

**City of Evansville Plan Commission
Regular Meeting
Tuesday, April 2nd, 2024, 6:00 p.m.**

MINUTES

1. **Call to Order** at 6:00pm.
2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Joe Geoffrion
Aldersperson Abbey Barnes	P	
Susan Becker	P	
John Gishnock	P	
Mike Scarmon	A	
Eric Klar	P	

3. **Motion to approve the agenda, by Klar, seconded by Barnes. Approved unanimously.**
4. **Motion to waive the reading of the minutes from the March 5th, 2024 meeting and approve them as printed, by Klar, seconded by Gishnock. Approved unanimously.**
5. **Civility Reminder.** Duggan noted the City’s commitment to conducting meetings with civility.
6. **Citizen appearances other than agenda items listed.**
7. **Action Items.**
 - A. **Public Hearing, Review and Recommended Action for Land Division Application 2024-04 for a Certified Survey Map in the City’s Extraterritorial Jurisdiction on parcel 6-20-107 (9238 Tupper Rd, Town of Union)**
 1. **Review Staff Memo and Applicant Comments**
The application is to create two parcels Lot 1 being 10.2 acres, and Lot 2 being 31.8 acres, from vacant parent parcel 6-20-107 which currently measures 43.26 acres. The remaining 1.26 acres are to be formally dedicated as a public road right-of-way.
 2. **Public Hearing**
Public Hearing opened at 6:04pm, closed at 6:05pm.
 3. **Plan Commissioner Questions and Comments**
 4. **Motion with Conditions**

Motion to Recommend for Common Council to approve a certified survey map creating two lots from parent parcel 6-20-107 (Town of Union), finding that the application is in the public interest and meets objectives contained within Section 110-230 and 110-102(g) of city ordinances with the following conditions:

1. **The final certified survey map is recorded with Rock County Register of Deeds along with the record of decision from the City outlining these conditions.**
2. **The applicant fulfills any other obligations set forth by the Town of Union and Rock County.**
3. **No further land division of these parcels occurs prior to April 9, 2044, unless superseded by one or both of the following:**
 - a. **An update to Article VII of the City's Subdivision Ordinance, last amended by Ordinance 2020-12; or**
 - b. **The Town of Union and City of Evansville enter a boundary agreement.**

Motion by Klar, Second by Gishnock. Approved unanimously.

B. Review and Action on Site Plan Application 2022-0264 for collocating wireless antennas on parcel 6-27-577 (40 Cemetery Rd)

1. Review Staff Memo and Applicant Comments

The application is for installing Verizon Wireless antennas on the water tower stem. Prior approval included a shroud shielding the antennas from view; however, engineers have advised the shroud would lessen the stability of the tower. The applicant is now seeking to install the antennas without the shroud, which the engineers advised would not lessen the integrity of the stem. The city is requiring the planting of three trees outside the east and south fenced in areas to provide screening at the ground level.

2. Plan Commissioner Questions and Comments

3. Motion with Conditions

Motion to approve the site for collocation of wireless antennas as presented for 40 Cemetery Rd on parcel 6-27-577, finding that the benefits of the use outweigh any potential adverse impacts, and the proposed use is consistent with the required standards and criteria for issuance as set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

1. **Verizon Wireless to plant three (3) evergreen trees on the east and south sides of fenced area at base of water tower.**
2. **Verizon Wireless honors provision 30 of lease agreement, outlining reimbursement for the city's legal fees (not to exceed \$2,000) and a one-time payment of \$5,000.**

Motion by Klar, Second by Gishnock. Motion carried unanimously.

C. Review and Recommended Resolution 2024-11 Approving an Application for a Wisconsin Assessment Monies Grant through WDNR

1. Motion with Conditions

Motion to recommend Common Council approve an application for a Wisconsin Assessment Monies Grant through WDNR.

Motion by Klar, Second by Gishnock. Motion carried unanimously.

8. Discussion Items.

A. Housing Issues

Discussion was held regarding the formation of a Citizen/Ad Hoc Committee regarding housing issues, focused on policy changes, comprehensive plan changes, grants/loans for housing, and

development agreements. Potential members of the committee could include representatives from the police department, Evansville Community School District, Manufacturers, Developers/Landlords, Evansville Housing Authority, Community/church leaders, Blackhawk Tech, and Rock County

9. Community Development Report

10. Next Meeting Date:

A. Tuesday, May 7, 2024 at 6:00 p.m.

11. Adjourn. 6:51 PM.