

## NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below at City Hall, 31 South Madison Street, Evansville, Wisconsin 53536. Notice is further 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 advanced notice as possible. Please silence cell phones and electronic devices during the meeting.

City of Evansville **Plan Commission**  
Regular Meeting  
Monday, April 1, 2019, 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street

## AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the March 11, 2019 Meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. New Business
  - A. Public Hearing and Review of Land Division Application LD-2019-01 for an extraterritorial land division on Parcels 6-20-199 and 6-20-380.01 on N Cemetery Road
    - i. Review Staff Report and Applicant Comments
    - ii. Public Hearing
    - iii. Plan Commissioner Questions and Comments
    - iv. Motion with Conditions
  - B. Public Hearing and Review of Land Division Application LD-2019-02 for an extraterritorial land division on Parcels 6-20-199.4 at 8739 N Territorial Road
    - i. Review Staff Report and Applicant Comments
    - ii. Public Hearing
    - iii. Plan Commissioner Questions and Comments
    - iv. Motion with Conditions
8. Next Meeting Dates: Monday, May 6, 2019 at 6:00pm
9. Motion to Adjourn

*-Mayor Bill Hurtley, Plan Commission Chair*

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

**City of Evansville Plan Commission  
Special Meeting  
March 11, 2019, 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

1. **Call to Order** at 6:04 pm.

2. **Roll Call:**

| <b>Members</b>            | <b>Present/Absent</b> | <b>Others Present</b>                         |
|---------------------------|-----------------------|---|
| Mayor Bill Hurtley        | P                     | Community Development Director Jason Sergeant |
| Aldersperson Rick Cole    | P                     |   |
| Aldersperson Erika Stuart | P                     |   |
| Bill Hammann              | A                     |   |
| John Gishnock             | P                     |   |
| (Vacant)                  | -                     |   |
| Susan Becker              | P                     |   |

3. **Motion to approve the agenda, by Cole, seconded by Stuart. Approved unanimously.**
4. **Motion to waive the reading of the minutes from the February 4, 2019 Meeting and approve them as printed by Cole, seconded by Becker. Approved unanimously.**
5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.
6. **Citizen appearances other than agenda items listed.** None
7. **Monthly Reports**
- A. **Report from the Community Development Director**
- i. **Report on permitting activity by Zoning Administrator.** None
- ii. **Report on building permits and enforcement.** None
- iii. **Other.** None
- B. **Report of the Evansville Historic Preservation Commission.** None
- C. **Report on Common Council actions relating to Plan Commission recommendations.** None
- D. **Report on Board of Appeals actions relating to zoning matters.** ECSD will be asking for a variance at new middle school site
8. **Next Meeting Dates: Monday, April 1, and May 6, 2019 at 6:00pm**
9. **Closed Session: Motion to convene in closed session pursuant to section 19.85 (1) (e) of the Wisconsin statutes to discuss a specific development item, which might entail discussion regarding obtaining/selling of public property and/or financing, where discussion in open session would negatively impact the city's competitive or bargaining position. Upon completion, the Plan Commission will not reconvene in open session. Motion by Cole, second by becker. Approved unanimously upon a roll call vote.**



**APPLICATION FOR EXTRATERRITORIAL FINAL LAND DIVISION – STAFF REPORT**

**Application No.: LD-2019-01 Applicant: Pine Knoll Farms**

**Parcel 6-20-199 and 6-20-380.01, 8208 N Cemetery Road**

**April 1, 2019**

Prepared by: Jason Sergeant, Community Development Director

Direct questions and comments to: [Jason.sergeant@ci.evansville.wi.gov](mailto:Jason.sergeant@ci.evansville.wi.gov) or 608-882-2285

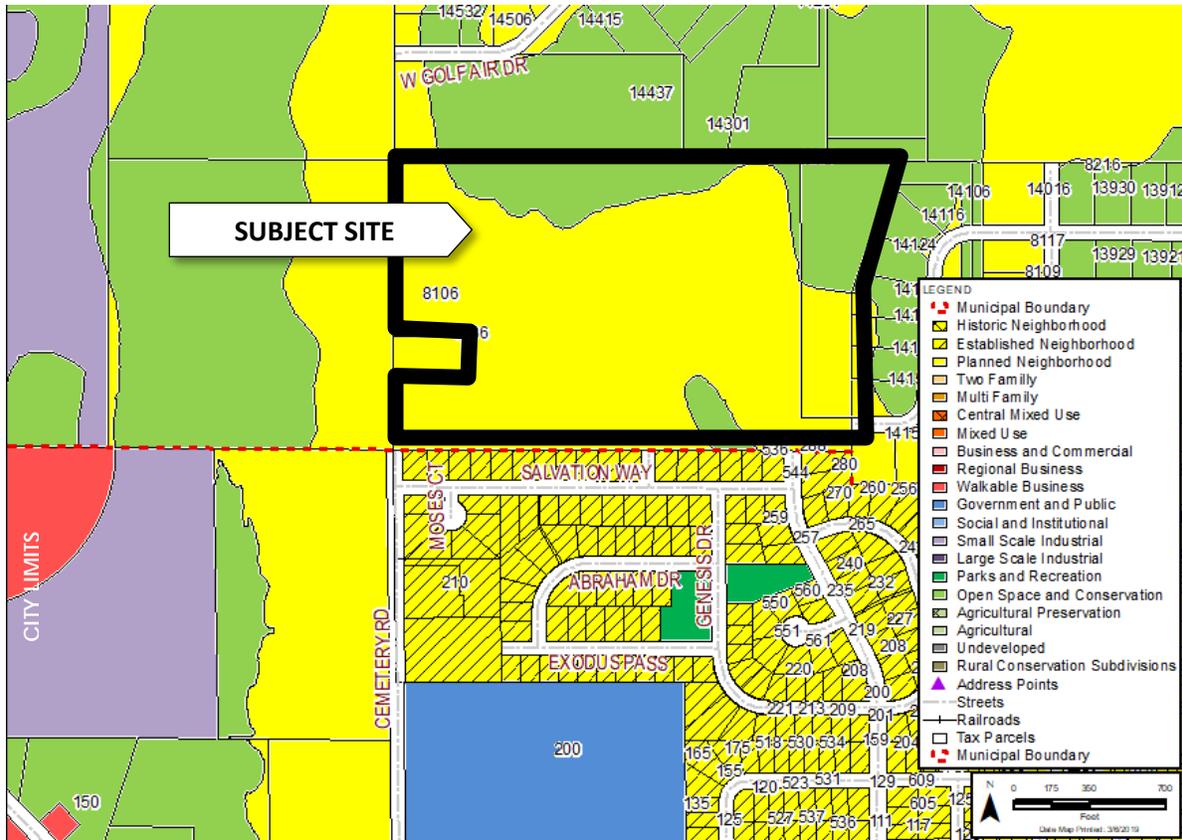


Figure 1 Location Map

**Description of request:** The applicant is seeking approval of an extraterritorial land division to divide parcel 6-20-199 (Tax ID 040037003) into two lots and merge a portion of parcel 6-20-380.01 (Tax ID 040078000) located at 8208 N Cemetery Road with the newly created lot. A 12.3 Acre Parcel would be created, leaving a remaining 45 Acre parcel. Rock County and Town of Union Planning Staff have forwarded the land division to the City for review and approval.

**Existing and Proposed Uses:** The existing parcel is undeveloped and primarily used for agriculture. The new lot being created consists of an existing home and accessory buildings.

**Staff Analysis of the Request:** The proposed land division is consistent with Section 130-230 allowing existing homes to be divided from the primary agriculture parcel. However, the newly created parcel would create a challenge to future transportation connections. If the commission agrees, staff would recommend a condition to request a 66' right of way at a location on the lot when development occurs.

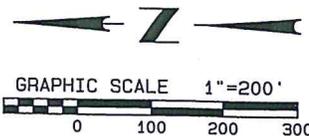
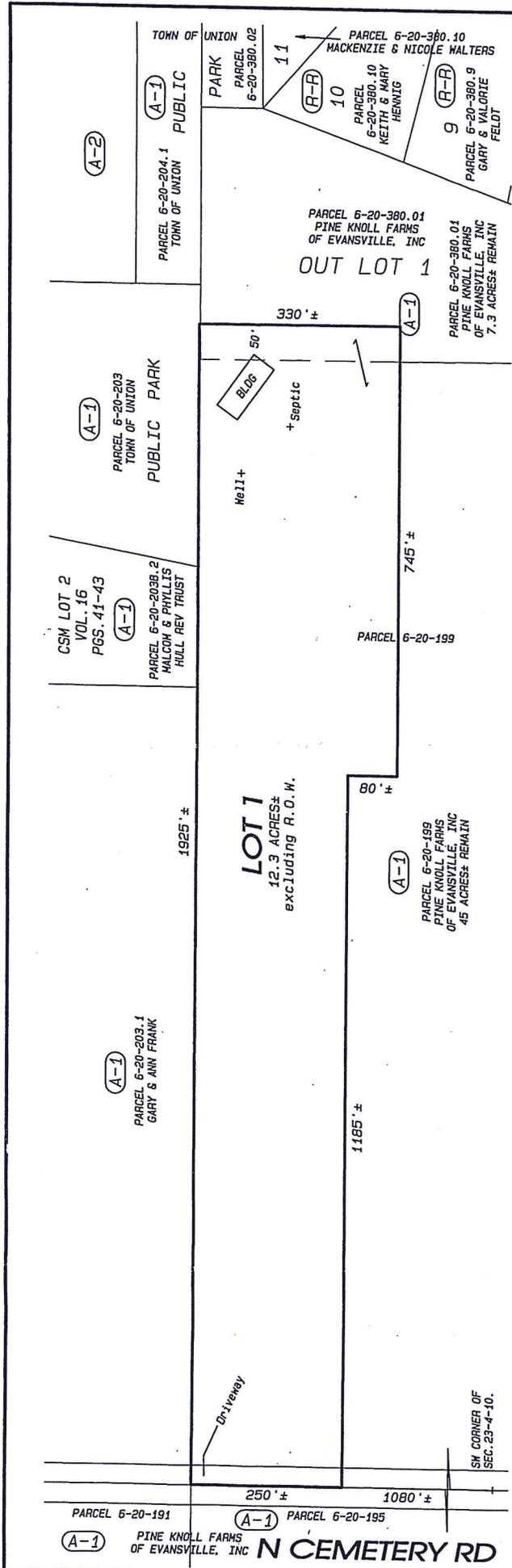
**Consistency with the City of Evansville Comprehensive Plan and Municipal Code:** The proposed land division is consistent with the Future Land Use Map of the Comprehensive Plan. The proposal also complies with the design standards and environmental considerations as set forth in the Land Division Ordinance.

**Staff Recommended Motion:** *Motion to recommend to Common Council approval of the extraterritorial land division to divide parcel 6-20-199 (Tax ID 040037003) into two lots and merge a portion of parcel 6-20-380.01 (Tax ID 040078000) located at 8208 N Cemetery Road with the newly created lot, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:*

- 1.) applicant agrees to allow a future right of way easement of 66' across newly created for a road connection should development occur on parcel 6-20-199*
- 2.) Final CSM recorded with Rock County Register of Deeds.*

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF OUTLOT 1, PINE KNOLL ESTATES AND PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, T. 4N., R. 10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.



NOTES:  
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
THE BASIS OF BEARINGS IS ASSUMED.

Project No. 118 - 378  
For: PINE KNOLL FARMS  
DATE: AUGUST 1ST, 2018

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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Janesville, WI 53548  
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PARCEL 6-20-191 PINE KNOLL FARMS OF EVANSVILLE, INC (A-1) PARCEL 6-20-195 PINE KNOLL FARMS OF EVANSVILLE, INC (A-1) N CEMETERY RD



**APPLICATION FOR EXTRATERRITORIAL FINAL LAND DIVISION – STAFF REPORT**

**Application No.:** LD-2019-02 **Applicant:** Robert and Cheryl Janes

**Parcel** 6-20-199.4 (Tax ID 04003700404) located at 8739 N Territorial Road

**April 1, 2019**

Prepared by: Jason Sergeant, Community Development Director

Direct questions and comments to: [Jason.sergeant@ci.evansville.wi.gov](mailto:Jason.sergeant@ci.evansville.wi.gov) or 608-882-2285

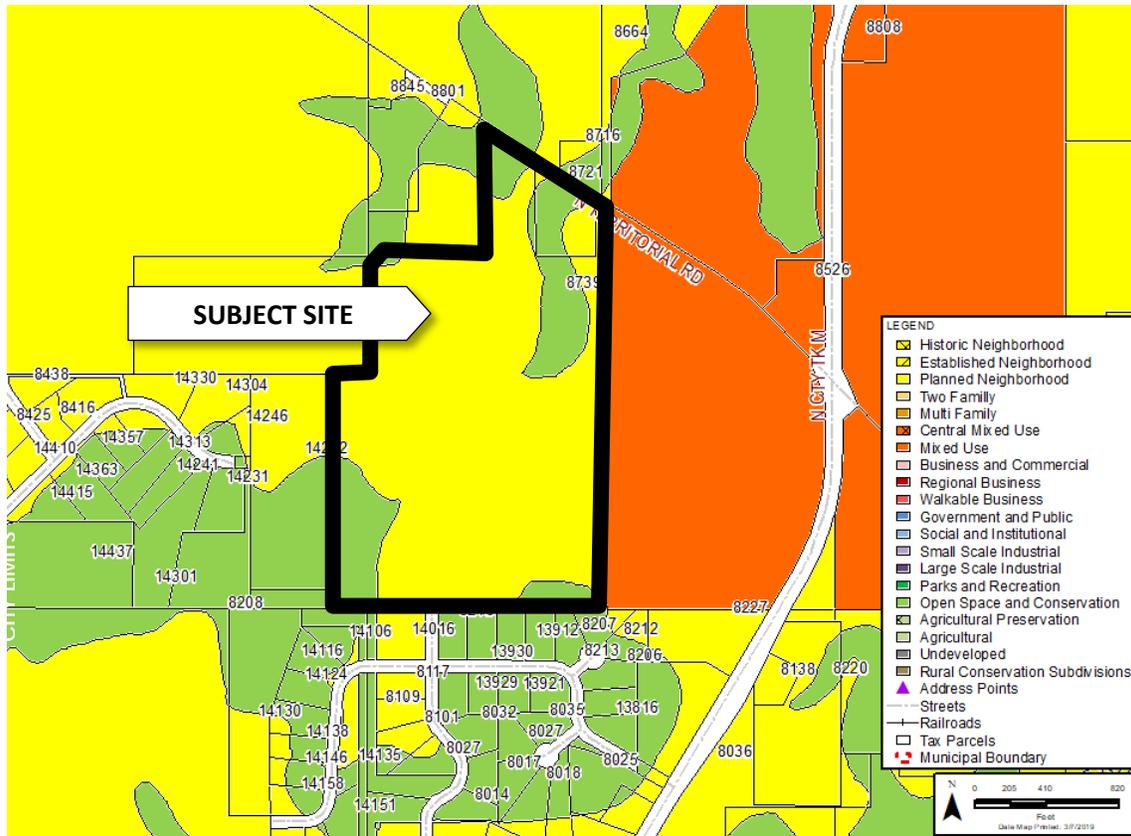


Figure 1 Location Map

**Description of request:** The applicant is seeking approval of an extraterritorial land division to divide parcel 6-20-199.4 (Tax ID 04003700404) into two lots. (A lot line will also be adjusted as part of the CSM expanding adjacent parcel 6-20-199.3) located at 8739 N Territorial Road. An 8.6 Acre Parcel would be created, leaving a remaining 62 Acre parcel. Rock County and Town of Union Planning Staff have forwarded the land division to the City for review and approval.

**Existing and Proposed Uses:** The existing parcel is undeveloped and primarily used for agriculture. The new lot being created consists of an existing home and accessory buildings.

**Staff Analysis of the Request:** The proposed land division is consistent with Section 130-230 allowing existing homes to be divided from the primary agriculture parcel.

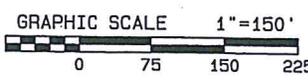
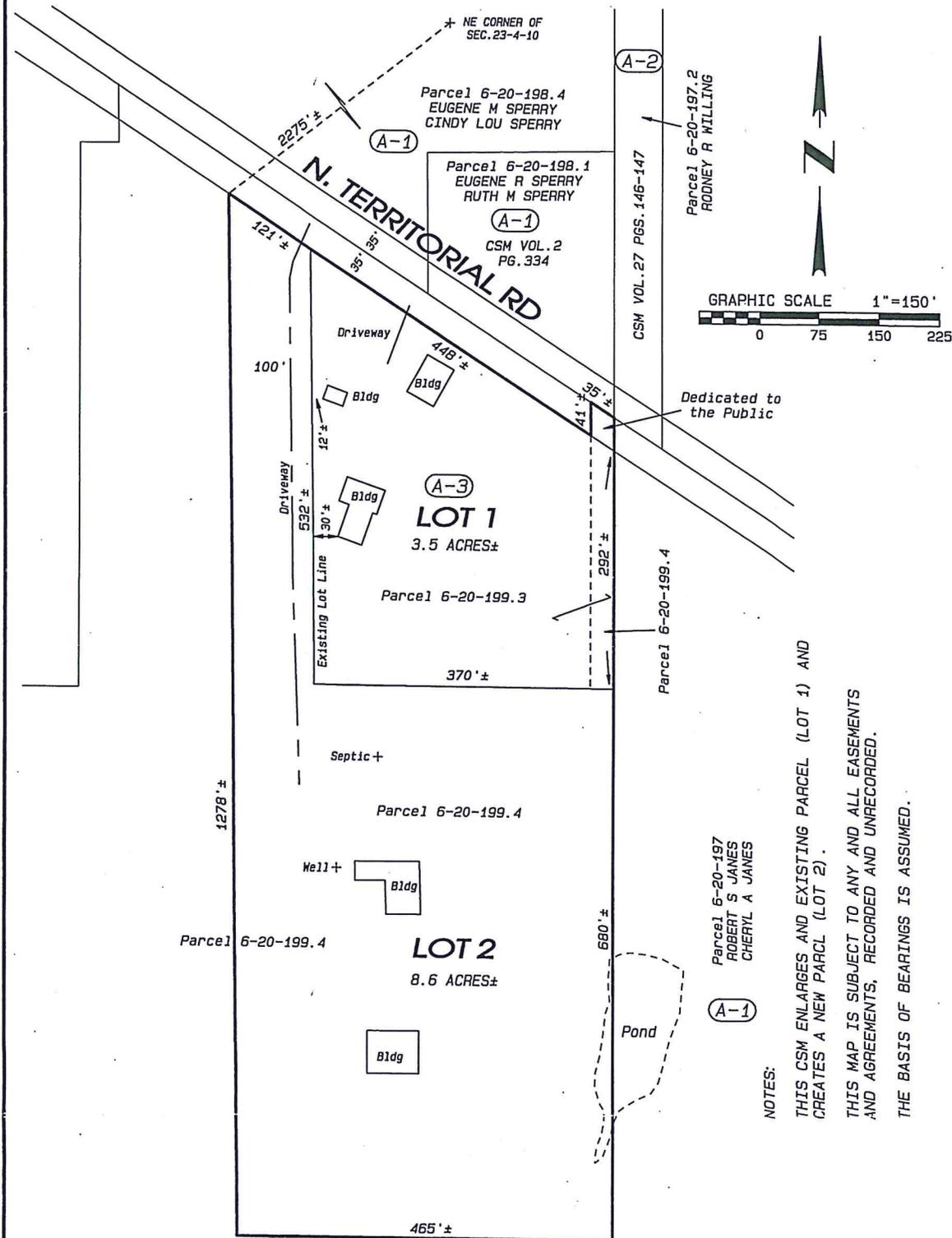
**Consistency with the City of Evansville Comprehensive Plan and Municipal Code:** The proposed land division is consistent with the Future Land Use Map of the Comprehensive Plan. The proposal also complies with the design standards and environmental considerations as set forth in the Land Division Ordinance.

**Staff Recommended Motion:** *Motion to recommend to Common Council approval of the extraterritorial land division to divide parcel 6-20-199.4 (Tax ID 04003700404) into two lots located at 8739 N Territorial Road, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:*

- 1.) *Final CSM recorded with Rock County Register of Deeds.*

# PRELIMINARY CERTIFIED SURVEY MAP

OUTLOT 1, LOT 2 AND PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 13, PAGE 508 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY WISCONSIN, AS DOCUMENT NO. 1089551 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.



NOTES:  
 THIS CSM ENLARGES AND EXISTING PARCEL (LOT 1) AND CREATES A NEW PARCEL (LOT 2).  
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
 THE BASIS OF BEARINGS IS ASSUMED.

DATE: OCTOBER 8, 2018

(A-1)  
 Parcel 6-20-199.4  
 ROBERT S JANES  
 CHERYL A JANES  
 62 ACRES± REMAIN

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