

## NOTICE

A meeting of the City of Evansville Common Council will be held at the location, on the date, and at the time stated below. Notice is further given that members of the Plan Commission and Economic Development Committee 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. Members of the public can join the meeting virtually in response to COVID-19. To participate via video, go to this website: <https://meet.google.com/mdf-jebj-hki> To participate via phone, call: +1 (314) 773-5700 and enter PIN: 172 964 439# when prompted. (Your microphone may be muted automatically.) The Agenda and Packet can be found here: [www.ci.evansville.wi.gov/councilmeetings](http://www.ci.evansville.wi.gov/councilmeetings)

**City of Evansville Common Council**  
**Regular Meeting**  
City Hall, 31 S Madison St, Evansville WI 53536  
Tuesday, May 10<sup>th</sup>, 2022, 6:00 p.m.

### Agenda

1. Call to order
2. Roll call
3. Approval of agenda
4. Candidate Review for Aldermanic District 4
  - A. Applicants opening statement
    - 1) Ben Corridon
    - 2) Mike Siwek
  - B. Council review of applicants letter of interest and potential questions
  - C. Motion to appoint, one applicant to the Aldermanic District 4 seat
  - D. Administer Oath of Office
5. Motion to waive the reading of the minutes of the April 12<sup>th</sup>, 2022 and April 19<sup>th</sup>, 2022 meetings and approve as presented.
6. Civility reminder
7. Citizen appearances other than agenda items listed.
8. Reports of Committees
  - A. Library Board Report
  - B. Youth Center Advisory Board Report
  - C. Plan Commission Report
    - 1) Motion to approve a Lot Line Adjustment between Parcels 6-27-445 and 6-27-498 and create no new parcels, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the applicant files the final Plat of Survey with the Rock County Register of Deeds.
    - 2) Motion to approve conditional approval of a preliminary 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:

- a. Applicant submits a final CSM prepared by a registered land surveyor that includes the requirements to Section 110-101 of the Municipal Code.
    - i. Adjust the lot lines of proposed Lot 1 to extend past the parking lot and into the rear yard of the property, allowing for residential use of green space.
    - ii. Indicate location of and include “joint driveway access by other instrument” on the CSM.
  - b. The applicant submits a joint maintenance and cross access easement agreement, which will indicate standards and responsibilities for landscaping, lawn care, and snow removal in shared areas. This will also identify parking and loading spaces for each lot within the existing parking lot.
  - c. The applicant applies for a Conditional Use Permit is acquired to allow a two-family residence on proposed Lot 1.
  - d. The final CSM is recorded with Rock County Register of Deeds.
- 3) Second Reading and motion to approve Ordinance 2022-07 Rezone Parcel 6-27-148 to B-3
- 4) The Plan Commission approves the site plan to expand an outdoor seating/dining area at Creekside Place and conditional use application to allow for an outdoor food and beverage service, on parcel 6-27-148 per sections 130-104 and 130-538 of the Municipal Code, and that the proposed use is consistent with the required standards and criteria of the Zoning Ordinance, and that the benefits in fact outweigh any and all potential adverse impacts, subject to the following conditions:
- a. Four street trees are planted in the Maple Street and Church Street terrace and 400 points of landscaping added to the site no later than August 1st, 2022.
  - b. Minimum 5’ wide walkway installed no later than August 1st, 2022 that connects main entrance to public sidewalk at Church Street.
  - c. Applicant agrees to accommodate future city request for a trail easement along east property line, along Allen Creek.
  - d. Drainage, grading and lighting plans approved by City Engineer.
  - e. All exterior lighting is dark sky compliant.
  - f. Exterior events held no later than 9:30pm.
  - g. Use cannot create a public nuisance as defined by local and state law.
- 5) Second Reading and motion to approve Ordinance 2022-08 Rezone Parcel 6-27-580 to R-2.
- 6) Motion to approve the preliminary certified survey map to divide parcel 6-27-580 into four lots, 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:
- a. Applicant submits a final certified survey map and application that includes the requirements to Section 110-101 of the Municipal Code.
  - b. The applicant submits a joint maintenance and cross access easement agreement for the four newly-created lots and reserve road right-of-way for a future extension of Exodus Pass.

- c. Private well and septic systems will be sited and will conform to standards set by the State of Wisconsin.
- d. One well and one septic system will be allowed per lot created by this CSM.
- e. Further division of any lot created by this CSM is contingent upon serviceability by City utilities. Future lots created will conform to the standards of the R-2 zoning district.
- f. Future land divisions of these lots must show the building envelope of future dwelling units.
- g. Upon development of Exodus Pass:
  - i. The City shall give the landowner 48 months' notice to connect to City sanitary sewers. Upon abandonment of the septic system, the tanks shall be remediated per Sec 126-360 and 126-361 of the Municipal Code
  - ii. Landowner will release the right-of-way easement and joint access and maintenance agreement for any driveway serving the property.
  - iii. The landowner will install sidewalks and driveways meeting the standards of the Municipal Code.
- h. The final CSM is recorded with Rock County Register of Deeds.

- 7) Motion to approve the Amendment to the Final Land Divider's Agreement-Settler's Grove.
- 8) Review of draft Comprehensive Plan chapters, community survey results.

D. Finance and Labor Relations Committee Report

- 1) Motion to accept the April 2022 City bills as presented in the amount of \$2,826,819.31.
- 2) Discussion and recommendation to Common Council to approve the updated Youth Center Coordinator position description.
- 3) Discussion and recommendation to Common Council to approve the updated Youth Center Director position description.
- 4) Badgerland Disposal fuel surcharge

E. Public Safety Committee Report

- 1) Motion to approve the Renewal Alcohol Beverage License Applications for a **Class A Beer/Class A Liquor License** for: (approved by Police Lieutenant Chris Jones unless otherwise noted)
  - i) **Casey's Marketing Company, Anthony W. Hawks, Agent**, 538 Biese Street, Combined Locks, WI 54113, d/b/a Casey's General Store # 3583, 230 E. Main Street, Evansville, WI 53536.
  - ii) **Kopecky's Worldwide Foods, Inc., James Dean Kopecky, Agent**, 8017 N. Ridge Court, Evansville, WI, 53536, d/b/a Kopecky's Piggly Wiggly, 8 N. County Road M, Evansville, WI 53536.
  - iii) **Madison Street Express, Inc., Parminder K. Sekhon, Agent**, 2644 Granite Road, Fitchburg, WI 53711, d/b/a All-N-One, 104 S. Madison Street, Evansville, WI 53536.

- iv) **Olin Oil Co. Inc., Kristin Olin Olmedo, Agent**, 603 E 2nd Avenue, Brodhead, WI 53520, d/b/a Evansville Gas N Go, 350 Union Street, Evansville, WI 53536.
- 2) Motion to approve the Renewal Alcohol Beverage License Application for a **Class A Beer License** for: (approved by Police Lieutenant Chris Jones unless otherwise noted)
- i) **Landmark Services Cooperative, Jessica Golz, Agent**, 6909 N Cty Rd M #65, Evansville, WI 53536, d/b/a Cenex Convenience Store of Evansville, 9 John Lindemann Drive, Evansville, WI 53536.
- 3) Motion to approve the Renewal Alcohol Beverage License applications for a **Class B Beer/Class B Liquor License** for: (approved by Police Chief Reese unless otherwise noted)
- i) **Bessire Bowl, LLC, Tiffany Bessire, Agent**, 221 Noah's Arc Ct, Evansville, WI 53536, d/b/a Blue Devil Bowl, 108 E. Main Street, Evansville, WI 53536.
  - ii) **Creekside Place Inc., Nicholle L Wagner, Agent**, 14246 W Golf Air Drive, Evansville, WI 53536, d/b/a Creekside Place Inc., 102 Maple Street, Evansville, WI 53536.
  - iii) **The Night Owl Food & Spirits Inc., Gregory P Ardisson, Agent**, 217 N. Sixth Street, Evansville, WI 53536, d/b/a The Night Owl Sports Pub & Eatery, 189 E. Main Street, Evansville, WI 53536.
  - iv) **Pete's Inn Inc., Linda A Church, Agent**, 555 S. Fifth Street, Evansville, WI 53536, d/b/a Pete's Inn Inc., 14 N. Madison Street, Evansville, WI 53536.
  - v) **Whiskey Throttle Bar, Grill & Pizzeria Inc, DeeAnna K Straub, Agent**, 1002 1st Center Ave, Brodhead, WI 53520, d/b/a Whiskey Throttle Bar, Grill & Pizzeria, 50 Union Street, Evansville WI 53536.
  - vi) **El Vallarta De Evansville, Marco Antonio Lugo Valencia, Agent**, 438 Almeron St, WI 53536, d/b/a El Vallarta, 609 E Main Street, Evansville WI 53536.
  - vii) **Evansville Memorial Post 6905 VFW, John L Schneider, Agent**, 15542 W. Francis Road, Evansville, WI 53536, d/b/a VFW Memorial Post, 179 E. Main Street, Evansville, WI 53536.
- 4) Motion to approve the Renewal Alcohol Beverage License Application for a **Class B Beer and Class C Wine License** for: (approved by Police Lieutenant Chris Jones unless otherwise noted)
- i) **Angel's Pizza, LLC, Michael Barcena Agent**, 204 CTH D, Belleville, WI 53508, d/b/a Marsala's Pizzeria, 18 E. Main Street, Evansville, WI 53536.
  - ii) **The Grove Market, LLC, Jennifer D. Wiedel, Agent**, 112 W. Liberty Street, Evansville, WI 53536, d/b/a The Grove Market, 24 E. Main Street, Evansville, WI 53536.
  - iii) **Ceili, LLC, Shannon R. Arndt, Agent**, 414 Meadow Lane, Evansville, WI 53536, d/b/a Ceili Coffee and Wine, 16 W. Main Street, Evansville, WI 53536.

- F. Municipal Services Report
  - 1) Motion to approve the contract with Interstate Power systems to perform the city's general generator maintenance through 2024.
  - 2) Motion to approve the Lake Leota Dam repair alternate bid, pending DNR approval, from Highway Landscapers Inc totaling \$247,340.
- G. Economic Development Committee
- H. Parks and Recreation Board Report
- I. Historic Preservation Commission
- J. Fire District Report
- K. Police Commission Report
- L. Energy Independence Team Report
- M. Board of Appeals Report
- 9. Unfinished Business
  - A. Second reading and motion to approve Ordinance 2022-06 Rezoning Two Parcels to R-1.
- 10. Communications and Recommendations of the Administrator
  - A. Motion to approve the Weights & Measures inspection agreement.
  - B. Motion to approve Resolution 2022-16 Authorized Signers
- 11. Communications and Recommendations of the Mayor
- 12. New Business
- 13. Introduction of New Ordinances
- 14. Meeting Reminder
  - A. Special meeting May 17<sup>th</sup>, 2022 5:30 p.m.
  - B. Regular meeting June 14<sup>th</sup>, 2022 6:00 p.m.
- 15. Closed Session: Motion that Common Council convene in closed session pursuant to Sec.19.85(1)(c) of the Wis. Stats considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. Upon completion, Common Council will not reconvene in open session.
- 16. Adjourn

Dianne C. Duggan, Mayor

**Please turn off all cell phones while the meeting is in session. Thank you.**