

## **NOTICE**

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that members of the City Council and Historic Preservation Commission 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.

**City of Evansville Plan Commission**  
**Regular Meeting**  
City Hall, 31 S Madison St., Evansville, WI 53536  
Tuesday, July 1<sup>st</sup>, 2025, 6:00 pm

### **AGENDA**

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the June 3<sup>rd</sup>, 2025 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
  - A. Discussion and Motion to Recommend Approval of Ordinance 2025-03
8. Discussion
  - A. Housing Ad Hoc Committee
9. Community Development Report
10. Upcoming Meeting: August 5<sup>th</sup>, 2025 at 6:00pm
11. Adjourn

*-Mayor Dianne Duggan, Plan Commission Chair*



**City of Evansville Plan Commission  
Regular Meeting  
Tuesday, June 3rd, 2025, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:03pm.

**2. Roll Call:**

<b>Members</b>	<b>Present/Ab sent</b>	<b>Others Present</b>
Mayor Dianne Duggan	P	Joe Geoffrion
Aldersperson Bill Lathrop	P	Molly Hicks
Aldersperson Abbey Barnes	P	Steve Hicks
Susan Becker	P	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	A	

**3. Motion to approve the agenda, by Lathrop, seconded by Barnes. Suggestion to move Approved unanimously.**

**4. Motion to waive the reading of the minutes from the May 6<sup>th</sup>, 2025 meeting approve them as printed by Lathrop, seconded by Barnes. Approved unanimously.**

**5. Civility Reminder.** Duggan noted the City's commitment to conducting meetings with civility.

**6. Citizen appearances other than agenda items listed.**

A comment was made suggesting that the Historic Preservation Commission be more forthcoming with homeowners post the hail event.

**7. Discussion Items.**

**A. Public Hearing, Review, and Motion for Conditional Use Application CUP-2025-02 for a new garage in the Historic Conservation Overlay District**

**1. Review Staff Report and Applicant Comments**

Applicants were asked if they had any comments beyond what was provided in the report.  
None given.

**2. Public Hearing.**

Opened at 6:05pm. No comments. Closed at 6:06pm.

**3. Plan Commissioner Questions and Comments**

None.

**4. Motion with Conditions**

**Motion to approve a Conditional Use Permit for a new garage on parcel 6-27-462, 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 condition:**

- ***Any variation from Historic Preservation Commission approved plans, including exterior materials, is not allowed without additional review by the Historic Preservation Commission.***

*Motion by Becker, seconded by Lathrop. Approved Unanimously.*

**B. Public Hearing, Review, and Motion for Land Division Application LD-2025-06 for a Certified Survey Map on parcel 6-27-533.502 (525/527 South Seventh Street)**

**1. Review Staff Report and Applicant Comments**

**2. Public Hearing**

Opened at 6:09pm. No comments. Closed at 6:10pm.

**3. Plan Commissioner Questions and Comments**

**4. Motion with Conditions**

***Motion to recommend Common Council approve a certified survey map to divide parcel 6-27-533.502 into two lots for a two-family twin residence addressed at 525/527 South Seventh Street, 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:***

- ***The final CSM is recorded with Rock County Register of Deeds.***
- ***The applicant records a joint cross access and maintenance agreement for each of the new lots made by CSM.***

*Motion by Becker, seconded by Lathrop. Approved Unanimously.*

**C. Public Hearing and Review for Ordinance 2025-03**

**1. Review Staff Report and Applicant Comments**

Duggan referenced the report in the packet for an overview of the proposed changes. No action will be taken this evening; Community Development Director Spranger is hoping for feedback. Second reading of the ordinance will occur in July.

**2. Public Hearing**

Opened at 6:13pm. No comments. Closed at 6:14pm.

**3. Plan Commissioner Questions and Comments**

None.

**D. Discussion on a possible Comprehensive Plan Amendment**

**1. Poll for Consensus**

Duggan referenced the memo in the packet. Consensus was that Plan Commission would entertain an amendment if given an application.

**8. Discussion**

**9. Community Development Report**

**10. Next Meeting Date:** Tuesday, July 5th, 2025 at 6:00 p.m.

**11. Adjourn.** 6:24pm

CITY OF EVANSVILLE  
ORDINANCE # 2025-03

AN ORDINANCE TO REIMBURSE BUILDING PERMIT FEES FOR AFFORDABLE  
HOUSING PROJECTS AND EXPAND CERTAIN COMMERCIAL USES:

The Common Council of the City of Evansville, Rock County, Wisconsin, do ordain as follows:

SECTION 1. It is in the best interest of the City and that of its citizens to amend the Chapter 130 from time to time in order to accurately reflect current land uses, specifically those that encourage redevelopment of underutilized sites in the City's historic downtown, and to modernize standards for certain land uses

SECTION 2. The Wisconsin Housing and Economic Development Authority (WHEDA) has allocated funding for the redevelopment of residential housing units on upper floors of commercial buildings in downtowns, subject to certain conditions. In an effort to encourage redevelopment of these spaces, has directed cities to codify in its zoning code demonstrative cost savings to certain redevelopment projects and that the unit of government has reduced the cost of housing generally. In exchange for this reduction of costs, the developer will offer the rehabilitated units at or below affordable rents for a period of ten (10) years.

SECTION 3. Affordable rents in Rock County are determined by WHEDA and the U.S. Department of Housing and Urban Development (HUD) are as follows as of April 1, 2025:

- \$1,655 for an efficiency unit
- \$1,772 for a one-bedroom unit
- \$2,127 for a two-bedroom unit
- \$2,457 for a three-bedroom unit

SECTION 4. Within its B-2 Central Business zoning district, which overlaps considerably with the part of the downtown that is within a historic district, housing units on the upper floors of commercial buildings are allowed by right and parking stall requirements are waived. For existing structures, building permit fees are the only administrative cost associated with rehabilitation. The City recognizes the costs of maintaining and improving apartment units within its historic downtown may be especially burdensome, and that doing so provides a positive economic impact that benefits downtown businesses, residents, and the City as a whole. As a result, the City has elected to reimburse building permit costs, subject to certain conditions.

SECTION 5. A supporting objective of the City's housing goal to require quality residential development that promotes the vision of the Comprehensive Plan is that ensuring that new residential development exceed the City's overall average of 3.66 dwelling units per acre. As an incentive to exceed this goal, the City is offering a partial reimbursement of fees in lieu of parkland dedication upon build out of a development.

SECTION 6. The City's Comprehensive Plan indicates that areas planned for Small Scale Industrial uses may be appropriate to mix with certain commercial land uses. Repeated inquiries for fitness-related uses outside of the City's existing business districts, combined with observed

successes in other municipalities where such excuses have been expanded, have prompted a re-consideration of how the City reviews these uses.

SECTION 7. The Evansville Plan Commission held a public hearing on June 3<sup>rd</sup>, 2025, in compliance with the requirements of Section 62.23(7)(d)(2), Wis. Stats., regarding the proposed amendment of the zoning ordinance, and by a vote of X-X of the entire commission on July 1st, 2025 has recommended Ordinance 2025-03 be approved by Common Council.

SECTION 8. The changes proposed in Ordinance 2025-03 are consistent with the City's adopted Smart Growth Comprehensive Plan.

The Common Council of the City of Evansville, Rock County, Wisconsin, do hereby amend Chapter 130 of the City of Evansville Municipal Code as follows:

**AMEND SECTION 130-31(c) AS FOLLOWS**

(c) *Building permit fee.* The applicant, upon filing of the building permit application with the zoning administrator, shall pay a fee to the zoning administrator in accordance with the building permit requirements of the building code. (See also section 18-~~4~~2.)

(1) Exceptions. For building rehabilitation projects within the B-2 zoning district, the zoning administrator shall reimburse building permit fees for projects improving housing units on the upper floors of commercial buildings.

## AMEND SECTION 130-408 AS FOLLOWS:

### Sec. 130-408. Indoor commercial entertainment.

Indoor commercial entertainment land uses include ~~all~~ land uses that provide entertainment services entirely within ~~an enclosed a~~ building. Such activities often have operating hours that extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, ~~health or fitness centers, all forms of training studios (dance, art, martial arts, etc.)~~ bowling alleys, arcades, roller rinks, and pool halls. The following regulations are applicable to this use:

- (1) Permitted by right: B-2
- (2) Conditional use regulations: O-1, B-1, ~~B-2~~, B-3, B-4, B-5.
  - a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of residentially zoned property.
  - b. The facility shall provide a bufferyard along all borders of the property abutting residentially zoned property with a minimum opacity per section 130-270.
  - c. Such uses shall comply with article II, division 4 of this chapter, pertaining to standards and procedures applicable to all conditional uses.
- (3) Parking requirements: One space per every three patron seats ~~or lockers (whichever is greater)~~, or one space per three persons at the maximum capacity of the establishment, whichever is greater. These requirements may be waived by the plan commission for businesses in the B-2 district, following a request from the applicant.

(Ord. No. 1997-18, § 13(17.70(4)(h)), 1-19-1998, Ord. 2005-44)



## **CREATE SECTION 130-425:**

### **Sec. 130-425. Studio or Instructional Service.**

Studio or instructional services are uses that focus on providing individual or small group instruction or training in fine arts, music, dance, drama, fitness, language, or similar activities. Also includes dance studios, ballet academies, yoga studios, martial arts instruction, tutoring, photography studios and other studios for artists that do not involve the use of power tools or machinery. Businesses are permitted to use outdoor space on site for activities, but such activities shall not occur in parking areas or within the right-of-way.

(1) Permitted by right: O-1, B-2, B-3, B-4, B-5

(2) Conditional use regulations: B-1, I-1

- a. For businesses adjacent to residentially zoned properties, hours of operation are not to occur between the hours of 8:00PM to 6:00AM.

(3) Parking requirements: One space per 400 square feet of activity space. Parking spaces intended for adjacent businesses on the same site may be shared if a written agreement outlining use is produced.

## **AMEND DIVISION 22: LIGHT INDUSTRIAL DISTRICT (I-1), SECTIONS 130-1161 AND 130-1163**

### **Sec. 130-1161. Intent and purpose.**

(1) *Description.* The I-1 district is intended to permit both large and small scale industrial and office development at an intensity that creates few adverse land use or safety impacts to the neighboring areas. ~~which is consistent with the overall desired character of the community.~~ Beyond a relatively high minimum green space ratio, the primary distinguishing feature of this district is that it is geared to businesses and indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

(2) *Rationale.* This district is intended to provide a location for light industrial land uses such as assembly operations, storage and warehousing facilities, offices, research and development facilities, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the heavy industrial district and special industrial district. In addition, land uses shall comply with the minimum performance standards presented in this chapter.

(Ord. No. 1997-18, § 9(17.46(1)), 1-19-1998; Ord. No. 1998-12, § 1(17.46), 9-8-1998, Ord. 2011-17)

### **Sec. 130-1163. Uses permitted as conditional use.**

Land uses permitted as conditional uses in the I-1 district are as follows:

- (1) Clear cutting (per section 130-347).
- (2) Outdoor institutional uses (per section 130-374).
- (3) Indoor sales or service (per section 130-403).
- (4) Commercial animal boarding (per section 130-410).
- (5) Group day care center (nine or more children) (per section 130-413).
- (6) Vehicle repair and maintenance (per section 130-417).
- (7) Group development (per section 130-418).
- (8) Outdoor storage and wholesaling (per section 130-452).
- (9) Personal storage facility (per section 130-453).
- (10) Airport/heliport (per section 130-482).
- (11) Distribution center (per section 130-484).
- (12) Railroad line (per section 130-485).
- (13) Motor vehicle storage yard (per section 130-457).

(14) Communication towers (per section 130-503).

(15) Studio or Instructional Service (per section 130-425)

(Ord. No. 1997-18, § 9(17.46(2)(b)), 1-19-1998; Ord. No. 1998-12, § 1(17.46(2)(b)), 9-8-1998, Ord. 2005-44, Ord. 2006-42, Ord. 2008-08, Ord. 2011-17, Ord. 2014-07)

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Dianne C. Duggan, Mayor

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ATTEST:  
Leah L. Hurtley, City Clerk

Introduced: 6/3/2025  
Notices published: 5/23/2025, 5/27/2025  
Public hearing held: 6/3/2025  
Adopted: \_\_\_\_\_  
Published: (within 10 days of adoption)

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