

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 enough members of the City Council and Historic Preservation Commission may be present to constitute a “meeting” under Wisconsin statutes and this constitutes notice of any such meeting. 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, September 3rd, 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 August 5th, 2025 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
 - A. Public Hearing, Review, and Action of Comprehensive Plan Amendment Application CP-2025-01 to change the future land use designation to Established Neighborhood on all parcels in the Historic Standpipe Point subdivision
 - i. Review Staff Report and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion to Recommend Approve Ordinance 2025-09
 - B. Public Hearing, Review, and Action on Rezoning Application RZ-2025-04 for parcels 6-27-396.207B and 6-27-396.207A (231/235 and 261/265 North Fourth Street)
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
 - C. Review and Action for Land Division Application LD-2025-03 for a preliminary and final Certified Survey Map on parcel 6-27-396.207B (231/235 North Fourth Street)
 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

8. Discussion
9. Community Development Report
10. Upcoming Meeting: October 7th, 2025 at 6:00pm
11. Adjourn

-Mayor Dianne Duggan, Plan Commission Chair

**City of Evansville Plan Commission
Regular Meeting
Tuesday, August 5th, 2025, 6:00 p.m.**

MINUTES

- 1. Call to Order** at 6:00pm.
- 2. Roll Call:**

Members	Present/ Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Jason Sergeant, City Administrator
Aldersperson Abbey Barnes	P	Seth Schulz, Andy Phillips, Justin Drogsvold,
Susan Becker	P	Diane and Norm Schulz, Steve Hagen, Joey
John Gishnock	A	Allen, Ericka Adams, Aaron Skinner, John Paquin,
Mike Scarmon	P	Troy Pagenkopf, Gary and Sharon Thompson,
Eric Klar	A	Chester and Sandi Nelson, Laura Schroder, Nancy
		Greve, Dan Cobb, Joe Geoffrion, Andy Gorman
		Jill Johnson, Katie McDaniel, Cora Summers, Mark
		Brusberg, Daniel Kornaus, Katie and David Paar,
		Dave and Nora Rogers, Rebecca Jorge, Dave Olsen

- 3. Motion to approve the agenda, by Lathrop, seconded by Becker. Approved unanimously.**
- 4. Motion to waive the reading of the minutes from the July 1st, 2025 meeting approve them as printed by Barnes, seconded by Becker. Minor edits regarding attendance. Approved unanimously.**
- 5. Civility Reminder.** Duggan noted the City’s commitment to conducting meetings with civility.
- 6. Citizen appearances other than agenda items listed.** None.
- 7. Action Items**
 - A. Motion to Approve Resolution 2025-16 Public Participation Plan**

Spranger explained that an application had been made to update the Future Land Use Map to the Comprehensive Plan, and this resolution was part of a statutory requirement. The Comprehensive Plan provides guidance for most of the City’s decision making and policy concerning land use, so the state mandates an official declaration of public participation for the plan. In the case of a small amendment like this, the City has typically held a public hearing to satisfy the requirements of the State. Lathrop asked for clarification on what the resolution is asking. Sergeant clarified that is both a resolution that Plan Commission approves and recommends Common Council approve. Lathrop asks that the motion be altered to reflect as such.

Motion to approval and recommend Common Council approve Resolution 2025-16 by Barnes, seconded by Becker.

B. Public Hearing and Review of Conditional Use Permit Application CUP-2025-03 for Indoor Commercial Use (Tattoo Shop) on parcel 6-27-93 located at 15 W Main Street

1. Review Staff Report and Applicant Comments.

Spranger summarized the report, explaining that tattoo shops are a grey area of the City's zoning ordinance. She originally had instructed the applicant that no zoning approval was needed, as the closest matching land use to a tattoo parlor was personal or professional service, defined as a service provided directly to an individual or on a one-by-one basis. However, after learning that the business intended to operate until 11PM, well after most other professional services in the downtown, she advised the applicant that a conditional use permit for indoor commercial entertainment would be needed. Indoor Commercial Entertainment uses usually encompass eateries or bars, but also includes language about operating hours that are significantly later other businesses. Justin Drogsvold spoke on behalf of his business, stating that he was willing to adjust the hours to 9:00pm. He has received his operating license from Rock County Public Health, which came with two conditions that they will be following up on.

2. Public Hearing.

Duggan opened the public hearing at 6:14pm. There were no comments. Public Hearing closed at 6:15pm.

3. Plan Commissioner Questions and Comments.

Becker asked for clarification on who could tattoo at the parlor. Drogsvold replied only he was licensed at the moment and he has an associate who is working toward licensing. Alderperson Barnes asked if the applicant had been operating without a valid conditional use permit. Spranger replied in the affirmative, noting that between the time of her telling Drogsvold he didn't need zoning approval and then the change of decision, the window for public hearing had passed for last month's Plan Commission. In light of that, she chose not to cite the applicant. Alderperson Barnes requested that in the future operating permission would be withheld until zoning approval could be made.

4. Motion with Conditions

Motion to approve a Conditional Use Permit for Indoor Commercial Entertainment per section 130-408 on parcel 6-27-93 located at 15 W Main Street, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

1) Hours of operation shall be no earlier than 10am and no later than 9pm.

2) The business operator shall obtain and maintain all City, state, and county permits and licenses as may be required.

3) Address licensing and ceiling tile issues identified by Rock County Health Department at its July 21st, 2025 inspection.

4) Any substantial changes to the business model shall require a review of the existing conditional use permit.

5) Any changes to signage, outdoor lighting, and/or building facade are subject to approval from the Historic Preservation Commission. "Tattoo" neon sign to be moved from the front window.

6) Use cannot create a public nuisance as defined by local and state law.

7) The Conditional Use Permit is recorded with the Rock County Register of Deeds.

Motion by Becker, seconded by Barnes. Motion passed unanimously.

C. Public Hearing and Review of Rezoning Application RZ-2025-03 to rezone parcels in the Windmill Ridge 2nd Addition subdivision from R-1 to R-2

1. Review Staff Report and Applicant Comments

Spranger explained that the rezoning was to satisfy a condition of the land divider's agreement that asked for either total density of 10 units on the parcels at build out or rezoning to R-2, which would enable either single family or duplex units. That would give the developer flexibility on responding to market demand for certain kinds of units, and could potentially exceed 10 units at build out. Applicant Dave Olsen agreed that they were seeking flexibility.

2. Public Hearing

Duggan opened the public hearing at 6:20pm. There were no comments. Public Hearing closed at 6:21pm.

3. Plan Commissioner Questions and Comments

Becker asked if they were intended to build each unit one at a time or all at once. Olsen replied one at a time.

Alderperson Lathrop asked why we didn't demand the density in either scenario. Mayor Duggan reiterated that in the case of existing developments, the City was trying to remain flexible.

4. Motion to recommend approval of Ordinance 2025-04 by Becker, seconded by Scarmon.
Motion passed unanimously.

D. Public Hearing and Review of Rezoning Application RZ-2025-01 to rezone certain parcels in the Capstone Ridge subdivision from R-1 to R-2

1. Review Staff Report and Applicant Comments

Spranger read the entirety of her report, noting that while it was long there were enough moving parts to both the rezoning request and development agreement that Plan Commission and the public would be better off hearing the history and reasoning for decision making in whole. She noted that the criteria to find the rezoning application compliant with City Municipal Code and Comprehensive Plan did not include some of the provisions found in the Development Agreement, also being discussed at this evening's meeting, it would be hard not to discuss the two in tandem. Typically a development agreement is negotiated along with a preliminary or final plat. Capstone Ridge is unique in that the area has been platted for nearly 20 years, and that the proposed development agreement being discussed tonight was to supersede any existing agreements negotiated by the City, the most recent of which was in 2011.

2. Public Hearing

Duggan opened the public hearing at 6:47pm.

- Nancy Greve, 571 Hosanna Heights, spoke about recognizing the affordable housing opportunity and expressed her desire that the engineers involve follow their stormwater benchmarks in order not to create adverse effects on existing land owners. She also

would like to see some green space kept and feels this is a good opportunity to make a good community neighborhood.

- Dan Janes, 8106 Cemetery Road, was involved with the platting of this subdivision, as it was on land he formerly owned. At that time he was involved with what parameters were set about housing type and quantity. He is still involved with the development of the land, as he owns several lots within the subdivision, and encouraged anyone with concerns to talk to him.
- John Paquin, 221 Genesis Drive, lives at the very end of Genesis Drive, which was supposed to have a hammerhead turn around. There is no sign in that location. He has been there the past 17 years and it has never been addressed. Would also like the dead end signs put up to deter traffic until roads can be completed.
- Ericka Adams, 256 Noah's Arc Court, has trouble accessing East Main Street at its intersection with Water Street. She wonders how that will be affected with more traffic. Also wanted to know when Cemetery Road would be widened with gutters.
- Sharon Thompson, 257 N Water Street, lives next to retention pond. Wanted to know if the ponds would be expandable and if three or four-plexes would be allowed with the R-2 zoning change. (Spranger interjected and reiterated a point she previously made, which was that none of the lots in the subdivision could meet the City's requirements for minimum lots size and green space needs that are needed for three- and fourplex housing units.)
- Gary Thompson, 257 N Water, questioned if the developers could rent out the homes to anyone. (The developers replied that they would rather sell the units individually.)
- Nora Roberts, 208 Genesis Drive, asked why none of the lots closer to Cemetery Road were chosen for R-2 zoning. She would prefer if duplexes were placed further from existing homes.
- Rebecca Jorge, 217 Genesis Drive, reiterated a request to preserve green space and cited traffic as another concern. She asked if the rest of the streets would be curbed with gutters as part of this development.
- Troy Pagenkopf, 200 Genesis Drive, raised questions about utility and service constraints associated with increased population.
- Dan Cobb, 561 Hosanna Heights, asked what would keep the developers from not finishing the work this time around. Echoed concerns about traffic and losing green space.

At this time a small discussion regarding park and open space occurred. Becker asked if retention ponds could be made into an amenity or educational opportunity. Dan Janes suggested land by the water tower, already owned by the City, could be used for nearby park land.

- Jill Johnson, 206 Noah's Arc Court, echoed concerns about the Water/East Main intersection and congestion at Countryside Park during events. Whether or not this development goes through, she suggests a fix for the Water/East Main intersection. There are no sidewalks heading south on Water Street. Asks if a signalized crosswalk is possible.
- Andy Gorman, 209 Noah's Arc Court, does not agree with the bulk rezoning and thinks the rezoning goes against the Comprehensive Plan.
- Mark Brusberg, 248 Noah's Arc Court, echoes concerns about Water Street not being barricaded or otherwise controlled north of the plat. He suggested they were not given

proper noticed and cited a section of the City's Subdivision code that mentions covenants.

Public Hearing closed at 7:28pm.

3. Plan Commissioner Questions and Comments

- 4. Motion to recommend Common Council Approve Ordinance 2025-04 by Duggan, second by Lathrop. Motion passed unanimously.**

E. Review, Discussion, and Motion to Recommend Common Council Approve the 2025 Capstone Ridge Subdivision Development Agreement

Plan Commission did not feel they needed further discussion of the development agreement. Alderperson Lathrop asked if he could add language to the document on page 9, paragraph O where if reasonable changes were requested by City staff regarding public improvements, that the applicant return to Plan Commission and Common Council for review and approval. Verbal consent of Commission. **Motion to recommend approval by Duggan, seconded by Barnes. Motion passed unanimously.**

8. Discussion.

9. Community Development Report. None.

10. Next Meeting Date: Tuesday, September 3rd, 2025 at 6:00 p.m.

11. Adjourn.



APPLICATION FOR Comprehensive Plan Amendment – STAFF REPORT

APPLICATION NUMBER: CP-2025-01 (Ordinance 2025-07)

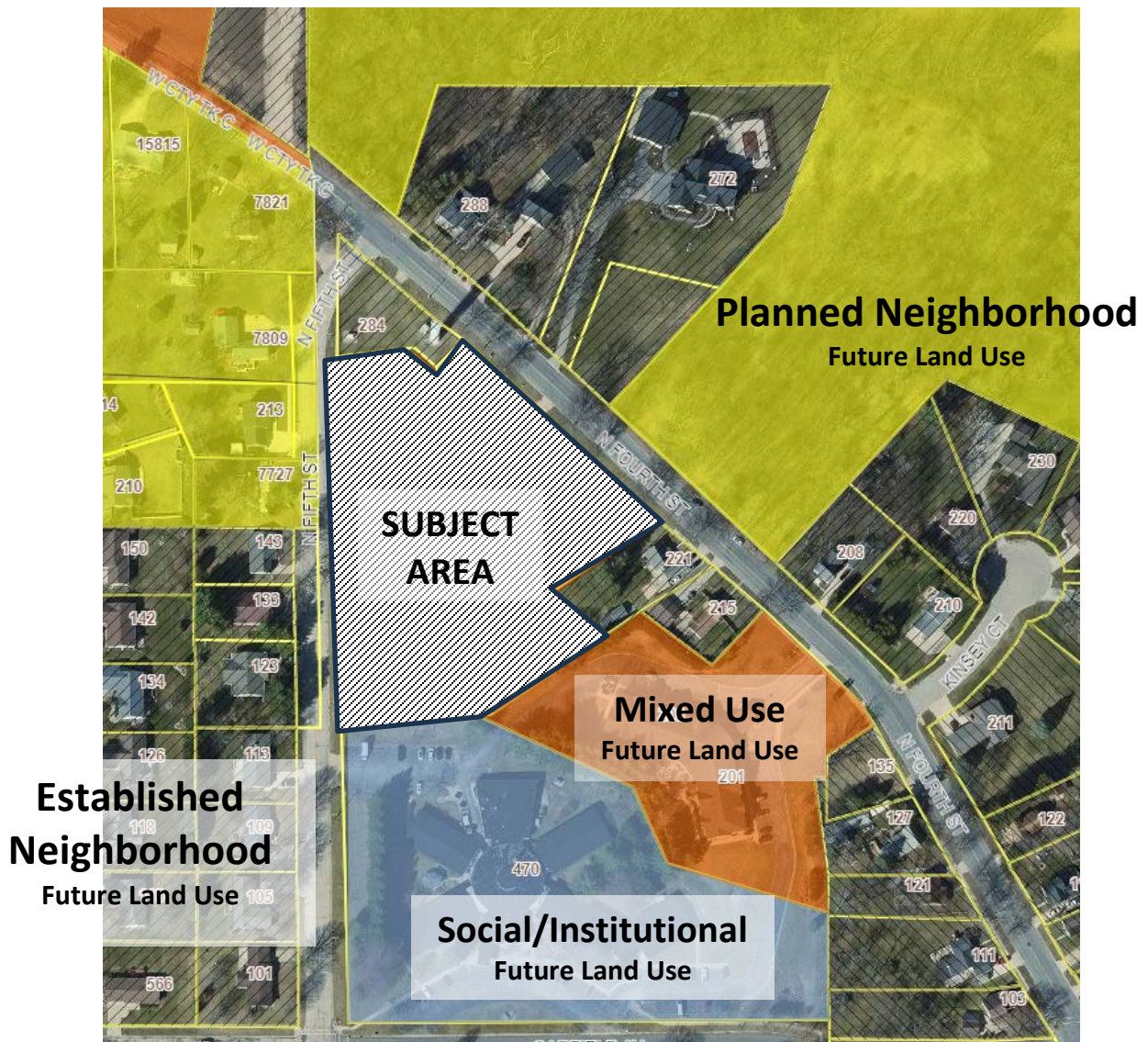
Applicant: Grove Homes, for Historic Standpipe Point

Plan Commission: September 3, 2025

Prepared by: Colette Spranger Community Development Director

Prepared for: City of Evansville Plan Commission

Description of request: The applicant has made an application to change the future land use designation of parcels within the Historic Standpipe Point subdivision from “Mixed Use” to



Future Land Use Designations around Subject Area

“Established Neighborhood”. The parcel is currently zoned for R-1 Residential District One and B-1 Local Business.

Staff Analysis of Request: Groves Homes LLC intends to further subdivide land on the original Lot 7 in the Historic Standpipe Point subdivision in order to enable two family twin residences, where units of a duplex are owned by separate parties and share a lot line along the common wall of the structure. Lot 7 of the subdivision was further subdivided through CSM into three parcels. One parcel has a single family house and the two others have duplexes. Such land divisions are only allowed in the R-2 Residential District Two zoning district.

Lot 7 of Historic Standpipe Point was originally zoned to the B-1 Local Business district zoning district in order for the subdivision to be found consistent with the subdivision plat’s future land use designation of “Mixed Use”, which calls for dense neighborhoods of neighborhood commercial uses and housing. The Comprehensive Plan suggested implementing zoning districts for Mixed Use to be the B-1, B-2, TND, PUD, and R-3 districts. Lots 1 through 6 in the Historic Standpipe Point subdivision were left in the R-1 Residential Zoning District One, which was the zoning district associated with the original house on the property from which the subdivision was created. The primary reason for not requiring rezoning of Lots 1-6 to a recommended implementing zoning district was that there were already six water and sewer laterals under Fifth Street ready for connection and sized for six single family homes. Normally, a new subdivision in an area planned for mixed use would not be allowed to have R-1 zoned lands within it.

This change of future land use designation will restrict future uses on this parcel. The proposed Established Neighborhood future land use designation would allow for less dense residential zoning and fewer options for businesses. The new designation would allow Common Council to rezone the area to R-2 Residential District Two, and the The attached ordinance recommends approval of the application. The excerpt below is from the Comprehensive Plan and summarizes the proposed mixed use future land use designation:

	Future Land Use	General Description of Allowed Land Uses	Implementing Zoning Districts	Densities
	Established Neighborhood	Established mixed, but predominantly single-family residential development with some mixed use or neighborhood commercial development, community facilities, and parks. These areas are likely to accommodate infill development in a range of densities.	Mix of R-1, R-2, R-3, B-1	1-20 du/acre

Staff is recommending the entirety of the subdivision be changed to Established Neighborhood for consistency’s sake. The developer intends to rezone duplexes on Fourth Street to the R-2 district and the homes along Fifth Street are already zoned R-1. The likelihood of other, more intensive uses on the remaining lots will be low, particularly if the lots the duplexes are on split further into smaller lots.

Staff would like to note that there was discussion of allowing zero lot line duplexes in the B-1 zoning district instead modifying the Comprehensive Plan and rezoning the property. This was not explored in earnest, as staff believe it would continue to chip away at future commercial potential of lots zoned B-1 and intended for Mixed Use. Staff intends to look more closely at other undeveloped areas of the City planned for Mixed Use, noting that while the designation reflects

overall goals outlined in Comprehensive Plan, implementing the land use into reality has proven difficult for all parties involved.

Staff did not receive any comments before the date of this report to share with the commission or use as a basis to modify this report or recommendation. Staff will call to attention, however, that at previous public hearings for land divisions and rezonings at this location, there was support from the neighborhood and from members of Common Council for keeping the area largely residential.

Staff recommendation: *The Plan Commission recommends approval of Ordinance 2025-07.*

**CITY OF EVANSVILLE
ORDINANCE 2025-07**

**AMENDING THE FUTURE LAND USE MAP OF THE SMART GROWTH
COMPREHENSIVE PLAN OF THE CITY OF EVANSVILLE, WISCONSIN IN RESPONSE
TO COMPREHENSIVE PLAN AMENDMENT APPLICATION 2025-01**

The Common Council of the City of Evansville, Rock County, Wisconsin, does ordain as follows:

SECTION 1. The City of Evansville, Wisconsin, has adopted a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.

SECTION 2. Grove Homes LLC has submitted an application to change the future land use designation on parcels in the Historic Standpipe Point subdivision in the City of Evansville from “Mixed Use” to “Established Neighborhood” to reflect the geographic area depicted below.



SECTION 3. The Plan Commission reviewed the application described in Section 2 on September 2, 2025, and by unanimous vote of the entire commission has recommended Ordinance 2025-07 to be approved by Common Council.

SECTION 4. The Evansville Plan Commission held a public hearing on September 2nd 2025, in compliance with the requirements of Section 66.1001(d)(4), Wis. Stats., regarding the proposed amendment of the comprehensive plan.

SECTION 5. This amendment is consistent with the remaining sections of the city's adopted comprehensive plan.

SECTION 6. The Common Council hereby amends the comprehensive plan as described in Section 3.

SECTION 7. The city clerk/treasurer shall send a copy of this ordinance to neighboring jurisdictions and state agencies per Sections 66.1001 of Wis. Stats 10.

Passed and adopted this 9th day of September, 2025.

Dianne Duggan, Mayor

ATTEST:

Leah Hurtley, Clerk

Introduced: 08/12/2025
Notices published: 7/24/2025, 7/29/2025
Public hearing held: 09/02/2025
Adopted:
Published:

Sponsors: This is an applicant-initiated ordinance.
Drafted on August 7, 2025 by Colette Spranger, Community Development Director



APPLICATION FOR REZONE – STAFF REPORT

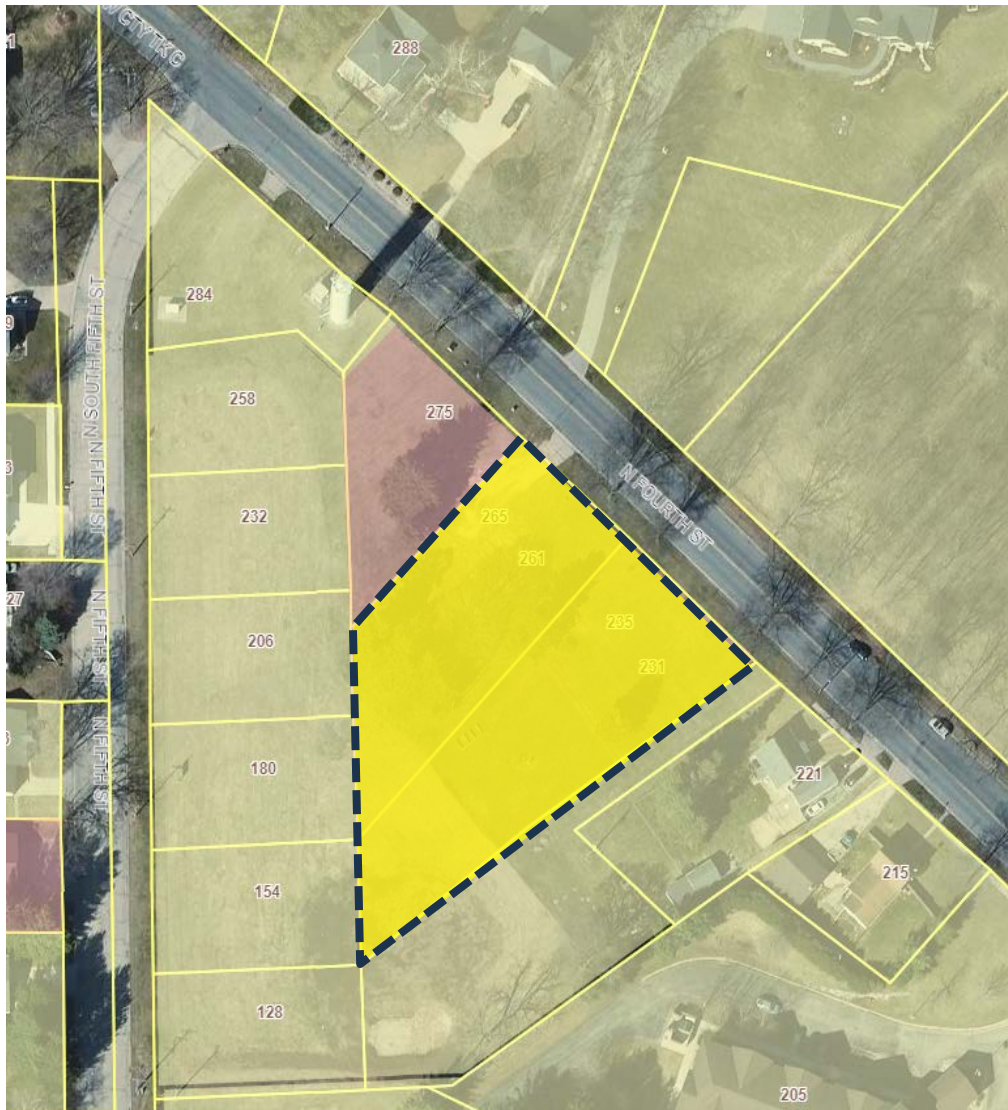
Application No.: RZ-2025-04 (Ordinance 2025-09)

Applicant: Grove Homes LLC

Parcel: 6-27-396.207A and 6-27-396.207B

September 3, 2025

Prepared by: Colette Spranger, Community Development Director
Direct questions and comments to: c.spranger@evansvillewi.gov or 608-882-2263



Location: 231/235 North Fourth Street (parcel 6-27-396.207B) and 261/265 North Fourth Street (6-27-396.207A)

Description of request: An application to rezone two lots in the Historic Standpipe Point subdivision has been submitted.

Existing Zoning: B-1 Local Business

Existing Use: Two family home

Proposed Zoning: R-2 Residential District Two

Proposed Use: Two Family Twin Home

Staff Analysis of Request: While duplexes (two family homes) are allowed by right in the B-1 Local Business district, two family twin homes are not. Twin family twin homes are duplexes with a shared wall but are otherwise legally separated along that wall, commonly referred to as a “zero lot line” when divided by a Certified Survey Map (CSM). The proposed rezoning will allow the land division to be compliant with what is allowed in the zoning district.

Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed zoning map amendment will be thoroughly consistent with the Future Land Use Map of the Comprehensive Plan and Municipal Code once an amendment to alter the future land use map is approved. (This amendment would be enacted through Ordinance 2025-07.) The future land use of this area is in the process of being changed to “Established Neighborhood”, with the R-2 district as an example recommended implementing district. Once the land use designation is finalized, the proposed rezoning can take place.

Recommended Motion:

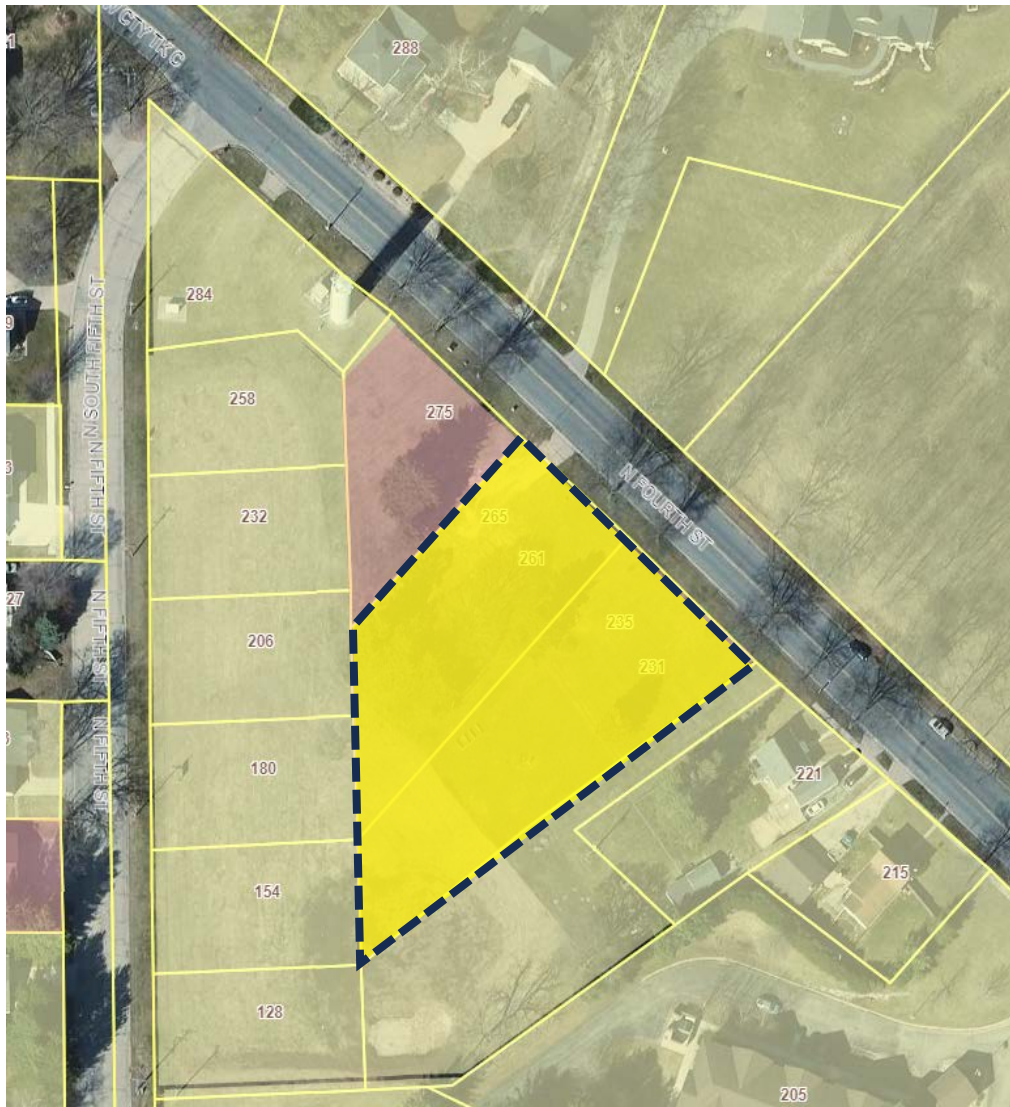
Motion to recommend Common Council approve Ordinance 2025-09.

CITY OF EVANSVILLE
ORDINANCE # 2025-09

An Ordinance Rezoning Territory from Local Business (B-1) to Residential District Two (R-2) for parcels 6-27-396.207A and 6-27-396.207B

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 in the Windmill Ridge 2nd Addition subdivision plat be changed from Local Business (B-1) to Residential District One (R-2) The area to be rezoned is 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 Residential District Two (R-2).

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: 9/3/2025
Notices published: 8/20/2025, 8/26/2025
Public hearing held: 9/3/2025
Adopted: _____
Published: (within 10 days of adoption)

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

Drafted on 8/28/2025 by Colette Spranger, Community Development Director



APPLICATION FOR PRELIMINARY AND FINAL DIVISION - STAFF REPORT

Application: LD-2025-07

Applicant: Grove Homes LLC

Parcel 6-27-396.207B

September 3, 2025

Prepared by: Colette Spranger, Community Development Director
Direct questions and comments to: c.spranger@evansvillewi.gov or 608-882-2263



Figure 1 Approximate Location Map

Location: 231/235 N Fourth Steet

Description of request: An application has been made to divide the lot along the shared wall of the duplex that is already built.

Existing Uses: The existing 25,263 square foot parcel has a duplex under construction. In order for the landowner to sell each unit separately, the units must be legally divided. This requires a Certified Survey Map.

Existing Zoning: B-1 Local Business

Pending Zoning, through Ordinance 2025-09: R-2 Residential District Two

Proposed Land Division: The CSM will divide the parcel into two lots, using the common wall of the building as a lot line. This kind of land division is commonly referred to as a zero lot line CSM. Lot 1 is proposed to be 12,130 square feet (0.28 acres) and will include the dwelling unit with the address of 235 North Fourth Street. Lot 2 will contain the remaining 13,133 square feet (0.30 acres) and the dwelling unit addressed at 231 North Fourth Street. A joint cross access and maintenance agreement per Section 130-323(5) of the Municipal Code will be required once the new lots are recorded.

Per City staff review, this land division is occurring in an existing subdivision for an approved and permitted use and will not generate a need for future infrastructure or negatively impact existing infrastructure.

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.

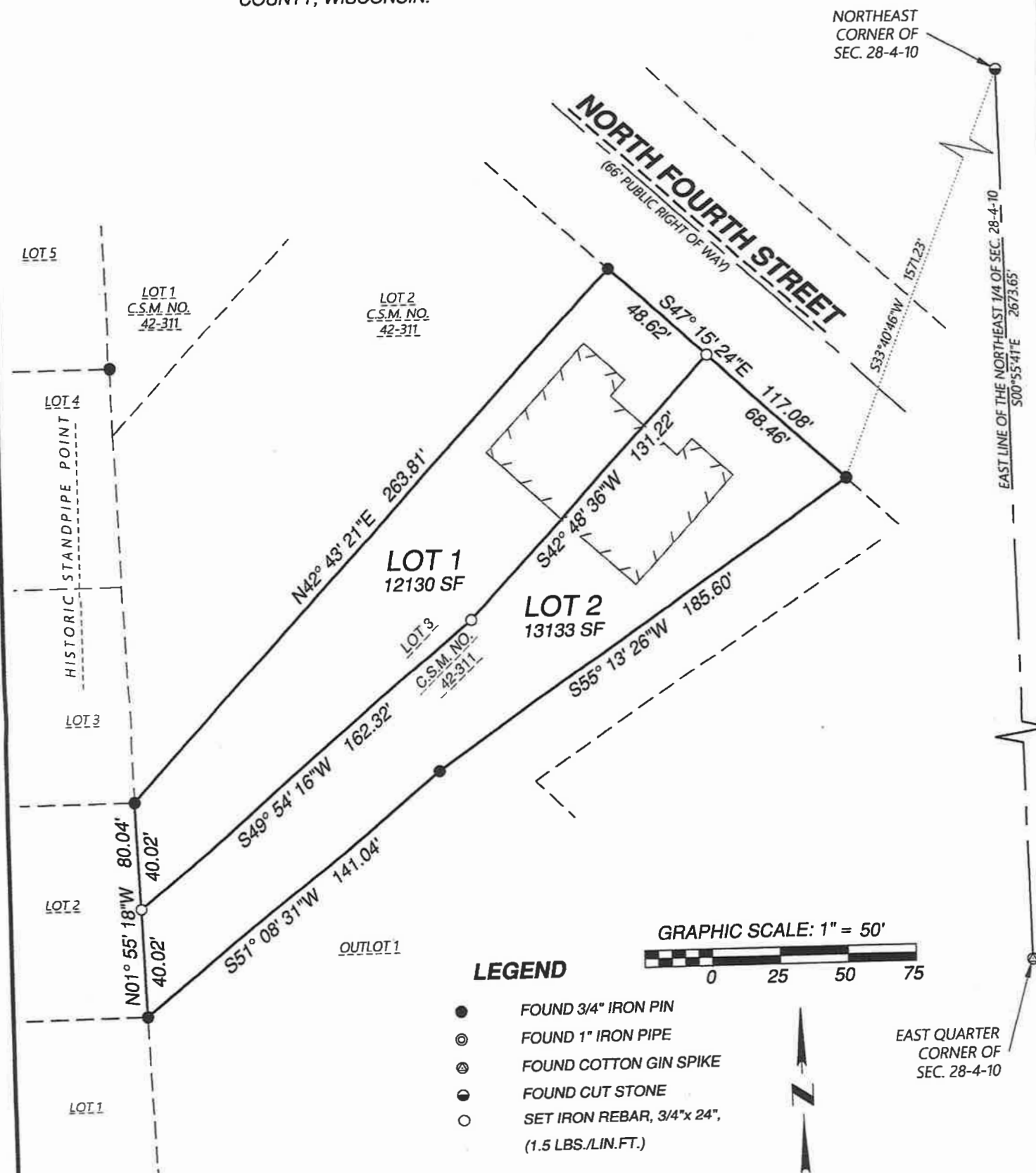
Staff Recommended Motion:

Motion to recommend Common Council approve a certified survey map to divide parcel 6-27-396.207B into two lots for a two-family twin residence addressed at 231 and 235 North Fourth Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:

- 1. The final CSM is recorded with Rock County Register of Deeds.***
- 2. The applicant records a joint cross access and maintenance agreement for each of the new lots made by CSM.***

CERTIFIED SURVEY MAP

OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 42-311 RECORDED AS DOCUMENT NUMBER 2267635, (FORMERLY LOT 7 OF HISTORIC STANDPIPE POINT AND FORMERLY PART OF OUTLOT 16, SHEET 6, PART I OF THE ASSESSOR'S PLAT OF EVANSVILLE, WISCONSIN) SITUATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER SECTION 28, T.4N., R.10E., OF THE 4TH PM, CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



Project No. 125-120
For: GROVE HOMES, LLC

SHEET 1 OF 4

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