

## 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. The meeting will also be held virtually in response to COVID-19. To participate via video, go to this website: <https://meet.google.com/fes-vcir-rfv>. To participate via phone, call this number: 1 608-764-9643 and enter PIN: 352 918 263# when prompted. (Your microphone may be muted automatically)

City of Evansville **Plan Commission**  
Regular Meeting  
City Hall, 31 S Madison St., Evansville, WI 53536  
Tuesday, July 6, 2021, 6:00 p.m.

## AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the June 1, 2021 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
  - A. Annexation Discussion of Parcel 6-20-290A, 6909 N South Second Street
7. New Business
  - A. Public Hearing and Review of LD-2021-05, LD-2021-06, and LD-2021-07 to create Two Family Twin Lots on parcels 6-27-533.509, 6-27-533.508, and 6-27-533.518.
    - i. Staff and Applicant Comments
    - ii. Public Hearing
    - iii. Plan Commissioner Questions and Comments
    - iv. Motion to recommend to Common Council approval of certified survey maps to divide parcels 6-27-533.509, 6-27-533.508, and 6-27-533.518 each into Two-family twin lots, finding that the applications are in the public interest and meet the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:
      1. The Municipal Services Committee reviews the final CSM
      2. ADA Ramp is installed at northwest corner of Locust Ln and Stonewood Ct
      3. Retaining wall constructed to City Engineers satisfaction at 540 Stonewood
      4. Final CSM and joint cross access easement agreement is recorded with Rock County Register of Deeds.
  - B. Public Hearing and Review of CUP-2021-01 to operate a operate a food service establishment that serves prepared and made to order food items at 504 E Main, Parel 6-27-575
    - i. Staff and Applicant Comments

*-Mayor Bill Hurlley, Plan Commission Chair*

- ii. Public Hearing
- iii. Plan Commissioner Questions and Comments
- iv. Motion to approve the issuance of a Conditional Use Permit for Indoor Commercial Entertainment to operate a food service establishment that serves prepared and made to order food items at 504 E Main on Parcel 6-27-575, 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. CUP is recorded with the Rock County Register of Deeds.
  - 2. Applicable Federal, State of WI certifications, approvals and licensing for all facilities are maintained
  - 3. Operating hours no earlier than 5am and no later than 9pm daily.
  - 4. No exterior storage is approved.
  - 5. 280 points of landscape elements, including at least two street trees, added before issuance of occupancy permit
  - 6. All exterior lighting is dark sky compliant
  - 7. Enclosure constructed to surround trash containers/dumpster

C. Public Hearing and Review of CUP-2021-02 to operate a canine wellness center at 65 Union Street, Parcel 6-27-589

- v. Staff and Applicant Comments
- vi. Public Hearing
- vii. Plan Commissioner Questions and Comments
- viii. Motion to approve the issuance of a Conditional Use Permit to operate a canine wellness center at 65 Union Street on Parcel 6-27-589, 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. CUP is recorded with the Rock County Register of Deeds.
  - 2. Applicable Federal, State of WI certifications, approvals and licensing for all facilities are maintained
  - 3. Operating hours no earlier than 5am and no later than 9pm daily.
  - 4. No exterior storage is approved.
  - 5. Site work completed to City satisfaction as outlined in communications and Application SP-2018-02 no later than July 31<sup>st</sup>, 2021.14
  - 6. Enclosure constructed to surround trash containers/dumpster

CI. Motion to Approve and Recommend Ordinance 2021-06, Amendment of the City of Evansville, WI Smart Growth Comprehensive Plan

- 8. Community Development Report
- 9. Next Virtual Meeting Dates: August 3, 2021 at 6:00pm
- 10. Motion to Adjourn

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

**City of Evansville Plan Commission  
Regular Meeting  
June 1, 2021, 6:00 p.m.  
Meeting held virtually due to COVID-19 Guidelines**

**MINUTES**

1. **Call to Order** at 6:02pm.
2. **Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Mayor Bill Hurtley	P	City Administrator Jason Sergeant
Aldersperson Rick Cole	A	Roger Berg, Applicant
Aldersperson Susan Becker	P	Mike Sebben, Applicant
Bill Hammann	A	Other Members of the public
John Gishnock	P	
Mike Scarmon	A	
(Vacant)	-	

3. **Motion to approve the agenda, by Hammann, seconded by Gishnock. Approved unanimously.**
4. **Motion to waive the reading of the minutes from the May 12, 2021 Meeting and approve them as printed by Gishnock, seconded by Becker. Approved unanimously.**
5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.
6. **Citizen appearances other than agenda items listed.** None
7. **New Business**
  - A. **Public Hearing and Review of LD-2021-02 to create the First Addition to Stonewood Grove Subdivision, primarily on parcels 6-27-559.50C and 6-27-533.515**
    - i. **Staff Comments and Applicant Comments.** Sergeant summarized the project.
    - i. **Public Hearing.** Hurtley opened the public hearing, No comments were received. Hurtley closed the public hearing
    - ii. **Commissioner Discussion.** None.
  - B. **Public Hearing and Review of RZ-2021-02 to rezone the proposed First Addition to Stonewood Grove Subdivision, primarily on parcels 6-27-559.50C and 6-27-533.515**
    - i. **Staff and Applicant Comments.** Sergeant summarized the proposed rezoning.
    - ii. **Public Hearing. Hurtley opened the public hearing.** A member of the public inquired via Google Chat if the project would be rentals, they would prefer they were not rentals. Berg clarified the intent would be to split and sell each lot. Hurtley asked is single family homes could be built, Sergeant informed they could be. Hurtley closed the public hearing.

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

- iii. Plan Commissioner Questions and Comments. Commission discussed if the market can support 7 new duplexes and clarified what the zoning would allow.

**C. Motion to Approve and Recommend Resolution 2021-11: A Resolution for A Public Input Process and Recommendation for Amendment of the City of Evansville, WI Smart Growth Comprehensive Plan by Hammann, seconded by Scarmon.** Sergeant explained the purpose is to meet state law and allow the eventual rezone request to be approved. *Passed unanimously.*

**D. Review of SP-2020-03 preliminary plans to construct a new commercial retail building of approx. 9,200 SF on Parcel 6-27-870 at 255 N Union**

- i. **Staff Comments.** Sergeant summarized the staff report
- ii. **Plan Commissioner Questions and Comments.** Commission discussed the requirement of a low landscape wall along parking area and reached a consensus to remove the requirement. Mike shared that Sergeant informed them of possible requirement to put up a wall and are okay either way.
- iii. **The Plan Commission approves the site plan application as presented to construct an approximately 9,075 sf retail building for indoor sales per section 130-403 on parcel 6-27-870, 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 of the Zoning Ordinance, subject to the following conditions:**
  1. Any variation from presented plans approved by staff or Plan Commission if necessary
  2. Site grading plan and Floodplain Permit FP-2021-01 approved by City Engineer
  3. Dimensions, cross sections and entry grade of all access points onto public streets approved by city engineer.
  4. Final construction drawings approved by City.
  5. Proposed land division application submitted, reviewed and approved by City staff, and Plan Commission.
  6. All exterior lighting is dark sky compliant.
  7. A bicycle rack, and a park bench meeting city standards near building entrance.
  8. Elevations and materials for trash enclosure approved by commission.
  9. Proposed ground and wall signage requires sign application, review and approval by City staff.
  10. Outdoor display of merchandise as described in Section 130-404 for more than 12 days require application, review and approval of a conditional use permit per section 130-527.

*Motion by Hammann, seconded by Gishnock. Approved unanimously.*

- 7. Next Meeting Dates: Tuesday, July 6, 2021 at 6:00pm
- 8. Motion to Adjourn by Hammann, seconded by Becker. *Approved Unanimously.*



# City of Evansville Parcel Report

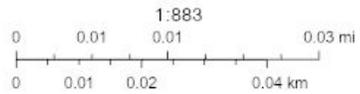
## Area of Interest (AOI) Information

Area : 160,348.87 ft<sup>2</sup>

Jul 2 2021 15:37:10 Central Daylight Time



- Addresses
- Township Boundary Areas
- Countywide Roads
- CTY
- HIGH
- INTE
- Parcels



Rock County 9-1-1 Communications, County of Rock Land Information Office, Rock County, Wisconsin

## Parcel Details

#	Tax ID	Parcel #	Site Address	Owner1 First Name	Owner1 Last Name
1	040 057003001	6-20-290A	6909 N SOUTH SECOND ST		JOMAGO YARD LLC

#	Owner2 First Name	Owner2 Last Name	Address	City	State
1			7221 N TERRITORIAL RD	EVANSVILLE	WI

#	Zip	Land Value	Improvements Value	Total Value	Acres
1	53536-9459	40900	0	40900	3.698

#	Legal Description	Parcel Info Link	Area(ft²)
1	PT NW1/4 NW1/4 CERTIFIED SURVEY MAP #909335 VOL 8 PG 368-370 LOT 2 (EXC N 99.30' W 138') (EXC COM NE COR, W 66', S 135.97', E 66.05', N 131.69' TO POB) (EXC COM 138' E NW COR CSM FOR POB; E 132', S 99.30', W 132', N 99.30' TO POB) (EXC PT NW1/4 COM NW COR LOT 2, E 270', S 19' FOR POB; S 80.30', E 66', N 80.30', W 66' TO POB)	<a href="http://www.co.rock.wi.us/Rock/TaxSearch/parceldetails.php?taxid=Z040+057003001&amp;taxyear=2021">http://www.co.rock.wi.us/Rock/TaxSearch/parceldetails.php?taxid=Z040+057003001&amp;taxyear=2021</a>	160,348.87

## FEMA Flood Hazard Zones

#	Flood Zone	Flood Zone Subtype	Area(ft²)
1	X	AREA OF MINIMAL FLOOD HAZARD	160,348.87

# CERTIFIED SURVEY MAP

LOT 8, STONEWOOD GROVE SUBDIVISION, AND BEING LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 33, T.4N., R. 10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

## LEGEND:

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



**NOTES:**

FIELDWORK COMPLETED MAY 27, 2021.

ASSUMED S89°38'40"E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 33-4-10.

LOWEST FOUNDATION OPENING SHALL BE 905.2 OR HIGHER

**Project No. 121-272 For: HURLEY HOMES SHEET 1 OF 3 SHEETS**



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

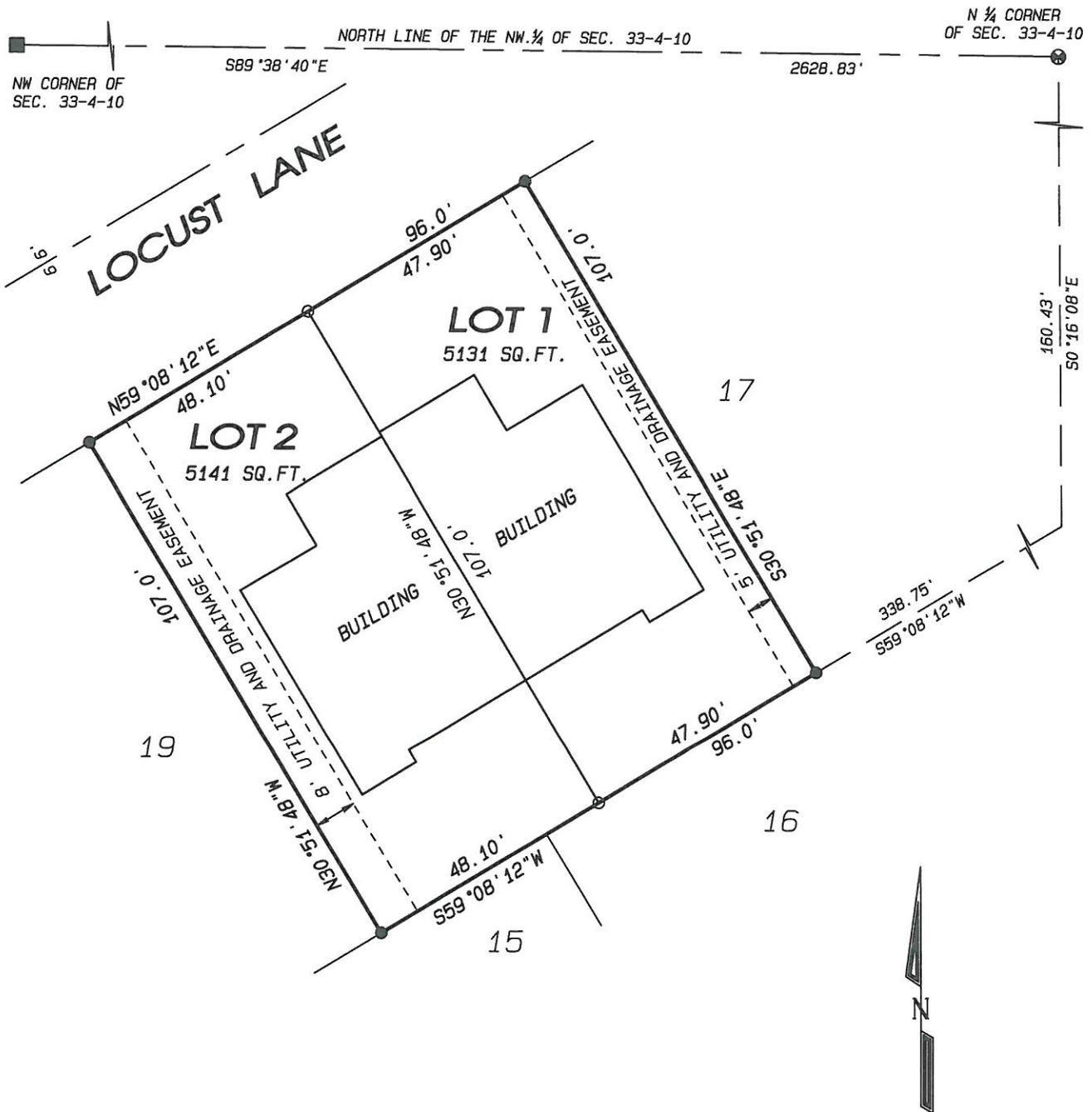


# CERTIFIED SURVEY MAP

LOT 18, STONEWOOD GROVE SUBDIVISION, AND BEING LOCATED IN THE NE ¼ OF THE NW ¼ OF SECTION 33, T.4N., R.10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

## LEGEND:

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



## NOTES:

FIELDWORK COMPLETED MAY 27, 2021.

ASSUMED S89°38'40"E ALONG THE NORTH LINE OF THE NW ¼ OF SECTION 33-4-10.

LOWEST FOUNDATION OPENING SHALL BE 905.2 OR HIGHER

Project No. 121-273 For: HURLEY HOMES SHEET 1 OF 3 SHEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

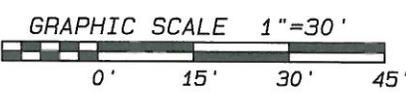
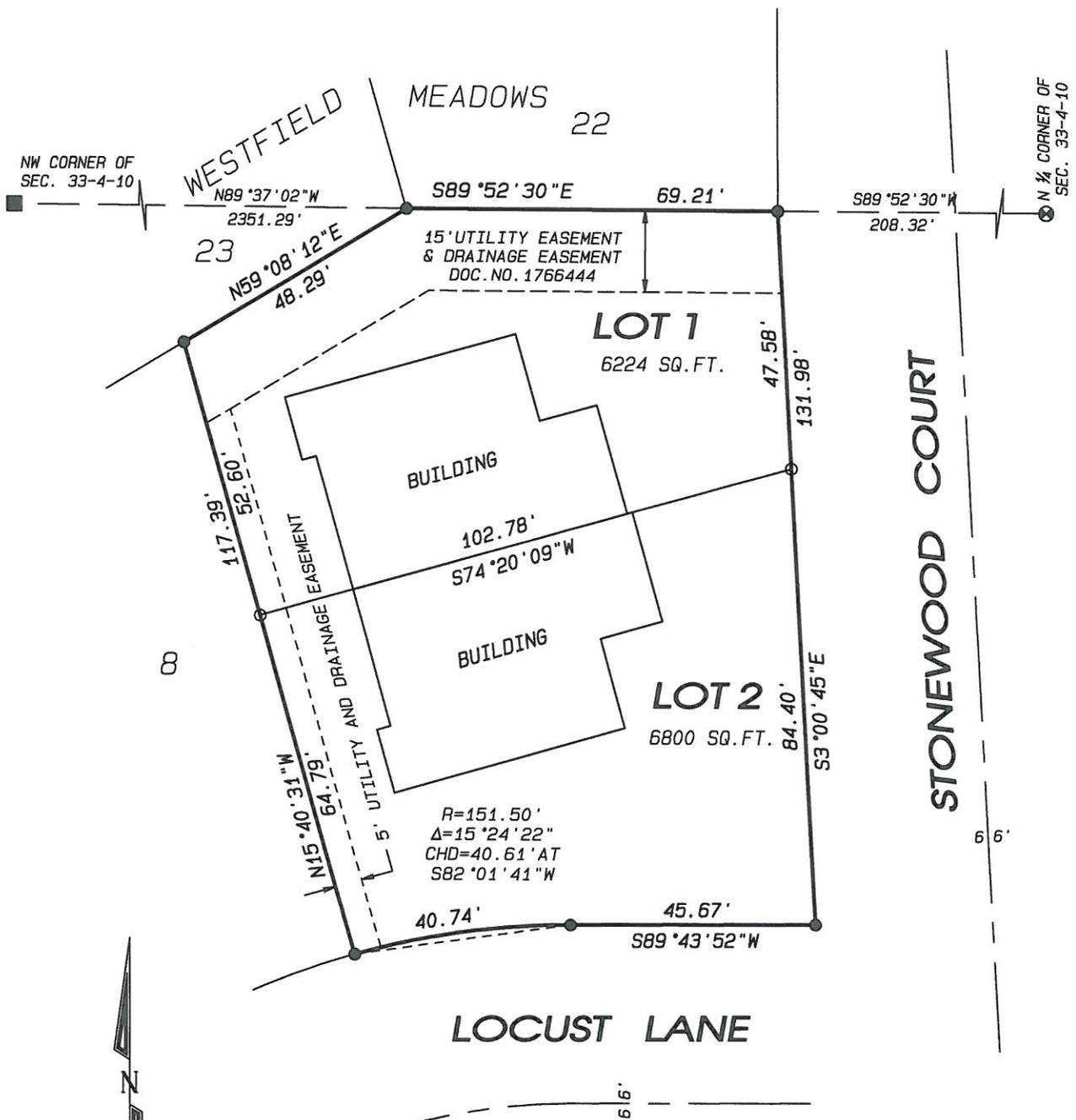
109 W. Milwaukee St.  
Janesville, WI 53548  
www.combssurvey.com

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



# CERTIFIED SURVEY MAP

LOT 9, STONEWOOD GROVE SUBDIVISION, AND BEING LOCATED IN THE NE ¼ OF THE NW ¼ OF SECTION 33, T.4N., R.10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



### LEGEND:

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

### NOTES:

FIELDWORK COMPLETED MAY 27, 2021.  
 ASSUMED S89°38'40"E ALONG THE NORTH LINE OF THE NW ¼ OF SECTION 33-4-10.  
 LOWEST FOUNDATION OPENING SHALL BE 905.2 OR HIGHER

Project No. 121-274 For: HURLEY HOMES SHEET 1 OF 3 SHEETS

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



# CONDITIONAL USE APPLICATION

## Evansville, Wisconsin

7B

Version: December 2017

**General instructions.** Complete this application as it applies to your project. Submit one copy of the application form, **20 copies of any maps**, and the required application fee to the Community Development Director. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Interim Community Development Director at 608.882.2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov). You may download this file off of the City's website at: [www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov).

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION AND INCLUDE ALL REQUESTED MAPS. THE APPLICATION WILL NOT BE REVIEWED UNTIL THE ENTIRE APPLICATION IS COMPLETED.

**- Office Use Only -**

Initial application fee	<b>\$300</b>
Receipt number	_____
Date of pre-application meeting	_____
Date of determination of completeness	_____
Name of zoning administrator	_____
Date of Plan Commission review	_____
Application number	_____

**1. Applicant information**

Applicant name Kate Wethal

Street address W188 ST HWY 59

City Albany

State and zip code WI 53502

Daytime telephone number 6082258636

Fax number, if any \_\_\_\_\_

E-mail, if any \_\_\_\_\_

**2. Agent contact information.** Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Jeff Groenier		
Company	Concepts in Architecture, LLC		
Street address	W125 Amidon Road		
City	Brooklynn		
State and zip code	WI 53521		
Daytime telephone number	608-698-3196		
Fax number, if any			
E-mail, if any			

**3. Subject property information**

Street address	504 E Main St Evansville WI 53536		
Parcel number	6 - 27 - 575 . _____	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)	Agricultural District                    A Residential Districts    RR   LL-R12   LL-R15   R-1   R-2   R-3 Business Districts        B-1   B-2 <b>B-3</b> B-4   B-5 Planned Office District    O-1 Industrial Districts        I-1   I-2   I-3		Paid To: City of Evansville  ----- Receipt: 1.144288                    300.00 KATE WEHTAL May 21, 2021 02:25PM

# CONDITIONAL USE APPLICATION

## Evansville, Wisconsin

Version: December 2017

Describe the current use	Meal Prep Service, Grab & Go Options, Smoothie Bar,
Full legal description  *You can request this information from Real Property Division of Rock County  *This may be attached as a separate file	

**4. Proposed use.** Describe the proposed use.

The new place will allow for us to double our production load & offer more options for customers to enjoy! Offering double the size from the current location this will become a great spot for customers to relax and enjoy the many options for our grab & go options or smoothie bar

**5. Operating conditions.** For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

Monday - Wednesday 6am - 6pm: Great for customers looking to pick something up anytime of the day to have their lunches already made for their work schedule.  
Thursday & Friday 6-2pm : Morning & lunch options for later in the week. Easy in, easy out parking lot.

**6. Potential nuisances.** Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

The current garbage dumpsters are for Gloria Deans Flowers across the road and will need to be removed from the premise before I officially move into the new space.

**7. Review criteria.** Describe the reasons why you believe the proposed use is in keeping with the City's master plan. Refer to Section 130-104(3)a-f of the Municipal Code for the review criteria.

# CONDITIONAL USE APPLICATION

## Evansville, Wisconsin

Version: December 2017

8. **Other information.** Provide any other information relating to the intended project and its relation to nearby properties.

Being one step closer into town and having a nice parking lot I think will make a lot of customers happy along with offering a closer option to other business for meals or smoothies to go.

9. **Site plan.** Include **20 copies** of a site plan (11" x 17") with the application. In addition, the Community Development Director may require one copy that is 24" x 36". A checklist of items that must be shown on the site plan is included at the end of this application.

10. **Location map.** Include a map (8 ½" x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.

### 11. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

Kate Wethal

5/13/2021

Applicant Signature

Date

### 12. Landlord certification (if applicable)

*\*If you do not own the building that houses your business, you must have your landlord sign this application*

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ The applicant has discussed their plans with me, and I support their application for this conditional use permit in my building.

Landlord Signature

Date

### Governing Regulations

The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.







# CONDITIONAL USE APPLICATION

## Evansville, Wisconsin

7C

Version: 2015

**General instructions.** Complete this application as it applies to your project. Submit one copy of the application form, **20 copies of any maps**, and the required application fee to the Community Development Director. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Interim Community Development Director at 608.882.2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov). You may download this file as a Microsoft Word file off of the City's website at: [www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov).

**- Office Use Only -**

Initial application fee	<b>\$300</b>
Receipt number	_____
Date of pre-application meeting	_____
Date of determination of completeness	_____
Name of zoning administrator	_____
Date of Plan Commission review	_____
Application number	_____

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION AND INCLUDE ALL REQUESTED MAPS. THE APPLICATION WILL NOT BE REVIEWED UNTIL THE ENTIRE APPLICATION IS COMPLETED.

**1. Applicant information**

Applicant name Carolyn J Robb-McDonald

Street address 708 Orchard View Drive

City Evansville

State and zip code WI, 53536

Daytime telephone number 920-980-0009

Fax number, if any N/A

E-mail, if any carolyn@yellowdogdeli.com

**2. Agent contact information.** Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Bethany C. Wilson		
Company	Palmersheim Dettmann, S.C.		
Street address	1424 N. High Point Road Suite 202		
City	Middleton, WI 53562		
State and zip code	WI 53562		
Daytime telephone number	(608) 836-6400		
Fax number, if any	(608) 836-9697		
E-mail, if any	wilson@pdbusineslaw.com		

**3. Subject property information**

Street address	65 N. Union St.		
Parcel number	6 - 27 - 859	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)	Agricultural District      A Residential Districts    RR LL-R12 LL-R15 R-1 R-2 R-3 Business Districts        B-1 B-2 <b>B-3</b> B-4 B-5 Planned Office District    O-1 Industrial Districts        I-1 I-2 I-3		Paid To: City of Evansville  ----- Receipt: 1.144519            300.00 YELLOW DOG DELI LLC Jun 9, 2021 04:26PM

# CONDITIONAL USE APPLICATION

## Evansville, Wisconsin

Version: 2015

Describe the current use	Office Building for Phillips Contracting, L.L.C.
Full legal description  *You can request this information from Real Property  *This may be attached as a separate file	PT NE1/4 ASSESSORS PLAT SHEET 5 PT OUTLOT 20 COM INT N LN OL 20 & W LN UNION ST, W 144', S 115.5', E 160' TO W LN UNION ST, N TO POB

**4. Proposed use.** Describe the proposed use.

Yellow Dog Deli LLC proposes a new canine wellness center in an existing office building that currently houses a construction company. No additional structures will be erected on the property. The front half of the building would be used as a retail store for selling fresh dog food that is currently available by the owner online and pet supplies. The back half of the building would be used for multiple canine-related purposes, including grooming and a self-wash station, canine education classes, including pet first aid, CPR, and canine nutrition, pet professional services, such as pet chiropractic services and canine massage therapy, and rotating canine training classes, both in small groups and individual sessions.

**5. Operating conditions.** For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

The hours of operation for the canine wellness center would be 8am – 9pm, Monday through Saturday. The hours may be shorter than this depending on the schedule of the groomer, pet professionals, and the frequency of the classes. The retail store would be open from 11 am to 7 pm, Monday through Friday and 8 am to 1 pm on Saturdays. Dogs would be allowed on the premises and in the building with their owners. Dog owners would be required to clean up after their own pet waste outside of the building. All canine services will be offered inside the building.

**6. Potential nuisances.** Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

1. Street Access/Traffic visibility – no changes from current operations.
2. Parking – there will be two parking spaces each on the north and south side of the building, for a total of four spaces next to the building. In addition, there will be another five parking spaces in the back (west side) of the building.
3. Loading – All deliveries will be in the rear (west side) of the building.
4. Exterior Storage – none.
5. Exterior Lighting – no changes to current lighting setup.
6. Vibration/Air Pollution – none.
7. Noise – All canine classes will take place indoors and will be limited to 1-2 days per week. No more than 10 dogs will be allowed in the building at one time between grooming, training, professional appointments, and shopping.
8. Odor, electromagnetic radiation, glare and heat, fire and explosion, toxic, noxious, or hazardous materials- none.
9. Waste Materials – All canine waste will be disposed of via weekly refuse collection.
10. Drainage – no changes from current operations.

**7. Review criteria.** Describe the reasons why you believe the proposed use is in keeping with the City's master plan. Refer to Section 130-104(3)a-f of the Municipal Code for the review criteria.

See attached Exhibit A.

CONDITIONAL USE APPLICATION  
Evansville, Wisconsin

Version: 2015

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8. **Other information.** Provide any other information relating to the intended project and its relation to nearby properties.

See attached Exhibit A.

9. **Site plan.** Include 20 copies of a site plan (11" x 17") with the application. In addition, the Community Development Director may require one copy that is 24" x 36". A checklist of items that must be shown on the site plan is included at the end of this application.

10. **Location map.** Include a map (8 1/2" x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.

11. **Applicant certification**

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.



6/8/21

Applicant Signature

Date

12. **Landlord certification (if applicable)**

*\*If you do not own the building that houses your business, you must have your landlord sign this application*

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ The applicant has discussed their plans with me, and I support their application for this conditional use permit in my building.



6/9/21

Landlord Signature

Date

**Governing Regulations**

The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.

## **Response to Section 7: Review Criteria.**

- 1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the city's master plan, this chapter, and any other plan, program, or ordinance adopted or under consideration pursuant to official notice by the city?**

The proposed canine wellness center, independent of its location, would be in harmony with the themes identified in the City of Evansville's Smart Growth Comprehensive Plan. The canine wellness center would be a small business owned by a local, solo entrepreneur, and therefore would not interfere with the City's desire to maintain a small-town atmosphere. The proposed center would also support the City's desire to encourage new service and retail industrial development and contribute to the City's desire to provide additional recreational choices for residents. The center would house canine courses on pet first aid, CPR, and nutrition, and would offer canine services that would be available to any City residents with a dog.

The proposed canine wellness center would also be in harmony with the City's economic development goals, which include supporting local entrepreneurs interested in developing new, diverse businesses, especially service businesses along USH 14. There are no existing pet courses in Evansville and only one existing dog grooming business. That business is currently completely booked and is not taking any new customers. There is also an existing boarding kennel, but it does not offer the services proposed by the new canine wellness center. In order to obtain the services that this wellness center plans to offer, Evansville residents currently need to travel to Stoughton, Oregon, or Janesville.

There is one existing pet retail store in downtown Evansville, but the new wellness center would complement that store, not compete with it. One major product that would be sold at the new wellness center would be fresh dog food that is manufactured by the owner that is currently only available online (see <https://yellowdogdeli.com/>). Other products would be sourced by local, Wisconsin companies and have an emphasis on high quality ingredients and materials.

The wellness center would also support the City's goal to enhance the quality of life of its residents. Many families and homeowners, especially after the COVID-19 pandemic, now own companion animals that increase the quality of life for that family or homeowner. The wellness center would support the wellbeing of these companion animals, which in turn would support the wellbeing of their owners.

The proposed wellness center would be involved in the local community and would participate in local events, such as the City's July 4<sup>th</sup> events. The center plans to promote a local animal-related "nonprofit of the month" via fundraising and other activities, such as hosting events where local residents could meet pets available for adoption from a shelter. The wellness center would also have a bulletin board where pet-related service providers could advertise, such as pet sitters and trainers. The wellness center intends to build a local community around pet ownership. The center would also create at least two part-time retail jobs.

**2. How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the city's master plan, this chapter, and any other plan, program, or ordinance adopted or under consideration pursuant to official notice by the city?**

The proposed wellness center at the proposed location would not disturb the current zoning goals of 65 N. Union Street. The owner of the proposed center does not plan to make any changes to the existing building or exterior areas of the location, other than by adding a few more parking spots. No additional concrete will be laid to create those spots. While there may be a small increase in traffic to the address as compared with its current use, the owner does not anticipate enormous changes to the traffic density in the neighborhood. In all other ways, the use of the building and open spaces would primarily remain consistent with the current use. The current zoning regulations are for the B3 Business District, which allows for commercial development. Since the address is located on U.S. Highway 14, there should not be any major conflicts with residential traffic.

The current construction business operating the space is planning to move its offices to another building. If the proposed wellness center does not take over the space, the landlord will need to find a new tenant. If the wellness center is not able to occupy the space, then there could be a risk that the space would be empty with no commercial activity for a period of time. By allowing the canine wellness center to operate in the proposed location, the City would be supporting its goal to promote commercial development.

**3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see section 130-103(a)(5)) result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the master plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city or other governmental agency having jurisdiction to guide development?**

No. There should be no substantial or undue adverse impact caused by the proposed wellness center. The proposed operations would take place solely indoors, so there would be no additional exterior noise or environmental pollutants. The neighborhood is already classified as a business district, so operating the center would not change the character of the neighborhood. The center would not make any changes to the building or outside area that would affect public improvements, public property, or rights-of-way. There may be a slight increase in vehicle traffic due to the center and the number of dogs present on the property will obviously increase, but that increase would be minimal and the dogs would only be visible to the public from the walk from the owner's vehicle to the doors of the facility. The proposed use does not conflict

with any of the City's zoning ordinances, development plan, or other plan, program, map, or ordinance.

**4. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?**

Yes. The proposed canine wellness center would be consistent with the land uses of the B-3 Business District zone. The land use intensity and land use impacts would not change because the center does not plan to build any additional structures or make any major changes to the property.

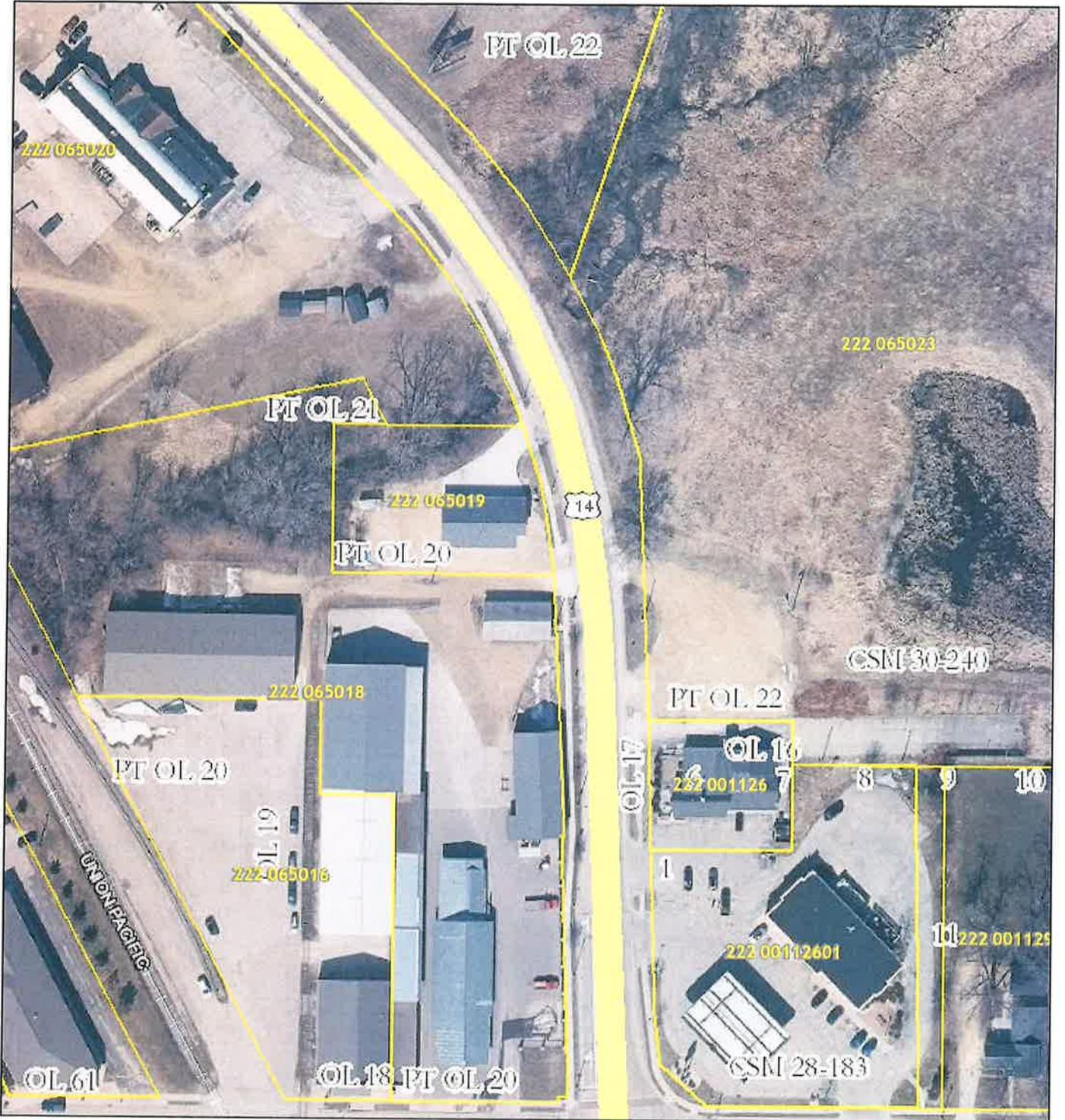
**5. Is the proposed conditional use located in an area that would be adequately served by, and would not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?**

Yes. The proposed conditional use would not add any increased burden on the existing improvements, facilities, utilities, or services provided by public agencies serving the subject property. The use of these facilities would be more or less the same as the existing business.

**6. Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?**

Yes. Since the proposed use would not require the construction of any additional structures or major changes to the property, the potential adverse impacts of the proposed conditional use would be consistent with the existing business. Any adverse impacts would be greatly outweighed by the benefit that the center will have on the community in terms of providing recreational activities, building the community, and the provision of goods and services that are not currently available in Evansville.

# ArcGIS Web Map



6/7/2021, 3:34:24 PM

1:1,295

### Parcels

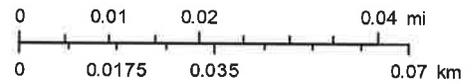
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- Railroad\_1K
- Waterbodies\_1K
- Waterlines\_1K
- CitiesVillages\_1K

### RoadCenterlines\_1K

- Local
- County
- Highway
- Interstate
- CitiesVillagesTowns\_1K
- Adjacent\_Counties\_1K

### Parcel Annotation Points

- <all other values>
- Cemetery
- CSM Text
- Other Roads
- Subdivision Text



Rock County Land Information Office





**RECORD OF DECISION  
SITE PLAN**

**NEW COMMERCIAL BUILDING AND LANDSCAPING**

**Andy Phillips**

- 1. Date of Plan Commission Action:** 6/25/2018
- 2. Description of the Property:** 65 Union Street, City of Evansville, County of Rock, State of Wisconsin
- 3. Parcel Number:** 6-27-859
- 4. Legal Description:**  
PT NE1/4 ASSESSORS PLAT SHEET 5 PT OUTLOT 20 COM INT N LN OL 20 & W LN UNION ST, W 144', S 115.5', E 160' TO W LN UNION ST, N TO POB CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN
- 5. Property Owner(s):** Phillips Contracting LLC
- 6. Document Prepared By:** Jason Sergeant, City of Evansville Community Development Director
- 7. Action of the Plan Commission:** Motion to approve the Site Plan as presented for a multi-tenant building on parcel 6-27-859 at 65 Union Street. The Plan Commission has found 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 Site Plan Approval set forth in Section 130-104 of the Zoning Ordinance. The Site Plan is approved subject to the following conditions:
  1. The business operator shall comply with all provisions in the city's zoning code, as may be amended, including conditional use regulations as per sections 130-408.
  2. Any substantial changes to the site plan or expected uses shall require a new review and may require the application, fee, review and issuance of a new site plan approval.
  3. The use shall not cause a public or private nuisance as defined by State law.
  4. No equipment or material storage permitted outside.
  5. A completed landscape and exterior lighting plan submitted for staff approval.
- 8. Approval period:** This use shall be initiated within 365 days and operational within 730 days from the date of Plan Commission action. If the use is not established within this time period, this approval shall automatically become null and void. This approval period may be extended by submitting a written request to the City Clerk at least 60 days in advance of such expiration and granting of such request by the Community Development Director. Per Section 130-110 of City ordinances, if the use is discontinued for a period of more than 365 days, the Conditional Use Permit is automatically invalidated.

- 9. Change of Ownership:** This approval runs with the land and shall be transferred to subsequent property owners.
- 10. Authorization:** The Conditional Use Permit was approved by a unanimous vote of the members of the Plan Commission of the City of Evansville, Wisconsin at a meeting held on June 25, 2018.
- 11. Recordation with County:** The applicant shall record this Record of Decision with the Rock County Register of Deeds office and provide proof of such recordation to the City Community Development Director.

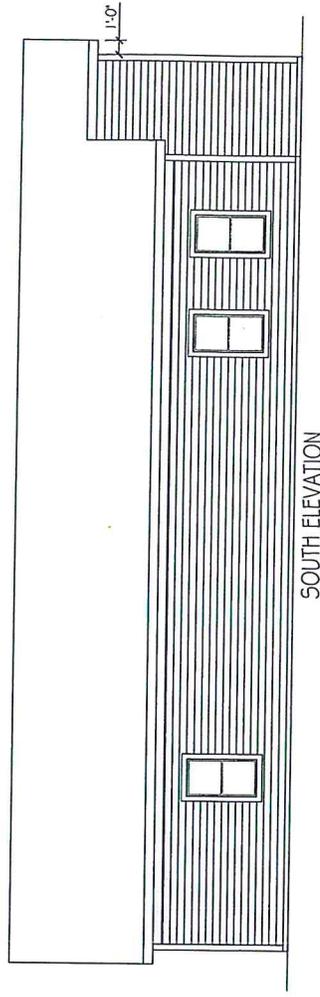
APPROVED:



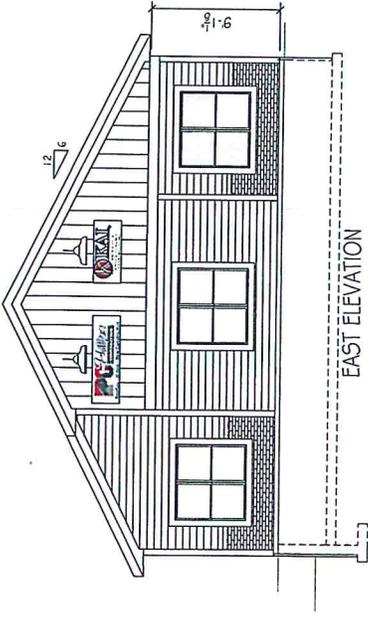
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Jason Sergeant, Community Development Director

12/4/2018

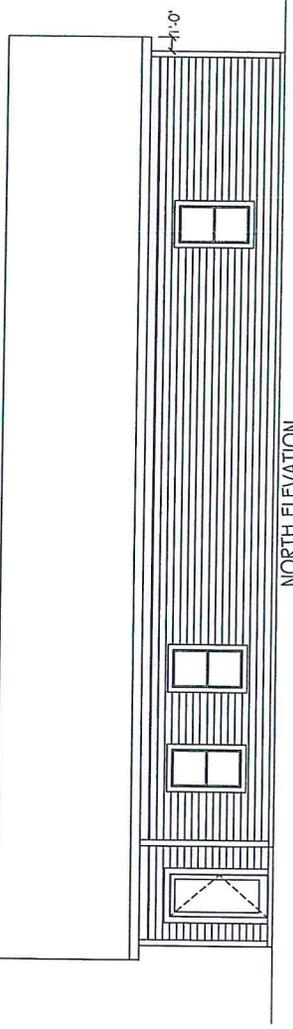
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Date



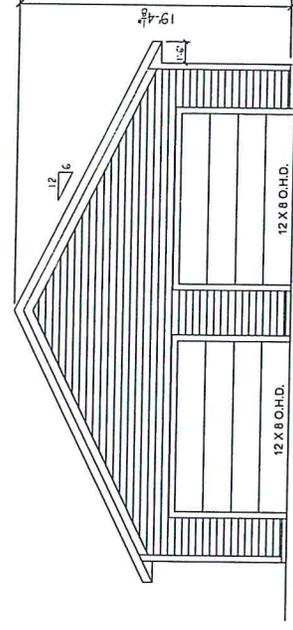
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

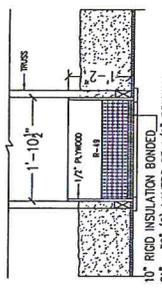
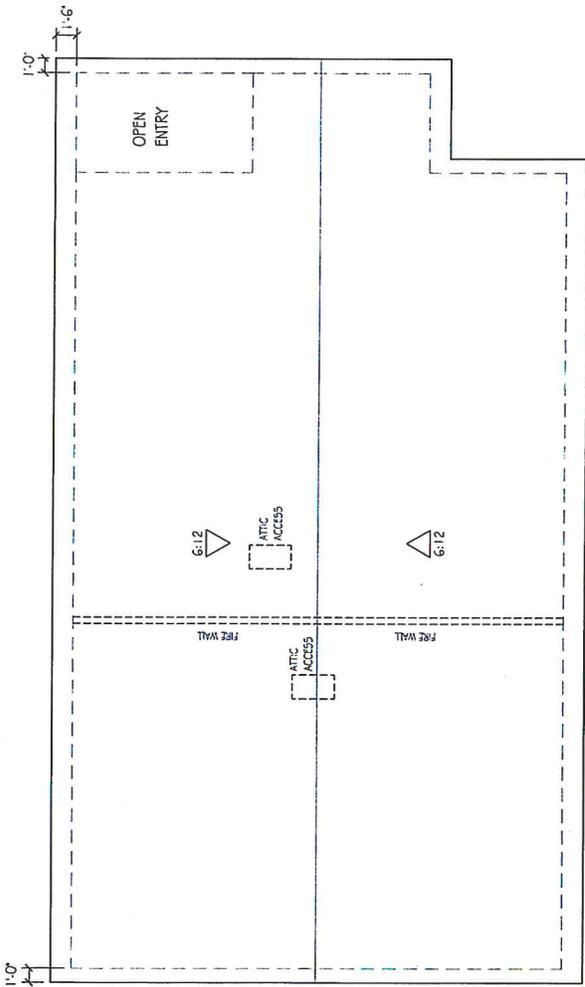


900 STATE ROAD 11 WEST JANSVILLE, WI 53548  
 TELEPHONE (608) 331-9933 FAX (608) 334-1234  
 COMPANY IS NOT A MEMBER OF THE NATIONAL BOARD OF CONTRACTORS OF THE PRODUCT AND SERVICE CONTRACTORS ASSOCIATION OF THE STATE OF WISCONSIN

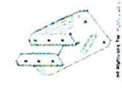
**David L. Jenkins & Assoc's, P.C.**  
 ARCHITECTS AND PLANNERS  
 2270 ARJIS DRIVE • SUITE 100 • JANSVILLE, WI 53548  
 PHONE (608) 337-3771 • FAX (608) 337-3395 •

1/4" = 1'-0"	ELEVATIONS	A5	of 6
PHILLIPS CONTRACTING		OFFICE AND APARTMENT BUILDING	
		EVANSVILLE, WI	

SP-2018-02



ATTIC SCOTTIF DFTAIN



HURRICANE CLIP  
@ ALL BEARING PTS.

**DOOR AND FRAME SCHEDULE**

MARK	SIZE		DOOR		MATERIAL	GLAZING	FIRE RATING LABEL	HARDWARE		NOTES
	WD	HGT	THK	LOCK TYPE						
1	3'-0"	7'-0"	1 3/4"	ALUM	---	---	---	---	---	---
2	3'-0"	7'-0"	1 3/4"	ALUM	---	---	---	---	---	---
3	3'-0"	7'-0"	1 3/4"	ALUM	---	---	---	---	---	---
4	3'-0"	7'-0"	1 3/4"	ALUM	---	---	---	---	---	---
5	3'-0"	7'-0"	1 3/4"	WOOD	---	---	---	---	---	---
6	3'-0"	7'-0"	1 3/4"	WOOD	---	---	---	---	---	---
7	3'-0"	7'-0"	1 3/4"	WOOD	---	---	---	---	---	---
8	3'-0"	7'-0"	1 3/4"	WOOD	---	---	---	---	---	---
9	3'-0"	7'-0"	1 3/4"	WOOD	---	---	---	---	---	---
10	3'-0"	7'-0"	1 3/4"	WOOD	---	---	---	---	---	---
11	3'-0"	7'-0"	1 3/4"	WOOD	---	---	---	---	---	---

**WINDOW SCHEDULE**

MARK	SIZE		TYPE	MATERIAL	NOTES
	Width	Height			
1	2'-0"	4'-1"	DN	GLD	DOUBLE UNIT
2	2'-0"	4'-1"	DN	GLD	---
3	2'-0"	4'-1"	DN	GLD	---
4	2'-0"	4'-1"	DN	GLD	---
5	2'-0"	4'-1"	DN	GLD	---
6	2'-0"	4'-1"	DN	GLD	---
7	2'-0"	4'-1"	DN	GLD	---
8	2'-0"	4'-1"	DN	GLD	---
9	2'-0"	4'-1"	DN	GLD	---
10	2'-0"	4'-1"	DN	GLD	---
11	2'-0"	4'-1"	DN	GLD	---



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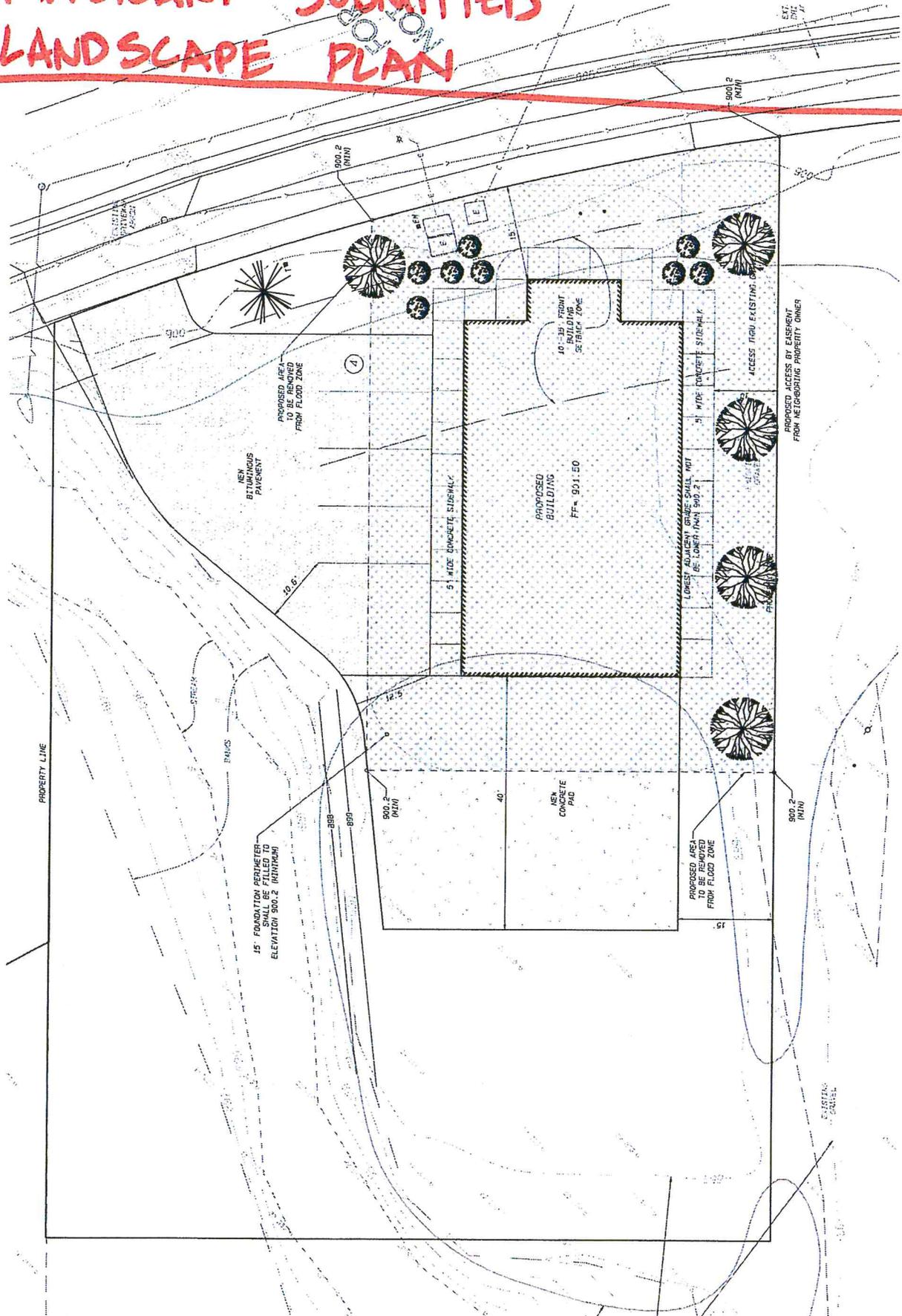
**David L. Jenkins & Assocs., P.C.**  
 ARCHITECTS AND PLANNERS  
 720 ARBUS DRIVE, ROCKFORD, ILLINOIS 61107  
 TELEPHONE 815-398-3333 FAX 815-398-3335

**PHILLIPS CONTRACTING**  
 OFFICE AND APARTMENT BUILDING  
 EVANSVILLE, WI

1/4"=1'-0"  
 A6  
 of 6



# APPLICANT SUBMITTED LANDSCAPE PLAN







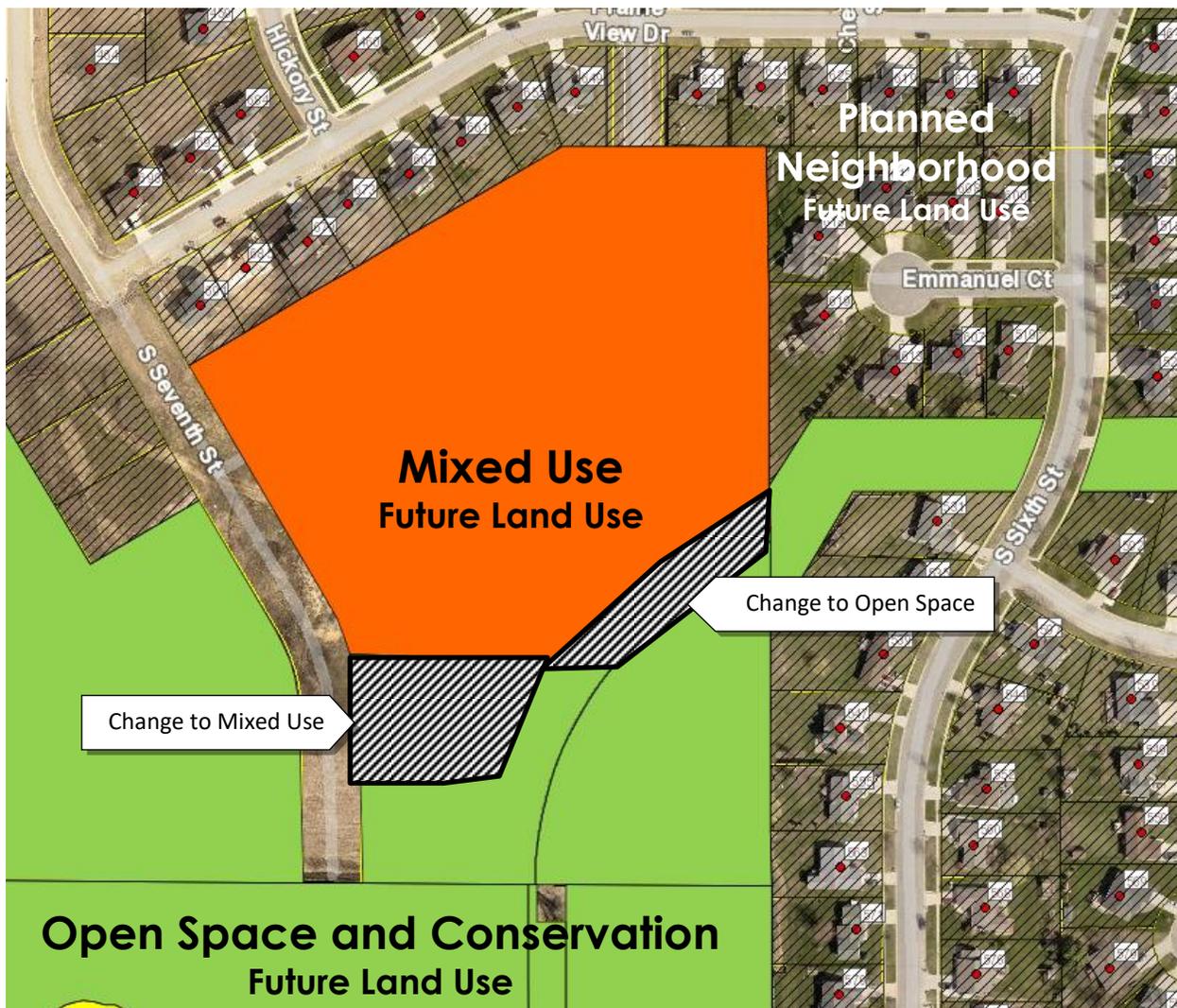
CITY OF EVANSVILLE  
ORDINANCE #2021-06

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE SMART  
GROWTH COMPREHENSIVE PLAN OF THE CITY OF EVANSVILLE, WISCONSIN  
IN RESPONSE TO DEVELOPMENT APPLICATION #CP-2021-01

The Common Council of the City of Evansville, Rock County, Wisconsin, do 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. Grover Partners LLC has submitted an application to change the future land use designation of parcels 6-27-559.500C and 6-27-533.515 in the City of Evansville as part of a land division application to create new lots and accordingly adjust the future land use designation on those lots, including “mixed use and ” and “open space and conservation”



SECTION 3. The Plan Commission reviewed the application on \_\_\_\_\_, 2021 and, by unanimous vote of the entire commission, has recommended Ordinance 2021-06 be approved by Common Council.

SECTION 4. The Evansville Plan Commission held a public hearing on \_\_\_\_\_, 2021, 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 2.

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 \_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Bill Hurtley, Mayor

ATTEST: \_\_\_\_\_  
Darnisha Haley, City Clerk

# This was re-written as Ordinance 2021-08

Introduced:	04/13/2021
Notices published:	00/00/0000and 00/00/0000
Public hearing held:	00/00/0000
Adopted:	00/00/0000
Published:	00/00/0000 (within 10 days of adoption)

*Note: This is an applicant-initiated ordinance*

*First reading draft prepared on April 4, 2021 by Jason Sergeant, Community Development Director*

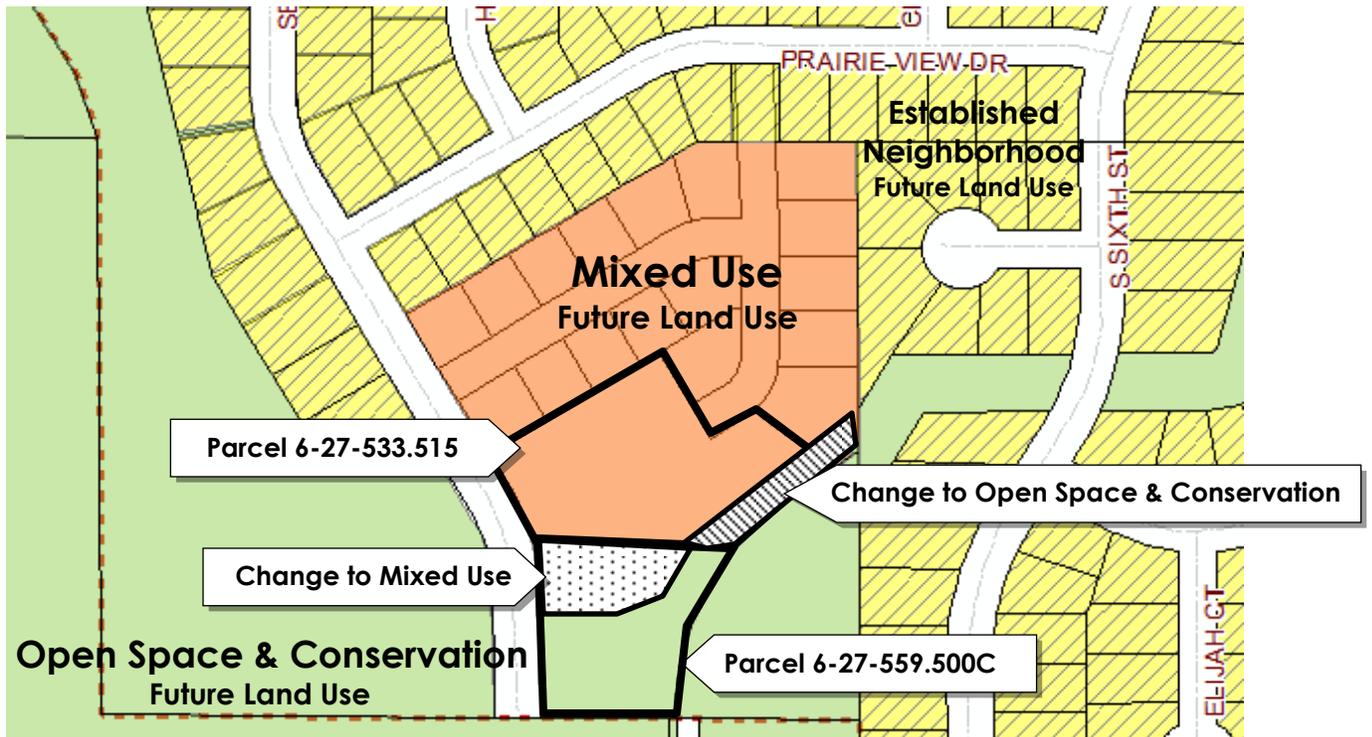
**CITY OF EVANSVILLE  
ORDINANCE #2021-08**

**AMENDING THE FUTURE LAND USE MAP OF THE SMART GROWTH  
COMPREHENSIVE PLAN OF THE CITY OF EVANSVILLE, WISCONSIN IN RESPONSE  
TO DEVELOPMENT APPLICATION #CP-2021-01**

The Common Council of the City of Evansville, Rock County, Wisconsin, do 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 Partners LLC has submitted an application to change the future land use designation of newly created lots on parcels 6-27-559.500C and 6-27-533.515 in the City of Evansville from “Open Space and Conservation” to “Mixed Use” and from “Mixed Use” to “Open Space and Conservation.”



SECTION 3. The Plan Commission reviewed the application on June 1, 2020 and, by unanimous vote of the entire commission, has recommended Ordinance 2021-08 be approved by Common Council.

SECTION 4. The Evansville Common Council held a public hearing on June 8, 2021, 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 2.

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 \_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Bill Hurtley, Mayor

ATTEST: \_\_\_\_\_  
Darnisha Haley, City Clerk

Introduced: 04/13/21  
Notices published: 05/12/21 and 05/19/21  
Public hearing held: 06/08/21  
Adopted: 00/00/00  
Published: 00/\_\_\_/21 (within 10 days of adoption)

*Note: This is an applicant-initiated ordinance*

*Draft prepared on April 28, 2021 by Jason Sergeant, Community Development Director*