

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, February 4, 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 January 7, 2019 Meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. New Business
 - A. Motion to approve Site Plan Application SP-2019-01 for parcel 6-27-970G on Porter Road to disturb more than an acre of land.
 - B. Discussion and motion to recommend to Common Council the demolition, resale and redevelopment of a single family home at 317 Cherry Street.
8. 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: "Zoning Practice, Fair Housing"
9. Next Meeting Dates: Monday; March 4; April 1, and May 6, 2019 at 6:00pm
10. 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
January 7, 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:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Jim Gerber, Applicant
Aldersperson Rick Cole	A	Jeff Groenier, Applicant
Aldersperson Erika Stuart	P	
Bill Hammann	P	
John Gishnock	P	
(Vacant)	-	
Susan Becker	P	

3. **Motion to approve the agenda, by Hammann, seconded by Stuart. Approved unanimously.**

4. **Motion to waive the reading of the minutes from the December 3, 2018 Meeting and approve them as printed by Hammann, seconded by Stuart. Approved unanimously.**

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None.

7. **New Business**

A. **Public Hearing and Review of Conditional Use Application CUP-2018-12 to allow Outdoor Display on parcel 6-27-958.091A2 at 755 Brown School Road (Ace Hardware)**

i. **Initial staff and applicant comments.** Sergeant noted this application is similar to the concept discussion last month.

ii. **Public Hearing.** Hurtley opened the public hearing at 6:09pm, and closed it at 6:10pm. No comments were brought forward from those in attendance.

iii. **Plan Commissioner Questions and comments.** Hammann noted a sidewalk was intended to be installed when the building was constructed, but never went in.

iv. **Motion with Conditions.** *The Plan Commission approves issuance of a Conditional Use Permit for outdoor display and construction of an outdoor convenience lumber yard on parcel 6-27-958.091A, (Tax ID 22207000101) 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:*

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1. Conditional Use Permit is recorded with the Rock County Register of Deeds
2. The business operator shall comply with all provisions in the city's zoning code and conditional use regulations, as may be amended, per section 130-408.
3. The business operator shall obtain and maintain all city, state, and county permits and licenses as may be required now and in the future.
4. Any substantial changes to the business model or change in type of business, shall require a review of the existing conditional use permit and may require the application, fee, review and issuance of a new conditional use permit.
5. The use shall not cause a public or private nuisance as defined by State law.
6. Landscaping plan approved by staff within 90 days of approval to screen the lumberyard from Hwy 14 and Brown School Road
7. Sidewalk added along Brown School Road and connection to main entrance within 3 years of date of approval.

Motion by Hammann, second by Becker, approved unanimously.

B. Discussion of Removal of Roundabout at 6th and Badger. Sergeant explained this was spoken about at a recent Municipal Services Meeting. Hurtley said it is used incorrectly and dangerous for kids to cross. A neighbor complained about the roundabout's safety at the meeting. Gishnock said removal and repair might cost \$10,000 or more, so maybe signage and landscaping can be done to see if that helps. Sergeant noted the roundabout creates a visual barrier for drivers making them slow down. If the roundabout is removed, bringing the curb lines in to narrow the crossing distance should be done. Hurtley noted no final decision has been made yet. It was also discussed how the roundabout fits into the Comprehensive Plan.

8. Old Business

A. Zoning Ordinance Updates (Placeholder). Sergeant shared an overview of required ordinance changes. Sergeant shared a revision to the Chapter 18 building ordinances.

9. 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. None

E. Planning education/news: "Zoning Practice, Fair Housing". Commission discussed importance of affordable housing

10. Next Meeting Dates: Monday; February 4; March 4; April 1, and May 6, 2019 at 6:00pm

11. Motion to Adjourn by Hammann, seconded by Stuart, passed unanimously.

GENERAL EROSION NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER NEEDED. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER NEEDED.
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MAINTENANCE

1. Inspect silt fences daily and maintain proper spacing area. If needed, adjust the spacing area to maintain proper flow.
2. Remove any debris or sediment that has accumulated on top of the silt fence.
3. Repair any damage to the silt fence immediately.
4. Remove silt fences when they are no longer needed.

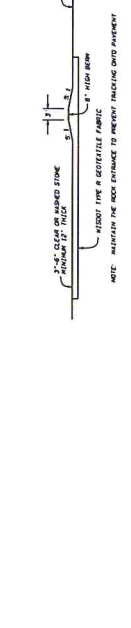
CONSTRUCTION SEQUENCE

1. Install silt fences along the perimeter of the site.
2. Install straw bales along the perimeter of the site.
3. Install sediment traps along the perimeter of the site.
4. Install wood posts along the perimeter of the site.

SILT FENCE



STONE TRACKING PAD



CONSTRUCTION NOTES

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COMBIS ASSOCIATES
 1141 8th St. NW
 Seattle, WA 98101
 TEL: 206.461.3322
 FAX: 206.461.3324
 PROJECT NO: 118-526

DATE: 01/11/19
 DRAWN BY: AFG
 CHECKED BY: [Signature]
 SCALE: AS SHOWN

SITE PLAN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

- 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	_____

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.

1. Applicant information

Applicant name	Evansville Development Group
Street address	2312 E. Pleasant Rd.
City	Milton
State and zip code	WI 53563
Daytime telephone number	_____
Fax number, if any	_____
E-mail, if any	Billalbright816@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	Bill Albright	Adam Griffin	
Company	Evansville Development Group	Combs & Associates	
Street address	2312 E. Pleasant Rd.	109 W. Milwaukee St.	
City	Milton	Janesville	
State and zip code	WI 53563	53548	
Daytime telephone number		608-752-0575	
Fax number, if any		608-752-0534	
E-mail, if any	Billalbright816@gmail.com	agriffin@combssurvey.com	

3. Subject property information

Street address	North side of Porter Road, Tax ID 222 075010114		
Parcel number	6 – 27 – 970G	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City. (222 01400101)	
Current zoning classification(s)	A Agricultural District	Note: The zoning districts are listed below. A	



SITE PLAN APPLICATION Evansville, Wisconsin

Version: September 28, 2015

	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
Describe the current use	Currently vacant lot. Formerly developed lot with multiple buildings.

SITE PLAN APPLICATION
Evansville, Wisconsin
Version: September 28, 2015

4. Project Information

Total lot area	a.	1053292	sq. ft.	
Floor area	b.	N/A	sq. ft.	
Floor area ratio	(b / a)	N/A		
Total impervious surface area	c.	0	sq. ft.	
Parking lot area		0	sq. ft.	
Impervious surface ratio	(c / a)	N/A		
Landscaped area	d.	N/A	sq. ft.	
Landscape surface area ratio	(d / a)	N/A		
Number of dwelling units	e.	N/A		
Site density	(e / a)	N/A	dwelling units per acre	
Estimated number of employees		0		
Estimated number of daily customers		0		
Estimated number of residents		0		
Peak hour traffic loads				

5. Describe the proposed use.

Proposed use is primarily agricultural. However, as native material is being transported off-site, the County Land Conservation Department considers this a mining activity. As such, we are requesting that this use be allowed to continue for 1 year, upon which the site will cease being mined.

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

Anticipated operating conditions are solely daytime material hauling activities, estimated from 7:30am to 7:30pm. During very windy conditions, it may be possible for some blowing dust to be present while hauling. During such times, efforts will be made to reduce vehicle speeds to minimize dust transport. Per the attached erosion control plans, any mud/debris tracked into Porter Road will be removed.

SITE PLAN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

- 7. 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.

As mentioned in item 6 above, efforts will be taken to minimize dust & debris. As this is a field entrance, we don't anticipate street access problems. The field entrance is at the crest of Porter Road, and has a slope of approximately 3% on either side. Additionally, there is very little vegetation to obstruct views, so visibility issues are not anticipated. Although unlikely, erosion control measures are planned at the entrance, and along the access drive to minimize sediment transport due to overland drainage.

- 8. Potential expansion.** If expansion of the building can be reasonably anticipated, describe the expansion.

No buildings are planned with this project.

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

- 10. Plans and drawings.** Attach one copy of the following drawings and plans (11" x 17") to each application. In addition, provide 3 copies of each (24" x 36").

Attached?

		Yes	No
Site plan	See the check list at the end of this application for those elements that should be shown.	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping plan	It should be at the same scale as the main plan, show the location of all required buffer and landscaping areas, and existing and proposed landscaping, fences, and berms.	<input type="checkbox"/>	<input type="checkbox"/>
Grading and erosion control plan	It should be at the same scale as the main plan, show existing and proposed grades, retention walls and related structures, and erosion control measures as may be needed to comply with City requirements	<input type="checkbox"/>	<input type="checkbox"/>
Elevation drawing of new or remodeled building (s)	The drawings should show exterior treatments, materials, texture, color, and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted but not in lieu of adequate drawings showing the intended appearance of the building(s).	<input type="checkbox"/>	<input type="checkbox"/>

- 11. Location map.** Attach 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.

Item 7B



The City has purchased the property at 317 Cherry Street with the intent to complete our code enforcement effort (demolition) and cause the property to be developed into a single family home. The lot is 0.18 acres and 60 x 130 feet in dimension.



