

**City of Evansville Plan Commission
Regular Meeting
Tuesday, November 4th, 2025, 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 Development Director
Aldersperson Bill Lathrop	P	Roger Berg
Aldersperson Abbey Barnes	P	Joe Geoffrion
Susan Becker	P	Nathan Burton
John Gishnock	P	Michele Burton
Mike Scarmon	P	
Eric Klar	P	

- 3. Motion to approve the agenda, by Barnes, second by Becker. Approved unanimously.**
- 4. Motion to waive the reading of the minutes from the October 7, 2025 meeting approve them as printed by Lathrop, seconded by Barnes. Approved unanimously.**
- 5. Civility Reminder.** Duggan affirmed the City’s commitment to conducting meetings with civility.
- 6. Citizen appearances other than agenda items listed.** None.
- 7. Action Items**

A. Review and Action on Site Plan Application SP-2025-01 for parcel 6-27-801 (129 N Madison Street)

1. Review Staff Report and Applicant Comments

Spranger reviewed the actions of Plan Commission at its October meeting. A public hearing was held for the rezoning application associated with this site plan application. There was a quorum of four members at the meeting, but in order for a motion to pass (in either direction) a majority of all Plan Commission members, not just those in attendance, need to vote unanimously. The vote was 3-1, which means Plan Commission did not make a recommendation to Common Council for the rezoning ordinance. Plan Commission still needs to take action on the site plan application. The application proposes an extension of an existing building on Madison Street. The site is for RM Berg Homes, Berg Rentals, and Grove Partners. The approval of the site expansion is contingent on Common Council

approving the rezone. Staff suggests a condition on the approval that future development on the site does not exceed 2 stories.

2. Plan Commissioner Questions and Comments

None.

3. Motion to approve site plan application SP-2025-01 for improvements and building expansion on parcel 6-27-801 finding that the proposed changes meet the required standards and criteria set forth in Section 130-131 of the City of Evansville Zoning Ordinance, and are in the public interest, subject to the following conditions:

- 1. Common Council approves Ordinance 2025-11.**
- 2. Any redevelopment on the site not to result in a building exceeding two stories.**
- 3. Parking area on south side of property encroaching into Park Drive is allowed to remain until the City reconstructs or repaves Park Drive.**
- 4. If striping is desired in the area described above in item 3, applicant will notify and work with City Public Works Department. Striping will be performed by City staff.**
- 5. After reconstruction or repavement of Park Drive, the City will require the applicant to install a sidewalk on the south and west sides of the property along Park Drive.**
- 6. Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.**
- 7. Applicant records the site plan with the Rock County Register of Deeds**

Motion by Klar, second by Lathrop. Motion passes unanimously.

B. Public Hearing, Review, and Action on Conditional Use Permit Application CUP-2025-04 to operate an indoor commercial entertainment use (Domino's Pizza) on a unit within parcel 6-27-958.091A2 (803 Brown School Road)

1. Review Staff Report and Applicant Comments

Applicant Nathan Burton is present. Spranger reports the location will be delivery and pick-up service only, with no dine in options. The only unusual part of this application is the hours of operation, which are until midnight Sunday through Thursday and 1:00 AM on Friday and Saturday. This would be the only restaurant opened that late in the City. Spranger asked the Police Chief and EMS Chief for their opinion of the hours vis a vis safety – there were no concerns from either.

2. Public Hearing

Mayor Duggan opened public hearing at 6:14pm. No comments. Public hearing closed at 6:15pm.

3. Plan Commissioner Questions and Comments

A question was posed about the operator's other locations, if any. Burton replied he has locations all over southeastern Wisconsin, including Racine, Kenosha, and Fort Atkinson. Becker asked about potential issues with the number of delivery drivers in the neighborhood, which has a number of residences nearby. Burton replied he did not think they would be an issue but asked to be notified if an issue arose once the store was open so that corrective action could be taken.

4. Motion to approve a Conditional Use Permit for Indoor Commercial Entertainment per section 130-408 on parcel 6-27-958.091A2 located at 803 Brown School Road, 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:

1) The business operator shall obtain and maintain all City, state, and county permits and licenses as may be required.

2) Any substantial changes to the business model shall require a review of the existing conditional use permit.

3) Use cannot create a public nuisance as defined by local and state law.

4) Applicant may be asked to return to Plan Commission to adjust hours of operation if the late hours of operation create a nuisance or similar issue.

5) The Conditional Use Permit is recorded with the Rock County Register of Deeds.

Motion by Klar, second by Barnes. Motion passes unanimously.

C. Public Hearing, Review, and Action on Land Division Application LD-2025-08 for a preliminary and final Certified Survey Map on parcel 6-27-396.207A (261/265 N Fourth Street)

1. Review Staff Report and Applicant Comments.

This is another certified survey map separating a duplex lot along the shared wall of the unit.

2. Public Hearing

Mayor Duggan opened public hearing at 6:18pm. No comments. Public hearing closed at 6:19pm.

3. Plan Commissioner Questions and Comments

None.

4. Motion to recommend Common Council approve a certified survey map to divide parcel 6-27-396.207A into two lots for a two-family twin residence addressed at 261 and 265 North Fourth 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:

1. The final CSM is recorded with Rock County Register of Deeds.

2. The applicant records a joint cross access and maintenance agreement for each of the new lots made by CSM

Motion by Klar, second by Lathrop. Motion passes unanimously.

D. Public Hearing, Review, and Action on Rezoning Application RZ-2025-06 for parcel 6-27-843 (343 Union Street) to rezone from R-1 Residential District One to B-3 Community Business

1. Review Staff Report and Applicant Comments.

The application is to rezone a vacant lot from R-1 to B-3. The lot is directly south of the Symdon Chevrolet dealership. The owner is considering an expansion of the business and the first step to utilizing this land is to rezone it. The applicant also needs to perform a survey in order to verify lot lines. A site plan application will also be needed. The future land use for this area is Walkable Business. However, the only recommended zoning district per the Smart Growth Comprehensive Plan is B-2, a zoning district usually reserved for the downtown. Most of the City's commercial areas outside the downtown are planned for Walkable Business and the bulk of them are zoned B-3 Community Business. The proposed rezoning meets the spirit of the future land use plan.

2. Public Hearing

Mayor Duggan opened public hearing at 6:22pm. No comments. Public hearing closed at

6:24pm.

3. Plan Commissioner Questions and Comments

None.

4. Motion to recommend Common Council approve Ordinance 2025-12, Rezoning Territory from Residential District One (R-1) to Community Business District (B-3).

Motion by Lathrop, second by Klar. Motion passes unanimously.

8. Discussion. None.

9. Community Development Report. None given.

10. Next Meeting Date: Tuesday, December 2, 2025 at 6:00 p.m.

11. Adjourn at 6:27pm.