

## 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. The meeting will also be held virtually in response to COVID-19. To participate via video, go to this website: <https://meet.google.com/fes-vcir-rfv>. To participate via phone, call this number: 1 608-764-9643 and enter PIN: 352 918 263# when prompted. (Your microphone may be muted automatically)

City of Evansville **Plan Commission**  
Regular Meeting  
City Hall, 31 S Madison St., Evansville, WI 53536  
Tuesday, September 7, 2021, 6:00 p.m.

## AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the August 3, 2021 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. New Business
  - A. Public Hearing for Ordinance 2021-08 AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 130 DIVISION 16. RESIDENTIAL DISTRICT TWO (R-2) OF THE ZONING CODE
    - i. Staff Comments
    - ii. Commission Discussion
    - iii. Public Hearing
    - iv. Motion to recommend to Common Council Ordinance 2021-08
8. Community Development Report
9. Next Meeting Dates: October 5 and November 2, 2021 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  
Regular Meeting  
August 3, 2021, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:01pm.

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Mayor Bill Hurlley	P	City Administrator Jason Sergeant
Aldersperson Rick Cole	A	Andy Phillips, Applicant
Aldersperson Susan Becker	P	Bill Lathrop
Bill Hammann	P	
John Gishnock	P	
Mike Scarmon	A	
(Vacant)	-	

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

**4. Motion to waive the reading of the minutes from the July 6, 2021 Meeting and approve them as printed by Hammann, seconded by Becker. Approved unanimously.**

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

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

**7. New Business**

**A. Discussion and Possible Motion to Approve Revised Site Plan Application at 65 N Union Street with site work completed no later than September 1st, 2021.** Phillips explained the proposed revisions, showing a photograph of the site he took on his mobile phone and commission discussed. Hammann asked Phillips if the work could be done by September 1<sup>st</sup>. Phillips agreed it could. **Motion by Hammann, Seconded by Becker. Approved unanimously.**

**B. Discussion and Possible Motion to remove the condition, "Site work completed to City satisfaction as outlined in communications and Application SP-2018-02 no later than July 31st, 2021." From the July 6, 2021 conditional use approval for 65 N Union Street. by Hammann, Seconded by Becker. Approved unanimously.**

**8. Community Development Report**

**A. Inspection of SP-2020-03 for Site Compliance.** Sergeant shared a report documenting full compliance on this project and expected to complete similar steps for Landmark's application last year as well as two sites on Brown School Road.

**9. Next Meeting Date: Tuesday, September 7, 2021 at 6:00pm**

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- 10. Motion to Adjourn by Hammann, seconded by Gishnock, Approved Unanimously.**

**CITY OF EVANSVILLE  
ORDINANCE #2021-08**

**AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 130 DIVISION 16.  
RESIDENTIAL DISTRICT TWO (R-2) OF THE ZONING CODE**

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

*Evansville Municipal Code, Chapter 130* shall be amended as follows:

**DIVISION 16. RESIDENTIAL DISTRICT TWO (R-2)**

**Sec. 130-1001. Purpose and intent.**

The purpose of the R-2 district is to provide a means of obtaining the residential goals and objectives of the Smart Growth Comprehensive Plan. The R-2 district is intended to provide areas which are to be occupied substantially by single-family and two-family dwellings.

(Code 1986, § 17.40(1), Ord. 2005-50, Ord. 2020-13)

**Sec. 130-1002. Uses permitted by right.**

The following uses are permitted in the R-2 district:

- (1) Single-family dwellings.
- (2) Two-family dwellings (per section 130-324).
- (3) Two-family twin dwellings (per section 130-323).
- (4) Churches and all affiliated uses, all grade schools, libraries and hospitals, water storage facilities and related structures.
- (5) Municipal buildings, except sewage plants, garbage incinerators, warehouses, garages, shops, and storage yards.
- (6) Public parks, playgrounds, and recreational and community center buildings and grounds.
- (7) One or more private garages and one accessory building clearly incidental to the residential use of the property; provided, however, that no accessory building may exceed 150 square feet. The total area of any attached garages shall not exceed the area of the foundation of the dwelling. The total area of any detached garages shall not exceed the area of the foundation of the dwelling. In addition, the total area of the private garage(s) shall not exceed 13 percent of the total area of the lot, if the area of the lot is less than 10,000 square feet, and shall not exceed 11 percent of the total area of the lot, if the area of the lot is 10,000 square feet or more.

- (8) Uses customarily incidental to any of the uses listed in subsections (1)--(5) of this section; provided that no such use generates traffic or noise that would create a public or private nuisance.
- (9) Not over four boarders or lodgers not members of the family.
- (10) Home occupation, when meeting all of the criteria of section 130-531.
- (11) Community living arrangement (one to eight residents) (per section 130-377).
- (12) Community living arrangement (nine to 15 residents) (per section 130-378).

(Code 1986, § 17.40(2); Ord. No. 2002-4, § 14, 4-9-2002; Ord. No. 2003-7, § 9, 10-14-2003, Ord. 2005-28, Ord. 2012-02, Ord. 2020-13)

**Sec. 130-1003. Uses permitted as conditional use.**

The following conditional uses shall be allowed in the R-2 district only after issuance of a conditional use permit as prescribed by article II, division 4 of this chapter:

- (1) Home occupation, which does not meet all of the criteria of section 130-531.
- (2) Public buildings such as colleges and universities, including private music, dancing, business, and vocational schools, but not to include sewage plants, garbage incinerators, warehouses, garages or storage areas.
- (3) Institutions of a charitable or philanthropic nature, hospitals, clinics and sanitariums; and libraries, museums and community buildings, private clubs and fraternities, except those whose principal activity is a service customarily carried on as a business, and except also riding clubs.
- (4) Telephone, telegraph and electric transmission lines, buildings or structures.
- (5) Indoor institutional uses (per section 130-373) and indoor residential uses (per section 130-376).
- (6) Funeral homes, undertaking establishments and cemetery memorial retail businesses.
- (7) Three-family and four-family dwelling units.
- (8) Day care centers and nursery schools (less than nine children).
- (9) Railroad line (per section 130-485).
- (10) Single-family dwelling units with an above-grade floor area of at least 900 and less than 1,200 square feet.

(Code 1986, § 17.40(3), Ord. 2005-23, Ord. 2005-44, 2007-21)

**Sec. 130-1004. Requirements for all uses.**

Within the R-2 district, the following standards shall apply:

- (1) Maximum building height: 35 feet.

- (2) Setbacks and Building Separation
- (3) Minimum front yard setback: 25 feet.
- (4) Maximum front yard and street side yard setback: 30 feet.
- (5) Minimum rear yard setback: 20 feet.
- ~~(6)~~ Minimum side yard setback: Eight feet, total of 20 feet on both sides.
- ~~(7)~~ Detached garage and accessory building side yard and street side yard setback:
  - a. Three feet for side yards.
  - b. 20 feet for street side yards.
  - a. Five feet for rear yards.
- ~~(58)~~ Minimum lot width at front setback line: 90 feet for lots platted after December 31, 2000; 60 feet for lots platted before January 1, 2001. Two-family twin lots shall have a minimum of 35 feet per lot.
- ~~(69)~~ Minimum lot frontage on public road: 75 feet, except that two-family twin lots shall have a minimum of 25 feet per lot.
- ~~(710)~~ Minimum lot area:
  - a. Single-family: 8,000 square feet for lots platted after December 31, 2000; 6,000 square feet for lots platted before January 1, 2001.
  - b. Two-family: 10,000 square feet for lots platted after December 31, 2000; 8,000 square feet for lots platted before January 1, 2001.
  - c. Two-family twin: 5,000 square feet per lot.
  - d. Three-family: 12,000 square feet.
  - e. Four-family: 14,000 square feet.
- ~~(811)~~ Minimum side yard setback:
  - a. Single-family, two-family, three-family, and four-family: Eight feet; total 20 feet on both sides.
  - b. Two-family twin: Zero feet on the interior (common wall) lot line. Ten feet on exterior side lot lines.
  - c. Two-family twin Alternate side yard setback: Eight feet on both sides when any two of the following standards are met:
    - 1. Linear garage frontage does not exceed 40% of the building's front elevation.
    - 2. Building is a two-story structure
    - 3. Front Porch at least 25 square feet in size

4. Street facing garage doors are recessed by at least four feet behind the façade of the ground floor of the principal building.
5. Driveway width does not exceed 15 feet in front setback area or is shared by access easement with adjacent lot.

~~fd.~~ Detached Occupied dwelling units shall maintain 10 feet of building separation, unless fireproofed

~~ge.~~ Driveway side and rear yard setbacks: 3 feet

~~(912)~~ Minimum street side yard setback: 20 feet.

~~(139)~~ Maximum front yard and street side yard setback: 35 feet.

~~(144)~~ Usable open space: Usable open space shall be provided on each lot used for multifamily dwellings of three or more units. Usable open space shall compose at least 25 percent of the gross land area of the lot area and shall be used for recreational, park or environmental amenity for collective enjoyment by occupants of the development, but shall not include public or private streets, drives or drainageways.

~~(152)~~ Height of detached garages and accessory buildings: Shall not exceed the height of the principal structure.

~~(136)~~ Minimum above-grade floor area for single-family dwelling: 1,000 square feet.

~~(147)~~ Buildings and Structures Lot Coverage Standards

- a. Maximum lot coverage by impervious surfaces shall be fifty percent (~~40~~50%) of lot area.
- b. Effective January, 1, 2022: Maximum front yard coverage by impervious surfaces shall be fifty percent (50%) of lot area, provided maximum lot coverages are not exceeded.
- c. Effective January, 1, 2022: Maximum linear garage coverage on a building's front elevation shall be fifty five percent (55%)
- d. Effective January, 1, 2022: Front facing façade of garage recessed from, or no more than twelve (12) feet offset from primary façade at ground level.
- e. Maximum Driveway Width at sidewalk of 20 feet.

(Code 1986, § 17.40(4); Ord. No. 2003-9, § 5, 9-9-2003; Ord. No. 2003-11, § 5, 10-14-2003, Ord. 2005-1, Ord. 2005-9, Ord. 2005-50, Ord. 2007-21, Ord. 2012-02, Ord. 2012-16, Ord. 2020-13, Ord. 2021-08)

**Secs. 130-1005--130-1020. Reserved.**



This Ordinance shall be in full force and effect upon passage and publication.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
William C. Hurtley, Mayor

ATTEST:

\_\_\_\_\_  
Darnisha Haley, City Clerk

Introduced: 07/13/2021  
Second Reading: 00/00/2021  
Adoption: 00/00/2021  
Publication: 00/00/2021





# Community Development Updates

July 19, 2021 Jason Sergeant, Community Development Director

## Recent and ongoing community development activities:

- Engaging consulting service from Brandon Rutz, with first task being to get Gold Shovel Complete.
- Site selector working on behalf of another major retailer has had more serious discussions in recent days, continuing to respond to inquiries and assist when we can.

## Plan Commission Updates:

- iWorq online permitting set-up continues. Building Permits are now being processed through this system by staff. Historic Permits are as well. next, zoning permits and customer portal completion.

## Other Updates:

- **West Side Park, Aquatic Center and Splashpad:** MSA Professional Services has begun project meetings.
- **Building Permit Updates:**
  - 2021 Total to date: 196 permits and \$40,279.15 in collected permit fees
  - 2020 Totals: 310 permits and \$59,764 in collected permit fees
  - 2019 totals: 338 Permits and \$151,861 in collected permit fees (Includes ECSD building improvements and construction)
  - 2018 Totals: 366 permits and \$ 79,549.5 in collected permit fees (Includes Library building improvements and construction)
  - 2017 Totals: 230 permits and \$ 46,451 in collected permit fees (Includes Delong Addition, Brown School Place II and Night Owl)
  - 2016 Totals: 205 permits and \$ 56,440.54 in collected permit fees (Includes Delong Addition, Brown School Place II and Night Owl)

