

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, June 4, 2018, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approval the Agenda
4. Motion to waive the reading of the minutes from the May 1, 2018 regular meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
 - A. 6939 N State Road 213 Concept Discussion with Jeremy Hurst
7. New Business
 - A. Discussion and possible action on revisions to site plan and conditional use permit application for Parcel 6-27-336.1 at 189 E Main Street.
 - B. Discussion and possible motion to recommend a public hearing for creation of Overlay Tax Increment District #9
 - C. Public Hearing and review of Preliminary and Final Land Division Application LD-2018-03 to divide one parcel into two lots on Parcel 6-27-989.091A1 on Brown School Road.
 - i. Initial staff and applicant comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion to recommend to Common Council approval of the final Certified Survey Map as presented to divide parcel 6-27-958.091A1 (Tax ID 222070001011) located on Lot 2 Brown School Road, into two 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 CSM with Rock County Register of Deeds.

D. Review of Site Plan Application SP-2018-03 to expand existing commercial business operations on Parcel 6-27-580.001 located at 210 Cemetery Road (Formecology LLC).

- i. Initial staff and applicant comments
- ii. Plan Commissioner questions and comments
- iii. Motion to approve the Site Plan for an expanded business office, driveways, landscaping, and new outbuildings operations including a new commercial building on parcel 6-27-580.001 at 210 Cemetery Road. The Plan Commission has found that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a Site Plan Approval set forth in Section 130-104 of the Zoning Ordinance. The Site Plan is approved subject to the following conditions:

- 1) The business operator shall comply with all provisions in the city's zoning code, as may be amended, including conditional use regulations as per sections 130-408.
- 2) Any substantial changes to the site plan or expected uses shall require a new review and may require the application, fee, review and issuance of a new site plan approval.
- 3) The use shall not cause a public or private nuisance as defined by State law.
- 4) Land Division Application LD-2018-06 and Rezone Application RZ-2018-06 shall be approved.
- 5) Elevations of proposed barn shall be submitted to staff prior to construction.
- 6) Sidewalks added upon notice from City
- 7) Applicant shall connect to City sanitary sewers within 7 years of said service being available. Upon abandonment of the Septic system, the tanks shall be remedied per Sec 123-360 and 126-361 of the Municipal Code.

8. Old Business

A. Discussion of Zoning Updates (Placeholder)

9. Monthly Reports

A. Report from the Community Development Director

- i. Report on permitting activity by Zoning Administrator
- ii. Report on building permits and enforcement
- iii. Other

B. Report of the Evansville Historic Preservation Commission

C. Report on Common Council actions relating to Plan Commission recommendations

D. Report on Board of Appeals actions relating to zoning matters

E. Planning education/news:

10. Next Meeting Dates June 25, 2018 at 6:00pm and August 6, 2018 at 6:00pm

11. Motion to Adjourn

-Mayor Bill Hurtley, Plan Commission Chair