

City of Evansville
Unified Land Development Code Advisory Committee

Thursday, February 21, 2008, 6:00 p.m.
City Hall (Third Floor), 31 S. Madison Street, Evansville, Wisconsin

MINUTES

- 1. Call to order.** The meeting was called to order at 6:20 p.m. by Bill Hammann following the conclusion of the special Plan Commission meeting.
- 2. Attendance.** Members present: Bill Hammann, Mason Braunschweig, Tony Wyse, Michael Pierick, Roger Berg until 7:30 p.m., Gil Skinner
Members absent: none
Staff: Tim Schwecke
Members of the public: Richard Wolfe

Noting Sharel Surlles' resignation, Hammann suggested that the committee make a recommendation to the Mayor requesting that another person be appointed to the committee, preferably someone who would represent the interests of the real estate industry. All members agreed.

- 3. Approval of agenda.** Braunschweig made a motion, seconded by Skinner to approve the agenda. Motion approved unanimously.
- 4. Approval of minutes.** Braunschweig made a motion, seconded by Skinner to waive the reading of the January 17, 2008 minutes and approve them as printed. Motion approved unanimously.
- 5. Review of code**
 - A. Summary table of review authority – Article 5.** At the start of the review, Hammann mentioned that it would be desirable to move the authority to make final decisions down the chain of command. Other members agreed in principle, but some felt it could not be applied in all cases. The review followed with the following changes to the table:
 - (1) Design review of multifamily – zoning administrator decision with local appeal to Plan commission
 - (2) Design review gateway – zoning administrator decision with local appeal to Plan commission
 - (3) There should be no distinction between sandwich board signs and other signs in the historic preservation district
 - (4) Sign permit in historic district – The Historic Preservation Commission should provide a recommendation
 - (5) Demolition permit in historic district – Plan Commission would have local appeal authority
 - (6) Variance – Will need to verify whether Plan Commission has the authority to issue variances
 - (7) Extension of approval period – Need to clarify which decisions the Plan Commission provides a recommendation or has decision authority; both R and D are listed in the table.

Richard Wolfe questioned whether the sign code is hurting businesses. Schwecke indicated that the sign code will be rewritten as part of this overall project.

Pierick questioned whether the table would be included in the code. In response, Schwecke indicated that it may be. Schwecke mentioned that other review bodies would likely be added to the table in the future along with additional review processes.

B. Article 1 General provisions. The committee reviewed the article.

- (1) Sec. 130-2. Schwecke indicated that the list would be updated to include citations for state authority for stormwater management and others.
- (2) Sec. 130-5. Hammann suggested that the provision of access to satellite dishes be added to (b)(4). After discussion, it was decided to not change the wording.
- (3) Sec. 130-11. Pierick questioned whether a moratorium could potentially be used to suspend the rules to allow a development project that would not otherwise comply. Schwecke indicated that state law authorizes local governments to adopt a moratorium to stop development while a plan or regulations are being developed.

C. Article 2 Interpretation and Construction. The committee reviewed the article.

- (1) Sec. 130-105. Hammann mentioned that the location of easements are often times in debate and that the code should address that issue. Schwecke indicated that this could potentially be addressed in other areas of the code.

6. Next regular meeting date. The next date for the committee is March 20. It was noted that is Maundy Thursday and perhaps the committee could meet March 13 instead. Schwecke will check with Dan Wietecha to see if that date will work.

7. Motion to Adjourn. On a motion by Braunschweig, seconded by Skinner, the meeting adjourned at 7:50 p.m.

Prepared by: Tim Schwecke, City Planner

The minutes are not official until approved by the committee at its next scheduled meeting.