

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, April 4, 2023, 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 February 7, 2023 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. Action Items
 - A. Review of Site Plan Application 2022-0252 on parcel 6-27-958.091A1 (777 Brown School Road, 783-785 Brown School Road)
 1. Staff Report and Applicant Comments
 2. Commission Questions and Comments
 3. Final Motion with Conditions
 - B. Discussion and Motion to Recommend to Common Council Approval of Amendment #1 to the Development Agreement on parcel 6-27-958.091A1.
 - C. Review and Action on Land Division Application 2023-0047 and Rezoning Application 2023-0048 on parcels 6-27-559.5170 and 6-27-559.5171 (Lots 170 and 171, Westfield Meadows)
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
 - D. Review of Conditional Use Application 2022-0054 for an Indoor Commercial Entertainment Use (Main Street Fix) on parcel 6-27-25 (8 W Main Street).
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments

-Mayor Dianne Duggan, Plan Commission Chair

4. Motion with Conditions

- E. Review of Conditional Use Application 2022-0059 for Light Industrial Use Incidental to Indoor Sales (Hop Garden) on parcel 6-27-6 (18 E Main Street).
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions

- F. Review of Conditional Use Application 2022-0060 for a new structure in the Historic Conservation Overlay District on parcel 6-27-894.1 (30 Railroad Street).
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions

- G. Discussion and Motion to Recommend to Common Council Approval of Ordinance 2023-03, Amending Chapter 130, Article IV Landscaping Regulations

8. Discussion Items

9. Community Development Report

10. Upcoming Meetings
 - A. Plan Commission Meeting: Tuesday, May 1, 2023 at 6:00pm

11. Motion to Adjourn

-Mayor Dianne Duggan, Plan Commission Chair