

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that members of the City Council and Historic Preservation Commission may be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible.

City of Evansville **Plan Commission**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, August 2, 2022, 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 7, 2022 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
 - A. Morning Phillips Progress Update on Brown School Place
7. Action Items
 - A. Motion to recommend the certified survey map to combine and divide parcels 6-27-595 and 6-27-595.1 into two lots located at 515 E Main Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:
 1. The applicant applies for a Conditional Use Permit is acquired to allow a two-family residence on proposed Lot 1.
 2. The final CSM and Joint Driveway Easement are recorded with Rock County Register of Deeds.
 - B. Public Hearing for Conditional Use Permit for Outdoor Display Incidental to Indoor Sales and Service (Section 130-404) at 205 Union Street 6-27-870
 - C. Motion to Approve Conditional Use Permit for Outdoor Display Incidental to Indoor Sales and Service (Section 130-404) at 205 Union Street 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 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. Walks and sidewalks surrounding building maintain a minimum 36" clear width for accessible use.
 2. Sign Application and Plan submitted
 3. Conditions of SP-2021-03 are met, including submission of Dumpster Enclosure materials or Plans.
8. Discussion Item

-Mayor Dianne Duggan, Plan Commission Chair

- A. Discussion of a Conditional Use Permit for a proposed doggy daycare facility for Commercial Animal Boarding (Section 130-410) at 155 Union St 6-27-860.
- B. Discussion of proposed zoning map amendment to parcel 6-27-344 located at 195 S Union Street from District B-5 to District B-2.

9. Old Business

10. Community Development Report

11. Next Meeting Date:

- A. September 6, 2022 at 6:00pm

12. Motion to Adjourn

-Mayor Dianne Duggan, Plan Commission Chair

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

**City of Evansville Plan Commission
Regular Meeting
Tuesday, June 7, 2022, 6:00 p.m.**

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

Members	Present/Absent	Others Present
Mayor Dianne Duggan	P	Jason Sergeant, City Administrator
Aldersperson Cory Neeley	P	Joe Morning
Aldersperson Susan Becker	P	
Vacant	N/A	
John Gishnock	A	
Mike Scarmon	P	
Eric Klar	P	

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

4. Motion to waive the reading of the minutes from the May 3 and May 19, 2022 meetings and approve them as printed, by Neeley, seconded by Becker. Approved unanimously.

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

6. Citizen appearances other than agenda items listed.

A. Morning Phillips Progress Update on Brown School Place

Joe Morning discussed the status of the project; they are working on elevations for the curb ramp. Landscaping is almost complete for the project. They asked about temporarily moving the dumpster location, it would be placed where it is on the plan at a later time. It was discussed that if the buildings will not be complete by the date on the approval, they need to resubmit for additional approval.

7. Action Items

A. Public Hearing and Review of Land Division Application LD-2022-0097 to create two lots from parcel 6-27-553.517 at 631/633 Locust Lane.

i. Review Staff Report and Applicant Comments
None.

ii. Public Hearing

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

Public hearing opened at 6:18 p.m. No public comments. Public hearing closed at 6:19 p.m.

iii. Plan Commissioner Questions and Comments

This is a two-family lot being divided so each side of the duplex is on its own lot.

iv. Motion to Approve the Final Certified Survey Map to create two lots from parcel 6-27-533.517 at 631/633 Locust Lane, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following condition:

1. The final Certified Survey Map and Cross Access Maintenance Agreement is filed with the Rock County Register of Deeds.

Motion by Becker, second by Neeley. Approved unanimously.

B. Public Hearing and Review of Land Division Application LD-2022-0114 to create two lots from parcel 6-27-533.507 at 636/638 Locust Lane.

i. Review Staff Report and Applicant Comments

This lot contains a duplex, under this application, each side of the duplex would be on its own lot.

ii. Public Hearing

Public hearing opened at 6:20 p.m. No public comments. Public hearing closed at 6:21 p.m.

iii. Plan Commissioner Questions and Comments

iv. Motion to approve the final certified survey map to create two lots from parcel 6-27-533.507 at 636/638 Locust Lane, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:

1. The final CSM is recorded with Rock County Register of Deeds.

Motion by Neeley, seconded by Becker. Approved unanimously

C. Public Hearing and Review of Land Division Application LD-2022-0115 for a Preliminary Certified Survey Map to create a new lot from parcels 6-27-485 and 6-27-484.

i. Review Staff Report and Applicant Comments

The lots would be combined to create a single lot for a potential home.

ii. Public Hearing

- a. Public hearing opened at 6:23 p.m. No public comments. Public Hearing closed at 6:24 p.m.

iii. Plan Commission Questions and Comments

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

- iv. *Motion to Approve the Preliminary Certified Survey Map to create a new lot from parcels 6-27-485 and 6-27-484, located on South Fourth Street, finding the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:*
1. *Final Certified Survey Map is approved by the City and filed with the Rock County Register of Deeds.*
 2. *City Engineer approves utility connections and site grading.*

Motion by Neeley, seconded by Klar. Approved unanimously

D. Public Hearing and Review of Conditional Use Application CUP-2022-0117, to construct a new home in the Historic Conservation Overlay District on parcel 6-27-904 at 14 Railroad Street.

i. Review Staff Report and Applicant Comments

ii. Public Hearing

Public hearing opened at 6:26 p.m. No public comments. Public Hearing closed at 6:27 p.m.

iii. Plan Commissioner Questions and Comments

- iv. *Motion to approve issuance of a Conditional Use Permit for construction of a new structure on parcel 6-27-905, 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. *Any variation from plan commission approved plans including exterior materials, building openings, or general building form, will require a new CUP approval.*

Motion by Becker, seconded by Klar. Approved unanimously.

8. Old Business

None.

9. Community Development Report

None.

10. Next Meeting Date:

A. July 5, 2022 at 6:00 p.m.

11. Motion to Adjourn at 6:29 p.m. by Becker, seconded by Scarmon. Approved unanimously.

LAW OFFICES
ROETHE POPE ROETHE LLP

JEFFREY T. ROETHE
MATTHEW T. ROETHE
MARK E. ROBINSON

*Wisconsin Lawyers:
Expert Advisers. Serving You.*

JOHN T. ROETHE (1911-1975)

Of Counsel:
ROBERT G. KROHN, Retired
DALE E. POPE, Retired
DAVID J. ROSS, Retired

July 5, 2022

CITY OF EVANSVILLE
PLANNING COMMISSION
31 S MADISON ST
EVANSVILLE WI 53536

RE: Phillips-Morning Investment Group, LLC.

Progress Report as of June 1, 2022, regarding Brown School Place

Dear Commission Members:

Enclosed are the items to be completed and the status of those items.

The apartment building is completed and fully occupied.

The commercial building is substantially completed and listed for sale.

The third building has not been started and although the zoning is in place with the site plan, will need to be amended to show the changes that were made on the site plan during the construction phase. Onsite parking will be included in the amended revised site plan. The third building will be included in the site plan for a future use construction.

The easement for the sidewalk was completed and recorded. The planned storm water management has been completed and is not in violation of the agreement as the agreement called for, "developer must complete two of the three buildings on or before December 31, 2023". The agreement has been substantially complied with by the completion of the two buildings.

We would expect to present a full response of the December 10, 2021, list of items by the September Planning Commission meeting including elevations.

Reply to  24 N. Henry Street, PO Box 151, Edgerton, WI 53534, PH: 608-884-3391 FAX: 608-884-7018

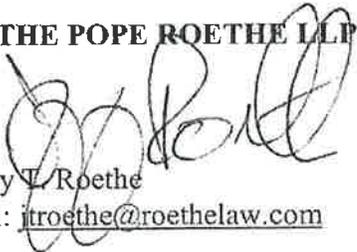
508 Campus Street, Ste. 101, Milton, WI 53563, PH: 608-868-4346

City of Evansville
Planning Commission
July 5, 2022
Page Two

A site plan will be prepared through the assistance of Combs & Associates to include the parking plan and the completion of the landscaping.

Respectfully submitted,

ROETHE POPE ROETHE LLP



Jeffrey T. Roethe
Email: jtroethe@roethelaw.com

kp
enc.

APPROVED BY:

 7-5-22

Paulette Morning

 7/5/22

Andy Phillips

Phillips-Morning Brown School Road Update
6/1/2022

	<u>Item to be completed</u>	<u>Status of work</u>	<u>Comments</u>
1	Easement for front sidewalk	Complete	City of Evansville received from Rock County on March 21, 2022
2	Stormwater pipe installed	Complete	6/30/2022
3	Stormwater pond extended	Complete	6/30/2022
4	Dumpster enclosure		Will be addressed with a new site plan
5	Paint parking spots and place bump stops		Will be addressed with a new site plan
6	Handicap ramp on commercial unit (east side of building)		Will be addressed with a new site plan
7	Curbs		Will be addressed with a new site plan
8	Landscaping commercial/Industrial building	Complete	6/30/2022

FINAL LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

7A

General instructions. Complete this application and submit one copy to the City Clerk along with the required attachments. Before you formally submit your application, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com . You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Initial application fee	na
Receipt number	na
Date of determination of completeness	
Name of city planner	
Date of Plan Commission review	
Application number	

1. Applicant information

Applicant name

Jeffrey H. Potter

Street address

9748 North Riley Rd

City

Evansville

State and zip code

WI 53536

Daytime telephone number

608-751-9294

Fax number, if any

E-mail, if any

moeconnection@live.com

2. Attachments. Please attach the following in the number specified:

- Final plat/certified survey map 11" x 17" 14 copies
- Final plat/certified survey map 24" x 36" 3 copies
- Decision letter from the Common Council one copy
- Draft of final land divider's agreement one copy

3. Compliance with conditions of approval. Provide documentation (e.g., face of the plat/CSM) that all of the conditions of approval have been satisfied.

4. Applicant certification

- I certify that the application is true as of the date it was submitted to the City for review.
- I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

Jeffrey Potter

Applicant Signature

06-14-22

Date

Governing Regulations

The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code.

THIS JOINT DRIVEWAY EASEMENT AGREEMENT (the 'Agreement') is between Sollberger Enterprises, LLC, a Wisconsin limited liability company ("Parcel A Owner"), and _____ ("Parcel B Owner").

RECITALS:

A. Parcel A Owner is the owner of certain real property located in Rock County, Wisconsin, as described on the attached Exhibit A and referred to on the exhibit and in this Agreement as "Parcel A."

B. Parcel B Owner is the owner of certain real property located in Rock County, Wisconsin, as described on the attached Exhibit B and referred to on the exhibit and in this Agreement as "Parcel B."

C. Parcel A and Parcel B share a driveway.

D. Parcel A Owner and Parcel B Owner are willing to create an easement over the driveway located on and shared by Parcel A and Parcel B and referred to in this Agreement as the "Easement Property" and shown on the Certified Survey Map attached as Exhibit C to enable both Parcel A Owner and Parcel B Owner to use the easement area for ingress and egress between Parcel A and Parcel B, under the terms of this Agreement.

Stephen C. Werner, Jr.
Murphy Desmond S.C.
101 E. Milwaukee St., Ste 301
Janesville, WI 53545

Tax Parcel Nos. 222 05701701 and
222 057017

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Grant. Parcel A Owner grants a nonexclusive easement and right-of-way to Parcel B Owner and Parcel B Owner's successors and assigns as the owner of Parcel B to use that portion of Parcel A comprising the Easement Property described on Exhibit C for ingress and egress between Parcel A, Parcel B and East Main Street located in the City of Evansville, Wisconsin. Parcel B Owner grants a nonexclusive easement and right-of-way to Parcel A Owner and Parcel A Owner's successors and assigns as the owner of Parcel A to use that portion of Parcel B comprising the Easement Property described on Exhibit C for ingress and egress between Parcel A, Parcel B and East Main Street located in the City of Evansville, Wisconsin.

2. Permitted Users. The easement granted in Section 1, above, may be used by the Parcel A Owner and its tenants, employees, customers, and invitees in common with Parcel B Owner and its tenants, employees, customers, and invitees.

3. Maintenance and Repair; Costs. All decisions regarding maintenance and repair of the Easement Property shall be made by Parcel A Owner, and all decisions regarding replacement of the Easement Property shall be made by mutual written agreement of the Parcel A Owner and Parcel B Owner, so that the Easement Property is maintained to a standard that is reasonable and customary for the respective uses of Parcel A and Parcel B in the City of Evansville. In the event of any dispute related to this Agreement

(including, without limitation, claims that Parcel A Owner is incurring repair and maintenance expenses above the amount appropriate to meet the above "reasonable and customary" standard), the dispute shall be determined by binding arbitration through the American Arbitration Association and the prevailing party shall recover all costs, including actual reasonable attorneys' fees, from the other party. Parcel A and Parcel B Owners shall equally bear the cost of all maintenance, repair and replacement expenses for the Easement Property except for snow plowing and removal and de-icing, which shall be performed by Parcel B Owner at Parcel B Owner's sole expense.

4. Indemnity; Insurance. Each party to this Agreement shall indemnify and defend the other party and their respective owners, officers, employees, tenants, customers, invitees, representatives and agents from all liability, suits, actions, claims, costs, damages, and expenses of every kind and description, including, without limitation, court costs and legal fees, for claims of any character, including liability and expenses in connection with the loss of life, personal injury, or damage to property, brought because of any injuries or damages received or sustained by any person, persons, or property on account of or arising out of the use of the Easement Property by the indemnifying party or its owners, representatives, agents, customers, contractors, subcontractors, invitees, tenants, customers, or employees during the term of this Agreement.

Each party shall maintain in effect at all times during the term of this Agreement a policy of general liability insurance for their respective property comprising the Easement Property.

5. Equal Rights of Use. Parcel A Owner and Parcel B agree that they shall not park vehicles, construct any improvements in the Easement Property or unnecessarily obstruct, impede or interfere with the other party's use of the Easement Property.

6. Covenants Run with Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Parcel A Owner and Parcel B Owner and their respective successors and assigns. The easements granted under Section 1 of this Agreement are each an easement appurtenant to Parcel A and Parcel B, respectively, and may not be transferred separately from, or severed from, title to Parcel A or Parcel B. Furthermore, the benefits of the easements granted under this Agreement shall not be extended to any properties other than Parcel A and Parcel B without the consent of Parcel A Owner or Parcel B Owner, respectively, in their sole and absolute discretion. The specific parties named as Parcel A Owner and Parcel B Owner in this Agreement, and each of their respective successors and assigns as fee simple owners of Parcel A and Parcel B, respectively, or any portion of Parcel A or Parcel B, shall cease to have further liability under this Agreement with respect to facts or circumstances first arising after the party has transferred its fee simple interest in Parcel A or Parcel B, respectively, except, however, for obligations that accrued during the party's period of ownership of title.

7. Non-Use. Non-use or limited use of the easement rights granted in this Agreement shall not prevent Parcel A Owner or Parcel B Owner from later use of the easement rights to the fullest extent authorized in this Agreement.

8. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

9. Entire Agreement. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Rock County, Wisconsin.

10. Notices. All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

11. Invalidity. If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

12. Enforcement. Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.

13. No Public Dedication. Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the easement granted under this Agreement to the general public or for any public purpose whatsoever. Parcel A Owner and Parcel B Owner agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the Easement Property, whether by express grant, implication, or prescription, including, without limitation, the posting of "Private Drive" or "No Trespassing" signs. Such measures shall not, however, unreasonably interfere with the easement rights granted under this Agreement.

14. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

15. Recitals. The Recitals set forth above are incorporated into this Agreement as if fully set forth in the body of this Agreement.

Dated: _____, 2022

[Signature pages follow]

SOLLBERGER ENTERPRISES, LLC (Parcel A Owner)

Jeffry Porter, Member

Therese Porter, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF ROCK

This instrument was signed before me on _____, 2022 by Jeffry Porter and Therese Porter.

Notary Public, State of Wisconsin
My commission expires: _____

(Parcel B Owner)

By: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF ROCK

This instrument was signed before me on _____, 2022 by _____.

Notary Public, State of Wisconsin
My commission expires: _____

EXHIBIT A

Parcel A

Lot 1 of Certified Survey Map No. _____ of Certified Survey Maps of Rock County, Wisconsin, as Document No. _____ and located in the NW. $\frac{1}{4}$ of the SW. $\frac{1}{4}$ of Section 26, T.4N., R.10E., of the 4th P.M., City of Evansville, Rock County, Wisconsin.

EXHIBIT B

Parcel B

Lot 2 of Certified Survey Map No. _____ of Certified Survey Maps of Rock County, Wisconsin, as Document No. _____ and located in the NW. $\frac{1}{4}$ of the SW. $\frac{1}{4}$ of Section 26, T.4N., R.10E., of the 4th P.M., City of Evansville, Rock County, Wisconsin

EXHIBIT C
Certified Survey Map

See attached map.

QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between Jeffrey H. Porter and Therese Porter, husband and wife

and Sollberger Enterprises, LLC, a Wisconsin limited liability company

(Grantor, whether one or more), ("Grantee," whether one or more).

Grantor, quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Rock County, State of Wisconsin ("Property")

(if more space is needed, please attach addendum):

Outlots 1 and 2 of a Certified Survey Map recorded in Volume 17 of Certified Survey Maps, Pages 296-298, as Document #1237227, being a Certified Survey Map of part of Outlot 5, Part 2 of Sheet 7 of the Assessor's Plat of Evansville, and being located in the NW 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4 of Section 26, T.4N., R.10E of the 4th P.M., City of Evansville, County of Rock, State of Wisconsin.

Recording Area

Name and Return Address

Attorney Steve Werner
Murphy Desmond SC
101 E. Milwaukee St, Ste 301
Janesville, WI 53545

6-27-595; 222-057017

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

Dated 06-30-22

* Signature line

(SEAL)

Handwritten signature of Jeffrey H. Porter

(SEAL)

* Signature line

(SEAL)

Handwritten signature of Therese Porter

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Stephen C. Werner, Jr.
Murphy Desmond S.C.

STATE OF WISCONSIN

ROCK

COUNTY

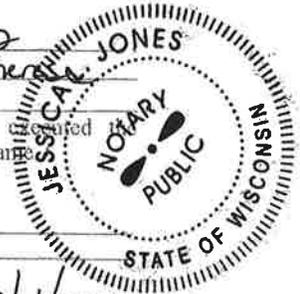
ss.

Personally came before me on 6/30/22 the above-named Jeffrey Porter & Therese Porter

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same

Handwritten signature of Jessica Jones

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 10/4/22)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

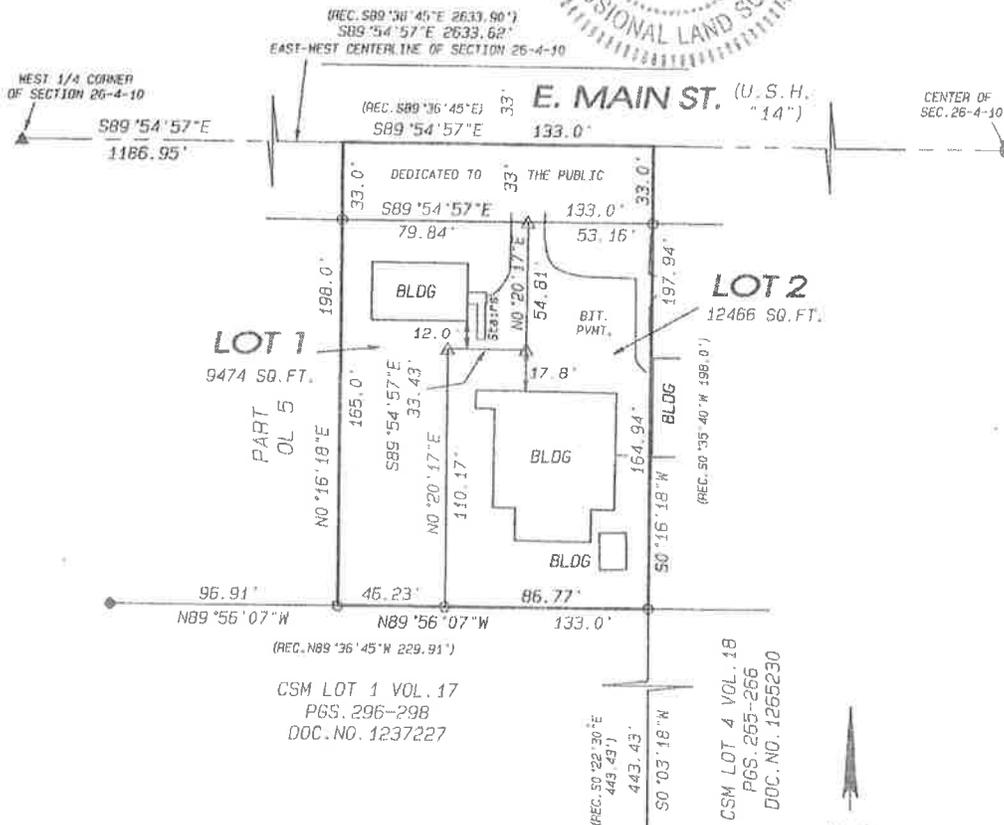
STATE BAR OF WISCONSIN

FORM No. 3-2003

*Type name below signatures.

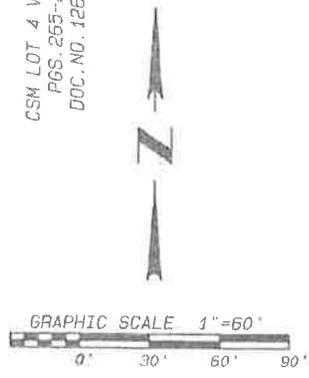
CERTIFIED SURVEY MAP

OUTLOTS 1 AND 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 17, PAGES 296 THRU 298 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1237227 AND PART OF OUTLOT 5, SHEET 7, PART II, ASSESSOR'S PLAT OF THE CITY OF EVANSVILLE AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, 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 ALUMINUM DISK
- △ SET MAG NAIL
- ▲ FOUND SURVEY SPIKE



NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED S89°54'57"E ALONG THE EAST-WEST CENTERLINE OF SECTION 26-4-10.

Project No. 122 - 083 For: PORTER SHEET 1 OF ___ SHEETS

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

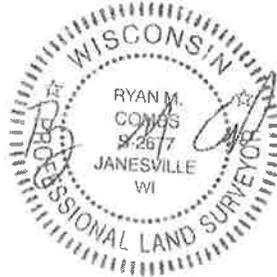
109 N. Milwaukee St.
 Janesville, WI 53548 tel: 608 752-0575
 www.combsurvey.com fax: 608 752-0534

CERTIFIED SURVEY MAP

OUTLOTS 1 AND 2 OF A CERTIFIED SURVEY MAP IN VOLUME 17, PAGES 296 THRU 298 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1237227 AND PART OF OUTLOT 5, SHEET 7, PART II, ASSESSOR'S PLAT OF THE CITY OF EVANSVILLE AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION-SOLLENBERGER ENTERPRISES, LLC

As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided, mapped, and as represented hereon.



x _____
Jeffry H. Porter

x _____
Therese Porter

State of Wisconsin
County of Rock SS. Personally, came before me this _____ day of _____, 20____, Jeffry H. Porter and Therese Porter to me well known to be the persons who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin _____

My Commission _____

CITY OF EVANSVILLE APPROVAL

Approved by the Common Council this _____ day of _____, 20____.
Deputy City Clerk _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current and have been paid as of _____, 20____.

Rock County Treasurer _____

SHEET TWO OF FOUR SHEETS
Project No. 122-083 For: PORTER

CERTIFIED SURVEY MAP

OUTLOTS 1 AND 2 OF A CERTIFIED SURVEY MAP IN VOLUME 17, PAGES 296 THRU 298 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1237227 AND PART OF OUTLOT 5, SHEET 7, PART II, ASSESSOR'S PLAT OF THE CITY OF EVANSVILLE AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

State Bank of Cross Plains, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the hereon described land, does hereby consent to surveying, mapping and dedication of the land described on this map, and does hereby consent to the certificate of Jeffrey H. Porter and Therese Porter. Witness the hand and seal of

X _____ X _____
(Signature) (Title) (Date)

State of Wisconsin
County of _____ SS. Personally, came before me, this _____ day of _____, 20____.

the above-named _____, to me known to be the person
(Print)

who executed the foregoing certificate and acknowledged the same.

X _____
Notary Public, _____ County, Wisconsin
My Commission Expires _____



SHEET THREE OF FOUR SHEETS

Project No. 122-083 For: PORTER

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

CERTIFIED SURVEY MAP

OUTLOTS 1 AND 2 OF A CERTIFIED SURVEY MAP IN VOLUME 17, PAGES 296 THRU 298 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1237227 AND PART OF OUTLOT 5, SHEET 7, PART II, ASSESSOR'S PLAT OF THE CITY OF EVANSVILLE AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin

County of Rock

SS.

I, Ryan M. Combs, a Professional Land Surveyor,

do hereby certify that I have surveyed, divided, and mapped OUTLOTS 1 AND 2 OF A CERTIFIED SURVEY MAP IN VOLUME 17, PAGES 296 THRU 298 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1237227 AND PART OF OUTLOT 5, SHEET 7, PART II, ASSESSOR'S PLAT OF THE CITY OF EVANSVILLE AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: Commencing at a survey spike at the West 1/4 Corner of said Section; thence S89°54'57"E along the East-West Centerline of said Section, 1186.95 feet to the NW Corner of a Parcel described on Document No. 1304977, also being at the place of beginning for the land to be herein described; thence S89°54'57"E continuing along said East-West Centerline, 133.0 feet to the NE Corner of said Certified Survey Map; thence S0°16'18"W along the East Line of said Certified Survey Map, 197.94 feet to the SE Corner of said Outlot 2; thence N89°56'07"W along the South Line of said Outlot 2 and Outlot 1 and the South Line of said Parcel (Doc No. 1304977) a distance of 133.0 feet to the SW Corner of said Parcel; thence N0°16'18"E 198.0 feet to the place of beginning. Containing 0.6 of an acre but EXCEPTING THEREFROM any portion of E. Main Street previously dedicated to the public. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division, and map by the direction of Jeffrey Porter and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same.

Given under my hand and seal this 13th day of June 2022, Janesville, Wisconsin.



RECORDING DATA

No. _____ received for record this _____ day of _____,

20____, at _____ o'clock ____M., and recorded as _____

of Certified Survey Maps of Rock County, Wisconsin.

Register of Deeds _____

SHEET FOUR OF FOUR SHEETS

Project No. 122-083 For: PORTER

7B

7C

CONDITIONAL USE APPLICATION Evansville, Wisconsin

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. You may download this file as a Microsoft Word file off of the City's website at: 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	\$300
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 Joe Mayer (Kimley-Horn and Associates)

Street address 4201 Winfield Road

City Warrenville

State and zip code IL 60555

Daytime telephone number 630-487-5563

Fax number, if any N/A

E-mail, if any joe.mayer@kimley-horn.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	Jacob W Stauffer	Mike Sebben	Donald Chaput
Company	The Overland Group (Land Purchaser)	Torgerson Design Partners (Project Architect)	Chaput Land Surveys (Project Surveyor)
Street address	1903 East Battlefield Street	116 N. 2nd Avenue	234 W. Florida Street
City	Springfield	Ozark	Milwaukee
State and zip code	MO 65804	MO 65721	WI 53204
Daytime telephone number	417-293-3332	417-581-8889	414-224-8068
Fax number, if any			
E-mail, if any	jacobstauffer@theoverlandgroup.com	msebben@tdp-arch.com	don@chaputlandsurveys.com

3. Subject property information

Street address	<u>255 Union Street, Evansville, WI 53536</u>		
Parcel number	<u>6 - 27 - 870</u>	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-3 B-4 B-5 Planned Office District O-1 Industrial Districts I-1 I-2 I-3		

CONDITIONAL USE APPLICATION

Evansville, Wisconsin

Version: 2015

Describe the current use	The existing property is a commercial use, previously occupied by a Cafe/Coffee Shop
Full legal description *You can request this information from Real Property *This may be attached as a separate file	Part of Outlot 27, Sheet 5, Assessor's Plat, located in the SW1/4 of the NE1/4 of Section 27, Township 04 North, Range 10 East, of the City of Evansville, in the City of Evansville, Rock County, Wisconsin, described as follows: Beginning at the East 1/4 corner of Section 27, thence North 01°28'52" West for a distance of 992.95 feet along the East line of the NE1/4 of Section 27; thence South 89°56'25" West for a distance of 1818.96 feet to the Southwest right of way of USH "14"; thence North 44°51'54" West for a distance of 254.58 feet along said right of way to the point of beginning; thence South 64°43'22" West for a distance of 205.54 feet; thence North 28°32'00" West for a distance of 392.62 feet; thence North 64°09'13" East for a distance of 88.05 feet to the Southwest right of way of USH "14"; thence South 44°51'54" East for a distance of 416.99 feet along said right of way to the point of beginning.

4. Proposed use. Describe the proposed use.

The proposed use is a convenience/general store, the tenant is Dollar General. The project will consist of demolition of an existing building and the construction of a 9,210 SF building with an associated parking lot. Site grading, paving, and underground utility installation improvements will be provided. Two existing access points will be closed on the sitem, replaced with the construction of one access point on Union Street.

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

Estimated hours of operation will be 7 days a week, open from 8am – 10pm. Dollar General stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with Dollar General's high-quality private brands. Dollar General serves its customers with value and convenience and provides career opportunities for the neighborhood it serves.

Sales will only occur within the building, but Dollar General requests outdoor displays for an ice cooler, propane cage, or seasonal items.

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.

A trash enclosure and loading area has been provided at the rear of the property. Deliveries and refuse pick-ups may occur multiple times a week, typically outside of peak business hours.

Lighting for the parking lot and building entrances will be provided in accordance with the City of Evansville code, to provide a safe and secure property.

An ice cooler and propane cage is requested to be displayed outside of the building.

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.

Kimley-Horn wishes to propose outdoor sales and service (propane, ice, etc.) as a conditional use for this project. We believe this use will improve customer experience for the heavier sales items such as ice and propane. This will allow for reduced transportation distance from the sales items to the patron's cars creating an enhanced shopping experience. The sale items will be displayed on the northeast face of the building, away from the building frontage on Union Street.

CONDITIONAL USE APPLICATION
Evansville, Wisconsin
Version: 2015

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

The property is bound by railroad right of way at the rear of the property which provides a buffer from the residential properties to the west. It has frontage on Union Road, where it will be reducing the amount of existing access points. There are no negative impacts anticipated for neighboring properties.

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.

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

Version: 2015

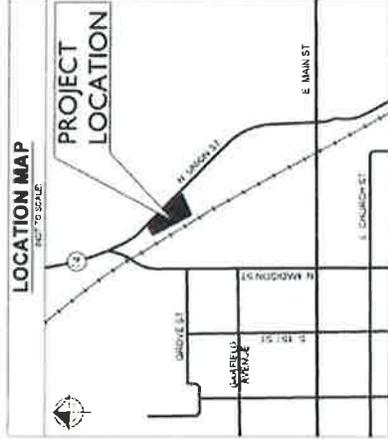
Site Plan Checklist	Complete ?	
	Yes	No
a. Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Date of the original plan and the latest date of revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. North arrow and graphic scale (not smaller than one inch equals 100 feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parcel number of the subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Required building setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The location and dimension (cross section and entry throat) of all access points onto public streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The location and dimensions of on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The location and dimension of all loading and service areas of the subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The location of all outdoor storage areas and the design of all screening devices	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. The location, type, height, size, and lighting of all signage (existing and proposed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. The location, type, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including clear demonstration of compliance with lighting requirements of the zoning code	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. The location and type of any permanently protected green space areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p. The location of existing and proposed drainage facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
q. In the legend, data for the subject property as follows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Lot area (square feet or acres)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Floor area (square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Floor area ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Impervious surface area (square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Impervious surface ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Building height (feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINAL ENGINEERING PLANS DOLLAR GENERAL 255 N. UNION ROAD EVANSVILLE, WISCONSIN 53536



1-800-742-2651

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY
C1.0	GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL NOTES & DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS



UTILITY AND GOVERNING AGENCY CONTACTS

ROADWAY JURISDICTION
 WISCONSIN DEPARTMENT OF TRANSPORTATION
 SOUTHWEST REGION - MADISON OFFICE
 2101 WRIGHT STREET
 MADISON, WI 53706
 TEL: (608) 246-3800
 CONTACT: DAVE WETH, DIRECTOR

NATURAL GAS
 WE ENERGIES
 1300 JANESVILLE AVENUE
 EVANSVILLE, WI 53536
 TEL: (800) 242-8137

SEWERAGE
 CHASE COMMUNICATIONS, INC. (SPECTRUM)
 1348 PLAINFIELD AVENUE
 JANESVILLE, WI 53545
 TEL: (888) 674-2389

WATER
 CHASE COMMUNICATIONS, INC. (SPECTRUM)
 1348 PLAINFIELD AVENUE
 JANESVILLE, WI 53545
 TEL: (888) 674-2389

CITY OF EVANSVILLE
 31 S. MADISON ST.
 EVANSVILLE, WI 53536
 TEL: (608) 685-2289
 CONTACT: CHAD REILY

CITY OF EVANSVILLE
 31 S. MADISON ST.
 EVANSVILLE, WI 53536
 TEL: (608) 685-2289
 CONTACT: CHAD REILY

WATER UTILITY (WATER & SEWER)
 CITY OF EVANSVILLE
 31 S. MADISON ST.
 EVANSVILLE, WI 53536
 TEL: (608) 685-2289
 CONTACT: MERRY JAGROTH

PROJECT TEAM

DEVELOPER
 THE OVERLAND GROUP
 1903 EAST BATTLEFIELD ST.
 BIRMINGHAM, AL 35204
 TEL: (205) 334-4334
 CONTACT: ACCE W. S'AUFFER

ARCHITECT
 TORGERSON DESIGN PARTNERS
 118 N. 2ND AVE.
 EVANSVILLE, WI 53536
 TEL: (417) 581-8888
 CONTACT: MIKE SERBEN

SUBVEYOR
 CHARLOT LAND SURVEY'S
 234 W. FLORIDA STREET
 EVANSVILLE, WI 53536
 TEL: (414) 224-8668
 CONTACT: DONALD CHAPUT

LANDSCAPE ARCHITECT
 KIMLEY-HORN AND ASSOCIATES, INC.
 4201 WINFIELD ROAD, SUITE 600
 WASHINGTON, DC 20007
 TEL: (630) 487-5500
 EMAIL: DANIEL.GROVE@KIMLEY-HORN.COM
 CONTACT: DANIEL GROVE

ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 4201 WINFIELD ROAD, SUITE 600
 WASHINGTON, DC 20007
 TEL: (630) 487-5500
 EMAIL: JUSTIN.MULLER@KIMLEY-HORN.COM
 CONTACT: JUSTIN MULLER, P.E.

GEOTECH
 TERRACON CONSULTANTS, INC.
 800 SOUTH MAIN STREET
 FRANKLIN, WI 53132
 TEL: (414) 423-0255
 CONTACT: PAUL J. KOSZAREK, P.E.

LEGAL DESCRIPTION

PART OF PLAT OF 37.5 ACRES, RESSER'S PLAT 100, T25N, R14E, OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 14 EAST, COUNTY OF ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/4 CORNER OF SECTION 27, THENCE NORTH 1/4 OF SECTION 22, THENCE SOUTH 88°56'22" WEST FOR A DISTANCE OF 1816.96 FEET TO THE SOUTHWEST RIGHT OF WAY OF US 14, THENCE NORTH 44°15'4" WEST FOR A DISTANCE OF 203.54 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 64°32'22" WEST FOR A DISTANCE OF 203.54 FEET TO THENCE NORTH 28°32'00" WEST FOR A DISTANCE OF 392.62 FEET, THENCE NORTH 10°15'13" WEST FOR A DISTANCE OF 48.05 FEET TO THE SOUTHWEST RIGHT OF WAY OF US 14, THENCE SOUTH 44°15'4" WEST FOR A DISTANCE OF 416.93 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

BENCHMARKS

BENCHMARKS:
 BENCHMARKS SHOWN ON SURVEY)
 STARTING BENCHMARK: FOUND ALUMINUM SURVEY SPIKE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 14 EAST, ELEVATION=513.35
 SITE BENCHMARKS: SEE FLANGE BOLT ON HYDRANT ELEVATION=502.68

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JUSTIN MULLER, A LICENSED PROFESSIONAL ENGINEER OF WISCONSIN, HEREBY CERTIFY THAT THE ENGINEERING DESIGN AND CONSTRUCTION DETAILS SHOWN ON THESE SHEETS LISTED ABOVE ARE MY ORIGINAL WORK AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF WISCONSIN. I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY AT THE SAME TIME AS I AM PROVIDING THESE SERVICES TO YOU. I AM NOT PROVIDING THESE SERVICES TO ANY OTHER PARTY AT THE SAME TIME AS I AM PROVIDING THESE SERVICES TO YOU. I AM NOT PROVIDING THESE SERVICES TO ANY OTHER PARTY AT THE SAME TIME AS I AM PROVIDING THESE SERVICES TO YOU.

DATED THIS 31ST DAY OF MARCH, 2022, A.D. 2022

Justin Muller
 JUSTIN MULLER, LICENSED PROFESSIONAL ENGINEER E-40596
 MY LICENSE EXPIRES ON JULY 31, 2022



DATE	03/09/23
PROJECT	REPAIR OF CONSTRUCTION
CITY	CHICAGO

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAYS (IDOT) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES AND UTILITIES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES AND UTILITIES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES AND UTILITIES.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

PAVING NOTES

1. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR PAVING.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES AND UTILITIES.
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STORM SEWER NOTES

1. ALL STORM SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR STORM SEWERS.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES AND UTILITIES.
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10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

ADA GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN DISABILITY ACT (ADA) AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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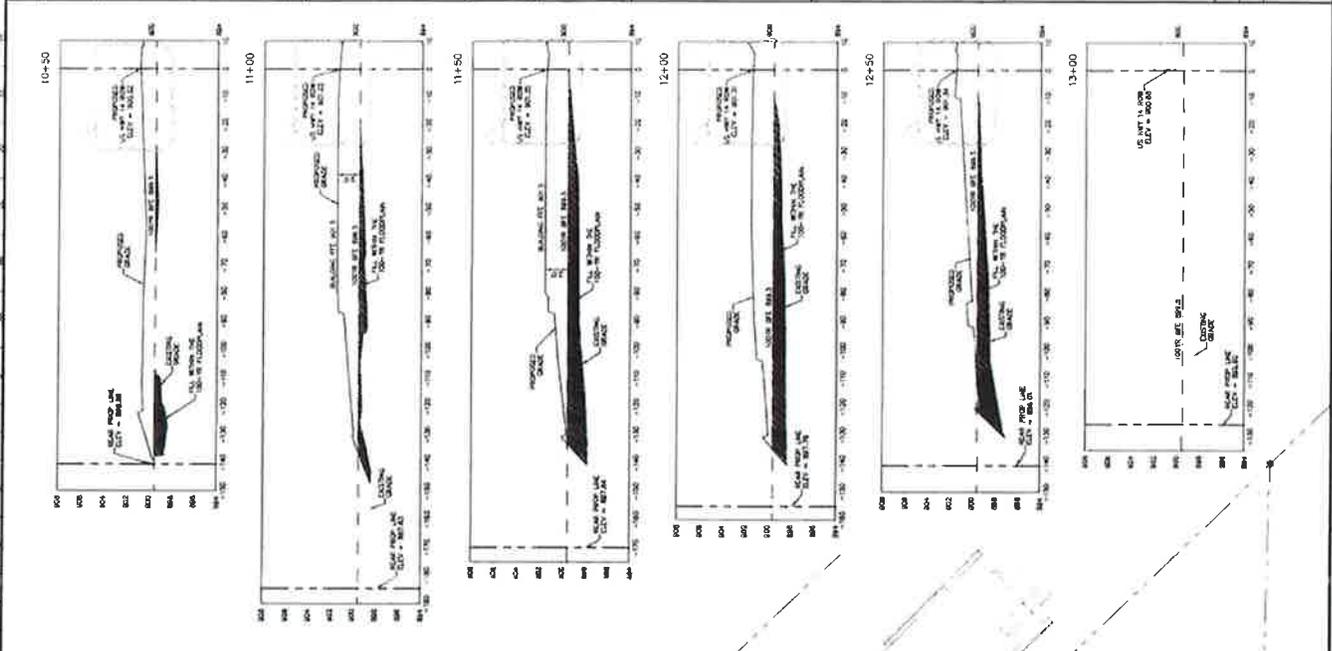
WATERMAIN NOTES

1. ALL WATERMAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR WATERMAINS.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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DATE	03/09/23
PROJECT	REPAIR OF CONSTRUCTION
CITY	CHICAGO

DOLLAR GENERAL

THE OVERLAND GROUP



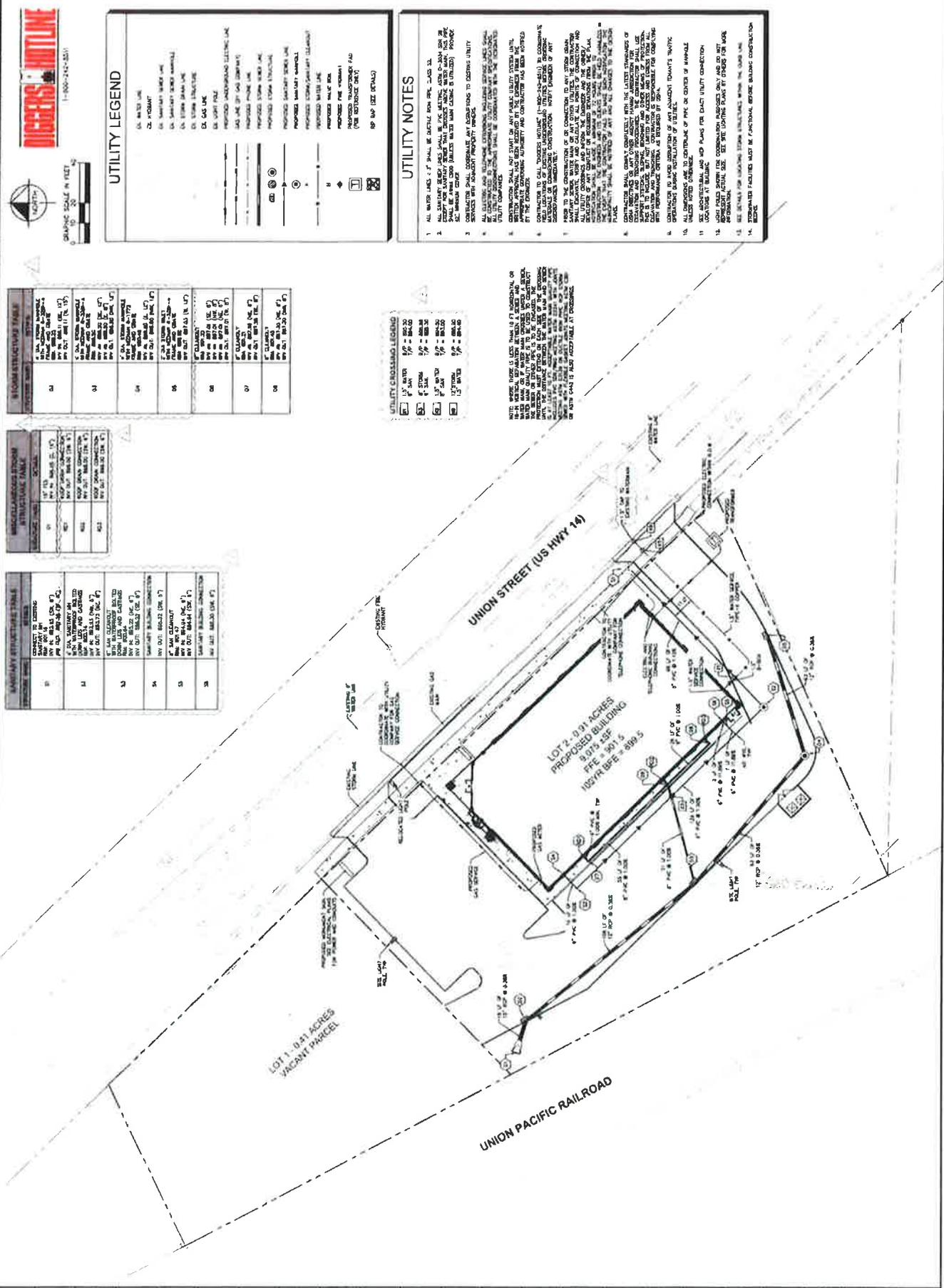
GRADING LEGEND

3' = TOP OF PARAPET
 1' = TOP OF CURB
 0' = TOP OF GROUND
 4' = TOP OF WALL
 1' = TOP OF FOUNDATION
 1' = PROPOSED GRADE

PROPOSED CHANGES
 EXISTING CENTERLINE
 EXISTING WALL
 EXISTING SIDEWALK DIRECTION
 EXISTING SIDEWALK CENTERLINE



- GRADING NOTES**
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND STRUCTURES ON THE SITE TO MATCH THE PLAN.
 - ALL EXISTING SPOT GRADE ELEVATIONS AND DIMENSIONS WITHIN OR OUTSIDE THE PROPOSED GRADE SHALL BE VERIFIED BY THE CONTRACTOR.
 - ALL EXISTING SPOT GRADE ELEVATIONS AND DIMENSIONS WITHIN OR OUTSIDE THE PROPOSED GRADE SHALL BE VERIFIED BY THE CONTRACTOR.
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1-800-742-8811

TOPGUNS HOTLINE

GRAPHIC SCALE IN FEET

0 10 20

UTILITY LEGEND

1" WATER	1" GAS	1" SEWER	1" ELECTRIC
2" WATER	2" GAS	2" SEWER	2" ELECTRIC
3" WATER	3" GAS	3" SEWER	3" ELECTRIC
4" WATER	4" GAS	4" SEWER	4" ELECTRIC
6" WATER	6" GAS	6" SEWER	6" ELECTRIC
8" WATER	8" GAS	8" SEWER	8" ELECTRIC
12" WATER	12" GAS	12" SEWER	12" ELECTRIC

STRUCTURE TABLE

NO.	DESCRIPTION	DATE
01	1" WATER	03/22/22
02	2" WATER	03/22/22
03	3" WATER	03/22/22
04	4" WATER	03/22/22
05	6" WATER	03/22/22
06	8" WATER	03/22/22
07	12" WATER	03/22/22

UTILITY CROSSING LEGEND

1" WATER	1" GAS	1" SEWER	1" ELECTRIC
2" WATER	2" GAS	2" SEWER	2" ELECTRIC
3" WATER	3" GAS	3" SEWER	3" ELECTRIC
4" WATER	4" GAS	4" SEWER	4" ELECTRIC
6" WATER	6" GAS	6" SEWER	6" ELECTRIC
8" WATER	8" GAS	8" SEWER	8" ELECTRIC
12" WATER	12" GAS	12" SEWER	12" ELECTRIC

STRUCTURE TABLE

NO.	DESCRIPTION	DATE
01	1" WATER	03/22/22
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04	4" WATER	03/22/22
05	6" WATER	03/22/22
06	8" WATER	03/22/22
07	12" WATER	03/22/22

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NO.	DESCRIPTION	DATE
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07	12" WATER	03/22/22

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06	8" WATER	03/22/22
07	12" WATER	03/22/22

STRUCTURE TABLE

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01	1" WATER	03/22/22
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03	3" WATER	03/22/22
04	4" WATER	03/22/22
05	6" WATER	03/22/22
06	8" WATER	03/22/22
07	12" WATER	03/22/22

UTILITY NOTES

1. ALL WATER LINES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE PROPERTY LINE.
2. ALL SEWER LINES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE PROPERTY LINE.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
4. ALL ELECTRICAL AND TELEPHONE LINES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE PROPERTY LINE.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.

UTILITY CROSSING LEGEND

1" WATER 1" GAS 1" SEWER 1" ELECTRIC

2" WATER 2" GAS 2" SEWER 2" ELECTRIC

3" WATER 3" GAS 3" SEWER 3" ELECTRIC

4" WATER 4" GAS 4" SEWER 4" ELECTRIC

6" WATER 6" GAS 6" SEWER 6" ELECTRIC

8" WATER 8" GAS 8" SEWER 8" ELECTRIC

12" WATER 12" GAS 12" SEWER 12" ELECTRIC

STRUCTURE TABLE

NO.	DESCRIPTION	DATE
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03	3" WATER	03/22/22
04	4" WATER	03/22/22
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06	8" WATER	03/22/22
07	12" WATER	03/22/22

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07	12" WATER	03/22/22

STRUCTURE TABLE

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07	12" WATER	03/22/22

STRUCTURE TABLE

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07	12" WATER	03/22/22

STRUCTURE TABLE

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05	6" WATER	03/22/22
06	8" WATER	03/22/22
07	12" WATER	03/22/22

STRUCTURE TABLE

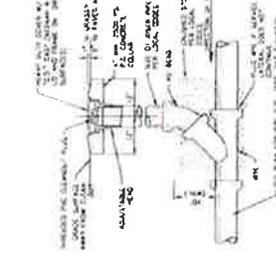
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02	2" WATER	03/22/22
03	3" WATER	03/22/22
04	4" WATER	03/22/22
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STRUCTURE TABLE

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05	6" WATER	03/22/22
06	8" WATER	03/22/22
07	12" WATER	03/22/22



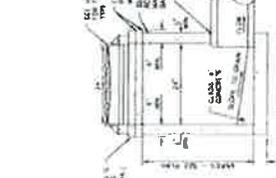
1-800-241-8311



SANITARY STORM CLEANOUT
N.E.A.



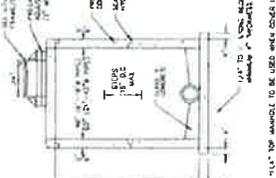
2" DIAMETER STORM INLET
N.E.A.



STORM MANHOLE (FLAT TOP)
N.E.A.



TYPICAL VALVE SETTING AND BOX
N.E.A.



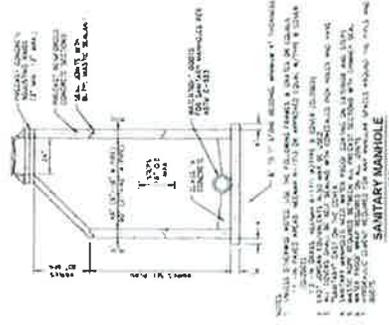
SANITARY MANHOLE
N.E.A.



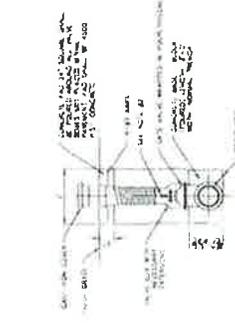
STORM MANHOLE TYPE A
N.E.A.



SANITARY STORM INLET
N.E.A.

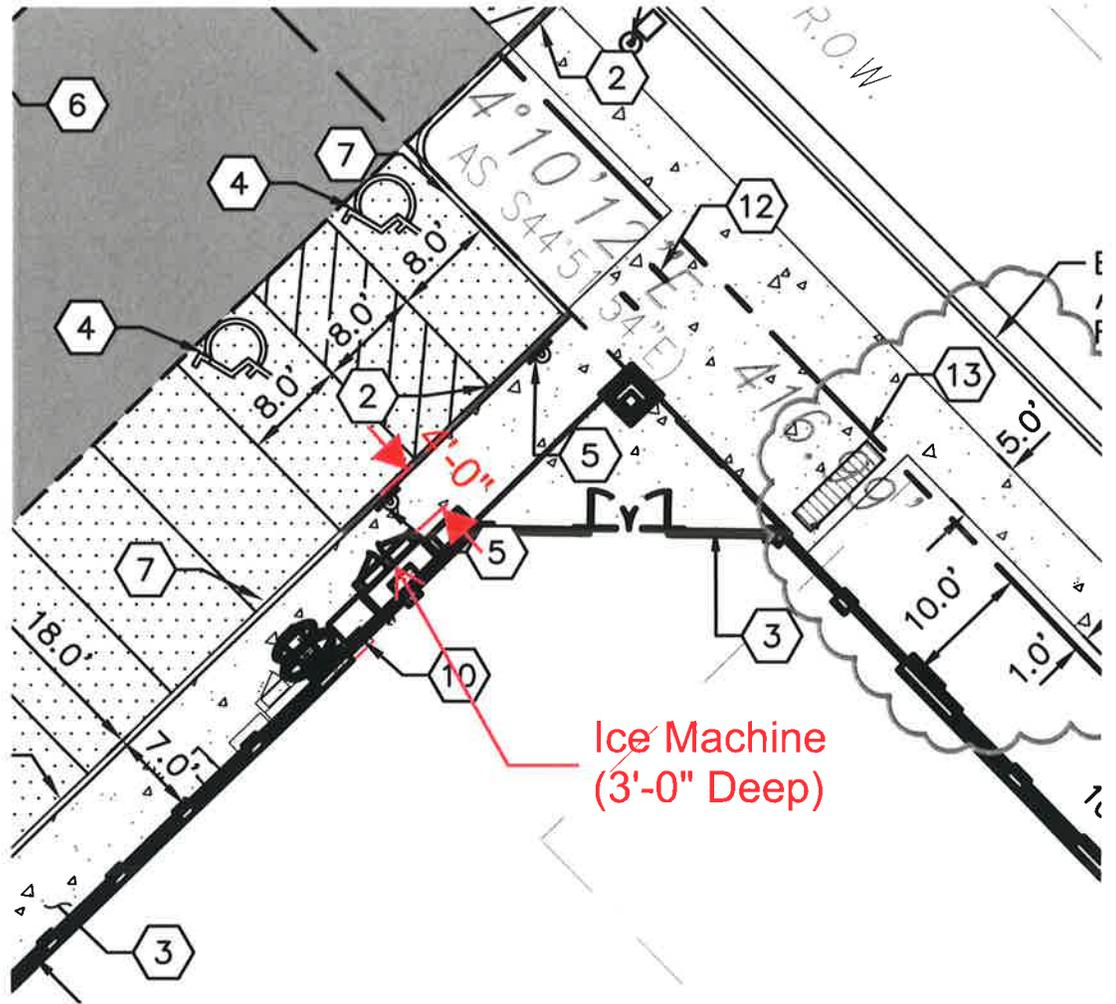


SANITARY MANHOLE
N.E.A.



TYPICAL VALVE SETTING AND BOX
N.E.A.

- NOTES:
1. ALL 4" & 6" GATE VALVES SHALL BE IN ACCORDANCE WITH ANSI STANDARD C 182.
 2. ALL 4" & 6" GATE VALVES SHALL BE IN ACCORDANCE WITH ANSI STANDARD C 182.
 3. ALL 4" & 6" GATE VALVES SHALL BE IN ACCORDANCE WITH ANSI STANDARD C 182.
 4. ALL 4" & 6" GATE VALVES SHALL BE IN ACCORDANCE WITH ANSI STANDARD C 182.
 5. ALL 4" & 6" GATE VALVES SHALL BE IN ACCORDANCE WITH ANSI STANDARD C 182.



North Corner of Dollar General at Union Road
(4'-0" sidewalk clearance shown in front of ice
machine - 3'-0" min. required)



Gray Brick

CMU

CONDITIONAL USE APPLICATION Evansville, Wisconsin

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. You may download this file as a Microsoft Word file off of the City's website at: 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.

1. Applicant information

Applicant name Nicole & Nicholas Rice
 Street address 15933 W Holt Rd
 City Brooklyn
 State and zip code WI, 53521
 Daytime telephone number 608-877-6330
 Fax number, if any _____
 E-mail, if any Nicolerice1185@gmail.com

- Office Use Only -

Initial application fee	\$300
Receipt number	1.149590
Date of pre-application meeting	_____
Date of determination of completeness	_____
Name of zoning administrator	_____
Date of Plan Commission review	_____
Application number	_____

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	Nicholas Rice		
Company			
Street address	15933 W Holt Rd		
City	Brooklyn		
State and zip code	WI		
Daytime telephone number	608-358-4342		
Fax number, if any			
E-mail, if any	nicholas.rice@aecom.com		

3. Subject property information

Street address	155 Union St.		
Parcel number	6-27-860	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-3 B-4 B-5 Planned Office District O-1 Industrial Districts I-1 I-2 I-3		Paid To: City of Evansville ----- Receipt: 1.149590 300.00 NICOLE RICE Aug 1, 2022 11:03AM

CONDITIONAL USE APPLICATION

Evansville, Wisconsin

Version: 2015

Describe the current use	B-3 Vacant/ warehouse storage
Full legal description *You can request this information from Real Property *This may be attached as a separate file	27-4-10 4.350 A PT NE1/4 ASSESSORS PLAT SHEET 5 OUTLOT 21, TRI PCL IN NW COR OL 20, COM 40' S OF NW COR, NE 160', W TO NW COR, S TO POB (EXC TRI PCL AT APEX OF PCL IN OL 20)

4. Proposed use. Describe the proposed use.

We are proposing a pet supply store connected to a small dog daycare facility. The proposed dog daycare facility will be an approximately 40'x40' indoor play area connected to a 35'x35' outdoor fenced in yard with artificial turf. We would propose only allowing a small group each day of 15-20 or less dogs per day to play.

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

The proposed dog daycare facility would operate on weekdays from 7am – 6pm. The proposed pet store would operate on weekdays from 9am – 8pm and 10am – 5pm on Saturdays. We will not be offering dog boarding.

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 proposed dog daycare facility has the potential to create noise nuisances. We will have a written policy in place and only take non-barkers. Potential customers will all be made aware that we cannot allow excessive barkers at the daycare.

Another potential nuisance that may be created by the dog daycare facility is dog waste. We will immediately pick up any dog waste, seal it in a bucket, and properly dispose of it at the landfill. The outdoor fenced-in yard will have artificial turf that will be sanitized daily with special cleaner made specifically for dog urine.

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.

Evansville used to have a dog daycare that had to unfortunately almost two years ago. Evansville would benefit greatly to be able to offer this to its citizens. In addition to the dog daycare, we plan to have a pet supply store that would stock a good number of items that pet owners in Evansville need so they don't need to travel so far to acquire necessary items for their pets. It would also bring customers into Evansville from surround communities and rural areas which would in turn bring a larger customer base to other retailers in Evansville.

CONDITIONAL USE APPLICATION

Evansville, Wisconsin

Version: 2015

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

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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.

	8/1/22
--	--------

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.

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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

Version: 2015

		Complete ?	
		Yes	No
Site Plan Checklist			
a.	Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Date of the original plan and the latest date of revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	North arrow and graphic scale (not smaller than one inch equals 100 feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Parcel number of the subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Required building setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i.	The location and dimension (cross section and entry throat) of all access points onto public streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	The location and dimensions of on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k.	The location and dimension of all loading and service areas of the subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l.	The location of all outdoor storage areas and the design of all screening devices	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m.	The location, type, height, size, and lighting of all signage (existing and proposed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n.	The location, type, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including clear demonstration of compliance with lighting requirements of the zoning code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o.	The location and type of any permanently protected green space areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p.	The location of existing and proposed drainage facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
q.	In the legend, data for the subject property as follows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.	Lot area (square feet or acres)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Floor area (square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Floor area ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Impervious surface area (square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Impervious surface ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Building height (feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>



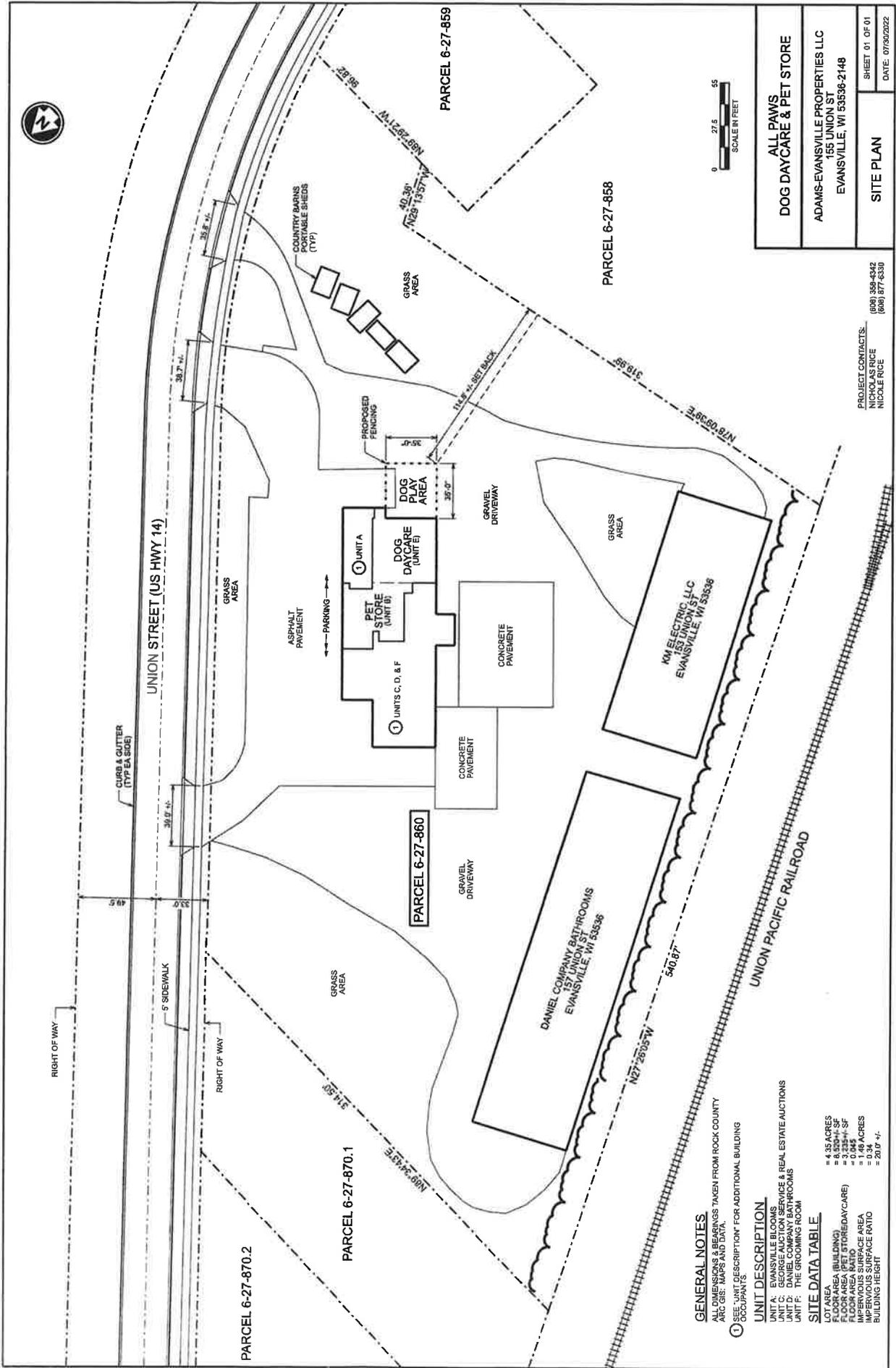
UNLIT SIGN 5' X 5'

FRONT OF BUILDING CENTERED OVER DOOR

NEW AWNINGS COLOR BLUE



All Paws
DOG DAYCARE • PET STORE



ALL PAWS DOG DAYCARE & PET STORE
ADAMS-EVANSVILLE PROPERTIES LLC 165 UNION ST EVANSVILLE, WI 53536-2148
SITE PLAN
SHEET 01 OF 01 DATE: 07/30/2022

PROJECT CONTACTS:
NICHOLAS RICE (608) 358-4342
NICOLE RICE (608) 877-6330

GENERAL NOTES
ALL DIMENSIONS & BEARINGS TAKEN FROM ROCK COUNTY ARC GIS: MAPS AND DATA
① SEE "UNIT DESCRIPTION" FOR ADDITIONAL BUILDING OCCUPANTS.

UNIT DESCRIPTION
UNIT A: EVANSVILLE BATHROOMS
UNIT B: GEORGE AUCTION SERVICE & REAL ESTATE AUCTIONS
UNIT C: DANIEL COMPANY BATHROOMS
UNIT D: DANIEL COMPANY BATHROOMS
UNIT E: THE GROOMING ROOM

SITE DATA TABLE

LOT AREA	= 4.35 ACRES
FLOOR AREA (BUILDING)	= 8,529+/- SF
FLOOR AREA (PET STORE/DAYCARE)	= 3,325+/- SF
FLOOR AREA (DOG PLAY AREA)	= 1,148 ACRES
IMPERVIOUS SURFACE AREA	= 0.34
IMPERVIOUS SURFACE RATIO	= 20.0% +/-
BUILDING HEIGHT	

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

Evansville, Wisconsin

Version: June, 2015

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. 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 Community Development Director at 608.882.2285 or 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.

- Office Use Only -

Initial application fee	\$150
Receipt number	1449979
Date of pre-application meeting, if any	
Date of determination of completeness	
Name of zoning administrator	
Date of Plan Commission review	
Application number	

1. Applicant information

Applicant name Gordon T. Miller, Susan Goodspeed Miller

Street address 195 S. Union St

City Evansville

State and zip code WI, 53536

Daytime telephone number (608) 669-3469

Fax number, if any _____

E-mail, if any gordyandsue@gmail.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			
Company			
Street address			
City			
State and zip code			
Daytime telephone number			
Fax number, if any			
E-mail, if any			

3. Subject property information

Parcel number(s)	6-27- <u>344</u>	6-27- _____	6-27- _____
	6-27- _____	6-27- _____	6-27- _____
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)	<u>B5</u>	Note: The zoning districts are listed below.	
	Agricultural Districts	A-1 A-2 A-3	
	Residential Districts	RR LL-R12 LL-R12A LL-R12B LL-R12C LL-R15 LL-R15A LL-R15B LL-R15C R-1 R-1A R-1B R-1C R-2 R-3	
	Business Districts	B-1 B-2 B-3	
	Planned Office District	O-1	
	Industrial Districts	I-1 I-2 I-3	

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

Evansville, Wisconsin

Version: June, 2015

Describe the current use of each parcel	Light manufacturing and storage
---	---------------------------------

4. Indicate what zoning district designation you would like the subject property to be zoned as. If multiple zones are proposed, use the parcel map provided as part of #7 below to show the proposed configuration.

B2

5. From the list below, check those reasons why you believe the zoning map and/or zoning classification should be changed.

<p><input type="checkbox"/> The designation of the official zoning map and/or zoning classification should be brought into conformity with the City's Comprehensive Plan.</p> <p><input type="checkbox"/> A mistake was made in mapping on the official zoning map and/or zoning classification.</p> <p><input checked="" type="checkbox"/> Factors have changed (e.g., availability of new data, the presences of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.</p> <p><input type="checkbox"/> Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map and/or zoning classification.</p>
--

6. For each of the reasons checked above, provide additional detail.

<p>The property is suitable for a greater variety of uses than B5 zoning permits. Gordon Miller would like to add residential use in addition to artisan woodworking studio, storage, and retail.</p> <p>Rezoning to B2 would bring the property into compliance with setback requirements.</p> <p>Rezoning would bring the property into compliance regarding its previous and recent residential use.</p>

7. **Location map.** Attach a map (8½" x 11") that shows those parcels to be rezoned 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 clearly show the parcel number of each parcel to be rezoned, a graphic scale, and a north arrow.

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

Evansville, Wisconsin

Version: June, 2015

8. 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.
- ◆ I understand that the City Council may ask for additional information.
- ◆ I understand that if the City Council denies this application, I may not resubmit this same application during the 12-month period from the date of the City Council's decision, unless there is new evidence or proof of change as certified by the Community Development Director.



Applicant Signature

A-9 1 2022

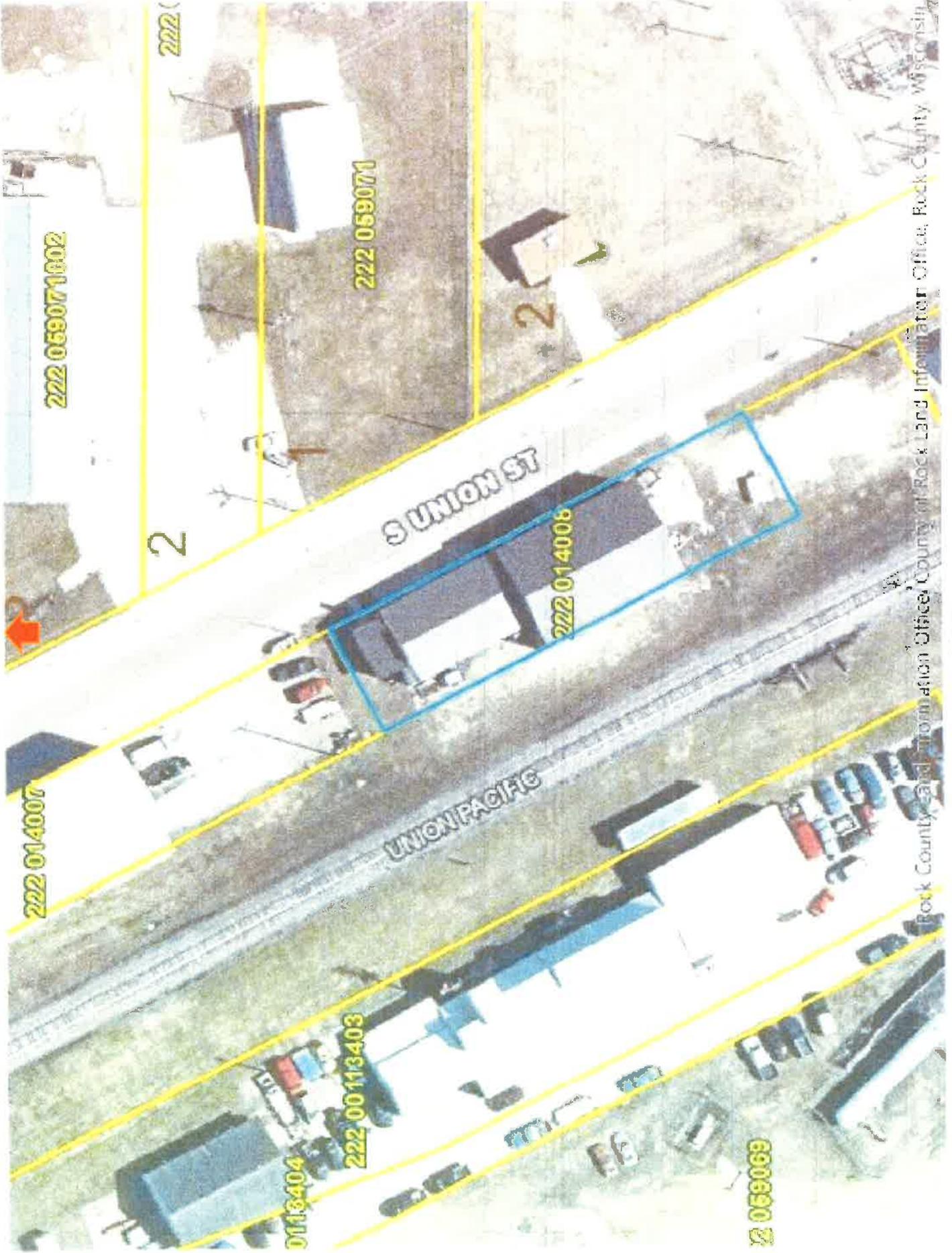
Date

Governing Regulations

The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 7, of the Municipal Code.

NORTH

EAST



WEST

SOUTH

Rock County Land Information Office, Rock County, Wisconsin