

**City of Evansville Plan Commission  
Regular Meeting  
Tuesday, February 7, 2023, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:00pm.

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Cory Neeley	P	Joe Rohloff (applicant)
Aldersperson Susan Becker	P	Derek Blume
Abbey Barnes	P	Alvin Francis
John Gishnock	P	Andy Phillips (applicant)
Mike Scarmon	P	Derek Allen
Eric Klar	P	Jason Sergeant (City Administrator) Bill Lathrop (Evansville Today)

**3. Motion to approve the agenda, by Neeley, seconded by Klar. Approved unanimously**

**4. Motion to waive the reading of the minutes from the January 3rd, 2023 meetings and approve them as printed, by Neeley, seconded by Klar. Approved unanimously.**

**5. Civility Reminder.** Duggan noted the City's commitment to conducting meetings with cordiality.

**6. Citizen appearances other than agenda items listed.**

- A.** Alvin Francis, Town of Union Plan Commission Chair reported that the Town Plan Commission recommended approval of its first housing development in 17 years on January 29<sup>th</sup>. It will go before the Town Board on February 14<sup>th</sup>. He is expecting the City to make a decision regarding the preliminary plat application that was submitted to the City. Spranger replied that she is reviewing the application and will make a response soon.

**7. Action Items**

- A. Review and Action on Preliminary/Final Land Division Application 2022-0318 on parcel 6-27-533.506 (Lot 6, Stonewood Grove)**

**1. Review Staff Report and Applicant Comments**

Applicant Noah Hurley was not present. Spranger summarized the report, noting that it was very similar to prior zero lot CSMs issued over the past year.

**2. Public Hearing**

Mayor Duggan opened the public hearing at 6:04pm. No comments. Public hearing closed at 6:05pm.

**3. Plan Commissioner Questions and Comments**

None.

**4. Motion with Conditions**

*Motion to approve a certified survey map to divide parcel 6-27-533.506 into two lots for a two-family twin residence, located at 642 and 644 Locust Lane, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition that the CSM and joint cross access and maintenance agreement are recorded for both lots with Rock County Register of Deeds.*

*Motion by Neeley, seconded by Klar. Approved unanimously*

**B. Review and Action on Preliminary/Final Land Division Application 2023-0014 on parcel 6-20-217 (7538 N. Territorial Road, Town of Union)**

**1. Review Staff Report and Applicant Comments**

Spranger summarized the application and noted that it met the City's guidelines for land divisions within the extraterritorial jurisdiction.

**2. Public Hearing**

Mayor Duggan opened the public hearing at 6:04pm. No comments. Public hearing closed at 6:05pm.

**3. Plan Commissioner Questions and Comments**

None.

**4. Motion with Conditions**

*Motion to recommend that Common Council approve the creation of a 3.5 acre residential lot from parcel 6-20-217, a 118.5 acre parcel located at 7538 N. Territorial Road, Town of Union, finding that the application is in the public interest and meets the objectives contained within Sections 110-230 and 110-102(g) of city ordinances, with the condition the final CSM is recorded with Rock County Register of Deeds, and that the application fulfills the other obligations set forth by the Town of Union and Rock County.*

*Motion by Neeley, seconded by Klar. Approved unanimously*

**C. Review and Action on Final Land Division Application 2023-0031 on parcel 6-27-580 (near 210 Cemetery Road)**

**1. Review Staff Report and Applicant Comments**

Spranger summarized the changes between this final CSM and the preliminary one that was approved in May. Namely, the location of lot lines were adjusted to ensure that future subdivisions of the four lots could occur and remain in compliance with the City's Municipal Code. The City is also requesting that the right-of-way for a public street be dedicated to the public now as opposed to reserved.

**2. Public Hearing**

Mayor Duggan opened the public hearing at 6:12pm. No comments. Public hearing closed at 6:12pm.

**3. Plan Commissioner Questions and Comments**

None.

**4. Motion with Conditions**

**Motion to approve a final certified survey map to divide parcel 6-27-580 into four lots, 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:**

- a. **Private well and septic systems will be sited and will conform to standards set by the State of Wisconsin.**
- b. **One well and one septic system will be allowed per lot created by this CSM.**
- c. **Further division of any lot created by this CSM is contingent upon serviceability by City utilities. Future lots created will conform to the standards of Chapter 130 of the Evansville Municipal Code.**
- d. **Upon development of Exodus Pass:**
  - i. **The City shall give the landowner 48 months notice to connect to City sanitary sewers. Upon abandonment of the septic system, the tanks shall be remediated per Sec 126-360 and 126-361 of the Municipal Code**
  - ii. **The landowner will install sidewalks and driveways meeting the standards of the Municipal Code.**
- e. **The final CSM is recorded with Rock County Register of Deeds.**

*Motion by Neeley, seconded by Becker. Approved unanimously*

**8. Discussion Items**

- A. Update on Site Plan Application 2022-0252 on parcel 6-27-958.091A1 (777 Brown School Road, 783-785 Brown School Road)
  1. Site Plan in Compliance
  2. Development Agreement

Spranger brought the Commission up to speed on ongoing conversations between the City and applicant. The site plan is in a position where Spranger would feel comfortable recommending its approval at the March meeting. The next issue is the development agreement. The original for this site was convoluted and unclear in how and when incentives were to be distributed.

Mr. Phillips submitted some conceptual plans for a third building on the site. He would like to do more residential than was previously approved and was seeking feedback from the Commission. Commission members were receptive to the idea.

**9. Community Development Report**

- A. Wisconsin State Statutes and Wireless Facilities

Spranger provided some background information concerning the ability municipalities have to control where and how telecommunication facilities are placed.

**10. Next Meeting Date:**

- A. March 7, 2023 at 6:00 p.m.

**11. Motion to Adjourn at 6:48p.m. by Neeley, seconded by Scarmon. Approved unanimously.**