

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 might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advanced notice as possible.

City of Evansville **Plan Commission**
Regular Meeting
Monday, April 6, 2020, 6:00 p.m.

Due to State and Federal mandated social distancing in response to COVID-19, this meeting is being held virtually to ensure the safety of commission members and members of the public. To participate via video, go to this website: meet.google.com/uqq-gtgg-tre. To participate via phone, call this number: +1 513-970-3133 and enter PIN: 882 460 873# when prompted.

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the March 3, 2020 Meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. New Business
 - A. Motion to Approve and Recommend Resolution 2020-07: A Resolution for A Public Input Process and Recommendation for Amendment of the City of Evansville, WI Smart Growth Comprehensive Plan
 - B. Motion to Recommend Approval of Revised Zoning Map
 - C. Discuss April 20th Meeting
8. Next Meeting Dates: **Monday, April 20 at 7:30pm;** Tuesday, May 5, 2020 at 6:00pm; and Tuesday, June 2, 2020 at 6:00pm
9. Motion to Adjourn

-Mayor Bill Hurtley, Plan Commission Chair

These minutes are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Regular Meeting
March 3, 2020, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order** at 6:05 pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Community Development Director Jason Sergeant
Aldersperson Rick Cole	P	Andy Phillips, Applicant
Aldersperson Erika Stuart	P	Janette Lambert, Townsend Road
Bill Hammann	P	Other member of the public
John Gishnock	P	
Mike Scarmon	A	
Susan Becker	P	

3. **Motion to approve the agenda, by Hammann, seconded by Cole. Approved unanimously.**

4. **Motion to waive the reading of the minutes from the February 4, 2020 Meeting and approve them as printed by Hammann, seconded by Cole. Approved unanimously.**

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None

7. **New Business**

A. (including item 7B) Public Hearing and Review of Site Plan Application SP-2020-02 and Conditional Use Permit Application CUP-2020-01 to construct a mixed commercial and residential building per section 130-421 on parcel 6-27-959.3A (Tax ID 22207300151) located at 702-710 Brown School Road.

- i. Review Staff Report and Applicant Comments.** Sergeant summarized the staff report noting the report is intended to cover this agenda item and the next. The proposed building is 3 stories total and includes 8 residential apartments and 2 commercial units. Sergeant noted EMS, Fire and Municipal Services were sent a copy of the application, EMS commented that the hallways and stairways should be wider, at 48", to provide ability to move emergency medical equipment to the upper units. Staff also expects confirmation of storm water plan review by City Engineer. The applicant added two balconies to the upper units. Staff has added several suggested conditions to show more details of lighting, etc. Phillips noted the siding will be vinyl and not *LP Smartside* as indicated on plans. Sergeant explained the need for open green space on the lot for the apartment units. Staff suggests adding more balconies, find more open greenspace on the

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parcel, and/or look at improving adjacent green space. Sergeant noted he recommends up to 16 conditions. Stuart asked why not all apartments had balconies, Phillips explained they could not be added because of closet locations. Becker commented the middle apartments do not have balconies. Stuart expressed she had concerns, but knows the lot is an odd shape and hard to develop. Hammann asked about the 3,000 SF of green space requirement and possibly solving the request by added to parkland. Sergeant explained staff had discussed internally redeveloping the green space north of the building and asking developer to contribute to such an effort. Hammann asked if the developer could pay a fee. Sergeant said this is possible using the park land fee as a basis for cost. Stuart asked if neighbors had provided comment, none have, but a public hearing is next on the agenda. Hamman asked what of the conditions could be removed. Sergeant said condition 3 could be removed, 6 could be removed at discretion of commission, as well as 8 if commission is okay with materials presented. Stuart asked what the materials are. Sergeant said the drawings call out LP Smartside. Phillips said all materials will be vinyl. Hammann commented on the green space. Phillips said he would like to remove all balconies and just contribute to park space. Becker commented the two balconies should remain. Phillips showed on the plans where balconies could be added. He has concern with liability if balconies are used. Stuart clarified how many parking spots are required and asked where extra cars will be parked. Phillips said people could park in the street. Stuart said parking complaints are common on Brown School Road. Sergeant noted that the parking was reduced from last month to allow for more green space. The total spaces on site equal one parking space per bedroom and provides parking on Brown School Road. Sergeant noted complaints have come in regarding parking on Brown School Road. Stuart would like to see people parking in the lot as much as possible. Sergeant commented Brown School Road is one of the widest streets in the city. Hammann noted that if more people park on the street, traffic slows down. Sergeant said the city often gets complaints about parking and requests to eliminate parking on the street. Sergeant explained parked cars help traffic slow down. Stuart said the solution shouldn't be to pack more cars on the street. Sergeant recommended starting the public hearing.

- ii. **Public Hearing.** Opened by Mayor. Janette Lambert, Townsend Road and owner of Little Tweets Daycare across from proposed project. Lambert expressed concern for safety of kids getting on bus and parents pulling into parking lot due to poor visibility around the hill. Concern was expressed for cars parking in her lot from this new building. She often has cars parked in the lot from the adjacent hotel. Stuart asked if the house directly north is a duplex and expressed concern over the ally north of daycare. Hearing no further comments, Hurtley closed the public hearing.
- iii. **Plan Commissioner Questions and Comments.** Hammann would like to see one of the street trees be an apple tree in honor of the orchard that was once on the property as well as adding a condition the developer contribute to the parks. Gishnock would like to see park money go towards the adjacent lot. Becker expressed support for adding park space nearby and asked if sidewalk is on the road. Sergeant said there is some. Phillips commented there will be random sidewalk around the city. Gishnock commented that development is positive and maybe signage and patrol can assist with traffic concerns. Gishnock recommended community policing of the area might help and noted the confusion on site with the ally being private. Gishnock cited the Night Owl parking lot is

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a good example of not over-building parking spaces and relying on street parking as a way to handle overflow ***Hamman made a motion, Seconded by Cole to: Have Public works investigate putting a sign up in the vicinity of little tweets to improve the traffic safety in the area. Approved unanimously.*** Hurtley recommended blocking off the private alley. He also would like to see the land to the north developed as a park. Becker asked if the hallways will be made wider per EMS comments, Phillips agreed this can be done. Commission would like to see exterior lighting dark sky compliant and directed downward. Phillips asked what the park fees would be. Sergeant said he did not know, but if they are not agreeable, he would have to come back and work out a new solution with the commission.

- iv. ***Motion with Conditions by Hammann, Seconded by Cole: The Plan Commission approves the Site Plan and issuance of a Conditional Use Permit to allow the new construction of a mixed commercial and residential building per section 130-421 on parcel 6-27-959.3, 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 and Site Plan set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:***
1. ***Conditional Use Permit is recorded with Register of Deeds***
 2. ***Any variation from plans approved by staff or Plan Commission if necessary***
 3. ***4 Street trees are planted per Municipal Ordinance, with one being an apple tree.***
 4. ***Provide documentation of plan approval by City Engineer, Evansville EMS, and Fire.***
 5. ***Submit full legal description of property.***
 6. ***Submit exterior lighting locations and fixture details for staff approval.***
 7. ***Pay fees in lieu of park and recreation land in the amount of 3,000 SF to city in amount identified by staff for neighborhood park improvement.***
 8. ***Revise drawings to show increase of second floor hallway and stair width to be 48" wide.***

8. Education and News: "Lake Tides" Winter/Spring 2020

9. Next Meeting Date of Monday, April 6, 2020 at 6:00pm

10. ***Motion to Adjourn*** by Hamman, seconded by Becker. Approved Unanimously.

**CITY OF EVANSVILLE
RESOLUTION #2020-07**

A Resolution for A Public Input Process and Recommendation for Amendment of the City of Evansville, WI Smart Growth Comprehensive Plan

The Plan Commission along with the Common Council of the City of Evansville, Rock County, Wisconsin, do hereby resolve as follows:

SECTION 1. The City of Evansville, Wisconsin, adopted the *City of Evansville, WI Smart Growth Comprehensive Plan* in June of 2005, and subsequently updated in November of 2015 in compliance with Wisc. Stats. s 66.1001(1)(a) and 66.1001(2).

SECTION 2. City staff, working under the direction of the Plan Commission, has prepared a proposed amendment to *City of Evansville, WI Smart Growth Comprehensive Plan*.

SECTION 3. The Plan Commission along with the Common Council will follow a process to gather public input through a public hearing conducted by the Plan Commission.

SECTION 4. The Plan Commission will conduct a public hearing on May 5, 2020, in compliance with Wisc. Stats. s.66.1001(4)(d), regarding the proposed *City of Evansville, WI Smart Growth Comprehensive Plan Amendment*.

SECTION 5. The proposed amendment is found by city staff to be consistent with the remaining sections of the adopted *City of Evansville, WI Smart Growth Comprehensive Plan*.

SECTION 6. The proposed amendment, together with the adopted *City of Evansville, WI Smart Growth Comprehensive Plan*, contain all of the elements set forth in Wisc. Stats. 66.1001(2)

SECTION 7. The Plan Commission hereby approves a Resolution recommending that the Common Council adopt the Public Input Plan. Following a public hearing and final approval of Application CP-2020-01, Plan Commission recommends Common Council, through an ordinance, amend the *City of Evansville, WI Smart Growth Comprehensive Plan*.

SECTION 8. The Common Council hereby approves a Resolution describing a public input process to gather public comments through a public hearing conducted by the Plan Commission and acknowledges Plan Commission's recommendation.

Passed and approved this 14th day of April, 2020

Bill Hurtley, Mayor and Plan Commission Chair

ATTEST:

Judy L. Walton, Clerk

