

## NOTICE

A meeting of the City of Evansville Economic Development Committee will be held on the date and at the time and location stated below. Meetings are typically held the 3<sup>rd</sup> Monday of each month. Notice is given that members of the City Council might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance 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/kwi-pdcb-xnj>. To participate via phone, call this number: 1 347-754-4157 and enter PIN: 382 008 665# when prompted. (Your microphone may be muted automatically)

City of Evansville **Economic Development Committee**  
Regular Meeting  
31 S Madison, Evansville, WI 53536  
Monday, September 20, 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 of the August 16, 2021 regular meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances, other than listed agenda items
7. Monthly Reports
  - A. Community Development Update
  - B. Chamber of Commerce Report
  - C. Tourism Commission Report
8. Old Business
  - A. Discussion and Updates on ARPA Revenues. (placeholder)
9. Other Business
  - A. Review and Motion to Recommend 2022 Budget and Committee Goals
  - B. Discussion and Motion to Recommend Gold Shovel Certification Submittal for Parcel 6-27-1150
10. Next Meeting Dates: October 18, 2021 at 6:00 pm
11. Closed session: Motion that the Economic Development Committee convene in closed session pursuant to Sec. 19.85(1)(e) of the Wis. Stats Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Upon completion the Economic Development Committee will not reconvene in open session.

*-James Brooks, EDC Chair*



These minutes are submitted by the Community Development Director and are not official until approved by the City of Evansville Economic Development Committee.

City of Evansville **Economic Development Committee**  
**Monday, July 19, 2021, 6:00 PM**  
*Meeting held virtually*

**MINUTES**

**1. Call to Order** Brooks called meeting to order at 6:04pm

**2. Roll Call:**

	<b>Present/Absent</b>	<b>Others Present</b>
Chair James Brooks	P	City Administrator Jason Sergeant
Ben Ladick	P	James Otterstein, Rock County Economic Dev. Dir.
Vacant	-	
Jason Knott	A	
Abbey Barnes	P	
Sue Berg	P	
Brandon Rutz	P	

**3. Motion to Approve Agenda by Ladick, seconded by Berg, approved unanimously.**

**4. Motion to waive the reading of the minutes of the July 19, 2021 meeting and approve them as printed by Berg, seconded by Ladick, approved unanimously.**

**5. Civility Reminder** Brooks reminded the committee of the City’s commitments to civil discourse.

**6. Citizen Appearances, other than listed agenda items.** None

**7. Monthly Report**

**A. Community Development Updates.** Sergeant shared updates on upcoming zoning approvals and site selector activity as well as kick off meetings for MSA professional services.

**B. Chamber of Commerce Report** – Slaback shared progress is being made on available properties database and the chamber is assisting with bounce back grants.

**C. Tourism Commission Report:** Berg shared recent updates including budget discussion that will continue next month. Murals are moving forward and social media campaigns will occur this fall.

**8. New Business**

- A. Discussion and Updates on ARPA Revenues (placeholder)** Brief discussion on incoming funds occurred.
- B. Community Development Director Hiring Process.** Sergeant shared the second round was unsuccessful. Brooks brought up a path to increase wages temporarily and bring on some consulting assistance.

**9. Other Business.** Otterstein shared the Rock County 2.0 Q2 report card is looking good and available now.

- A. Review 2021 Budget Priorities and Goals.** Committee discussed leaving flexibility in the budget and keeping increases to 2%. Preliminary goals included \$5,000 for Professional Services, \$6,000 for ED Expenses, \$3,000 for Membership Dues, \$5,000 for Plan Implementation, \$1,000 for each ED marketing and Print Materials, and \$3,000 for BIG
- B. Begin Discussion of 2022 Committee Goals.** Committee discussed goals and wanted to focus on particular goals for next year that can be clearly checked off as accomplished.

**10. Next Meeting Dates: September 20, 2021 at 6:00pm**

**11. Motion to Adjourn by Berg, seconded by Rutz. Passed Unanimously.**



# Community Development Updates

September 20, 2021 Jason Sergeant, Acting Community Development Director

## Recent and ongoing community development activities:

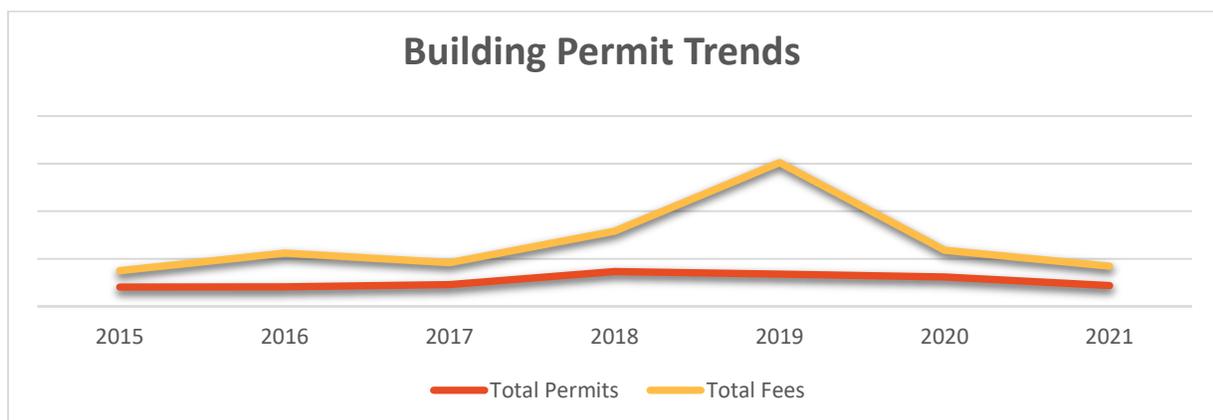
- Brandon Rutz has been on board for a couple of weeks, focusing Gold Shovel.

## Plan Commission Updates:

- Reviewing two land division applications soon, one for dollar general, another for a subdivision replat on the west side.

## Other Updates:

- **West Side Park, Aquatic Center and Splashpad:** MSA Professional Services has begun project meetings. Bajer street has started feasibility study.
- **Building Permit Updates:**
  - 2021 Total to date: ~220 permits and \$42,173.05 in collected permit fees
  - 2020 Totals: 310 permits and \$59,764 in collected permit fees
  - 2019 totals: 338 Permits and \$151,861 in collected permit fees (Includes ECSD building improvements and construction)
  - 2018 Totals: 366 permits and \$ 79,549.5 in collected permit fees (Includes Library building improvements and construction)
  - 2017 Totals: 230 permits and \$ 46,451 in collected permit fees (Includes Delong Addition, Brown School Place II and Night Owl)
  - 2016 Totals: 205 permits and \$ 56,440.54 in collected permit fees (Includes Delong Addition, Brown School Place II and Night Owl)





## Executive Director's Report

Time Period: July 24 - Aug 20, 2021

### Membership

Member Phone Calls, E-mails

Ambassador Lunch:

5:05 and Ribbon Cutting Planning

Ribbon Cutting - July 29th

Chairman's Club Spotlights

### Economic Development

Available Properties Database Management

Economic Development Committee

Community Development Director Interviews

### Community Activities

Citywide Rummage Sale - Aug 7

Rock County 4-H Fair Brochures

### Chamber Projects

Weekly E-News/Business Watch

Member Services Committee

Nominating Committee - Open Board position(s)

Love Local Promotions

T-shirt pricing and design

Golf Outing - Aug 19

Ladies Night Planning - Sept 24

Vacation Raffle - October 8

Admin position - Anna Young, started Aug 16

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### Online & Social Media

Evansville Chamber Page 1,988 Followers

EVL Business Group 271 Total Members

Evansville Events Page 2,318 Followers

Evansville Pop Up Market 1108 Followers

Ladies Night Out Page 1,125 Followers

Olde Fashioned Christmas 553 Followers

Citywide Rummage Sale Page 1,677 Followers

Annual Website Hits 24,589



**City of Evansville**  
**Evansville Tourism Commission**  
**September 2021 Summary Submitted by Sue Berg**

The Evansville Tourism Commission does not meet in September.

Potential upcoming events that may attract visitors are:

- a. September 24 Ladies Night Out
- b. November 19-20 Olde Fashioned Christmas

Next meeting date for the Evansville Tourism Commission is October 14.



## 2021 Economic Development Committee Goals and Action Items

### Goals

- A. Increase Business Retention Efforts
- B. Increase Communications Efforts
- C. Investigate, facilitate, and offer assistance
- D. Continue to build resources for future development and business expansion.

### Action Items

- Design and implement a marketing effort for City Businesses that includes advertising and coordination of business listings on promoted website. (B)
- Complete Gold Shovel certification for city 12-acre site w/ development timeline. (D)
- Get assistance for staff BRE visits and economic development marketing efforts (A)
- Identify preferred uses and concepts for city owned sites. (D)
- Build-out website to contain "business resource database." (D)
  - Educational discussion on Incentives and regional partners (C)



## 2022 Economic Development Committee Goals and Action Items

### Goals

- E. Increase Business Retention Efforts
- F. Increase Business Recruitment Efforts
- G. Create Economic Development Strategy

### Action Items

- Create and Implement Marketing Plan for Gold Shovel (B)
- Identify preferred uses and concepts for city owned sites. (C)
- Design and implement a marketing effort for City Businesses that includes advertising and coordination of business listings on promoted website. (A)
- Expand frequency and number of assisted BRE visits (A)
- Expand economic development marketing efforts (A)
- Update Available Properties Database annually (B)
- “Economic Development 101” Strategy Session with EDC (C)
- Build-out website to contain “business resource database.” (A) (B)
- Build out “Site Selector Resource Database” (B)
- Educational discussion on Incentives and regional partners (C)
- Support Comp Plan Amendment (C)
- Understand economic development opportunities with West Side Park and pool, as well as re-purposed park store (C)

### Economic Development Budget

Account Numbers	Account Titles	Account Details	2021 Budget	2021 Actual	2022 Proposed
10-56820-210	<b>Professional Services</b>	Gold Shovel	<b>\$4,500</b>	\$1,173	<b>\$4,500</b>
		Engineering			
		Recruitment Services			
10-56820-300	<b>Economic Development Expenses</b>	Avail. Prop. Database - \$3,000	<b>\$5,900</b>	\$32	<b>\$5,900</b>
		Website Improvements - \$2,000			
		Other - \$1,000			
10-56820-305	<b>Membership Dues</b>	Connect Communities- \$200	<b>\$3,000</b>	\$2,500	<b>\$3,000</b>
		Chamber of Commerce - \$250			
		Other - \$2500			
10-56820-400	<b>Plan Implementation</b>	Smart and Other Plan Goals	<b>\$1,000</b>	-	<b>\$1,000</b>
10-56820-410	<b>Economic Development Marketing</b>	Chamber of Commerce Community Guide - \$1,000	<b>\$1,000</b>	-	<b>\$5,000</b>
		Local Business Marketing			
10-56820-420	<b>Print Materials</b>	Signage, Profile Sheets, etc.	<b>\$1,000</b>	-	<b>\$1,000</b>
10-56820-720	<b>BIG</b>	Building Improvement Grants	<b>\$3,000</b>	\$2,000	<b>\$3,000</b>
		<b>Total</b>	<b>\$19,400</b>	\$2,500	<b>\$23,400</b>





## MadREP Gold Shovel Program

Exhibits	Requirements/Parameters	Documentation Submittal	✓	Notes
<b>Exhibit 1:</b> Site location	Columbia, Dane, Dodge, Green, Iowa, Jefferson, Rock, Sauk counties	Location map showing site relative to County, and Municipality.		Map 1-1: Regional Map 1-2: Local
<b>Exhibit 2:</b> Site size & Zoning	No minimum acreage	Aerial photo showing site.  Site Map/Survey showing dimensions and total size. Site map labeled with zoning and allowable build height.  Letter from municipality/county verifying zoning.		Map 2: Site Information
<b>Exhibit 3:</b> Site ownership	Can be public or private	Documentation showing site ownership.  Documentation showing the terms for which the site/parcels will be offered for sale or lease.		Rock County Parcel Details: Exhibit 3
<b>Exhibit 4:</b> Transportation Infrastructure	Site must have adequate direct access suitable for development.	Documentation/site map showing:  Highway access, show adjacent as well as distance to nearest 4-lane highway.  Rail or trans-shipment facility access, if any, or nearest location and distance to.  Airport availability: nearest location and distance for cargo and passenger service.		Map 3-1: Highways Map 3-2: Airports Map 4-1: UP Rail Map Map 4-2: Railroad



<p><b>Exhibit 5:</b> Site suitable for industrial development</p>	<p>Fits with surrounding uses, may have buildings suitable for industrial development located on it.</p>	<p>Map showing site amenities (roads/rail) and structures as well as surrounding land uses, zoning and planned land uses as shown in the comprehensive plan. Include an aerial photo (Google, Bing, etc.) of the site.</p>	<p>Map 5-1: Existing Land Use Map 5-2: Future Land Use</p>
<p><b>Exhibit 6:</b> Municipal Infrastructure</p>	<p>Site must be serviced by road, water, sanitary sewer, and have an approved stormwater management plan for the site or the community has authorized the installation of appropriate improvements at time of verification.</p>	<p>Site Map showing municipal infrastructure, noting any road restrictions and size and location of water/sewer services. If Infrastructure is not in place, a letter from municipality with details on installation of improvements and timeframe to complete. "208" (sewer service area) conformance review letter if available.</p>	<p>Map 6: Water &amp; Sewer Services</p>
<p><b>Exhibit 7:</b> Easements</p>	<p>Cannot have easements (utility or other) that would prevent development.</p>	<p>Site map showing all easements on and adjacent to site.</p>	<p>Map 7: Site Survey</p>
<p><b>Exhibit 8:</b> Private Utility Infrastructure</p>	<p>Site must be serviced by electrical and natural gas providers.</p>	<p>Documentation- including site map showing:  Electrical and natural gas providers.  Size and capacity of service to site.  Distance to nearest substation, its capacity for electrical and whether the circuit is redundant.</p>	<p>Map 8: Electric Services Map 9: Gas Services</p>
<p><b>Exhibit 9:</b> Telecommunications Infrastructure</p>	<p>Site must be serviced by voice/data provider.</p>	<p>Documentation showing provider(s) and service capabilities and speeds.</p>	<p>Map 10: Telecommunications Services</p>
<p><b>Exhibit 10:</b> Floodplain Wetlands</p>	<p>Cannot be located in or adjacent to a floodplain.</p>	<p>FEMA Flood insurance maps showing site and adjacent land clearing showing what is in and out of the floodplain.</p>	<p>Map 11: Floodplain &amp; Wetland</p>



Environmental Corridors (Environmentally Sensitive Areas)	<p>Cannot have significant wetland issues limiting development.</p> <p>Cannot be located in environmental corridors (environmentally sensitive areas) without an approved mitigation plan.</p>	<p>Map showing presumed or delineated wetland area on site and adjacent to site and planned mitigation.</p> <p>Map showing site and any environmental corridors (environmentally sensitive areas)</p> <p>Any approved mitigation plan.</p>		
<b>Exhibit 11:</b> Topography	Cannot have significant topography issues limiting development.	Topographic map of site.		Map 12: Topographic Features
<b>Exhibit 12:</b> Environmental, Historical, Archeological	Cannot have known Environmental, Historical and/or Archeological impediments	<p>Statement indicating no known impediments or any planned mitigation as of submission relative to:</p> <ul style="list-style-type: none"> <li>• Environmental</li> <li>• Historical</li> <li>• Archeological</li> </ul>		Please see attached letter
<b>Exhibit 13:</b> Other site restrictions	No protective covenants that could limit development.	Documentation/list of any potential limits that would hinder site development such as protective covenants.		Please see attached letter
<b>Exhibit 14:</b> Other information	Possible local incentives or other factors that set your site apart.	<p>Is the site in TID district? TID expiration date?</p> <p>Other geographical benefits that qualify the site for government incentives or otherwise provides an advantage.</p>		Local Advantages & Incentives: Exhibit 13



# City of Evansville

www.ci.evansville.wi.gov  
31 S Madison St  
PO Box 529  
Evansville, WI 53536  
(608) 882-2266

October 12, 2021

Madison Region Economic Partnership (MadREP)  
Attn: Jason Fields, President  
455 Science Drive, Suite 160  
Madison, WI 53711

**RE: Evansville, WI Gold Shovel Certification of Parcel 6-27-1150 (551 S Hwy M)**

Mr. Fields,

I am writing to you for gold shovel certification approval for our 11.41-acre rail accessible site located at 551 S HWY M Evansville, WI 53536. This letter along with the following packet of information should provide all the necessary detail needed for approval. Some of the specifics not outlined in the packet are as follows:

- To verify zoning, the site is currently zoned as I-1 Light Industrial District
- The site is currently owned by the city and is available for purchase. The city is actively seeking a business that would utilize the accessible rail line but would also entertain other potentially interested businesses assuming they were willing to develop the site within 365 days of purchase. Terms and incentives will vary depending on the potential opportunity.
- All utilities are available and located on site via HWY M. Hook up costs and timelines will vary depending on the potential opportunity and their needs.
- There are no easements associated with this site.
- The west side of the site is located near wetland inventory (see map 11). However, this will not affect or limit development possibilities.
- There are also no known protective covenants or environmental, historical, or archeological impediments that could limit development of the site. The only known limits are that a business fit with the city's I-1 Light Industrial District zoning and an allowable building height of 35 foot.

If there are any further questions or information that is needed, please do not hesitate to contact me at (608) 882-2285 or email me at: [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov). Thank you for your consideration and we are very excited to obtain gold shovel certification!

Sincerely,

Jason Sergeant, AICP  
City Administrator  
Acting Community Development Director

Enclosures: Gold Shovel Certification Application Packet

# EVANSVILLE

WISCONSIN



A central point between Madison and Janesville in south-central Wisconsin. Residents love the convenience to regional, as well as local, employment options and affordable, high quality of life. Main Street is idyllic—and authentic. A city big enough to support real industry, and still small enough to be on a first-name basis with its business owners.

“Best City for Young Families”—nerdwallet.com

Fastest growing community in Rock County

3 Active and Fiscally Sound TIF Districts

One-Stop Zoning and Permitting Services

Revolving Loans and City Façade Grants

Entrepreneurship assistance in association with Rock County

Grants and incentives in association with the State of Wisconsin

## OVERVIEW

**Local Population<sup>1</sup>:** 5,312

**Regional Population<sup>2</sup>:** 710,049

**Local Labor Force Size<sup>1</sup>:** 2,892

**Regional Labor Force<sup>2</sup>:** 407,365

**Median Age<sup>1</sup>:** 35.7 years

**Household Median Income<sup>1</sup>:** \$70,828

**Mean Commuter Travel Time<sup>1</sup>:** 28.9 mins

## MAJOR EMPLOYERS

Bluescope Buildings North America

Baker Manufacturing

Stoughton Trailers

Evansville Community School District

Evansville Manor Skilled Nursing

## TRANSPORTATION

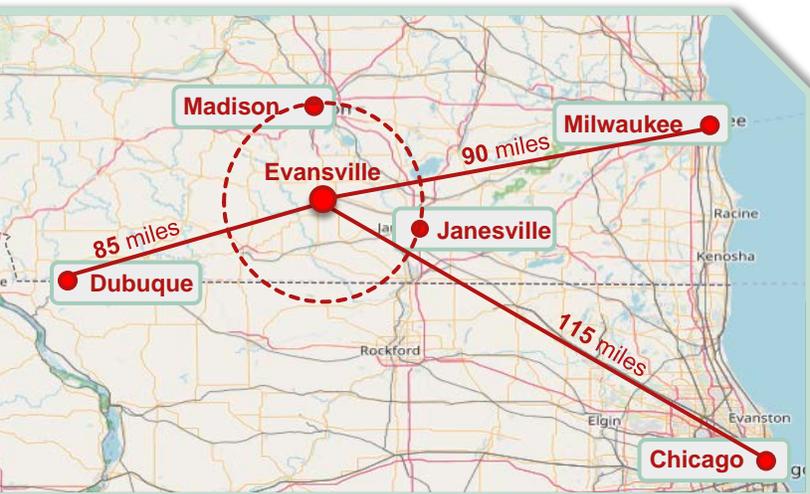
Highway 14

Union Pacific Freight Rail

Interstate 39/90: 18 Miles

Southern WI Regional Airport: 23 Miles

Dane County Regional Airport: 28 Miles



Community Development Director, Jason Sergeant:

[jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov)

Phone: 608-882-2285

[www.ci.evansville.wi.gov/grow](http://www.ci.evansville.wi.gov/grow)



## **MAJOR EMPLOYMENT SECTORS**

**Healthcare and Social Assistance:** 16.8%

**Manufacturing:** 13.5%

**Retail Trade:** 10.5%

**Finance and Insurance:** 8.2%

**Educational Services:** 7.9%

**Professional, Scientific & Technical Services:** 6.2%

## **EDUCATION**

**Evansville School District (K-12):**<sup>3</sup>

1,800 Students

4K through Grade 12 Comprehensive Education

JEDI Virtual School

Alternative Education

Summer School

Advanced Learner programming

**Regional Colleges and Technical Schools:**

Blackhawk Technical (Janesville): 25 Miles

Beloit College (Beloit): 28 Miles

MATC (Madison): 33 Miles

University of Wisconsin (Madison): 22 Miles

UW Rock County (Janesville): 21 Miles

UW Whitewater (Whitewater): 33 Miles

## **HEALTHCARE**

**Evansville Clinics:**

SSM Health/Dean Clinic

Mercy Clinic

**Regional Hospitals:**

Mercy Hospital & Trauma Cntr. (Janesville)

St. Mary's Hospital (Janesville and Madison)

Meriter Hospital (Madison)

UW Madison Hospital (Madison)

## **HOUSING**

**Median Home Value**<sup>1</sup>: \$187,000

**Median Home Rent**<sup>1</sup>: \$713 per month

**Total Local Housing**<sup>1</sup>: 2,246 Units

**Total Regional Housing**<sup>2</sup>: 301,952 Units

**Local Housing in next 12 mos.**<sup>4</sup>: 30 Units

**Owner vs Renter Occupancy**<sup>1</sup>: 64.4%/35.6%

## **UTILITIES AND TELECOMMUNICATIONS**

**Internet and Data:** AT&T, Spectrum, Litewire

**Natural Gas Service:** We-Energies

**Electric, Water and Sewer:** City-Owned

Award Winning and Reliable

<sup>1</sup>2019 American Community Survey (ACS) / US Census.  
<sup>2</sup>Dane and Rock Counties per 2019 ACS, <sup>3</sup>2018 Evansville Community School Dist, <sup>4</sup>City of Evansville. This information was collected from primary and secondary data sources deemed reliable.



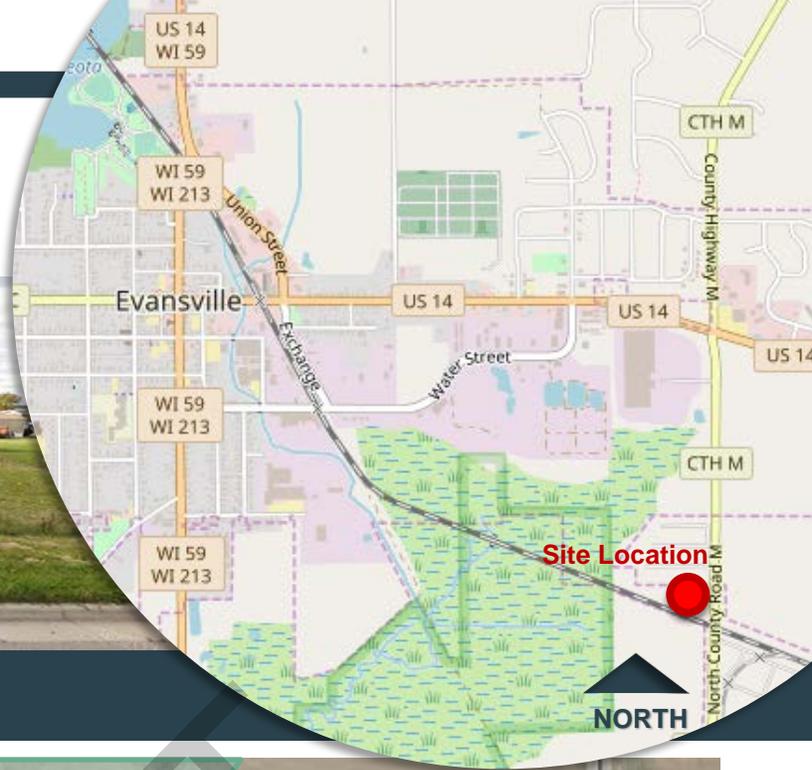
For more information about Evansville or to learn how your business can *Grow with Evansville*, go to [www.ci.evansville.wi.gov/grow](http://www.ci.evansville.wi.gov/grow) or contact the Community Development Director:

**Jason Sergeant: [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov) Phone: 608-882-2285**

31 South Madison Street, PO Box 529, Evansville, WI 53536

# 551 S Cty. Rd M

EVANSVILLE, WI 53536



Available Industrial Lot with Rail Access

## Property Information

11.41 Acres in Size  
100,000+ SF Buildable Footprint

## Zoning

Zoned I-1 Light Industrial District  
30 Foot Minimum Setbacks  
35 Foot Allowable Build Height

## Features

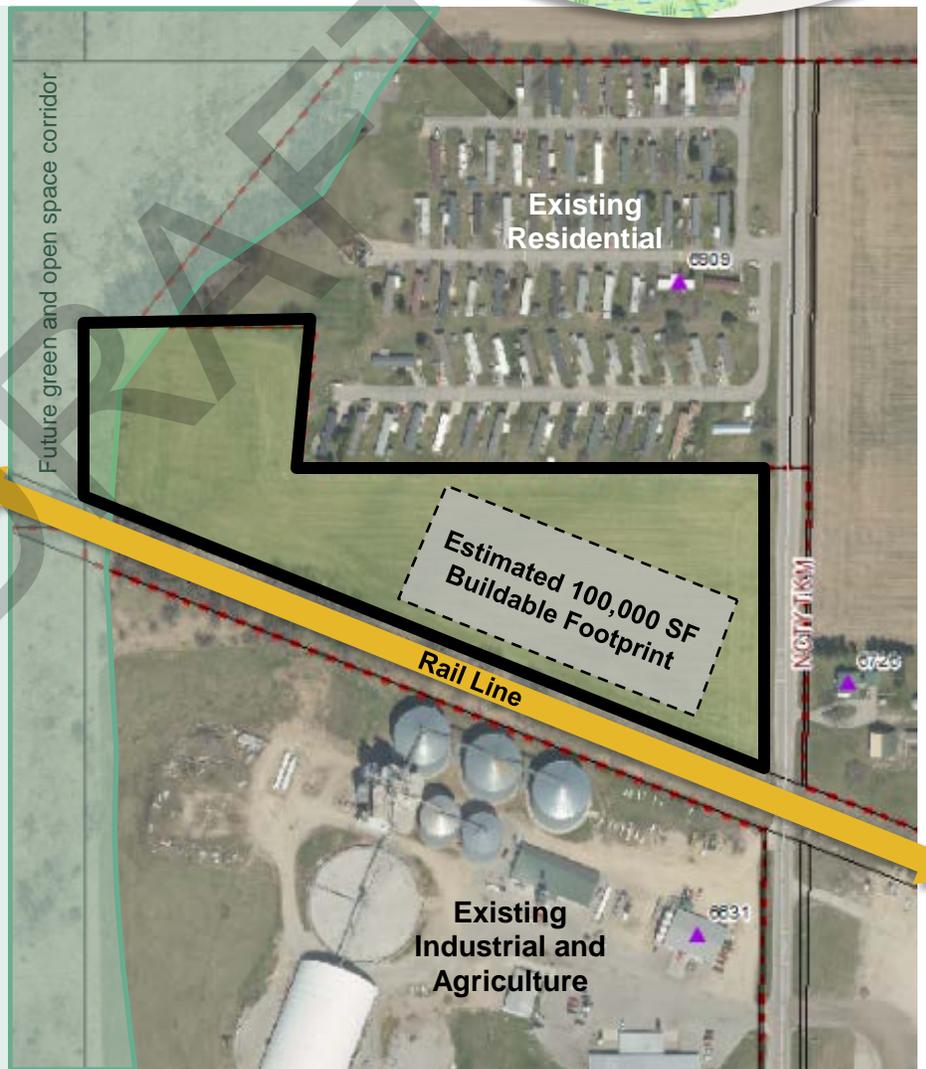
Adjacent to active rail line  
All Utilities adjacent to Site

## Terms

Price Negotiable  
Revolving Loan Funds Available

*Located in the fastest growing  
community in Rock County*

This information was collected from primary and secondary data sources deemed reliable. Please note this information is subject to change without notice. Produced by the City of Evansville, 31 S Madison Street, PO Box 529, Evansville, WI 53536. Last updated December 2019.



For more information on this available lot or to learn how your business can *Grow with Evansville*, go to [www.ci.evansville.wi.gov/grow](http://www.ci.evansville.wi.gov/grow) or contact the Community Development Director:

**Jason Sergeant: [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov) Phone: 608-882-2285**

# 551 S HWY M SITE INFO

## BASICS

Address: 551 S HWY M  
City: Evansville  
State: WI  
County: Rock  
Acres: 11.41 acres

## ECONOMIC DEVELOPMENT CONTACT

Jason Sergeant  
City of Evansville  
31 S. Madison Street  
Evansville, WI 53536  
(608) 882-2285  
[jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov)

## ADDITIONAL DETAILS

Certified: Pending Approval  
Specialty Features: Rail Access

## TRANSPORTATION

Nearest Highway: WI State Highway 14 (0.70 Miles)  
Nearest Interstate: I-90 Interchange (16.50 Miles)  
Nearest Airport: Dane County Regional Airport (30.30 Miles)  
Nearest Commercial Airport: Dane County Regional Airport (30.30 Miles)  
Rail Served: Yes  
Rail Served By: Union Pacific  
Rail Accessible: Unknown  
Rail Infrastructure in Place: No  
Nearest Trans-Shipment Facility: Loup Network Partner, Rochelle, IL (67.60 Miles)

## ELECTRIC SERVICE

Supplier: Evansville Water & Light (Municipal Utility)  
Phone: (608) 882-2266  
Email: [utility@ci.evansville.wi.gov](mailto:utility@ci.evansville.wi.gov)  
Website: [https://www.ci.evansville.wi.gov/services\\_by\\_department/municipal\\_utility/](https://www.ci.evansville.wi.gov/services_by_department/municipal_utility/)  
Capacity: 7,200 volts. 12,470 volts Phase-to-Phase  
Nearest Substation: 1 mile south of site on County Rd. M  
Notes: Municipal utility rated fastest response time in the nation

## NATURAL GAS

Supplier: We Energies  
Phone: (800) 714-7777 (Monday – Friday 8am – 5pm)  
Website: <https://www.we-energies.com/>  
Size of Main: Both a 3" and 6" main serving the site  
Pressure: 60 lbs for both mains.

**WATER**

Supplier: Evansville Water & Light (Municipal Utility)

Phone: (608) 882-2266

Email: [utility@ci.evansville.wi.gov](mailto:utility@ci.evansville.wi.gov)

Website: [https://www.ci.evansville.wi.gov/services\\_by\\_department/municipal\\_utility/](https://www.ci.evansville.wi.gov/services_by_department/municipal_utility/)

Size of Main: 10" main serving the site

Capacity: Gravity fed system producing between 65-75 lbs of pressure

Peak Flow: 1,210 gallons per minute tested from 10" mains

**WASTEWATER**

Supplier: Evansville Water & Light (Municipal Utility)

Phone: (608) 882-2266

Email: [utility@ci.evansville.wi.gov](mailto:utility@ci.evansville.wi.gov)

Website: [https://www.ci.evansville.wi.gov/services\\_by\\_department/municipal\\_utility/](https://www.ci.evansville.wi.gov/services_by_department/municipal_utility/)

Size of Main: 10" main serving the site

Nearest lift station: 0.7 miles north at the intersection of County HWY M and HWY 14

Notes: The City of Evansville Wastewater Treatment Plant currently processes between 350,000 – 500,000 gallons every day. In 2017, the plant was upgraded to a de-watering screw press which greatly expanded the processing ability allowing for future growth.

**TELECOMMUNICATION**

Supplier: Spectrum

Phone: (877) 463-0677

Website: <https://www.spectrum.com/>

Maximum Speed: 1,000 Mbps

Supplier: LiteWire

Phone: (888) 825-2005

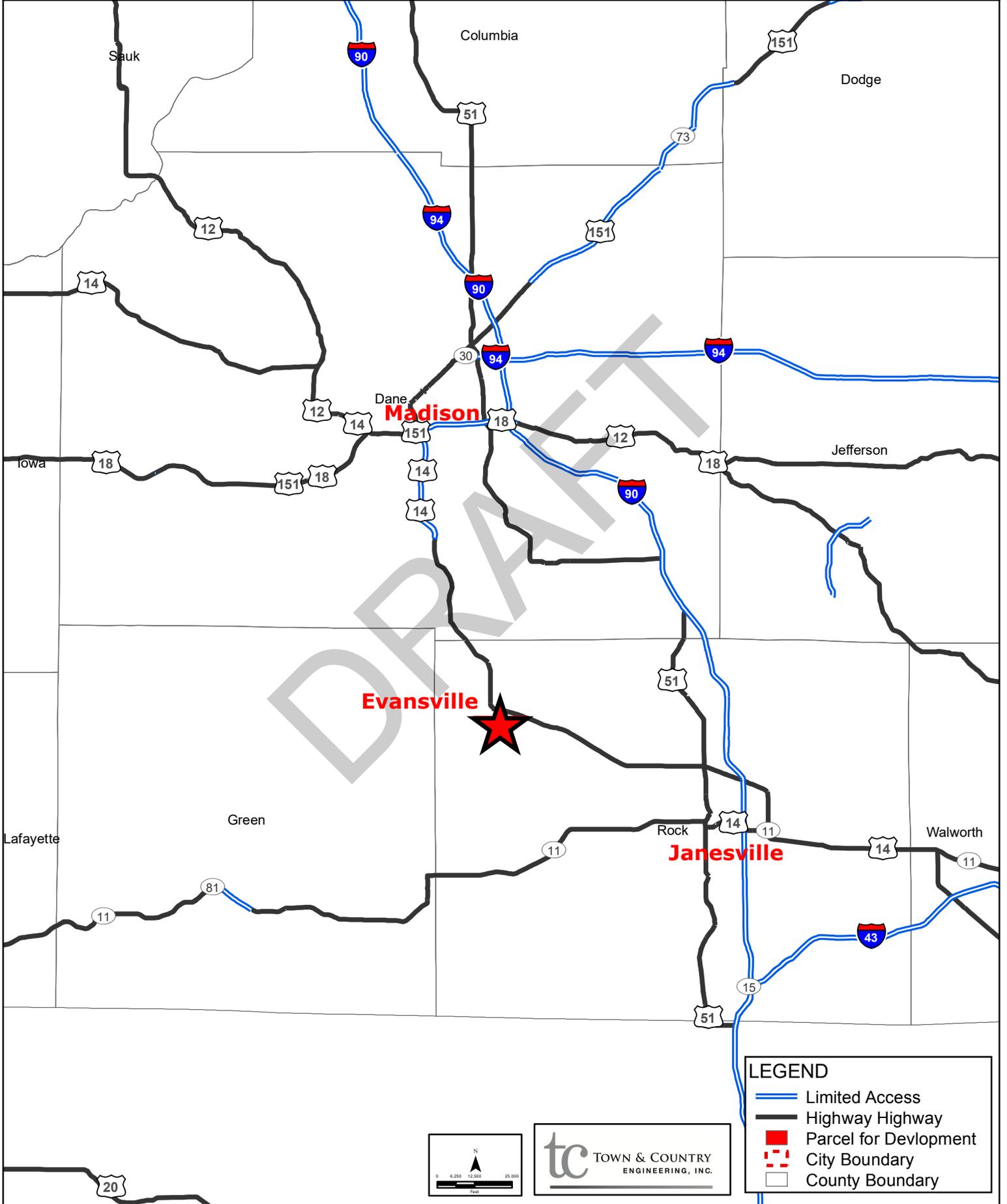
Website: <https://www.litewire.net/>

DRAFT

# Site Location: City of Evansville

## Rock County, Wisconsin

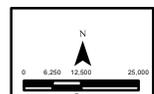
Map 1-1



**LEGEND**

- Limited Access
- Highway Highway
- Parcel for Development
- - - City Boundary
- County Boundary

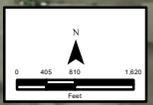
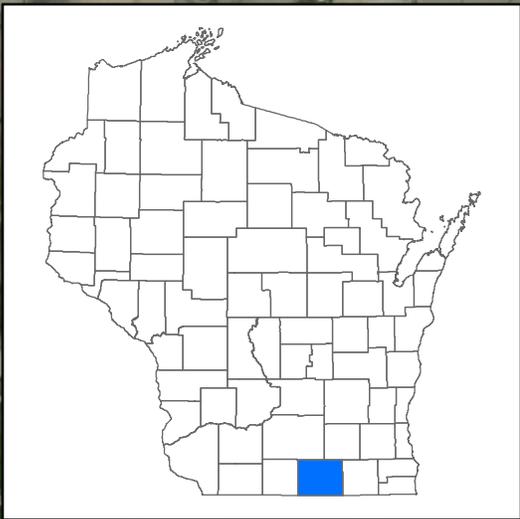
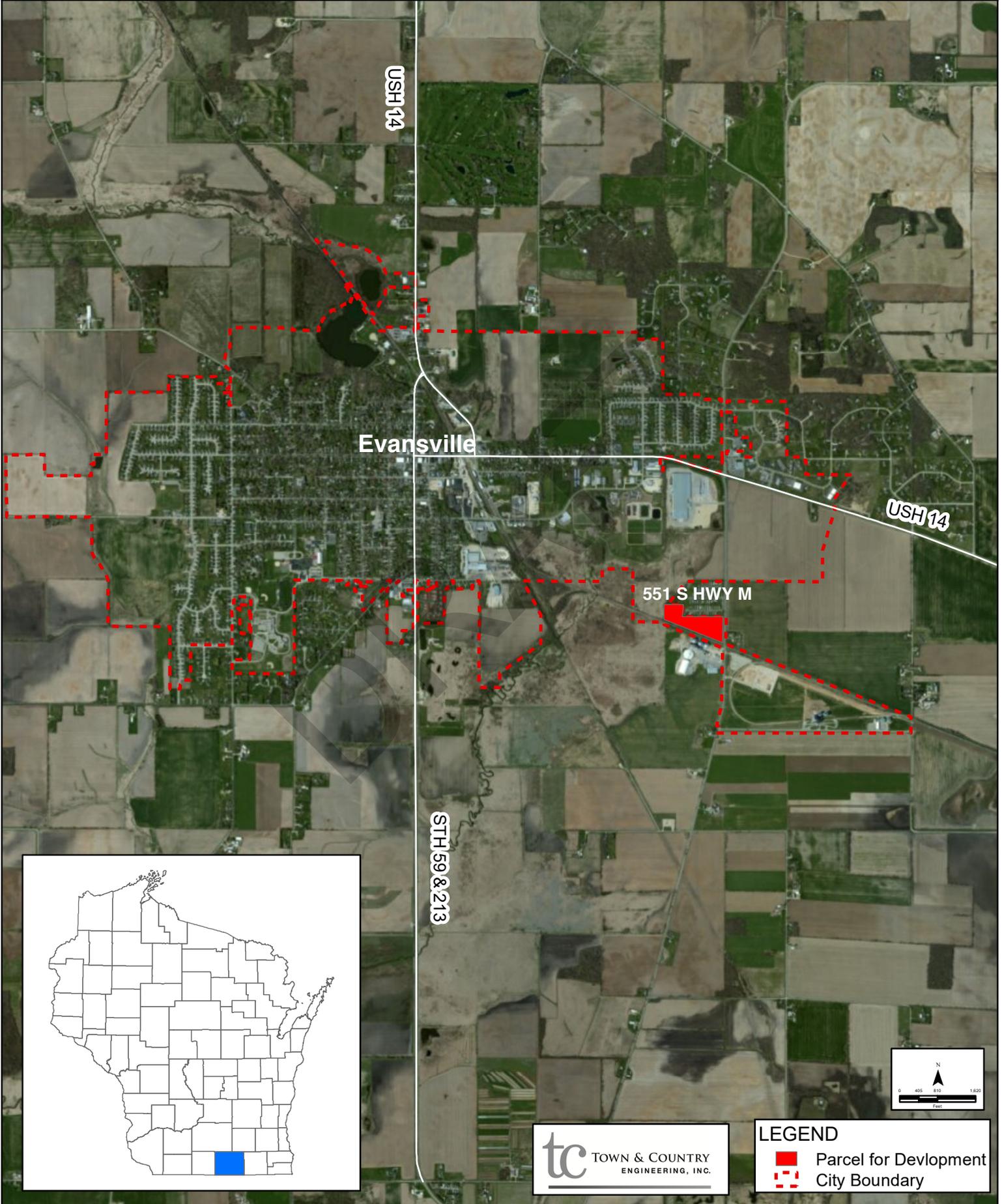
**tc** TOWN & COUNTRY  
ENGINEERING, INC.



# Site Location: City of Evansville

Rock County, Wisconsin

Map 1-2



**tc** TOWN & COUNTRY  
ENGINEERING, INC.

**LEGEND**  
■ Parcel for Development  
▤ City Boundary

# Site Information: City of Evansville

## Rock County, Wisconsin

Map 2



Parcel Details for 222 080100

**Parcel Information**

Name: CITY OF EVANSVILLE	Parcel Number: 6-27-1150
Address: PO BOX 529 EVANSVILLE, WI 53536-5060	Site Address: , WI
Municipality: CITY OF EVANSVILLE	

**General Information**

Sec/Town/Range: 35-4-10	School District: 1694 - EVANSVILLE SCHOOL DIST	Other Tax Codes: 0000-0000-0000-0000
----------------------------	---	---

REFERENCE DOCUMENTS LISTED BELOW MAY NOT REFLECT THE CURRENT LEGAL DESCRIPTION.  
TO DETERMINE THE CURRENT LEGAL DESCRIPTION, A TITLE SEARCH MAY BE REQUIRED.

Documents: 2075654	Vol-Page: No Volume-Page Information
-----------------------	---

**Value Information**

Assess Year 2020 <input type="button" value="v"/>			
Description	Acres	Land	Improvements
Other	11.41	0	0
<b>TOTALS</b>	<b>11.41</b>	<b>0</b>	<b>0</b>

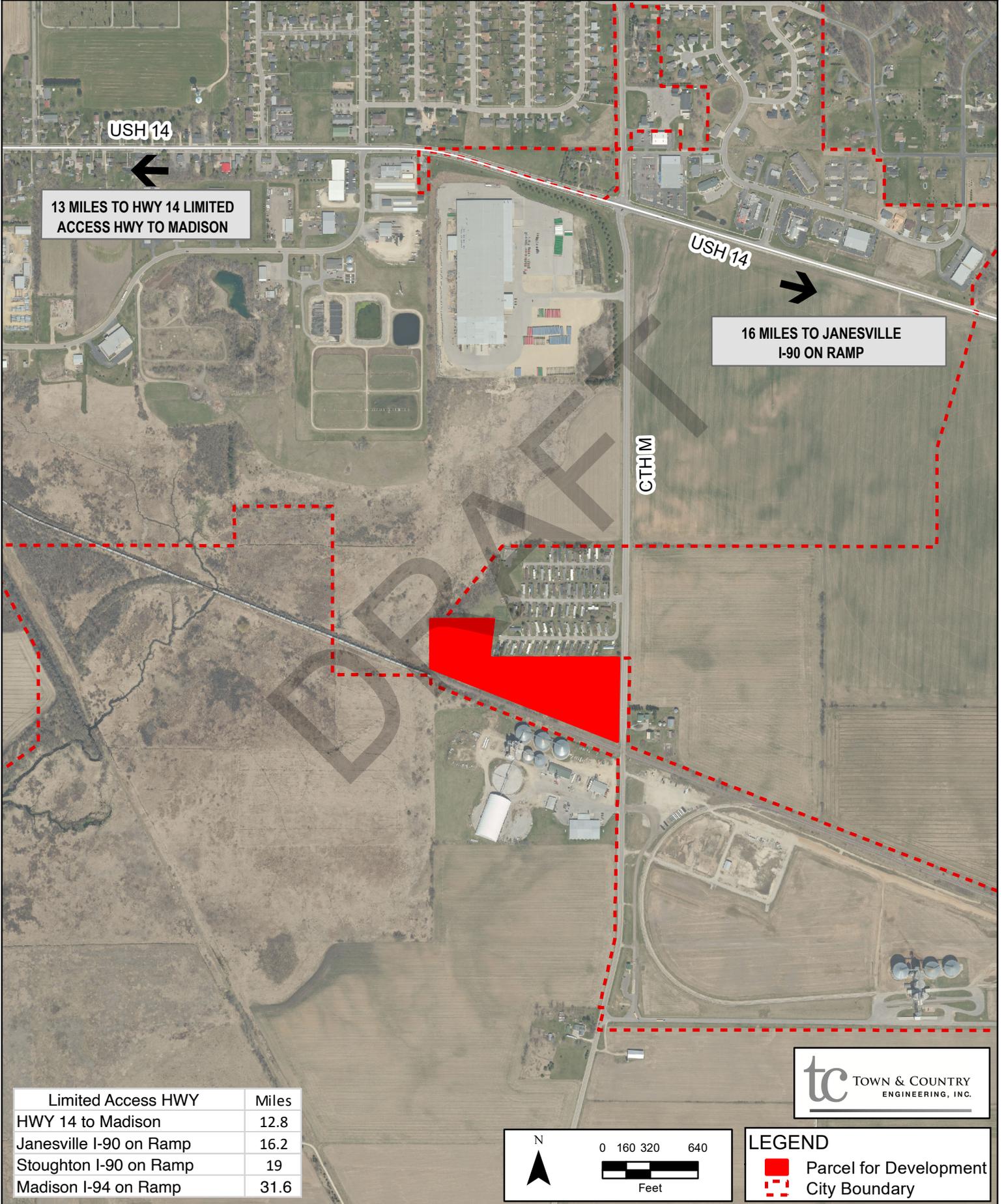
**Legal Information**

PT NE1/4  
 COM 491.5 S N1/4 COR,  
 E 420.20', SLY 260.17', E TO  
 E LN COUNTY RD M, S TO N LN  
 RR, NW ALG RR TO W LN NE1/4,  
 N TO POB  
 (EXC COM N1/4 COR E 1278.41'  
 S 749.98' TO POB, E 66.01',  
 S 586.83', NWLY 77.97'  
 N 561.31', E 7' TO POB)

# Transportation Infrastructure: City of Evansville

## Rock County, Wisconsin

Map 3-1

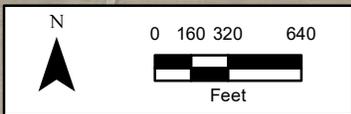


13 MILES TO HWY 14 LIMITED ACCESS HWY TO MADISON

16 MILES TO JANESVILLE I-90 ON RAMP

CTH M

Limited Access HWY	Miles
HWY 14 to Madison	12.8
Janesville I-90 on Ramp	16.2
Stoughton I-90 on Ramp	19
Madison I-94 on Ramp	31.6



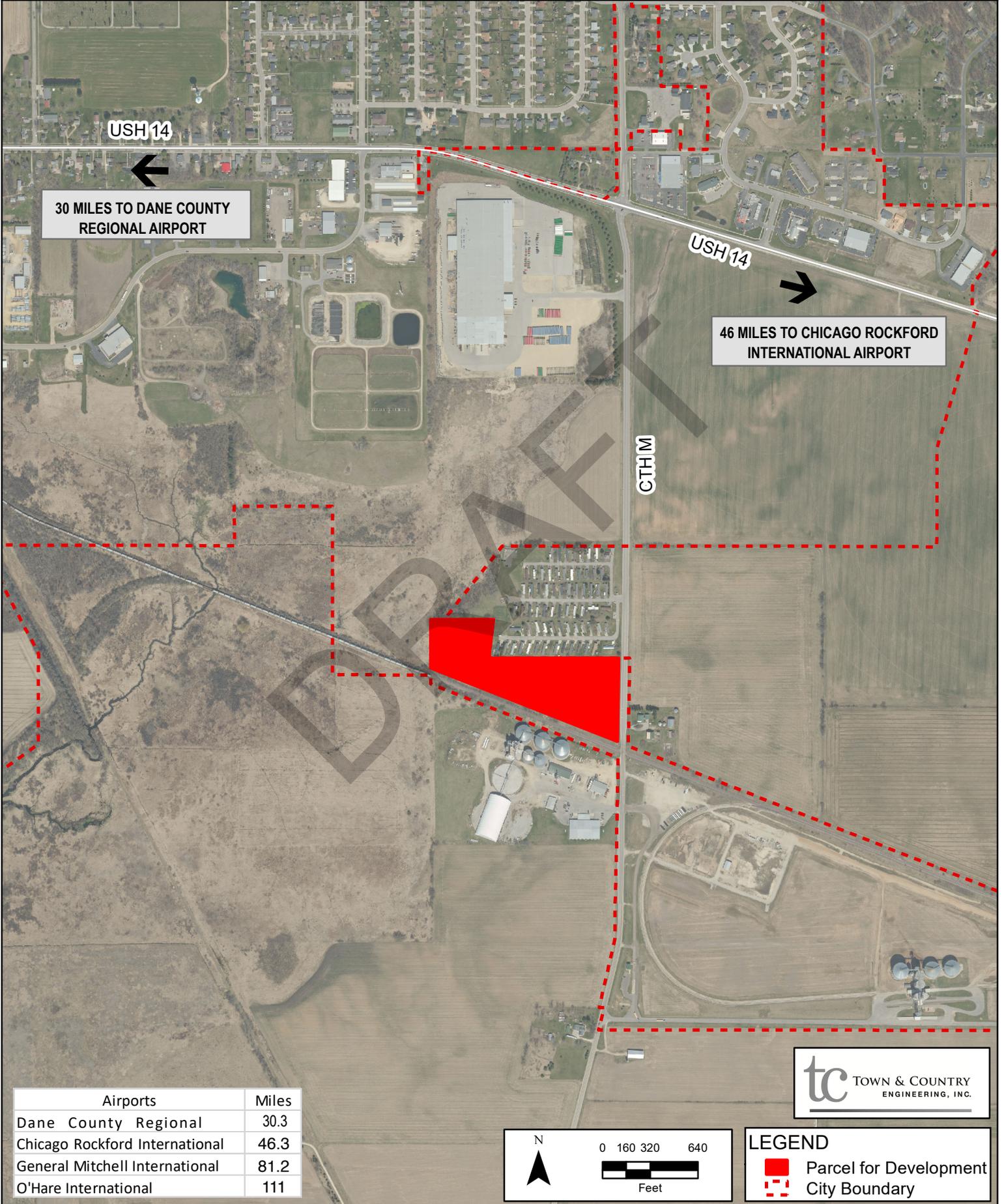
**LEGEND**

- Parcel for Development
- City Boundary

# Transportation Infrastructure: City of Evansville

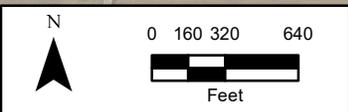
## Rock County, Wisconsin

Map 3-2



Airports	Miles
Dane County Regional	30.3
Chicago Rockford International	46.3
General Mitchell International	81.2
O'Hare International	111

**tc** TOWN & COUNTRY  
ENGINEERING, INC.



**LEGEND**

- Parcel for Development
- City Boundary

**Rail Infrastructure: City of Evansville**  
Rock County, Wisconsin

Map 4-1

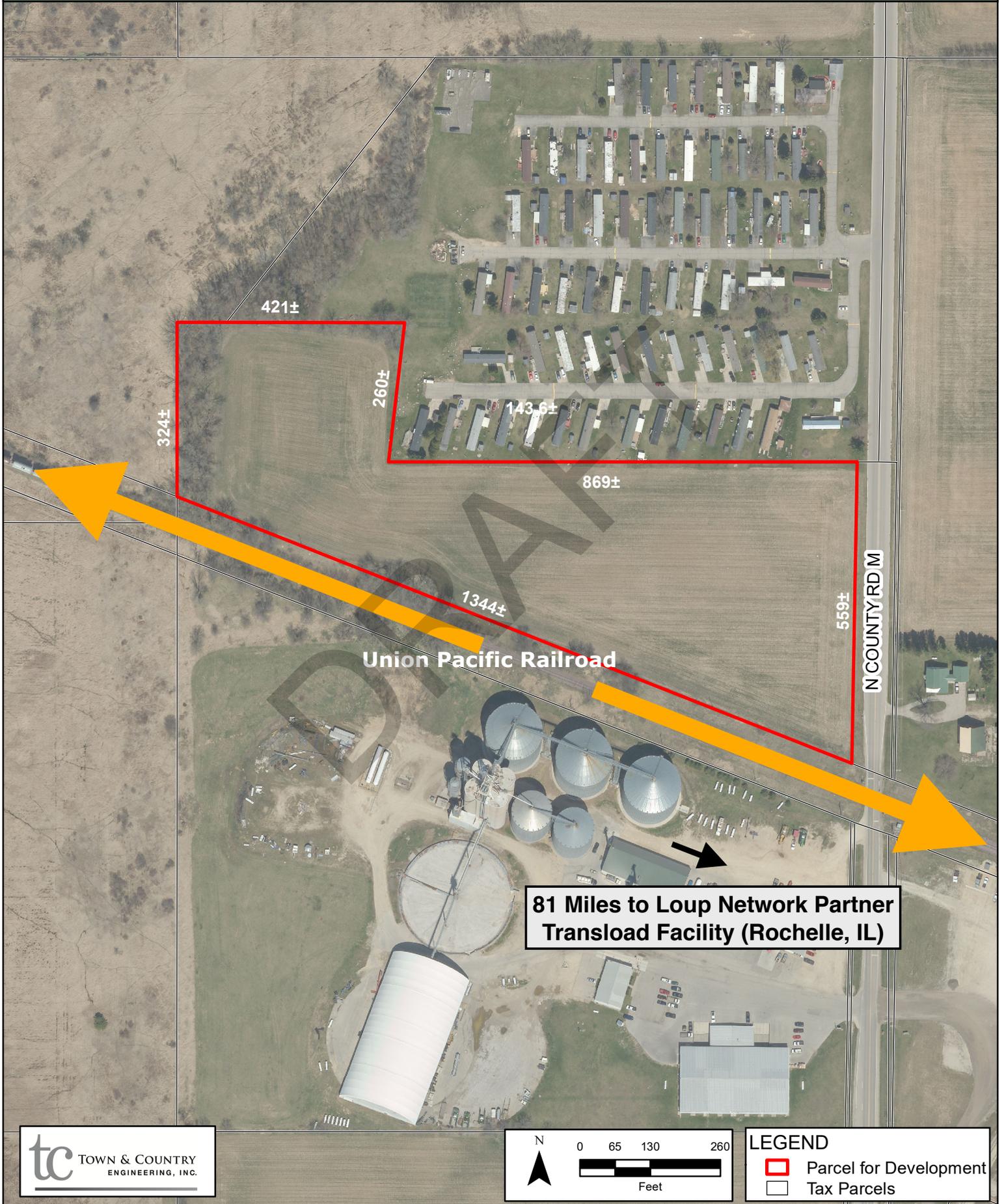
**Union Pacific Rail System Map**



# Rail Infrastructure: City of Evansville

## Rock County, Wisconsin

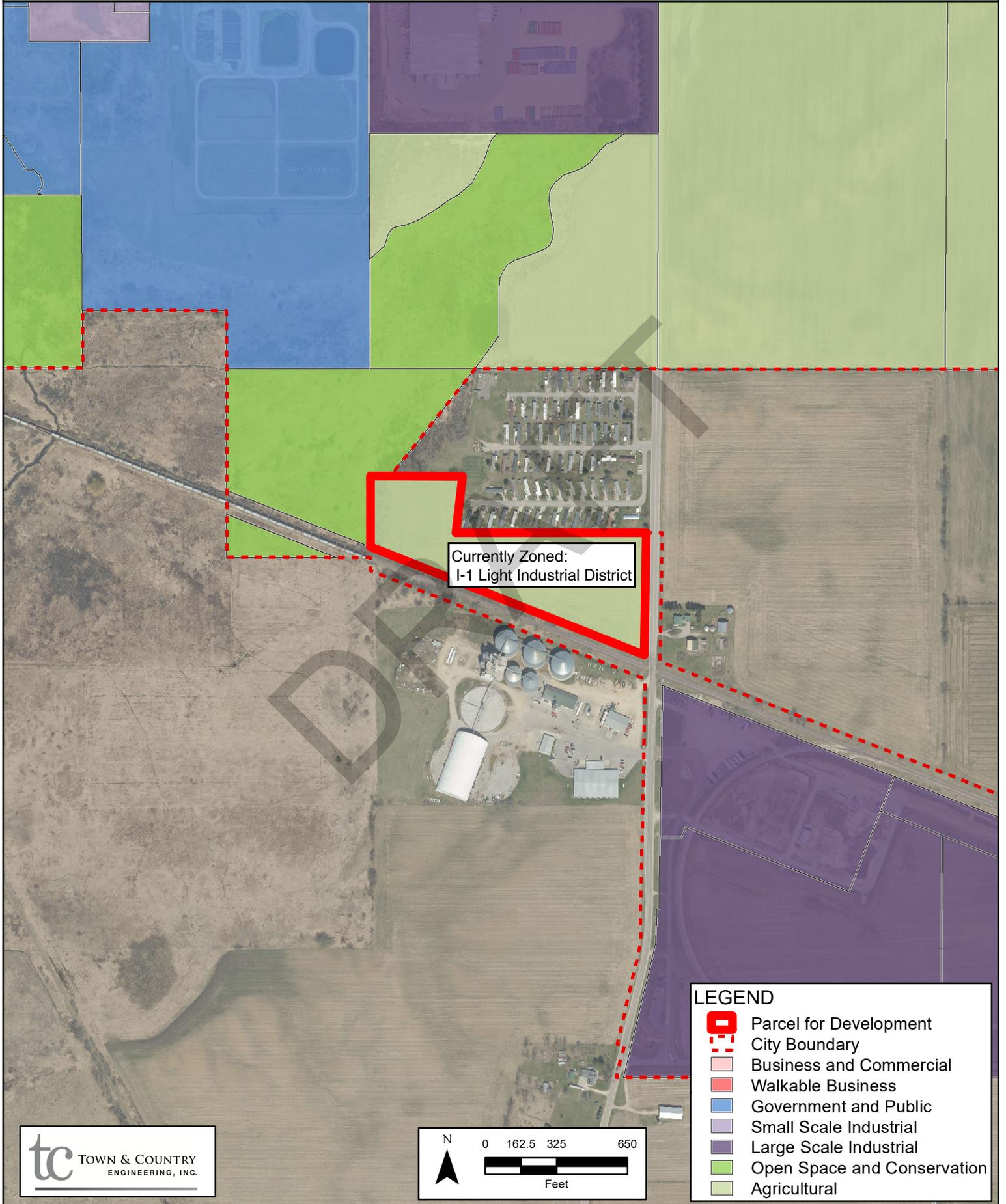
Map 4-2



# Existing Land Use: City of Evansville

## Rock County, Wisconsin

Map 5-1



Currently Zoned:  
I-1 Light Industrial District

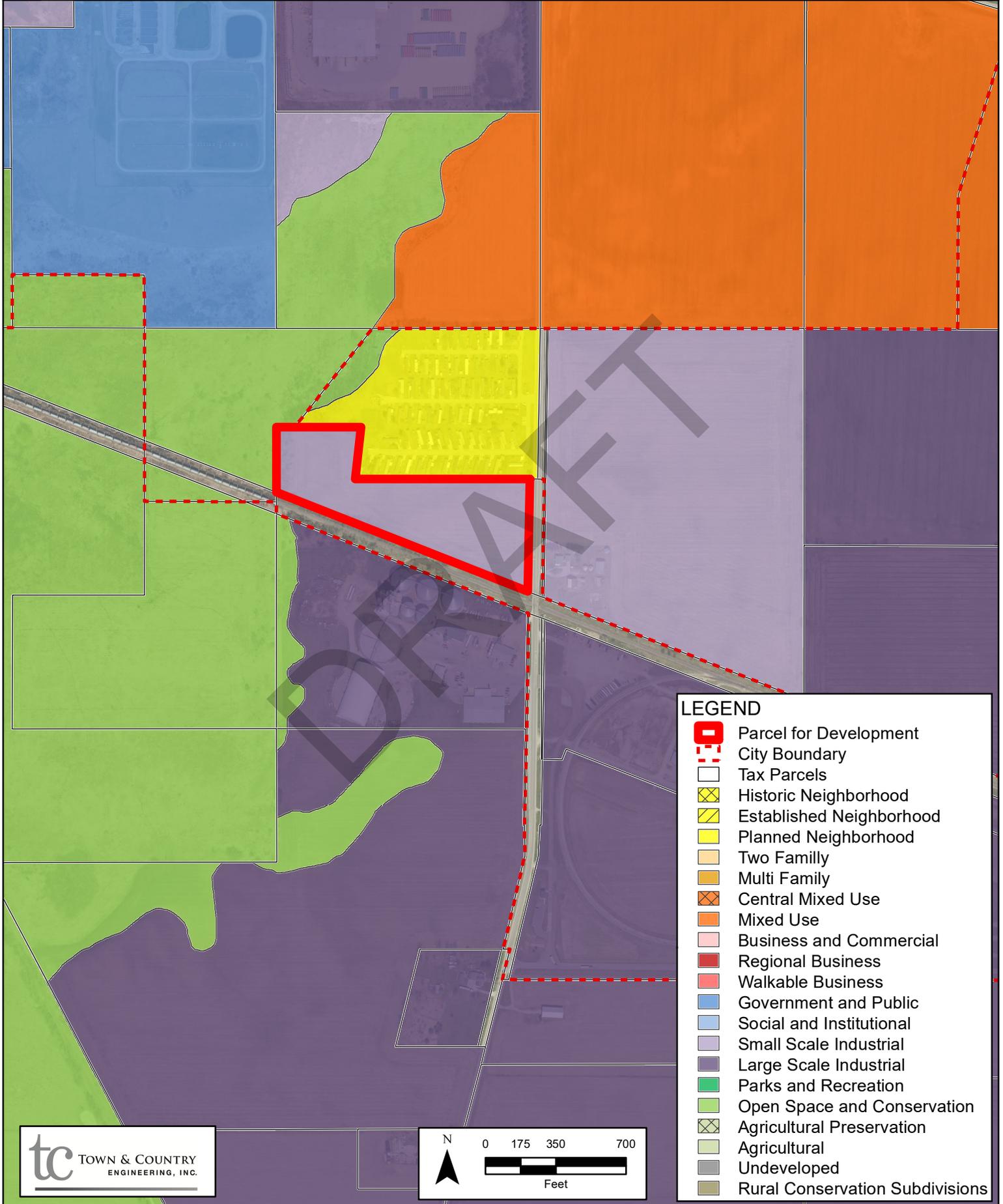
### LEGEND

- Parcel for Development
- City Boundary
- Business and Commercial
- Walkable Business
- Government and Public
- Small Scale Industrial
- Large Scale Industrial
- Open Space and Conservation
- Agricultural

# Future Land Use: City of Evansville

## Rock County, Wisconsin

Map 5-2

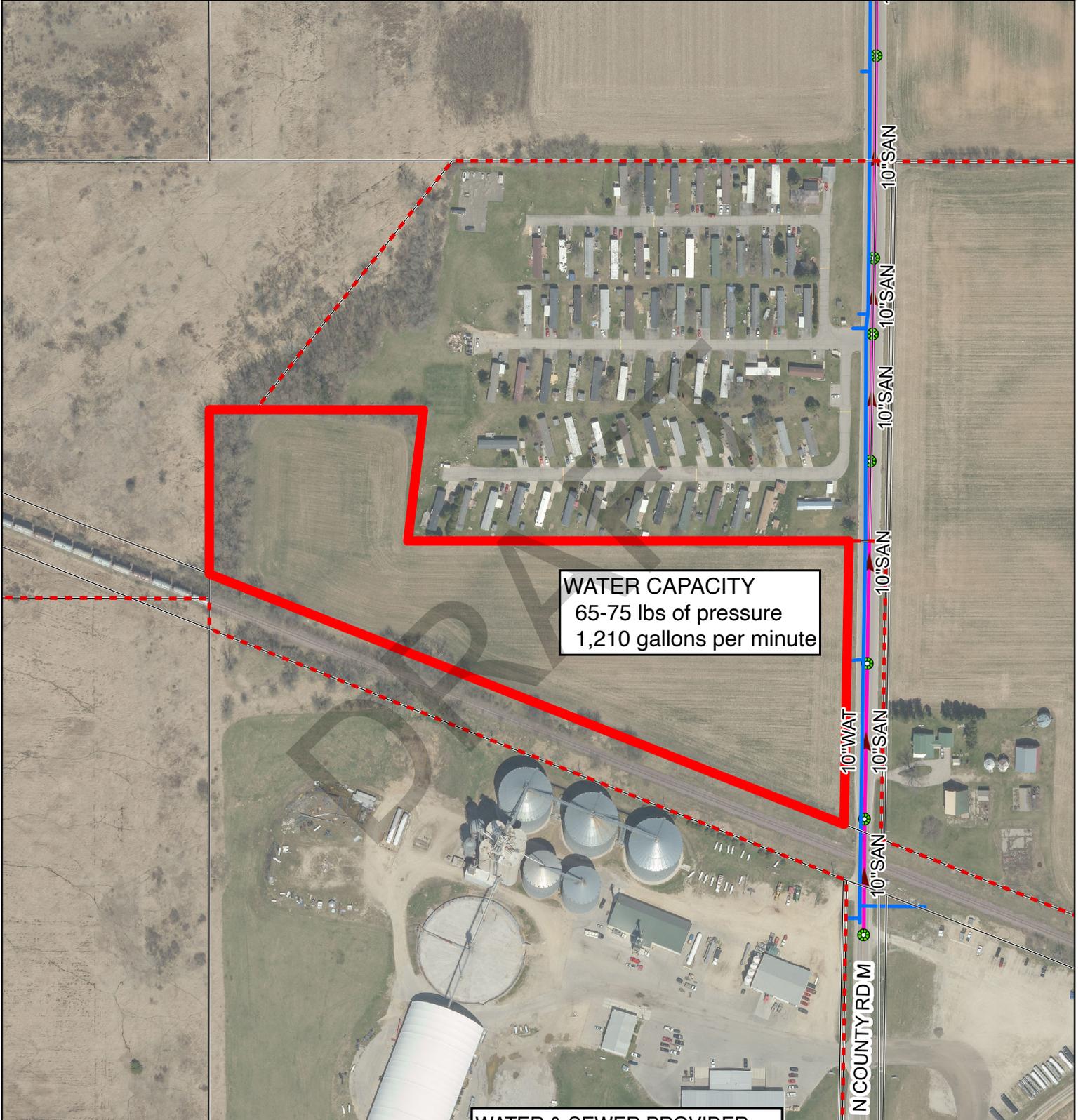


- LEGEND**
- Parcel for Development
  - City Boundary
  - Tax Parcels
  - Historic Neighborhood
  - Established Neighborhood
  - Planned Neighborhood
  - Two Family
  - Multi Family
  - Central Mixed Use
  - Mixed Use
  - Business and Commercial
  - Regional Business
  - Walkable Business
  - Government and Public
  - Social and Institutional
  - Small Scale Industrial
  - Large Scale Industrial
  - Parks and Recreation
  - Open Space and Conservation
  - Agricultural Preservation
  - Agricultural
  - Undeveloped
  - Rural Conservation Subdivisions

# Water & Sewer Services: City of Evansville

## Rock County, Wisconsin

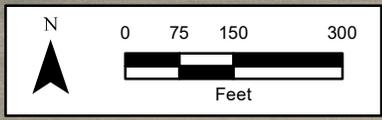
Map 6



**WATER CAPACITY**  
65-75 lbs of pressure  
1,210 gallons per minute

**WATER & SEWER PROVIDER**  
Evansville Water & Light  
Phone: (608) 882-2266  
Email: [utility@ci.evansville.wi.gov](mailto:utility@ci.evansville.wi.gov)

- LEGEND**
- Parcel for Development
  - City Boundary
  - Tax Parcels
  - Water Mains
  - Sanitary Manhole
  - Gravity Sewers



# PLAT OF SURVEY

STATE OF WISCONSIN  
COUNTY OF ROCK SS.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED HEREON FOR THE EXCLUSIVE USE OF THE CITY OF EVANSVILLE AND THAT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-E7.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF FEBRUARY, 2017, AT JANESVILLE, WISCONSIN.

Ronald J. Combs  
P.L.S. Number 1330

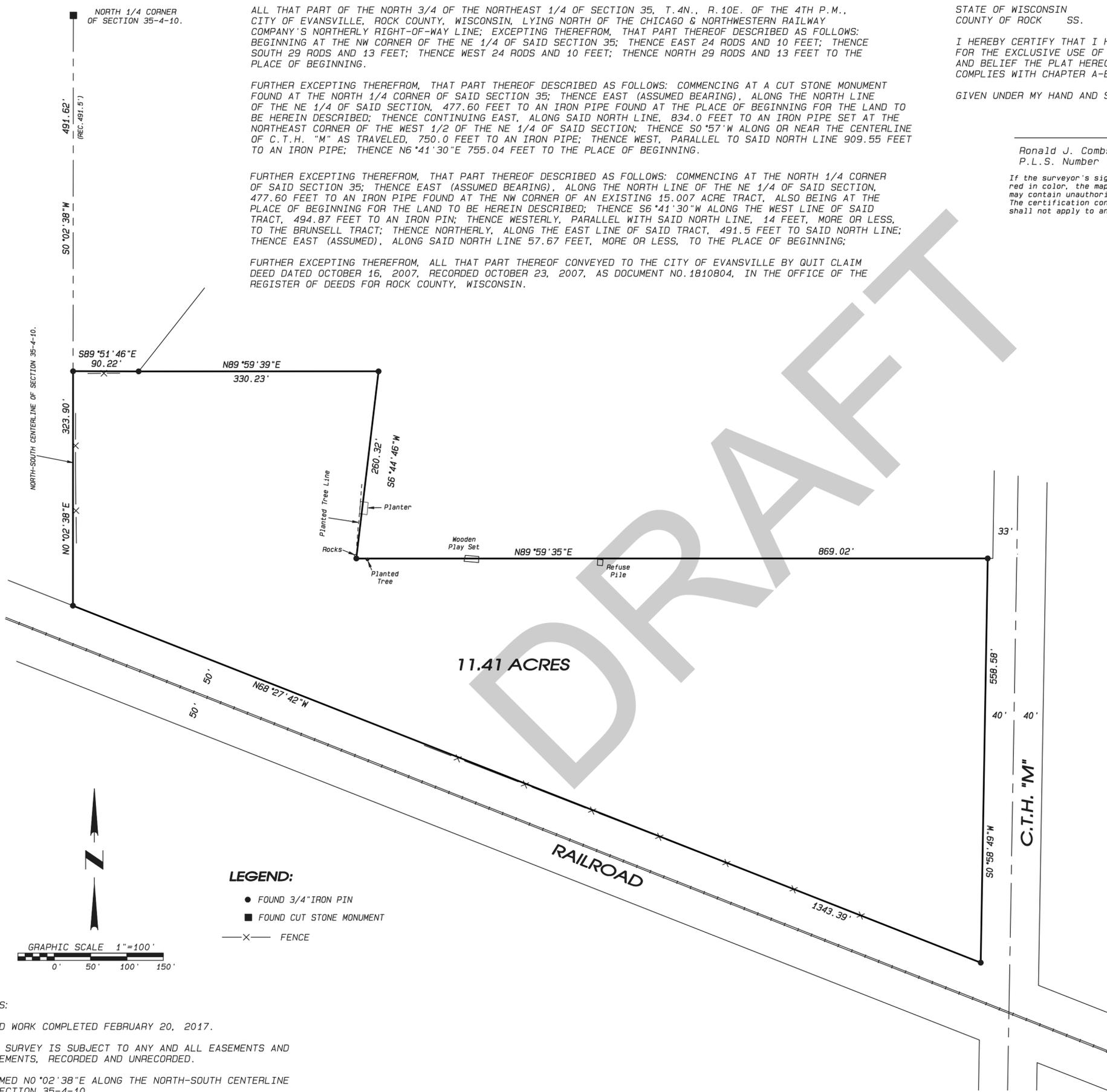
If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.

ALL THAT PART OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 35, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN, LYING NORTH OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY'S NORTHERLY RIGHT-OF-WAY LINE; EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 35; THENCE EAST 24 RODS AND 10 FEET; THENCE SOUTH 29 RODS AND 13 FEET; THENCE WEST 24 RODS AND 10 FEET; THENCE NORTH 29 RODS AND 13 FEET TO THE PLACE OF BEGINNING.

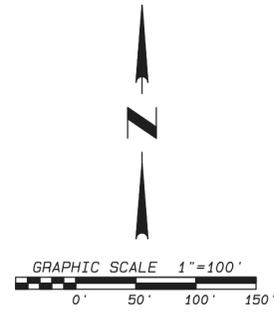
FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A CUT STONE MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE FOUND AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING EAST, ALONG SAID NORTH LINE, 834.0 FEET TO AN IRON PIPE SET AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION; THENCE S0°57'W ALONG OR NEAR THE CENTERLINE OF C.T.H. "M" AS TRAVELED, 750.0 FEET TO AN IRON PIPE; THENCE WEST, PARALLEL TO SAID NORTH LINE 909.55 FEET TO AN IRON PIPE; THENCE N6°41'30"E 755.04 FEET TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE FOUND AT THE NW CORNER OF AN EXISTING 15.007 ACRE TRACT, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE S6°41'30"W ALONG THE WEST LINE OF SAID TRACT, 494.87 FEET TO AN IRON PIN; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 14 FEET, MORE OR LESS, TO THE BRUNSSELL TRACT; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID TRACT, 491.5 FEET TO SAID NORTH LINE; THENCE EAST (ASSUMED), ALONG SAID NORTH LINE 57.67 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, ALL THAT PART THEREOF CONVEYED TO THE CITY OF EVANSVILLE BY QUIT CLAIM DEED DATED OCTOBER 16, 2007, RECORDED OCTOBER 23, 2007, AS DOCUMENT NO.1810804, IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN.



- LEGEND:**
- FOUND 3/4" IRON PIN
  - FOUND CUT STONE MONUMENT
  - X— FENCE



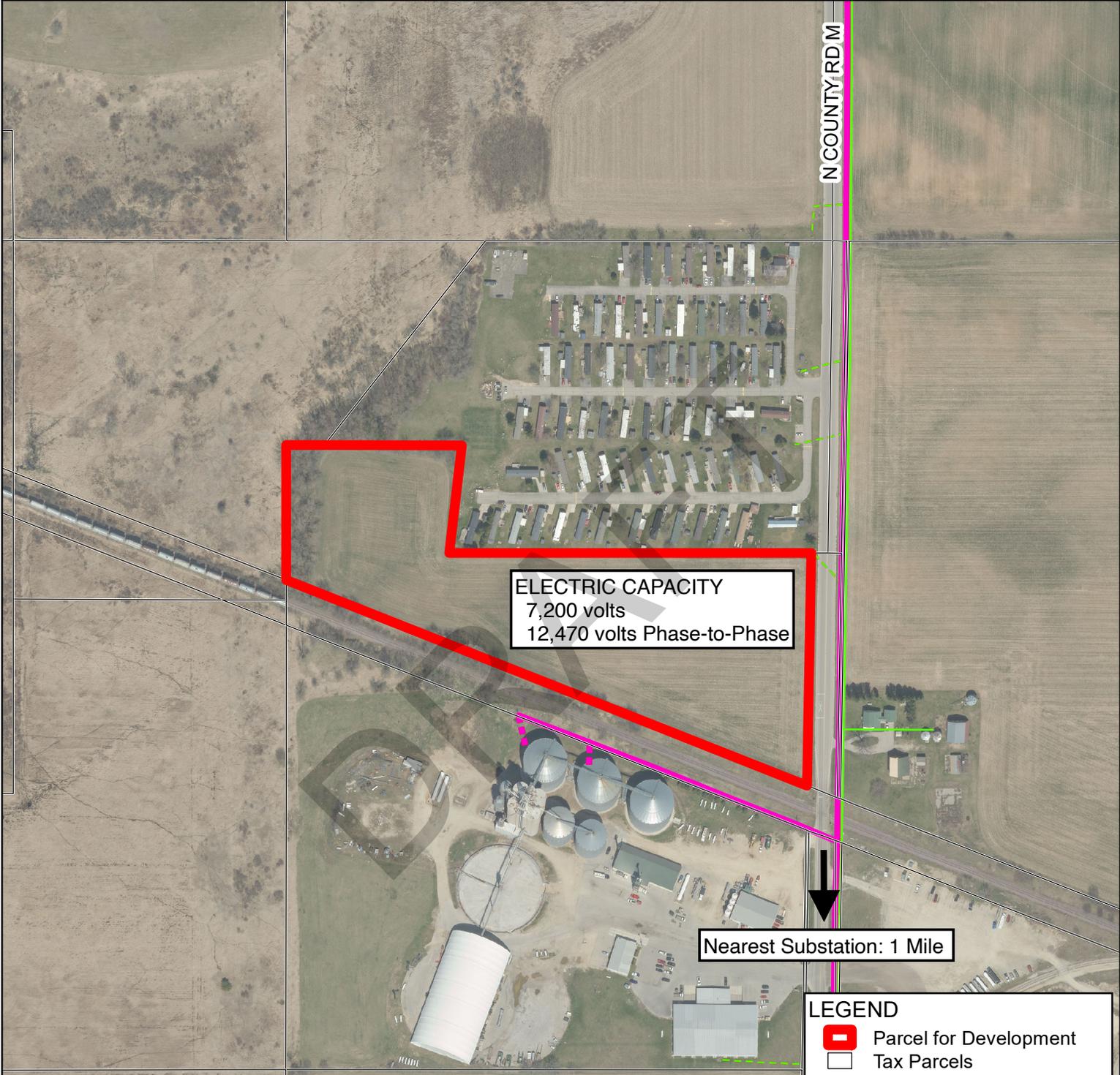
**NOTES:**  
FIELD WORK COMPLETED FEBRUARY 20, 2017.  
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
ASSUMED N0°02'38"E ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 35-4-10.

 <p>109 W. Milwaukee St. Janesville, WI 53548 www.combsurvey.com</p>	• LAND SURVEYING	DATE	02/21/17
	• LAND PLANNING	BY	sll
	• CIVIL ENGINEERING	PROJECT NO.	117-050
		CLIENT	CITY OF EVANSVILLE
	tel: 608 752-0575		
	fax: 608 752-0534		

# Electric: City of Evansville

## Rock County, Wisconsin

Map 8



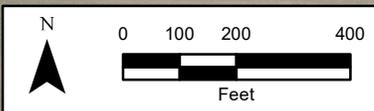
**ELECTRIC CAPACITY**  
 7,200 volts  
 12,470 volts Phase-to-Phase

**Nearest Substation: 1 Mile**

**ELECTRIC PROVIDER**  
 Evansville Water & Light  
 Phone: (608) 882-2266  
 Email: utility@ci.evansville.wi.gov

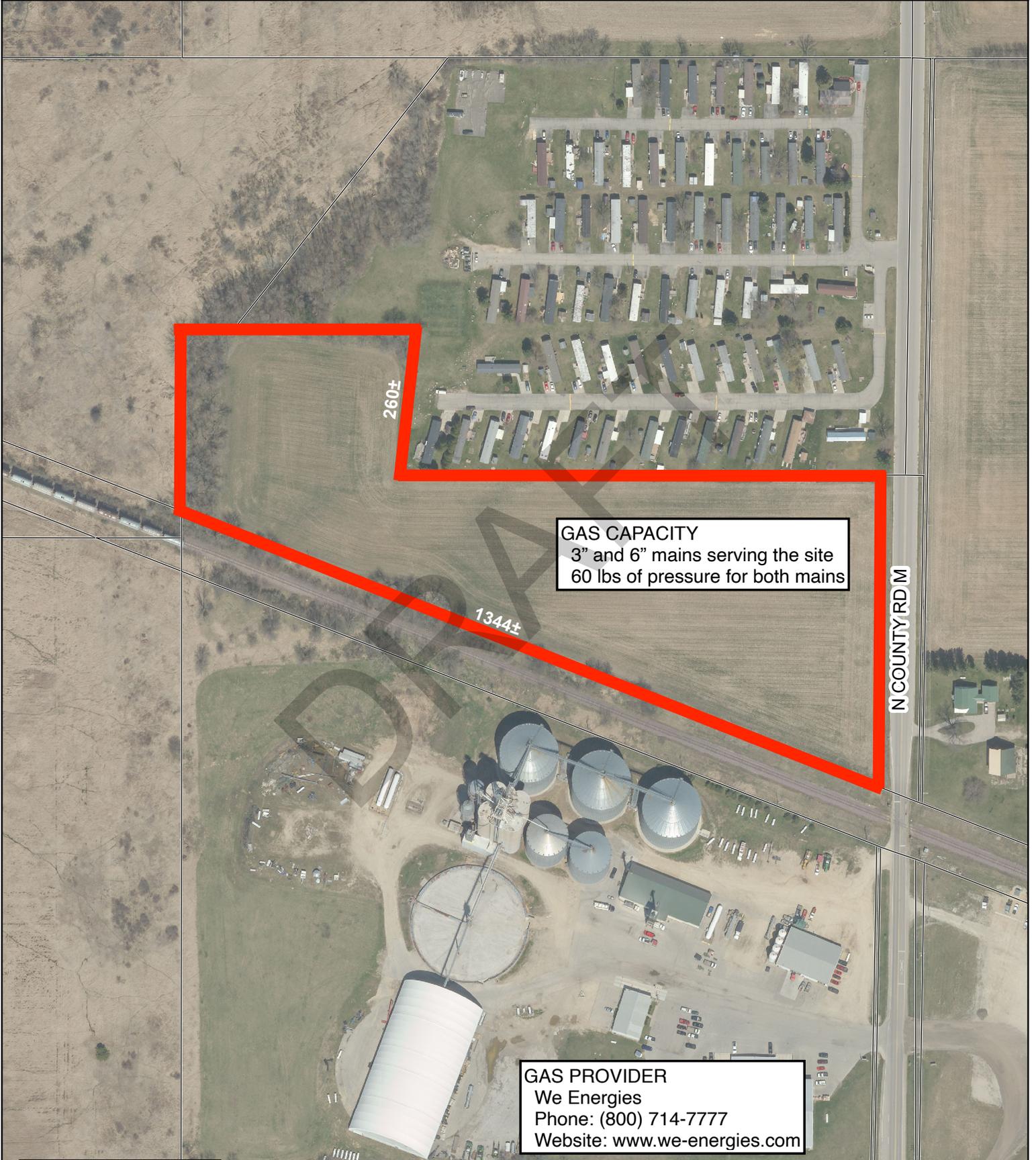
**LEGEND**

- Parcel for Development
- Tax Parcels
- Primary OH-by Circuit**
- Subtype, Feeder ID**
- 1-Ph, North Prairie Circuit
- 3-Ph, Landmark Circuit
- 3-Ph, North Prairie Circuit
- Primary UG-by Circuit**
- Subtype, Feeder\_ID**
- 1-Ph, North Prairie Circuit
- 3-Ph, Landmark Circuit
- Single Phase Underground
- Three Phase Underground



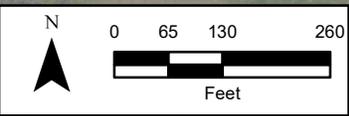
# Gas: City of Evansville

## Rock County, Wisconsin



**GAS CAPACITY**  
3" and 6" mains serving the site  
60 lbs of pressure for both mains

**GAS PROVIDER**  
We Energies  
Phone: (800) 714-7777  
Website: [www.we-energies.com](http://www.we-energies.com)

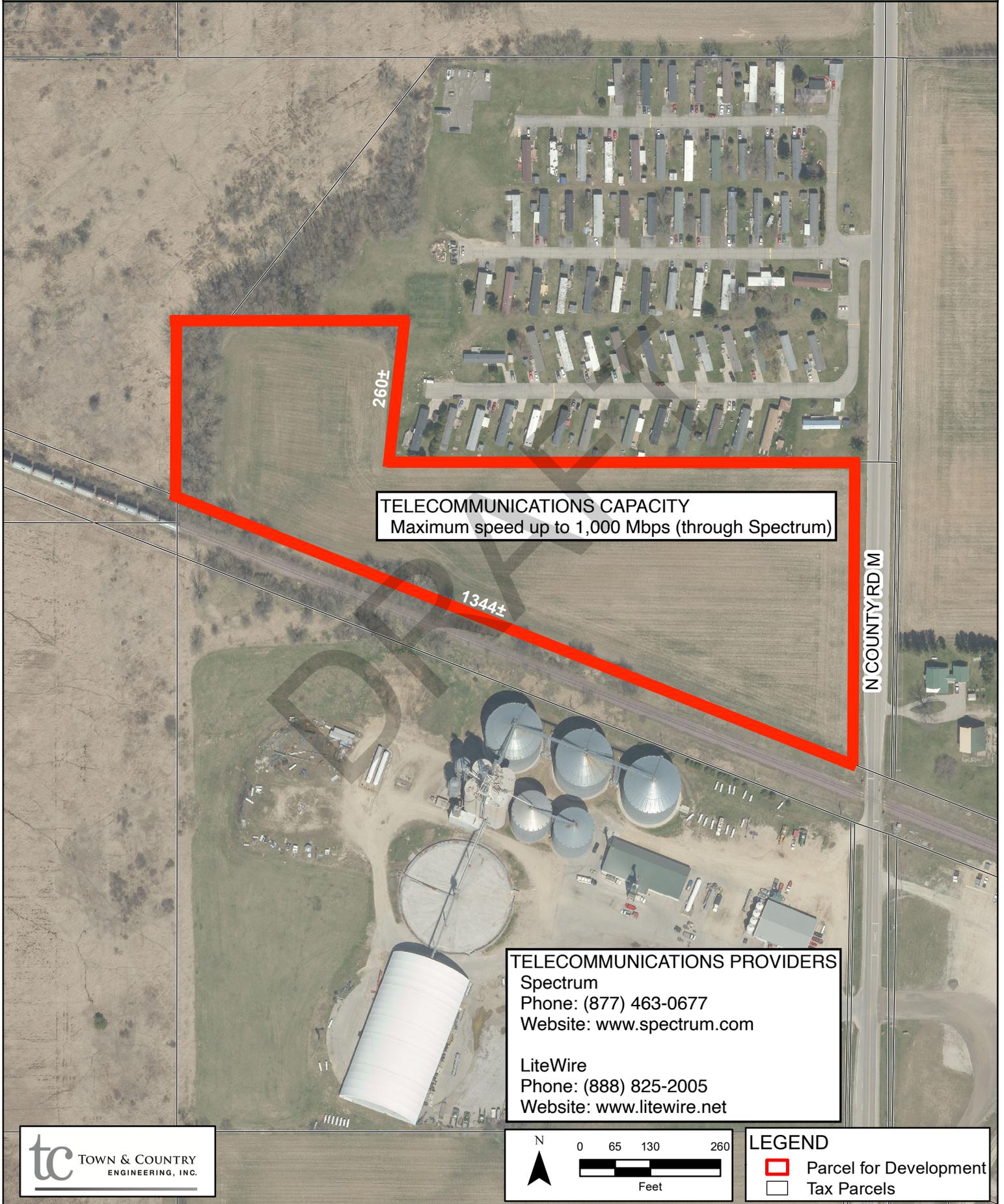


LEGEND	
	Parcel for Development
	Tax Parcels

# Telecommunications: City of Evansville

## Rock County, Wisconsin

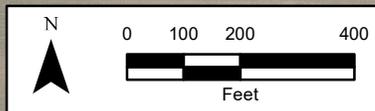
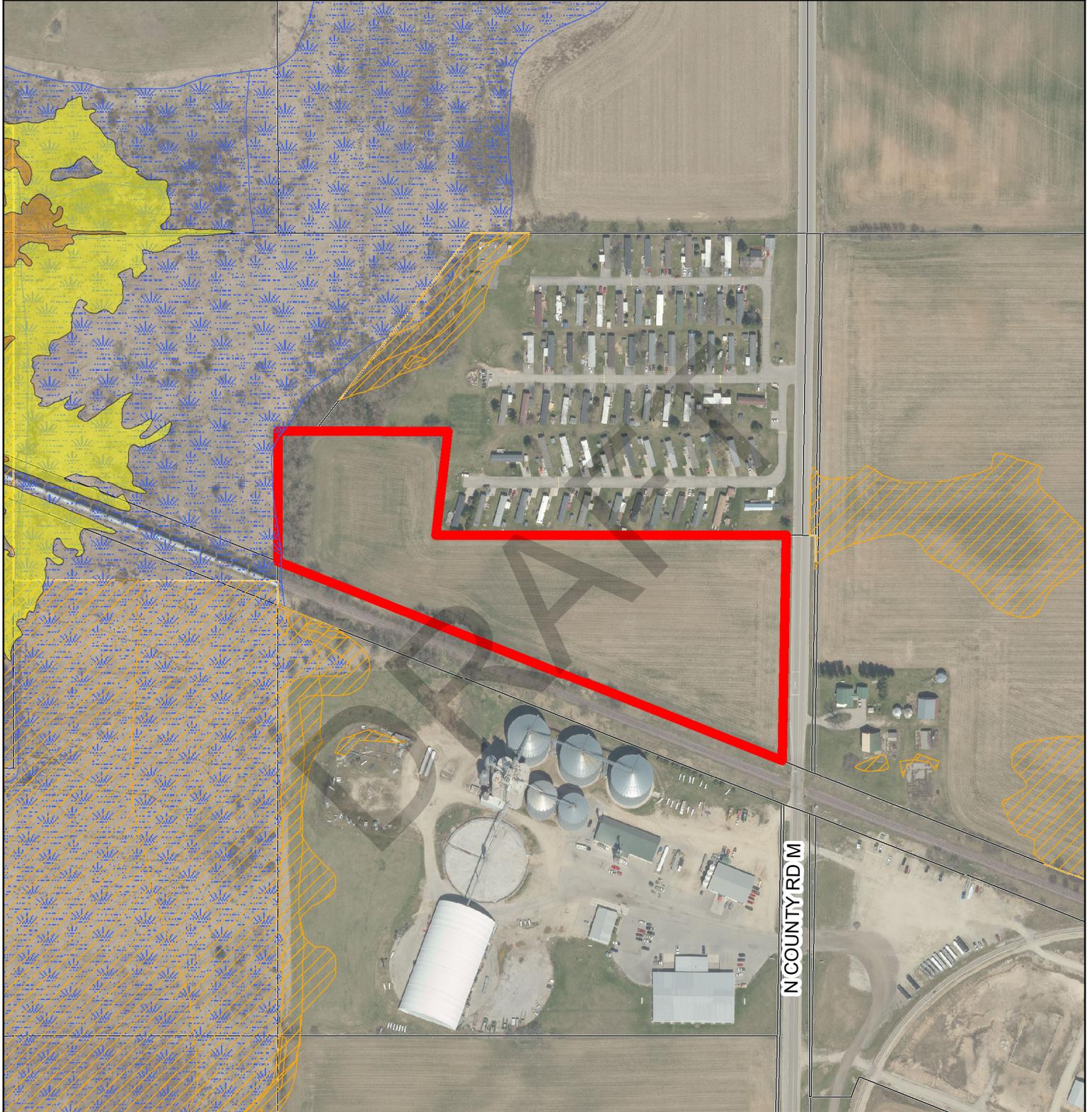
Map 10



# Floodplain & Wetland: City of Evansville

## Rock County, Wisconsin

Map 11

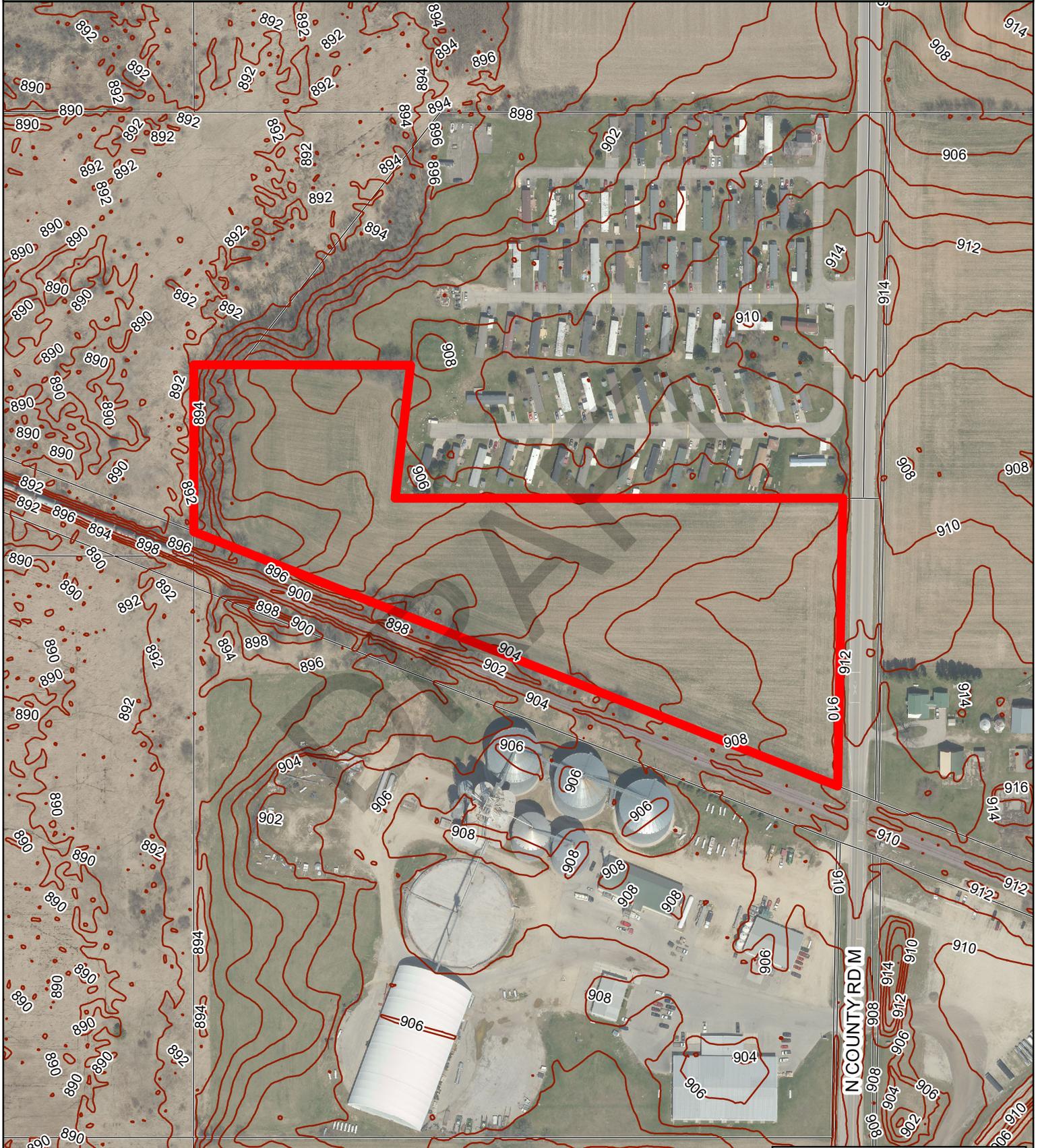


LEGEND	
	General Floodplain
	Floodfringe
	Floodway
	Environmentally Sensitive Areas
	Wetland Inventory
	Parcel for Development
	Tax Parcels

# Topographic Features: City of Evansville

## Rock County, Wisconsin

Map 12



LEGEND	
	Parcel for Development
	Contours
	Tax Parcels

# Local Advantages and Incentives for 551 S HWY M (Exhibit 13)

## Overview

The following document is an outline of the 551 S HWY M rail site along with the local advantages and potential available incentives to a prospective business.

### Site Basics:

- 11.41 acres with a potential for a building footprint up to 100,000 square feet.
- Currently zoned light industrial with 100 feet minimum setbacks
- City of Evansville data:
  - Local population of 5,312. (2019 ACS)
  - Local labor force of 2,892. (2019 ACS)
  - Median Age of 35.7. (2019 ACS)
  - Median household income of \$70,828. (2019 ACS)
  - Mean commuter travel time of 28.9 minutes. (2019 ACS)
- Regional data (Dane and Rock Counties):
  - Regional population of 710,049. (2019 ACS)
  - Regional labor force of 407,365. (2019 ACS)

### Advantages of the site:

- Rail access through Union Pacific
- Located on the outskirts of town to allow for highway access. Well under 5 minutes to 55 MPH for trucks via County M to HWY 14.
- Proximity to Janesville and Madison and I90/94 via HWY 14. Interstate I-90 only 16 miles away (21 minutes) via HWY 14 in Janesville, WI.
- Agricultural community with other Ag businesses nearby.
- Multiple larger manufacturers within Evansville including nearby Stoughton Trailers, Baker Manufacturing, and Bluescope Buildings North America.
- All utilities are in place (to the street) and sufficient for several different user types.
  - Municipal utility that provides water and electricity.
    - Rated fastest response time in the nation for a municipal utility.

### Advantages of Evansville, WI:

- Close proximity to both Madison and Janesville with a regional labor force of 407,365 (2019 ACS)
- Fastest growing community in Rock County
- Cost of living nearly 12% lower than the national average.
- Best place to live in Rock County and “One of the best places to live in Wisconsin” – niche.com
- “Best City for Young Families” – nerdwallet.com

# Local Incentives

There are several local incentives that would be available to new businesses. A brief list of those incentives and programs potentially available are as follows. This is not an all-inclusive list as there are also multiple regional, state, and federal programs that might be applicable.

- Local Resources:
  - Evansville Building Improvement Grant (BIG):  
This is a matching grant of up to \$1200 for facade, sign, and entry improvements in the historic downtown. Please contact Jason Sergeant for more details at: (608) 882-2285
  - Evansville Revolving Loan Fund (RLF):  
The Economic Development Committee administers a revolving loan fund below market rates for businesses throughout the city. Issuance of a loan from this fund requires review and approval by the Loan Review Board, Economic Development Committee, and Common Council. For more information, please see the following:
    - Program Policies and Procedures Manual:  
[https://www.ci.evansville.wi.gov/content/Econ\\_Development/RLF%20Manual%202016%20UPDATED%202017%20FINAL.pdf](https://www.ci.evansville.wi.gov/content/Econ_Development/RLF%20Manual%202016%20UPDATED%202017%20FINAL.pdf)
    - Applicant Information: Instructions, Checklist, and Application:  
[https://www.ci.evansville.wi.gov/content/Econ\\_Development/RLF%20Application,%20Checklist%20and%20Instructions%202016%20UPDATED%202017%20FINAL.pdf](https://www.ci.evansville.wi.gov/content/Econ_Development/RLF%20Application,%20Checklist%20and%20Instructions%202016%20UPDATED%202017%20FINAL.pdf)
  - TID District:  
The 551 S HWY M site is not currently located in a TID district. However, it is located next to a TID district. Depending on the potential business the TID district may be expanded to include the site or a new TID district could be created.
- Other Resource Types:  
There are several regional, state, and federal programs also available. Below are the main categories that these programs fall into. For more information on these programs please contact Jason Sergeant at: (608) 882-2285
  - Entrepreneurial & Small Business Finance Assistance
  - Energy Efficiency Grants & Loans
  - Workforce Training Assistance
  - Income Tax Credits & Capital Gains Exclusions
  - Infrastructure Programs
  - Capital Financing and Lending Programs
  - Export Assistance Programs