

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, September 6, 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 August 2, 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. Public Hearing and Review of Land Division Application 2022-0198 to divide parcel 6-27-533.524 into two lots located at 555 and 557 Stonewood Court.
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
 - B. Public Hearing and Review of Land Division Application 2022-0199 to divide parcel 6-27-533.525 into two lots located at 562 and 564 Stonewood Court.
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
 - C. Public Hearing and Review of Land Division Application 2022-0200 divide parcel 6-27-533.523 into two lots located at 563 and 565 Stonewood Court
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions

-Mayor Dianne Duggan, Plan Commission Chair

- D. Public Hearing and Review of Land Division Application 2022-0201 map to divide parcel 6-27-533.522 into two lots located at 571 and 573 Stonewood Court:
1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
- E. Public Hearing and Review of Land Division Application 2022-0202 to divide parcel 6-27-533.528 into two lots located at 586 and 588 Stonewood Court
1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
- F. Public Hearing and Review of Land Division Application 2022-0203 to divide parcel 6-27-533.526 into two lots located at 570 and 572 Stonewood Court
1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
- G. Public Hearing and Review of Land Division Application 2022-0204 to divide parcel 6-27-533.527 into two lots located at 578 and 580 Stonewood Court
1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
- H. Public Hearing and Review of Land Division Application 2022-0205 to divide parcel 6-27-533.519 into two lots located at 643 and 645 Locust Lane
1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
- I. Public Hearing and Review of Conditional Use Permit Application 2022-0207 for Commercial Animal Boarding (Section 130-410) on parcel 6-27-860 (153 Union Street)
1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion to Approve Conditional Use Permit 2022-0207 for Commercial Animal Boarding (Section 130-410) on parcel 6-27-860 (153 Union Street), 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:
 - a. The Conditional Use Permit is recorded with the Rock County Register of Deeds.

- b. Applicant to work with landlord to install 122 points worth of landscaping on parcel to offset new impervious surface. Installation to occur no later than September 1, 2023.
 - c. Applicant obtains sign permit prior to installation.
 - d. Applicant obtains building permit prior to installation of outdoor exercise area and fencing.
 - e. Operating hours are no earlier than 5:00am or later than 9:00pm daily.
 - f. Any exterior lighting is dark sky compliant.
 - g. Use cannot create a public nuisance as defined by local and state law.
- J. Public Hearing and Review for Zoning Map Amendment Application 2022-0208, to rezone parcel 6-27-344 (195 S Union) from Special Use Business District (B-5) to Central Business District (B-2).
1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion to recommend to Common Council approval of Ordinance 2022-11 Rezoning Territory from Special Use Business District (B-5) to Central Business District (B-2) (On Parcel 6-27-344)
- K. Review of and motion to approve Resolution 2022-25: A Resolution Recommending Common Council Adoption of Ordinance 2022-12.
- L. Review of and motion to approve Resolution 2022-26: A Resolution Authorizing the Relief from Public Dedication and the Transfer of Real Estate.
8. Discussion Items
9. Community Development Report
10. Next Meeting Date:
- A. October 4, 2022 at 6:00pm
11. Motion to Adjourn