subdivision of lots within the Subdivision unless in accordance with municipal subdivision and zoning ordinances; that there shall be no residential development on Outlot 5 without the consent of the City; that Outlots 3 and 4 shall be dedicated to the public for pedestrian right-of-way, that easements for utilities and recreational trail within the subdivision are permanent; and that this final land divider's Agreement has been entered into between Developer and the City, a copy of which is on file in the City Clerk's office. This final land divider's Agreement shall be recorded by the Developer with the Rock County Register of Deeds.
- D. Advertising Signs. Developer agrees that any temporary signs placed anywhere in the Subdivision to advertise the Subdivision shall comply with Article X of Chapter 130 of the Evansville Municipal Code.
- E. Construction Trailers. Small construction trailers may be located at the Subdivision on a temporary basis during the construction of the improvements described in Article III of this Agreement.
- F. Grading, Erosion and Silt Control.
1. Developer agrees to submit a plan for the maintenance and disposition of on-site topsoil.
 2. Prior to commencing site grading, Developer shall submit for approval by the City Engineer a grading plan. The plan shall provide sufficient control of the site to prevent siltation downstream from the site. Developer shall provide to the City written certification from the Developer's engineer that the plan, in its execution, shall meet all federal, state, county and local regulations, guidelines, specifications, laws and ordinances, including provision for notification of land disturbance to the State of Wisconsin Department of Natural Resources.
 3. Developer shall cause all grading, excavation, open cuts, and site slopes and other land surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation, sedimentation and washing are prevented in accordance with the plans and specifications on file with the City Clerk's office.
 4. Developer shall immediately place effective erosion control procedures along downslope areas and along sideslope areas as required to prevent or reduce erosion where erosion during construction will result in a loss of soil to waters of the state, public sewer inlets or off-site. During the period of construction at a site, all erosion control procedures necessary to meet the performance standards of Wisconsin Statutes Chapter SPS 321.125, shall be properly implemented, installed and maintained by Developer, building permit applicants, and the subsequent landowners. If erosion occurs after building construction activities have ceased, some or all of the erosion control procedures shall be maintained

by Developer until the site has been stabilized.

5. Developer shall restore all disturbed areas and re-grade any areas not allowing the flow of surface water as specified in the grading plan.
- G. Applicability. The requirements of this Article I apply to the construction and installation of sanitary sewers, water mains, public streets (including signage), private streets, electrical systems, landscaping and storm water management facilities and shall remain in effect until the acceptance, by resolution adopted by the Common Council, of all Public Improvements required by this Agreement.
- H. Should someone other than the developer referenced in this agreement complete any of the public improvements contemplated herein, the existence of this agreement is not intended to bind the named developer to be financially responsible to any other developer doing such work.

ARTICLE II. Phases, Housing Density and Development.

- A. Housing Density at Subdivision Build Out. Developer acknowledges new development must meet the minimum standard for housing as prescribed in the Housing Element of the City's Smart Growth Comprehensive Plan (adopted September 2022). Gross density of new development (entirety of subdivision acreage) must approach 3.66 units per acre.
- B. Phases Identified. Phasing for the Subdivision shall be as follows:
1. Phase One shall be comprised of Lots 1 through 8, 22 through 24, and 31 through 32. It is the intent of all parties that Phase One to be a mixture of single family residences and duplexes yielding 18 units.
 2. Phase Two shall be comprised of Lots 9 through 21. It is the intent of all parties that Phase Two to be single family residences yielding 13 units.
 3. Phase Three shall be comprised of Lots 25 through 30. It is the intent of all parties that Phase Three to be a mixture of single-family residences and duplexes yielding 12 units.
 4. Phase Four shall be comprised of Outlots 4 and 5. Developer acknowledges that in order to meet the minimum standard for housing density outlined in Section A of Article II, Phase 4 must yield at least 20 dwelling units at build out.
 5. In any phase, the densities described in the above paragraphs can be exceeded when appropriate based on lot size and allowable uses in the zoning district.
- C. Construction of Public Improvements. Developer shall complete installation of the Public Improvements described in Article III by the Phase as described in Section B of Article II. The Developer is to notify the city at least 30 days in advance and obtains approval of the same. Developer shall install as part of a phase or sub-phase any Public Improvements which are not physically located within said phase or sub-phase but are necessary to serve the lots within it.
- D. Timing of Phases. Developer shall begin installation of the Public Improvements described in Article III for each phase of the Subdivision as follows:
1. For Phase One, as soon a Developer has obtained all necessary approvals of the

Plans and Specifications described in Article III and has filed with the City Clerk all required documents, including but not limited to the irrevocable letter of credit referenced in Article IV, Section C, and construction drawings for the entire plat or first phase have been submitted and approved.

2. For the second phase, after all plans for the remainder of the plat have been approved and the letter of completion of either the first phase, or completion of the first lift of asphalt referenced in Article III, Section G, for all public streets within Phase I of the Subdivision, and as-built drawings have been submitted as referenced in Article V, Section A and B.
3. For subsequent phases, after the latter completion of the first lift of asphalt as referenced in Article III, Section G, for all public streets within Phase II of the Subdivision, and as built drawings have been submitted as referenced in Article V, Section A and B.

ARTICLE III. Public Improvements.

- A. Public Improvements. As used in this Agreement, the term "Public Improvements" shall mean the water distribution system, sanitary sewers and lift station, public street; sidewalks, surface water drainage system and retention pond, electrical system. and street lights, landscaping, street signs and traffic control signs described in this Article III to be dedicated to the City under Article V.
- B. Plans and Specifications. Developer shall file with the City Clerk's office, a complete set of the plans and specifications for the Public Improvements for the entire Subdivision, as approved by the City Engineer, hereinafter called "Plans and Specification." Said Plans and Specifications are hereby made a part of this Agreement by reference and including those standard specifications as the City may have adopted at the time of construction.
- C. Method of Improvement. Developer agrees to engage contractors for all Public Improvements included in this Agreement who are qualified to perform the work and who shall be approved as qualified for such work by the City Engineer. The Developer shall have all such contractors execute an agreement as to liability/indemnity and insurance pursuant to the format set forth in Appendix B to this Agreement and file executed document with the city. Developer further agrees to use materials and make the various installations in accordance with the approved Plans and Specifications. Developer further agrees to require all such contractors to pay wages as required by the Wisconsin Department of Workforce Development.:
- D. Water Distribution System.
 1. Developer shall construct, install, furnish, and provide a complete system of water distribution including, but not limited to, piping, valves, fittings, fire hydrants, throughout the entire Subdivision all in accordance with the Plans and Specifications and all applicable federal, state and local ordinances, specifications, regulations and guidelines for the construction of water systems in the City of Evansville and as approved by the City Engineer.
 2. Upon completion of each phase or sub-phase, Developer shall pressure test, leakage test, and bacteria test according to City and State requirements the entire water distribution system, and repair any defects as determined by the City Engineer, prior to acceptance by the City.
 3. City shall issue no building permit for any lot until the portion of the water

distribution system serving such lot has been accepted by the City.

E. Sanitary Sewers.

1. Developer shall construct, furnish, install, and provide a complete sewerage system throughout the entire Subdivision all in accordance with the Plans and Specifications and all applicable federal, state and local ordinances, specifications, regulations and guidelines for the construction of sewerage systems in the City of Evansville and as approved by the City Engineer.
2. Upon completion of each phase or sub-phase, developer shall pressure test, leak test, and mandrel test according to City and State requirements the entire sanitary sewer system and repair any defects as determined by the City Engineer prior to acceptance by the City. Developer shall provide copies of all tests conducted to the City.
3. Upon completion of each phase or sub-phase, Developer shall clean all sanitary sewers, televise the sanitary sewer system, provide a copy of the televised video to the City and shall repair any defects as determined by the City Engineer prior to presenting the Public Improvements for acceptance by the City.
4. City shall issue no building permit for any lot until the sanitary sewer serving such lot has been accepted by the City.

F. Surface Water Drainage System.

1. Developer shall construct, install, furnish, and provide adequate facilities for storm and surface water drainage including, but not limited to: piping, inlets, junction structures, and storm water appurtenances, throughout the entire Subdivision and to perform the grading plan all in accordance with the approved Plans and Specifications and all applicable federal, state and local ordinances, specifications, regulations and guidelines for the construction of storm and surface water drainage systems in the City of Evansville and approved by the City Engineer.
2. Developer shall maintain roads free from mud and dirt from construction of the Subdivision.
3. City will issue no building permit for any lot until the finish grading of the entire phase, including that lot, has been accepted by the City. Finish grade shall be defined as spot elevations at lot corners.
4. City shall retain the right to require Developer to install additional storm and surface water drainage measures and erosion control measures as needed in accordance with generally accepted engineering standards prior to acceptance by the City of the storm and surface water drainage improvements.
5. Upon completion of each phase or sub-phase, Developer shall clean all storm sewers and shall repair any defects as determined by the City Engineer prior to presenting the improvements for acceptance by the City.
6. Contractors who grade individual lots must follow industry standards. Developer shall re-grade areas as directed by the City if subsequent grading is not done to industry standards and interferes with the flow of surface water as specified in the grading plan.

7. Developer shall guarantee the establishment of vegetative cover planted within storm water infiltration areas for a period of three (3) years from the date of the City's acceptance.
8. Developer agrees that the top of foundation and the minimum elevation in the lowest opening in the foundation for any future structure built on any Lot in the subdivision should be listed on the final recorded plat, attached to this agreement as Appendix C. After building permits are issued and at foundation and footing inspections, the City Engineer shall be provided verification of the top of foundation and the minimum elevation in the lowest opening in the foundation.

G. Public Streets.

1. Developer shall grade and surface all streets in the Subdivision in accordance with the plat of said subdivision and the Plans and Specifications and all applicable local ordinances, specifications, regulations and guidelines for the construction of roads in the City of Evansville and as approved by the City Engineer.
2. Developer agrees to furnish to the City a copy of the plan showing the street grades in front of each lot and finished yard grade. This information shall be provided prior to the issuance of building permits.
3. Developer shall complete the streets by phase or sub-phase through installation of road base, curbs and gutters and shall present them for preliminary acceptance by the City.
4. City shall issue no building permits for lots on a street until the street has been preliminarily accepted by the City.
5. Developer shall clearly identify streets, lots and addresses within the subdivision with temporary signage before building permits for lots in the subdivision are issued by the City.
6. Developer shall complete the first lift of asphalt on all the streets in a phase or sub-phase no later than one (1) year after the initial commencement of construction of Public Improvements for the phase or sub-phase, unless extended by the Common Council.
7. Developer shall complete the final lift of asphalt after at least one (1) winter season, but no later than two (2) years after the initial commencement of construction of Public Improvements for the phase or sub-phase, unless extended by the Common Council.
8. Developer shall maintain the streets in the Subdivision until accepted by the City.

H. Sidewalks/Pathways.

1. Developer shall construct, furnish, install and provide five-foot wide concrete sidewalks within the public rights-of-way on both sides of all public streets and on lots abutting outlots for connecting sidewalks.
2. Sidewalks may be installed on a lot by lot basis at the grade shown on the approved grading and erosion plan. Grading and erosion plans shall show sidewalk elevation.
3. When 80% of the lots on the block face are occupied by completed houses, Developer shall install all sidewalk on a block face where sidewalk is specified

within one (1) year.

4. Developer shall remain obligated to construct, furnish, install, and provide sidewalks as specified in this Agreement even if Developer enters into agreements with lot purchasers obligating lot purchasers to install the sidewalks.
5. Developer to construct recreational/bike path on Outlot 1 upon completion of 80% of the stormwater pond.
6. Development approval for dwelling units on Outlot 5 shall include a land division that establishes an additional outlot for continuation of a recreational/bike path that is dedicated to the public.
7. Developer to construct recreational/bike path on Outlot 5 prior to occupancy for any dwelling units built as a result of a subsequent site plan and conditional use permit or land division for development on Outlot 5.

I. Electrical System.

1. Developer shall pay, in advance, the Evansville municipal electric utility the amount of the utility's estimate of the cost of installing the electrical system in the Subdivision including, but not limited to, the bases for transformers, but not including the transformers themselves, within ten (10) days of receiving the estimate from the utility. Installation will be done in sub-phases as close as practical to the sub-phases for the other Public Improvements.
2. In the event the utility's actual cost to install electrical system is less than the estimate, the utility shall refund the difference to the Developer.
3. In the event the utility's actual cost to install the electrical system is greater than the estimate, Developer shall pay the difference to the utility within thirty (30) days of billing.
4. City shall have the Evansville municipal electric utility install all street lighting in the subdivision. The Developer shall pay the municipal utility's cost thereof including, but not limited to, the cost of labor provided by utility employees to install such street lighting, and the cost of materials, within thirty (30) days of billing.

J. Landscaping.

1. Developer shall remove and lawfully dispose of all outbuildings, destroyed trees, bush, tree trunks, shrubs, and other natural growth and all left over construction materials, construction debris and rubbish from each phase or sub-phase of the Subdivision after the completion of improvements in each phase or sub-phase. The Developer shall not bury any of the materials described in this paragraph in any portion of this Subdivision.
2. Developer shall cause to plant at least one street tree in the terrace of each lot of a variety and caliper size approved by the City's Municipal Services Director in the fall or spring immediately following completion of the house on each lot and to plant any and all street trees required by this paragraph if any purchasers of lots fail to do so in a timely fashion. The location of said planting shall be approved by the Municipal Services Director to assure that the plantings will not impact underground utilities.

- K. Street Signs. City shall purchase and install all street signs in the subdivision. The Developer shall pay the city's cost thereof including, but not limited to, the cost of labor provided by city employees to install street signs, and cost of materials, within thirty (30) days of billing.
- L. Traffic Control Sign
1. City shall provide and apply pavement striping at each crosswalk within the Subdivision and at intersections and approaches outside but near the Subdivision.
 2. Developer shall pay the City the cost of purchasing and installing all traffic control signs including, but not limited to, the cost of labor provided by City employees to install such signs, and cost of materials, within thirty (30) days of billing.
 3. Traffic control sign locations to be indicated on construction plans submitted to the City Engineer.
- M. Correction of Defects. Developer shall correct defects due to faulty materials or workmanship in any Public Improvement which appear within a period of one (1) year from the acceptance of the Public Improvements for each phase or sub-phase of development is released, and shall pay for any damages resulting therefrom to City property. The City may refuse to accept the Public Improvements unless and until they conform to generally accepted industry standards. This correction period does not affect or bar claims for negligence discovered at a later date. Wisconsin law on negligence shall govern negligent workmanship.
- N. Additional Improvements. Developer agrees that if modifications to the Plans and Specifications including, but not limited to, additional drainage ways, sanitary sewers, water mains, erosion control measures, and storm and surface water management facilities are necessary in the interest of public safety or are necessary for the implementation for the original intent of the Plans and Specifications, the City is authorized to order Developer, at Developer's sole expense, to implement the same, provided such order is made in writing to Developer not later than one (1) year after the City's acceptance of the Public Improvements installed by Developer in the final phase of the Subdivision. Such modifications or additional improvement shall be deemed necessary to the extent they meet or conform to generally accepted engineering standards or change in any regulation, law, or code.

ARTICLE IV. Obligation to Pay Costs.

- A. Reimbursement of Professional and Out-of-Pocket Expenses. Developer agrees to reimburse the City for any costs due to the use of professional staff, including, but not limited to, City Engineer, City Planner and City Attorney, in connection with this Agreement. Costs shall be based on invoices or actual out-of-pocket expenses incurred by the City with no overhead added by the City.
- B. Developer's Obligation to Pay Costs. Developer agrees that it is obligated to construct, furnish, install, and provide all public improvements in the Subdivision or necessary for the Subdivision at its own expense or to pay the City's or municipal utility's costs of constructing, furnishing, installing, and providing such public improvements. If it is necessary to incur an additional cost not explicitly mentioned in this Agreement in order for Developer to be able to perform any obligation of the Developer under this Agreement, Developer agrees the Developer is obligated to

pay such cost.

C. Irrevocable Letters of Credit.

1. For each phase or sub-phase, Developer shall file with the City Clerk (i) a letter describing the scope of the phase or sub-phase that Developer intends to construct and (ii) an irrevocable letter of credit in favor of the City from a lending institution approved by the City in a form approved by the City in an amount sufficient, determined by the City Engineer, to pay the costs the City would incur to complete all Public Improvements for the phase or sub-phase.
2. No construction of Public Improvements for a phase or sub-phase shall begin until Developer has filed with the City Clerk an irrevocable letter of credit that meets the requirements of the preceding paragraph.
3. The City Engineer shall determine the amount of each irrevocable letter of credit based on the scope of the Public Improvements for the phase or sub- phase.
4. The irrevocable letter of credit for each phase or sub-phase shall not expire until 18 months from the date on which Public Improvements as described in Article III are accepted by the City.
5. Developer shall provide an extension of the duration of such irrevocable letter of credit, upon demand by the City, if not all of the Public Improvements for the phase or sub-phase have been completed and accepted prior to its expiration.
6. Such irrevocable letter of credit shall stand as security for the reimbursement of costs the city expends under this agreement and for the completion of Public Improvements for the phase or sub-phase until the City accepts the Public Improvements for the phase or sub-phase pursuant to Article V.
7. The lending institution providing the letter of credit shall pay to the City any draw upon demand, and upon its failure to do so, in whole or in part, the City shall be empowered in addition to its other remedies, without notice or hearing, to impose special assessments in the amount of said demand, or satisfaction cost, upon each and every lot in the subdivision payable in the next succeeding tax year.
8. The City, in its sole discretion, shall permit the amount of each letter of credit to be reduced by an amount reasonably proportionate to the cost of the Public Improvements that are paid for by Developer and accepted by the City, provided that the remaining letter of credit is sufficient to secure payment for any remaining Public Improvements required. through the issuance of a letter from the City Administrator to the lending institution that issued such letter of credit agreeing to such reduction.

D. City Costs. The City will be responsible for any development fees and costs applicable to City-owned land.

ARTICLE V. Dedication and Acceptance.

- A. Digital File of Final Plat. Developer shall furnish the City with a copy of the digital file of the drawing of the final plat, and the City may make any use it believes is appropriate of this file

including, but not limited to, furnishing this file to the City Engineer and to Rock County to update digital parcel maps of the City.

- B. "As Built" Plans. Developer agrees to furnish the City with "as built" plans of the entire system of Public Improvements in each phase or sub-phase upon completion and acceptance thereof. All "as built" plans shall be submitted by Developer to the City in both paper and digital forms. All "as built" plans shall include, but not be limited to, the horizontal and vertical locations of curb stops, water valves, water bends, water fittings, hydrants, sewer wyes, sewer laterals, sewer manholes, storm sewer inlets, storm sewer pipe ends, and storm sewer manholes. Locations shall be given in the Rock County coordinates system and dimensioned from permanent structures.
- C. Statement of Costs. Developer shall furnish, within 30 days of City's request, the City with a statement of the total costs of Public Improvements in the Subdivision in each of the following categories: (1) streets (including signage) and sidewalks, (2) sanitary sewers and lift station, (3) water distribution system, (4) surface water drainage system, (5) electrical system, (6) landscaping, and, if requested to do so by the City, to furnish a statement of such information for each phase or sub-phase. This information is required for the City's accounting records and reports to state agencies such as the Public Service Commission.
- D. City Responsibility. The City shall perform no repairs or maintenance on the Public Improvements until accepted by the City. Trash and garbage removal service and snow removal will be provided by the City for each phase or sub-phase upon the issuance of the first occupancy permit in each such phase or sub-phase.
- E. Dedication. Developer shall, without charge to the City, upon completion by phases or sub-phases of all Public Improvements, unconditionally give, grant, convey and fully dedicate the same to the City, its successors and assigns, forever, free and clear of all encumbrances whatever, together with, all structures, mains, conduits, pipes, lines, equipment and appurtenances which may in any way be part of or pertain to such Public Improvements and together with any and all necessary easements for access thereto. After such dedication, the City shall have the right to connect or integrate other sewer or water facilities with those facilities provided hereunder as the City decides, with no payment or award to, or consent required of, Developer. Dedication by Developer shall not constitute acceptance of any improvements by the City; Developer shall be responsible for all maintenance of Public Improvements serving the phase or sub-phase until accepted by the City.
- F. Acceptance. The City or its representatives shall provide the Developer with a letter of acceptance of all Public Improvements required to be constructed in this Agreement upon acceptable completion thereof in each phase or sub-phase subject to the reasonable approval of the City Engineer. The City or its representatives shall provide such letter accepting or rejecting Developer's request for acceptance of such Public Improvements within forty-five (45) days of submission of such request in writing to the City Engineer. If such request is rejected, the City or its representatives shall enclose with the notification letter a letter from the City Engineer specifying the reasons for such rejection. As soon as practical after the issuance of such letters of acceptance, the Common Council will adopt resolutions accepting the dedications of Public Improvements in each phase or sub-phase.

ARTICLE VI. Issuance of Building Permits/Occupancy Permits.

- A. No building permits shall be issued by the City for any lot in the Subdivision until the Common Council has approved this Agreement and the final plat of the Subdivision. Additionally, no building permit shall be issued until the Developer has paid in full all sums that are required to be paid within ten (10) days of approval of this agreement by the Common Council, the City Clerk/Treasurer has signed the final plat and the final plat has been recorded.
- B. No building permits shall be issued until the developer has completed the installation of survey monuments.
- C. No building permits shall be issued by the City for any lot on a street until the road base, curb and gutter have been completed and preliminarily accepted by the City.
- D. No building permit shall be issued by the City for any lot until the sanitary sewer and water system serving such lot have been completed and accepted by the City.
- E. No building permit shall be issued by the City for any lot in a phase or sub-phase until all site grading for the phase or sub-phase has been completed and accepted by the City.
- F. No building permit shall be issued by the City for any lot until Appendix C has been submitted to the Inspector signed by the purchaser.
- G. No occupancy permit shall be issued by the City for any lot until the first lift of asphalt has been installed on the street adjoining said lot.
- H. No occupancy permit shall be issued by the City for any lot until the stormwater management practices serving such lot have been completed and accepted by the City.
- I. The City reserves the right to withhold issuance of any and all building and/or occupancy permits if Developer is in violation of this Agreement.

ARTICLE VII. Default and Remedies.

- A. Events of Default. As used in this Agreement, the term "Event of Default" shall include, but not be limited to any of the following:
 - 1. Failure by the Developer to pay the City any fees, charges or reimbursement required to be paid under this Agreement.
 - 2. Failure by the Developer to commence and complete the construction of any Public Improvements pursuant to the terms of this Agreement.
 - 3. Failure by the Developer to maintain an irrevocable letter of credit adequate to complete the Public Improvements of any phase or sub-phase pursuant to Article IV.
 - 4. Failure by the Developer or the City to observe or perform or cause to be observed or performed any covenant, condition, obligation or agreement on its part to be observed or performed as set forth in this Agreement.
- B. Remedies on Default. Whenever any Event of Default occurs the non-defaulting party may suspend its performance under this Agreement and, upon thirty (30) days written notice of the right to cure such default, may pursue any legal or administrative action, including the authority

to draw upon the irrevocable letter of credit described in Article IV, which appears necessary or desirable to compel the defaulting party to comply with this Agreement and/or to seek an award of monetary damages

- C. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City or the Developer is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the City or the Developer to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice in this Article VII
- D. No Additional Waiver Implied by One Waiver. In the event that any agreement contained in this Agreement should be breached by another party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

ARTICLE VIII. Miscellaneous.

- A. Captions. Any captions of the several parts of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.
- B. Severability. If any term of this Agreement shall, for any reason and to any extent, be invalid or unenforceable, the remaining term shall be in full force and effect.
- C. Entire Agreement. This Agreement contains all of the terms, promises, covenants, conditions and representations made or entered into by or between City and Developer and supersedes all prior discussions and agreements whether written or oral between the parties. This Agreement constitutes the sole and entire Agreement between City and Developer and may not be modified or amended unless set forth in writing and executed by City and Developer with the formalities hereof.
- D. Status of City. Nothing herein shall be deemed to create or establish the City as a copartner or joint venturer with Developer in the design, construction, ownership or operation of the Subdivision; nor shall the City be entitled to proceeds or revenues derived from the ownership or operation of the Subdivision.
- E. Good Faith. Any actions taken pursuant to this Agreement will be measured by an implied covenant of good faith and fair dealing.
- F. Ordinances and Municipal Code. All provisions of the City's ordinances and Municipal Code are incorporated herein by reference, and all such provisions shall bind the parties hereto and be part of this Agreement as fully as if set forth at length herein. This Agreement and all work and the Public Improvements herein shall be performed and carried out in strict accordance with and subject to the provisions of said ordinances.
- G. Acknowledgement from Lot Purchasers. Developer agrees to deliver the purchaser of any lot

within the Subdivision, before closing, a copy of Appendix C and agrees to obtain from each lot purchaser, at or before closing of the purchasers lot, acknowledgment of the receipt of a notice in the form attached hereto as Appendix C, and Developer shall provide a copy of such acknowledgment to the City.

- H. General Indemnity. In addition to, and not to the exclusion or prejudice of, any provisions of this Agreement, or documents incorporated herein by reference., Developer shall indemnify and save harmless the City, its trustees, officers, agent, independent contractors, and employees, and shall defend the same from and against any and all liability, claims, losses, damages, interests, action, suits, judgment, costs, expenses, attorney fees and the like to whomever owned and by whomever and whenever brought or maintained which may in any manner result from or arise *in* the cause of, out of, or as a result of the following acts or omissions of Developer:
1. Negligent performance of this Agreement.
 2. Negligent construction or operation of improvements covered under this Agreement.
 3. Violation of any law or ordinance.
 4. The infringement of any patent trademark, trade name or copyright.
 5. Use of public street improvements prior to their dedication and formal acceptance by the City.
 6. In any case where judgment is recovered against the City for any one or more of the foregoing acts or omissions of Developer, if notice and opportunity to defend has been delivered to Developer of the pendency of the suit, within ten (10) days after the City has been served with the same, the judgment shall be conclusive of Developer and not only as to the amount of damages, but also as its liability to the City, provided such judgment has become final and all rights of appeal have been exhausted, or if no appeal has been filed, all appeal periods have expired.
 7. Developer shall name as additional insured on its general liability insurance the City, its trustees, officers, agents, employees an independent contractors hired by the City (including without limitation the City Engineer) to perform services with respect to this Agreement and give the City evidence of the same upon request by the City.
 8. Developer shall furnish a completed Appendix B prior to start of construction by any entity retained by or used by the Developer to fulfill the Developer's obligations under the Agreement.
- I. Heirs and Assigns. This Agreement is binding upon Developer, owners. guarantors, their respective heirs, successors and assigns, and any and all future owners of the subject lands.
- J. No Assignment. Developer shall not assign its rights under this Agreement without the written consent of the City.
- K. Amendments. The City and Developer, by mutual consent, may amend this Agreement at any regularly scheduled meeting of the City's Common Council, if properly noticed pursuant to the open meeting law. The Common Council shall not, however, consent to an amendment until after first having received a recommendation from the City's Plan Commission.
- L. Notice. All notices, demands or consents provided for in this Agreement shall be in writing and shall be delivered to the parties hereto by hand or by United States mail. All such communications shall be addressed at the following, or other such address as either may specify to the other in writing:

To Developer:
Grove Partners, LLC Attn: Roger Berg
129 North Madison St.
Evansville, WI 53536

To City:
City Administrator
31 S. Madison St.
P.O. Box 529
Evansville, WI 53536

M. Binding Effect. This Agreement shall be permanent and run with the property described in Appendix A. and the rights granted and responsibilities assumed thereby shall inure to, and be binding upon, the parties, their heirs, successors and assigns. Developer's obligations under this Agreement cannot be assigned without prior consent of City; such consent shall not be unreasonably withheld.

Grove Partners LLC
By:

signature

(print name and title)

signature

(print name and title)

signature

(print name and title)

City of Evansville
By:

signature

(print name and title)

The obligations of the Developer stated above in this Final Land Divider's Agreement are hereby personally guaranteed by the undersigned, who state they fully understand and accept the responsibilities of the Subdivider.

_____(SEAL)

(print name)

_____(SEAL)

(print name)

_____(SEAL)

(print name)

_____(SEAL)

(print name)

DRAFT

APPENDIX A

PT SW1/4 & PT NW1/4 COM W1/4 COR S 450.78' TO
POB; E 998.58', N 244.62', E 59.93', N 206.25',
E 273.20', N 1336.95', E 373.30', S 691.02',
E 45.85', S 35', E 97.83', SWLY 1002.30', S 163',
E 371.01', S 650.97', E 300.36', S 128.74', E 15',
S 35', W TO SEC LN, N ALG SEC LN TO POB
(EXC CSM 30-262)
(EXC WINDMILL RIDGE SUB)

DRAFT

APPENDIX B

Agreement as to Liability, Indemnity and Insurance

1. FOR VALUABLE CONSIDERATION _____(CONTRACTOR), hereinafter referred to as "Contractor," acknowledges that the work to be performed for construction of improvements (the "Work") in the Settler's Grove located in the City of Evansville, hereinafter referred to as "City," will be conducted in accordance with the latest edition of the project plans and specifications as reviewed by the City Engineer and as approved by the City and any other agencies having jurisdiction and on file in the City Clerk's office.

2. CONTRACTOR shall purchase and maintain such liability and other insurance as is appropriate for the Work being performed and furnished and will provide protection from claims set forth below which may arise out of or result from CONTRACTOR's performance furnishing of the Work and CONTRACTOR's other obligations under the Contract Documents, for the Work whether it is to be performed or furnished by CONTRACTOR, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform or furnish any of the Work, or by anyone for whose acts any of them may be liable.

- A. Claims under worker's compensation, disability benefits and other similar employee benefits acts;
- B. Claims for damages because of bodily injury, occupational sickness or disease, or death of CONTRACTOR's employees;
- C. Claims for damages because of bodily injury, sickness, or disease, or death of any person other than CONTRACTOR's employees;
- D. Claims for damages insured by customary personal Jury liability coverage which are sustained: (1) by any person as a result of an offense directly or indirectly related to the employment of such person by CONTRACTOR, or (2) by any other person for any other reason;
- E. Claims for damages, other than the Work itself, because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom; and
- F. Claims for damages because of bodily injury or death or any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

The policies of insurance so required by this paragraph 2 to be purchased and maintained by CONTRACTOR shall include by endorsement as additional insureds (subject to any customary exclusion in respect of professional liability) the City and City Engineer and include coverage for the respective officers and employees of all such additional insureds. A certificate of insurance shall be provided to the City along with the endorsements listed above. Failure to procure adequate insurance shall not relieve the CONTRACTOR of its obligation under this Indemnity/Hold Harmless Agreement.

3. Indemnification. To the fullest extent permitted by laws and regulations, CONTRACTOR shall indemnify and hold harmless the City and the City Engineer, and the officers, directors and employees, agents and other consultants of each and any of them from and against all claims, costs, losses and damages (including, but not limited to all fees and charges for engineers, architects, attorneys and other professionals and all court or arbitration or other dispute, resolution costs) caused by, arising out of or resulting from the performance of the Work, provided that any such claims, cost, loss or damage: (i) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, and (ii) is caused in whole or in part by any negligent act or omission of CONTRACTOR, any Subcontractor, any Supplier, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work or anyone for whose acts any of them may be liable regardless of whether or not caused in part by any

negligence or omission of a person or entity indemnification hereunder or whether liability is imposed upon such indemnified party by Laws and Regulations regardless of the negligence of any such person or entity.

4. In any and all claims against the City or the City Engineer or any of their respective consultants, agents, officers, directors or employees by any employee (or the survivor or personal representative of such employee) of CONTRACTOR, any Subcontractor, any Supplier, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation under paragraph 3 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for CONTRACTOR or any such Subcontractor, Supplier or other person or organization under worker's compensation acts, disability benefit acts or other employee benefit acts.

5. The indemnification obligations of CONTRACTOR under paragraph 3 shall not extend to that portion of liability of the City Engineer, and its officers, directors, employees or agents caused by the professional negligence, errors, or omissions of any of them.

6. CONTRACTOR further understands and agrees that the City, its officers, agents, employees and the City Engineer are not responsible for the CONTRACTOR's means and methods of construction and that the CONTRACTOR has the sole responsibility and liability for project safety.

Dated:

(print name of CONTRACTOR), a Wisconsin Corporation

By: _____

By: _____

(print name and title)

APPENDIX C

The undersigned purchaser of Lot(s) in the Settler's Grove (the "Subdivision") hereby acknowledges that the City of Evansville will not issue a building permit/occupancy permit until the following conditions are met:

- A. No building permits shall be issued by the City of Evansville (the "City") for any lot in the Subdivision until the Common Council has approved the Final Land Divider's Agreement (the "Agreement") between Grove Partners LLC, (the "Developer") and the City, the City has approved the final plat of the Subdivision, Developer has paid in full all sums that are required to be paid within ten (10) days of approval of the Agreement by the Common Council, the City Clerk/Treasurer has signed the final plat, and the final plat has been recorded.
- B. No building permits shall be issued by the City for any lot on a street until the road base, curb and gutter have been completed and preliminarily accepted by the City.
- C. No building permit shall be issued by the City for any lot until the sanitary sewer and water system serving such lot have been completed and accepted by the City.
- D. No building permit shall be issued by the City for any lot in a phase or sub-phase until all final site grading for the phase or sub-phase has been completed and accepted by the City.
- E. No occupancy permit shall be issued by the City for the purchased lot until this Appendix C has been signed and submitted to the Building Inspector
- F. No occupancy permit shall be issued by the City for any lot until the first lift has been installed on the street adjoining said lot.
- G. No occupancy permit shall be issued by the City for any lot until a five-foot wide concrete sidewalk within the public right of way has been installed pursuant to municipal ordinances.

The undersigned purchaser acknowledges the City requires the purchaser of each lot to plant at least one street tree in the terrace of a variety and caliper size approved by the City's Director of Municipal Services in the fall or spring immediately following completion of the house. The location of said planting shall be approved by the Director of Municipal Services to assure that the planting will not impact underground utilities.

The undersigned purchaser acknowledges that there will be restrictions on the minimum elevations of the lowest opening of the foundation and waterproofing or pumping may be necessary to protect structures from ground water. Lowest opening and top of foundation will be shown on the final plat.

The undersigned purchaser understands that there are deed restrictions associated with this plat and those restrictions are recorded with the Rock County Register of Deeds.

The undersigned purchaser acknowledges that this "Appendix C" shall be delivered to the person or entity initially occupying the dwelling on the lot if the undersigned purchaser is anyone other than the person or entity initially occupying the dwelling.

The undersigned purchaser acknowledges that the lots in the Subdivision are subject to zoning that requires each single-family dwelling to contain a minimum total number of square feet on the first floor and above, that the City has no obligation to change the zoning or grant a conditional use permit if such zoning makes it difficult to re-sell any lot in the Subdivision, and that the undersigned purchaser knowingly accepts such risk.

Acknowledged by:

Date:

DRAFT



LAND DIVISION APPLICATION– STAFF REPORT

Application: LD-2025-02 **Applicant:** Grove Partners LLC

Parcel 6-20-218.B

February 4th, 2025

Prepared by: Colette Spranger, Community Development Director
Direct questions and comments to: c.spranger@evansvillewi.gov

Location: 7000 block of Territorial Road

Description of request: An application for a certified survey map to create three lots, each totaling 10 acres, and one outlot, totalling 7.33 acres, from parent parcel 6-20-218.B which currently measures 37.8 acres. The remaining 0.47 acres of the parent parcel are located along Territorial Road and are being dedicated to the public for right-of-way purposes.

Existing Uses: Open space/undeveloped.

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 by preserving large tracts of land in the short term.

The City allows land divisions that create no more than five lots with a minimum lot size of 10 acres. For all land divisions allowed under this exception, the subdivider must provide a preliminary plat or map for future replatting at higher density. No more than one land division created under this option may be created in a 20 year period for an original parcel or from contiguous parcels owned by the same landowner. For this application, an example of a replat at a higher density would be the addition of the Conifer Hills subdivision proposed but denied by the City in 2023.

Lots 1, 2, and 3 are being restricted for building development until soil tests can be performed to assure proper wastewater management on site.

Outlot 1 measures 7.33 acres, below the 10 acre lot size minimum described in Section 110-230(3) of the City of Evansville Municipal Code. This outlot is being deeded to the Conifer Hills Homeowner's Association with the intention of being kept as open space. Staff is recommending approval of the plat with the condition to request a deed restriction of that outlot that would prevent further development, finding that the intended use of the outlot fits the City's

goal of open space preservation within the ETJ area. Arguably, the size minimum might not be an issue as Wisconsin Statutes 236.02(7)) defines an outlot as “a parcel of land, other than a lot or block, so designated on the plat.” In order to approve this development and remain consistent with the City’s existing subdivision ordinance, staff is recommending that Common Council approve the certified survey map while also invoking a section in the Subdivision ordinance that allows for variances to literal interpretations of the ordinance.

The certified survey map and application submitted for Plan Commission review tonight meets the requirements set forth in Section 110-230(b)(3) of the Municipal Code.

The Town of Union Board approved this certified survey map on December 12, 2024.

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 creating three lots and one outlot from parent parcel 6-20-218.B in the Town of Union, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, granting a variance for the size of Outlot 1, per Section 110-5, because a literal interpretation of Section 110-230 in this instance would be inappropriate and cause an extraordinary hardship on the property owner, with the following conditions:

- 1. The final certified survey map is recorded with Rock County Register of Deeds, along with the record of decision from the City outlining these conditions.***
- 2. The applicant fulfills any other obligations set forth by the Town of Union and Rock County.***
- 3. A deed restriction preventing future development on Outlot 1 is provided to the City prior to signing the plat and then recorded, with a copy sent to the City.***
- 4. No further land division of these parcels occur prior to February 11th, 2045 unless superseded by one or both of the following:***
 - a. An update to Article VII of the City’s Subdivision ordinance, last amended by Ordinance 2020-12; or***
 - b. The Town of Union and City of Evansville enter a boundary agreement.***

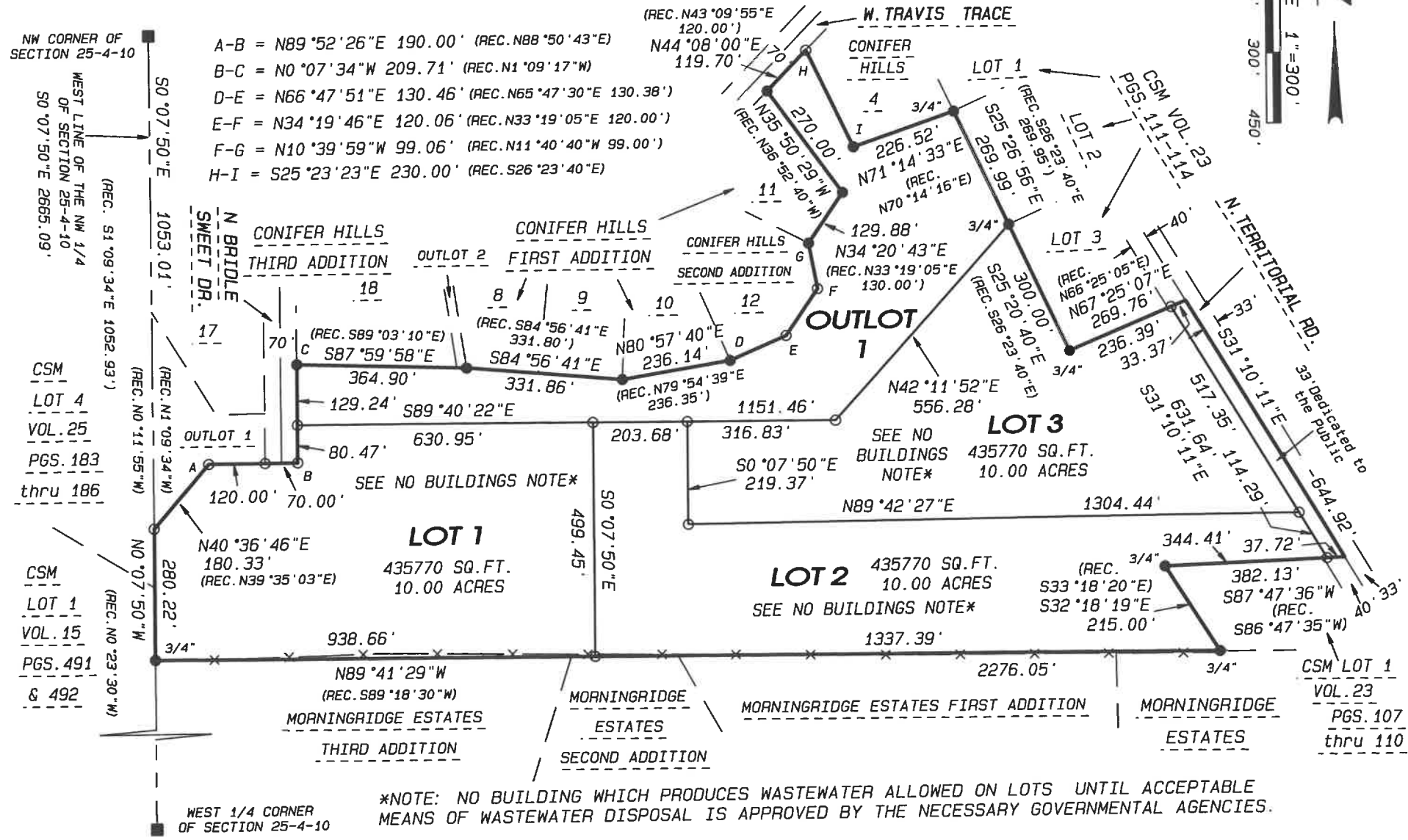
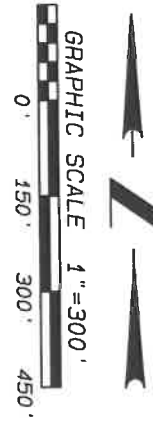
LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND IRON PIN, 1-1/4" DIA. UNLESS OTHERWISE SHOWN
- FOUND CUT STONE
- x-x- FENCE

NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED S0°07'50"E ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 25-4-10.

NOTE: OUTLOT 1 CONTAINS 319350 SQ.FT. (7.33 ACRES).



*NOTE: NO BUILDING WHICH PRODUCES WASTEWATER ALLOWED ON LOTS UNTIL ACCEPTABLE MEANS OF WASTEWATER DISPOSAL IS APPROVED BY THE NECESSARY GOVERNMENTAL AGENCIES.

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

CERTIFIED SURVEY MAP



City of Evansville

Community Development Department 2024 Annual Report

Economic Development

2024 Job Fair

1st job fair held by the Economic Development Committee.



Lots learned and looking for to next year!

\$8,000

Awarded through Building Improvement Grant Funding

Butterburgers and frozen custard for all, along with 50-60 full and part time jobs, coming in 2025



Hosted Bike the Barns!

Lively events downtown all year long!



Planning and Zoning

15

 Land Division Applications

5

 Rezoning Applications

4

 Conditional Use Permit Applications

3

 Site Plan Applications
including one for....

Plus 7 sign permits, 2 floodplain permits, and 3 chicken keeping permits

Building Inspection

291

 building permits issued **21% MORE THAN 2023**

- \$13,413,033 in improvement costs made to buildings
- 9 commercial/industrial projects (Alcivia, Subway, Night Owl BBQ, among others)
- 169 permits issued in house (fences, roofing, sheds, etc)

22

 new dwelling units built/under construction

Code Enforcement

155

 cases opened in 2024

- 85% resolved
- Hoping to revive robust enforcement in 2025

Historic Preservation

41

 Certificates of Appropriateness issued

- 95% of applications were approved
- 51% of applications didn't have to be reviewed by the Historic Preservation Commission



What's to come in 2025?

- Park/Open Space Planning
- Redevelopment of City-owned properties on Church and Main Street
- Better photographic evidence of all the things we do!
- Glazers? Café Karuba? **KWIK TRIP**



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Phone: 608-267-2380
Fax: 608-267-0645
Email: league@lwm-info.org
Website: lwm-info.org

OVERVIEW OF ACT 16

On June 22, 2023, the governor signed 2023 Wis. Act 16 into law. Act 16 is a housing bill that addresses: (1) the procedure for amending zoning ordinances, (2) approval of “permits” for residential housing developments, (3) judicial review of local residential development decisions, and (4) planned development district zoning,

Amending Zoning Ordinances – Wis. Stat. § 66.10015(3)(a)

2017 Wis. Act 243 repealed Wis. Stat. § 62.23(7)(d)2m.a., which required a three-fourths vote by the governing body to approve a proposed zoning amendment when a protest petition was filed. Although the statutory protest petition was eliminated, the League opined that municipalities could still enact local ordinances that established a protest petition process like the former Wis. Stat. § 62.23(7)(d)2m.a., because nothing in the law prohibited such ordinances. Under Act 16, state law now prohibits such a process from being established at the local level. Wisconsin Stat. § 66.10015(3)(a) provides that a zoning amendment only requires approval by a simple majority of a quorum of the members elect. However, a two-thirds vote may still be required for a down zoning ordinance pursuant to Wis. Stat. § 66.10015(3)(b) and for a zoning amendment when an airport protest petition is brought pursuant to Wis. Stat. § 62.23(7)(d)2m.

This new provision does not take effect until January 1, 2025. This delayed effective date is intended to give municipalities time to update any local ordinances that require a now-prohibited super-majority vote for proposed zoning amendments. The League encourages members to start this process now and work with your municipal attorney, if needed, to make any necessary changes.

Approval of Residential Housing Developments – Wis. Stat. § 66.10016

Zoning ordinances are generally used to specify permitted uses, conditional uses, and prohibited uses. A permitted use allows a landowner to use land in the specified manner as a matter of right. Act 16 addresses administrative approvals related to permitted uses for residential housing developments. Act 16 creates Wis. Stat. § 66.10016, which requires municipalities to grant applications for a “permit” related to a “residential housing development” if the permit is complete when submitted and meets all existing requirements that must be satisfied to obtain the permit at the time the application is filed.

“Permit” means any permit or administrative approval required to proceed with a residential housing development. “Permit” does not include a change to an existing zoning ordinance or zoning classification of land or an approval of a conditional use as defined under Wis. Stat. § 62.23(7)(de)1.a. “Residential housing development” means a development for single-family or multi-family housing for sale or rent.

While § 66.10016 is a new statute, it does not require municipalities to do anything they were not previously required to do. Rather, the law emphasizes that once a permitted use for a residential housing development is established, municipalities must grant related permits and administrative approvals when the applications meet all existing requirements the municipality has identified prior to submission. This requirement only

applies in the context of permitted uses and does not apply to legislative decisions (e.g., rezoning requests) or quasi-judicial decisions (e.g., conditional use permit applications).

If a municipality fails to approve a complete permit application that meets all existing requirements when submitted, the aggrieved applicant may seek relief through an action for mandamus. If the court finds the municipality improperly failed to approve the application, the court must issue a writ of mandamus ordering the municipality to approve the application.

Section 66.10016 does not take effect until January 1, 2025. Despite § 66.10016's delayed effective date, municipalities are currently required to grant permit applications for permitted uses when all existing requirements are met. However, municipalities may want to consider reviewing their zoning codes and local ordinances immediately to ensure they are satisfied with the current permitted uses for residential housing developments and related requirements that must be met for approval. The League encourages members to work with their municipal attorney, if needed, to make any necessary changes.

Judicial Review of Residential Development Decisions – Wis. Stat. § 781.10

Act 16 creates Wis. Stat. § 781.10, which establishes a new statutory certiorari review procedure for decisions on applications for a permit or authorization for building, zoning, driveway, stormwater, or other activity related to “residential development.” Under § 781.10, “residential development” means the development or redevelopment of land or buildings for the primary purpose of providing housing.

Section 781.10 limits the pool of parties that have standing to appeal such decisions to:

- (1) The person who submitted the application.
- (2) A person with an ownership interest in the real property that is the subject for an application for an approval.
- (3) A person that, because of the final decision on the application for an approval, sustains actual damages or will imminently sustain actual damages that are personal to the person and distinct from damages that impact the public generally. A person under this subdivision may not seek review under this section unless, prior to the final decision on the approval, the person provided a statement in writing on the approval to the political subdivision or agency of the political subdivision or appeared and provided an oral statement at a public proceeding held by the political subdivision or agency of the political subdivision at which the approval was considered.
- (4) Certain corporate bodies affiliated with a person under (1), (2), or (3).
- (5) A local governmental unit, as defined in Wis. Stat. § 66.0131(1)(a).
- (6) To the extent authorized by law, a state agency, as defined in Wis. Stat. § 20.931(1)(c), that is aggrieved by the final decision on the application for approval.

Section 781.10 also establishes an expedited timeframe for judicial review. An individual must file a complaint within 30 days of the municipality's final decision. Municipalities will have 45 days to file an answer or other responsive pleading to the complaint and must also transmit the record under Wis. Stat. § 781.03(1) no later than 30 days after an answer or other responsive pleading is filed. The court must require any additional pleadings, motions, and supporting papers to be filed within 90 days after the municipality's deadline to file an answer or other responsive pleading to the complaint. Additionally, the court may only supplement the record on review upon motion of a party for good cause. After the 90-day deadline, the court has 60 days to issue its decision.

Section 781.10 does not take effect until January 1, 2025. Following the effective date, the § 781.10 certiorari review procedure will apply to any complaint filed in response to a decision on an application for a permit or authorization for building, zoning, driveway, stormwater, or other activity related to “residential development.” Due to the expedited timeline for review, municipalities should become familiar with the new procedures now. Municipalities should also ensure there are adequate processes in place for developing full and complete records related to any decision subject to certiorari review under § 781.10, because the court will only supplement the record upon a showing of good cause.

Planned Development Districts – Wis. Stat. § 62.23(7)(b)

A planned development district (PDD), also known as planned unit development, is a type of zoning district designed to encourage the efficient and optimal use of land. Prior to Act 16, Wis. Stat. § 62.23(7)(b) ostensibly required a PDD to promote each of three specific purposes: (1) coordinated area site planning, (2) diversified location of structures, and (3) mixed compatible uses. Requiring a PDD to meet each purpose impaired the flexibility PDDs were intended to provide. Act 16 now clarifies that a PDD may be established even if it does not contain mixed compatible uses.