

## 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 7, 2022, 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 June 7, 2022 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
  - A. Morning Phillips Progress Update on Brown School Place
7. Action Items
  - A. Motion to recommend the certified survey map to combine and divide parcels 6-27-595 and 6-27-595.1 into two lots located at 515 E Main Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:
    - i. Adjust the lot lines of proposed Lot 1 to extend past the parking lot and into the rear yard of the property, allowing for residential use of green space.
    - ii. Indicate location of and include “joint driveway access by other instrument” on the CSM.
    - iii. The applicant submits a joint maintenance and cross access easement agreement, which will indicate standards and responsibilities for landscaping, lawn care, and snow removal in shared areas. This will also identify parking and loading spaces for each lot within the existing parking lot.
    - iv. The applicant applies for a Conditional Use Permit is acquired to allow a two-family residence on proposed Lot 1.
    - v. The final CSM is recorded with Rock County Register of Deeds.
  - B. Motion to approve issuance of a Conditional Use Permit for Outdoor Display Incidental to Indoor Sales and Service (Section 130-404) at 205 Union Street 6-27-870, 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:

*-Mayor Dianne Duggan, Plan Commission Chair*

1. Plan Commission conducts a public hearing
  2. Walks and sidewalks surrounding building maintain a minimum 36" clear width for accessible use.
  3. Sign Application and Plan submitted
  4. Conditions of SP-2021-03 are met, including submission of Dumpster Enclosure materials or Plans.
8. Old Business
9. Community Development Report
10. Next Meeting Date:
- A. August 2, 2022 at 6:00pm
11. Motion to Adjourn

*-Mayor Dianne Duggan, Plan Commission Chair*