

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below at City Hall, 31 South Madison Street, Evansville, Wisconsin 53536. 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. Please silence cell phones and electronic devices during the meeting.

City of Evansville **Plan Commission**
Regular Meeting
Tuesday, January 7, 2020, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the December 9, 2019 Meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. New Business
 - A. Historic Preservation Commission Annual Report
 - B. Discussion of upcoming subdivision proposal
 - C. Discussion of upcoming mixed use building proposal
 - D. Summary of upcoming land division and conditional use applications
8. Other Business
 - A. Update on Middle School Construction
 - B. Upcoming Municipal Code Revisions
9. Education and News:
10. Next Meeting Date of Tuesday, February 4, 2020 at 6:00pm
11. 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
December 9, 2019, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order** at 6:01 pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	
Aldersperson Rick Cole	P	
Aldersperson Erika Stuart	P	
Bill Hammann	P	
John Gishnock	A	
Mike Scarmon	P	
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 November 4, 2019 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. **Motion to approve revised landscape plan for middle school with the condition any damaged trees on the project parcels or adjacent parcels are replaced with a new tree of a size and type determined by applicant and parcel owner.** Hurtley noted this motion is intended to supersede a similar motion made last month and clarify per attorney review. Sergeant explained the attorney and staff saw no way to enforce the previous condition. ***Motion by Hamman, seconded by Cole. Approved Unanimously.***

B. Update on Landmark Construction. Hurtley and Sergeant informed the commission of a drainage concern brought to the City's attention by a neighboring property owner. The city has requested information from Landmark to better understand the concerns.

C. **Motion to recommend Common Council Increase Fees in Lieu of Park and Recreational Land Dedication by 10% in 2020 to \$1219.66 per single family unit and \$914.71 per multi-family unit, then by 5% in 2021 to \$1,280.64 per single family unit and \$960.45 per multi-family unit.**

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Sergeant noted this should be done annually and has not been done in over two years. ***Motion by Hamman, seconded by Cole. Approved Unanimously.***

8. Other Business. None

9. Education and News: None

10. Next Meeting Date of Tuesday, January 7, 2019 at 6:00pm

11. Motion to Adjourn by Hamman, seconded by Stuart. Approved Unanimously.



City of Evansville

7A

Community Development Department

www.ci.evansville.wi.gov
31 S Madison St
PO Box 529
Evansville, WI 53536
(608) 882-2266

December 18, 2019

SAMPLE

RE: Historic Preservation in Evansville

Dear Historic Property Owner of Parcel ,

Evansville's historic architecture is regarded as "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" by the Wisconsin State Historic Society. In 2019 the Historic Preservation Commission reviewed over 70 applications from your neighbors to modify, improve or restore structures in the districts. These projects ranged from replacing roofs and windows to constructing new garages. Please take a moment to review the annual report from the commission, enclosed.

Should you decide to make an investment in your historic property, the Historic Preservation Commission is available to provide guidance or advice for projects. *It is important to keep in mind any modifications or improvements to the exterior of your historic structure requires a building permit and approval by the historic preservation commission prior to starting any work.* Additionally, many homes and businesses may qualify for tax credits from the Federal and State Governments for work done to preserve historic properties. You can find information regarding tax credit programs at www.wisconsinhistory.org.

Please share any suggestions for future education programs, questions regarding this letter, or requests for any additional information by contacting Jason Sergeant, Community Development Director at jason.sergeant@ci.evansville.wi.gov or 608-882-2285. Meeting agendas, minutes and additional information are available at www.ci.evansville.wi.gov

Sincerely,

Dan Stephans, Chair
City of Evansville Historic Preservation Commission
Enclosures: Map, Annual Report, Meeting Dates



City of Evansville Historic Preservation Commission 2019 Annual Report

Prepared by: City of Evansville Historic Preservation Commission

Date Prepared: December 18, 2019

Historic Preservation Commission Administration

Membership:

Evansville's Historic Preservation Commission (HPC) consists of seven members who are appointed by the Mayor. One member of the HPC is simultaneously a City Alderperson and the remaining six HPC members are volunteer citizen members.

Mission:

The HPC reviews proposed changes to existing historic buildings, additions of new buildings and signs in the Historic Districts, and issues Certificates of Appropriateness. The HPC also serves to inform and educate the residents on matters regarding preservation.

Goal:

The Evansville HPC strives to find reasonable solutions for the preservation of Evansville's historic properties, acting as a resource to homeowners in the districts. The HPC also protects Evansville's Historic Districts and other designated properties by administering Evansville's preservation ordinance, Chapter 62 of the Municipal Code.

Annual Communications:

The City typically mails an annual letter or other information to historic district property owners and owners of other designated historic properties. These communications remind owners of the significance of their properties. Letters describe the responsibilities of the property owner and the historic tax credit program when applicable. This Annual Report for 2019 is being sent to all property owners in the districts.

Meetings:

The HPC typically meets the 3rd Wednesday of the month at 6:00 pm in City Hall; 31 S. Madison Street, Evansville WI.

Data:

Number of City of Evansville Parcels: **Approximately 2,340**

Number of City of Evansville Historic Parcels (properties in Historic Districts and designated parcels outside of Historic Districts): **384**

Evansville has **3** Historic Districts listed on the National and State Registers of Historic Places.

There are **351** contributing assets within those Historic Districts.

There are also **4** designated properties not within one of those four Historic Districts as well as **3** properties listed on the State and National Register.

An estimated **\$295,000** was spent on improvements in the district this year.

Historic Preservation Commission Activity

Total number of projects reviewed (alterations, new construction, land divisions, and demolition):

71

Number of Certificates of Appropriateness approving the proposal: **69**

Number of Certificates of Appropriateness not approving the proposal: **1**

Number of Certificates of Appropriateness tabled for further review: **1**

Approval Rate: **98.6%** (*this percentage does not include an application that was tabled for further review*)

Number of appeals of proposals not approved: **0** (Results of appeals: **N/A**)

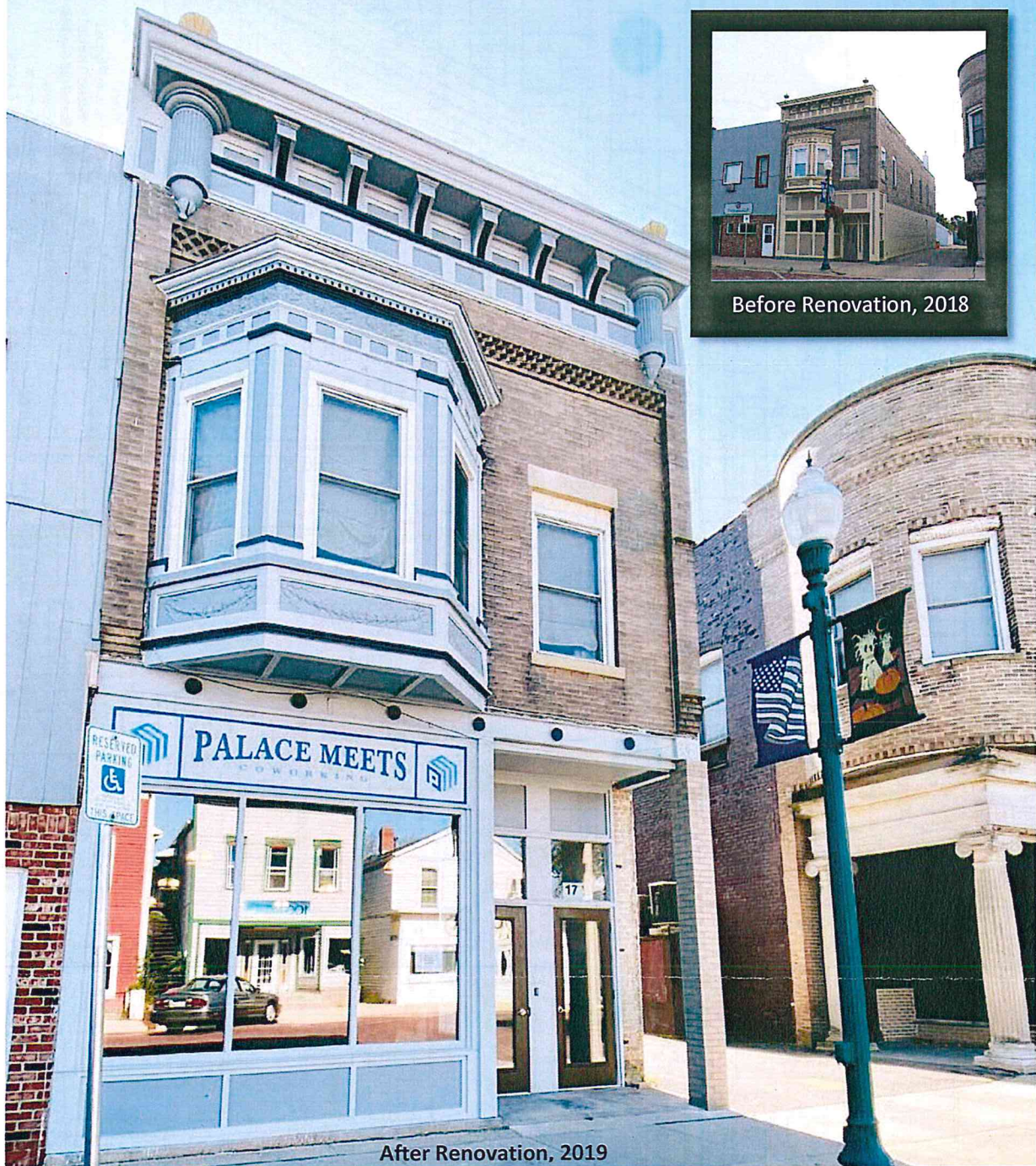
The HPC has provided the Community Development Director with the authority to provide administrative approval for certain types of work. The Community Development Director administratively approved **20** of the above certificates of appropriateness in 2019.

On occasion, approvals were given with specific conditions. Small modifications from the original applications were also allowed based on approval or recommendation from the Community Development Director and/or the HPC.

Advisory Recommendations to the Planning Commission: **3**

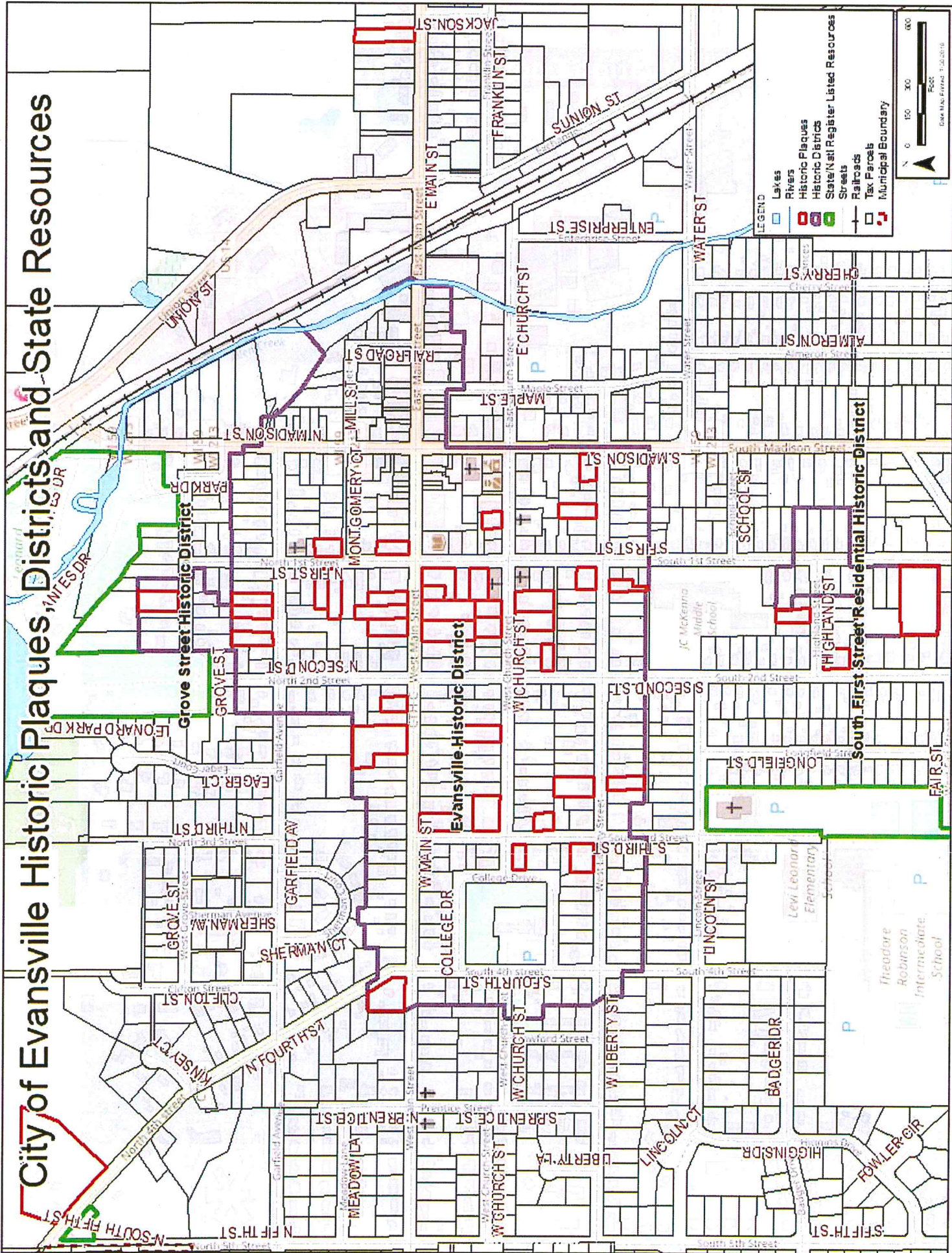
Advisory Recommendations to the Park Board: **1**

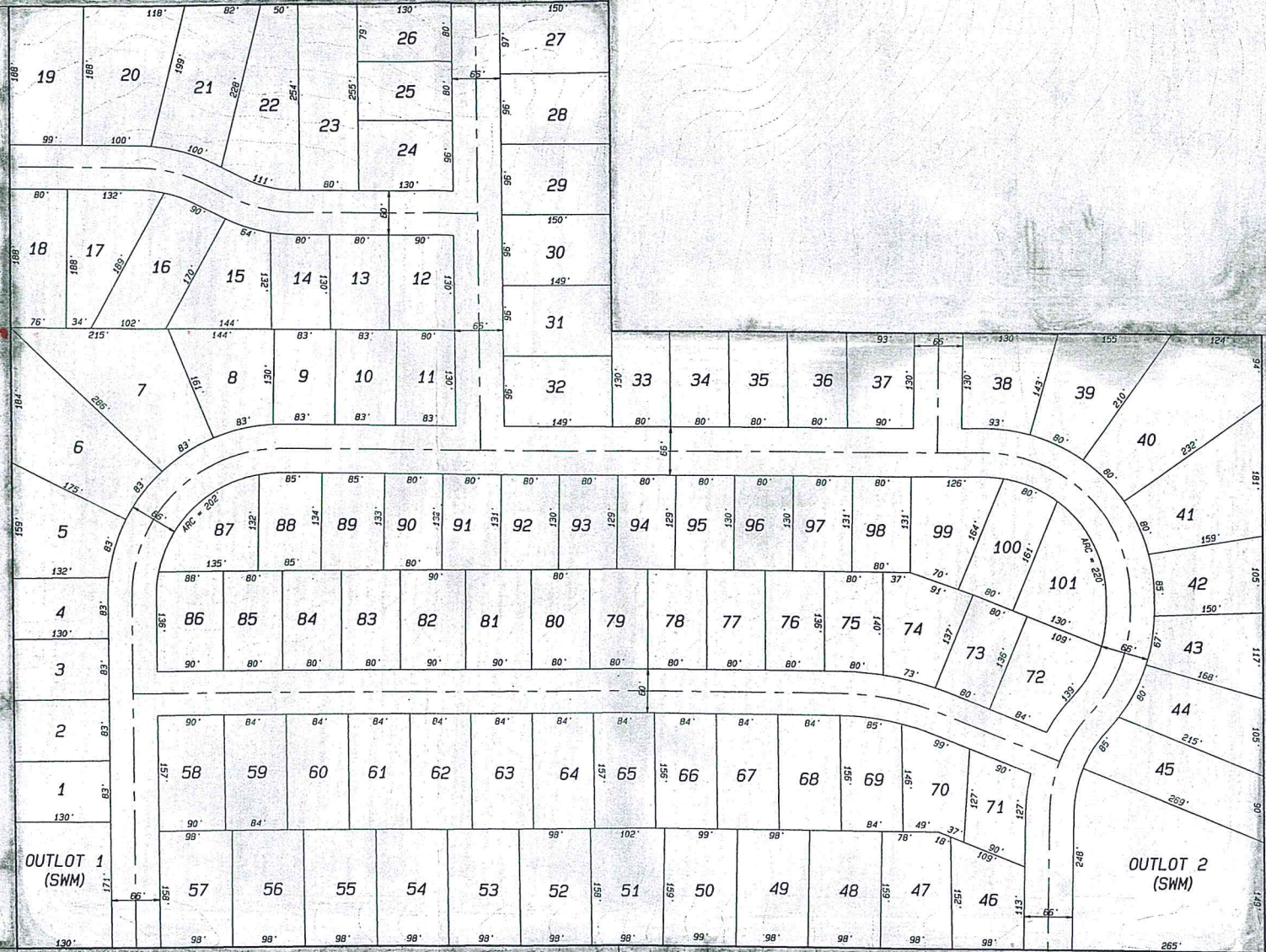
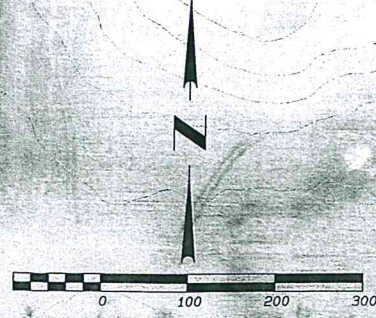
Historic Preservation Commission Project Highlight



17 W Main completed a renovation this year. The owners updated the interior and exterior, uncovering original tile that would have been visible in 1910 when the building housed the Palace Meat Market. Using historic tax credits from the State of Wisconsin and Building Improvement Grant funds from the City, the owners restored the front façade to its appearance in the early 1900s. The new name reflects the use as a coworking space for entrepreneurs.

City of Evansville Historic Plaques, Districts and State Resources

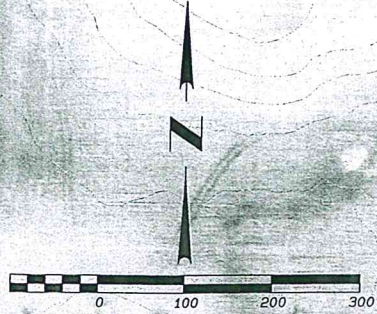




PRELIMINARY LOT LAYOUT
FOR
RANCH VIEW ESTATES
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF
SECTION 29, T.4N., R., 10E. OF THE 4TH P.M.,
CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

Combs & Associates 109 N. Milwaukee St. Janesville, WI 53548	• LAND SURVEYING	DATE	11/06/19	REVISIONS
	• LAND PLANNING	BY	AFG	
	• CIVIL ENGINEERING	APPROVED	RJC	
		PROJECT NO.	119-350	

STAFF COMMENTS



← MORE DIRECT STREET GRID

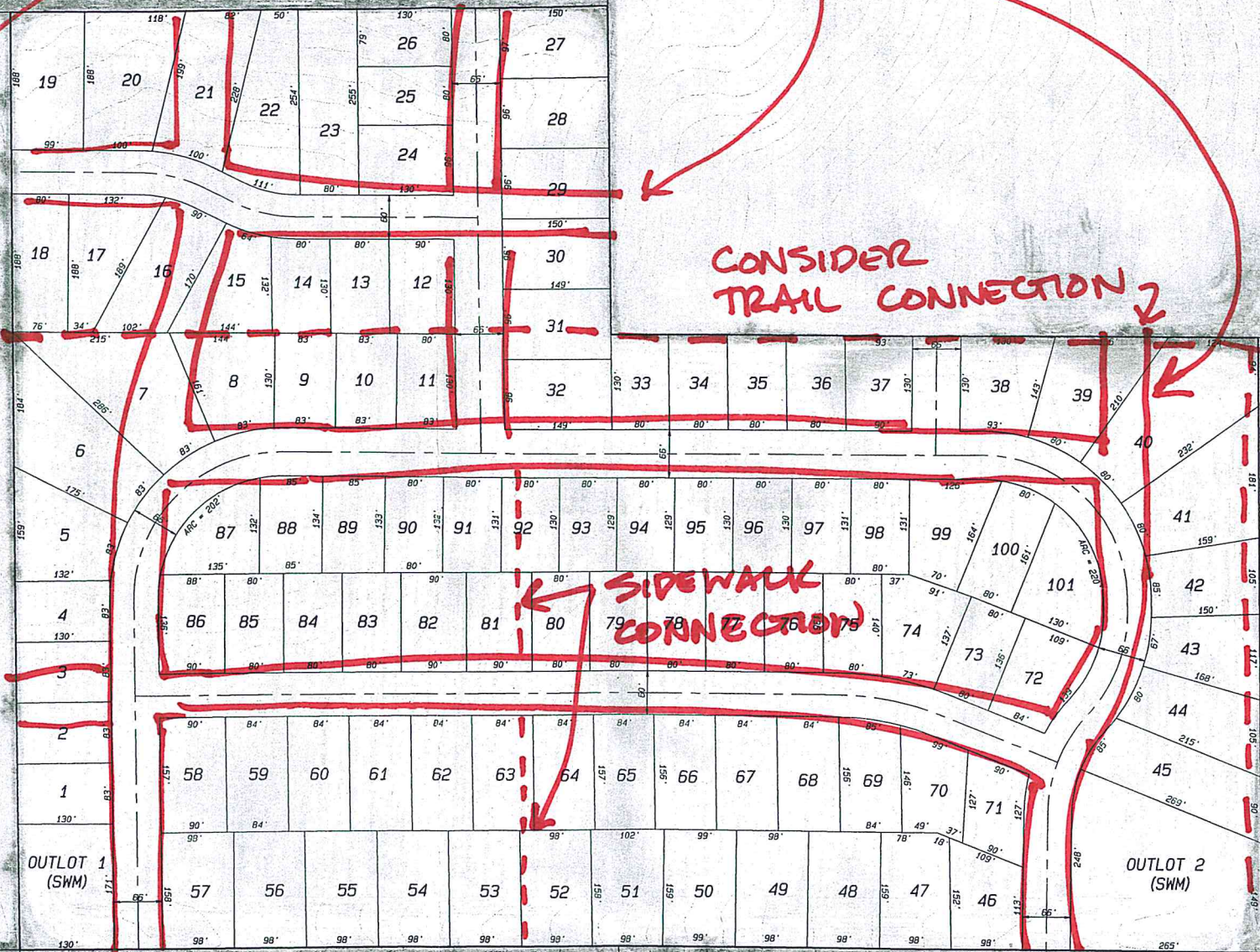
← CONSIDER TRAIL CONNECTION

← SIDEWALK CONNECTION

← WEST SIDE PARK

← POSSIBLE TRAIL

← TRAIL



PRELIMINARY LOT LAYOUT FOR RANCH VIEW ESTATES
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 29, T.4N., R. 10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

Crumb & ASSOCIATES	• LAND SURVEYING	DATE	11/06/19	REVISIONS
	• LAND PLANNING	BY	AFG	
	• CIVIL ENGINEERING	APPROVED	RJC	
	109 W. Milwaukee St. Janesville, WI 53548	tel: 608 752-0575 fax: 608 752-0534	PROJECT NO.	119-350



7C

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

10-Unit office/apartment on Brown School Road

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Thu, Jan 2, 2020 at 5:22 PM

To: Joshua Janes <jjanes@combssurvey.com>

Cc: Andy Phillips <phillipscontracting44@gmail.com>

This is a B-3 Zoned Lot (Parcel 6-27-959.3), with approx 15,000 SF of land area. Some questions:

What is the total impervious surface of the proposal?

The proposal you've submitted for preliminary concept appears to be a Mixed use project that should meet the requirements of 130-827, 130-1024, 16130-421, 130-522, and 130-321 of the Municipal Code.

Comments:

- Building Setbacks appear to be ok
- Building Size appears to be ok
- Lot coverage area is unknown
- landscaping not reviewed
- 2 parking spaces per dwelling unit required per 130-1302, additionally 1 parking space per bedroom is required (can include spaces for commercial)
- 1 ADA space is required
- Conditional Use application required (Sec 130-522 Commercial Apartment): http://ci.evansville.wi.gov/city_government/planning__zoning_and_inspections/
- Site Plan application required: http://ci.evansville.wi.gov/city_government/planning__zoning_and_inspections/
- 3,750 SF of usable "open space" required, (EG a place for residents to play, install play equipment, etc.)
- increase window coverage on commercial ground floor
- add balconies to top floor apartments
- specify exterior material types and colors

Please let me know if you have any questions, I will be out of the office until Jan 7. The next step, if you want to proceed would be to submit the above mentioned applications so a review can begin.

Thanks - Jason

[Quoted text hidden]

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Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

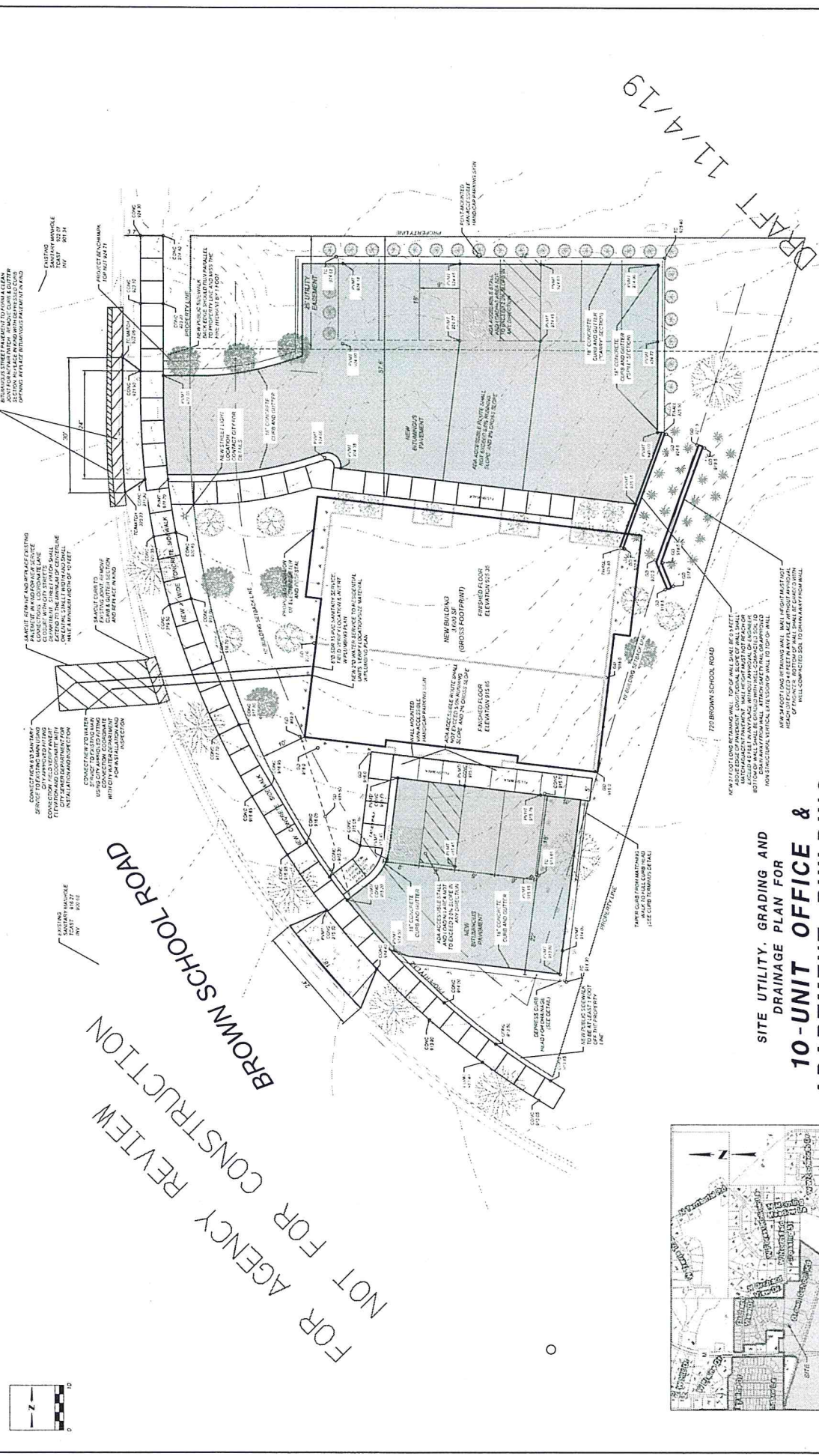
PO Box 76

Evansville, WI 53536

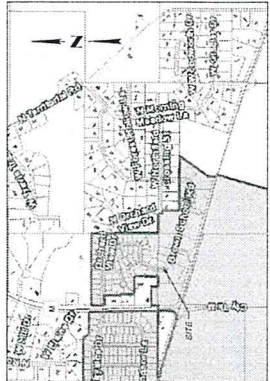
Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov



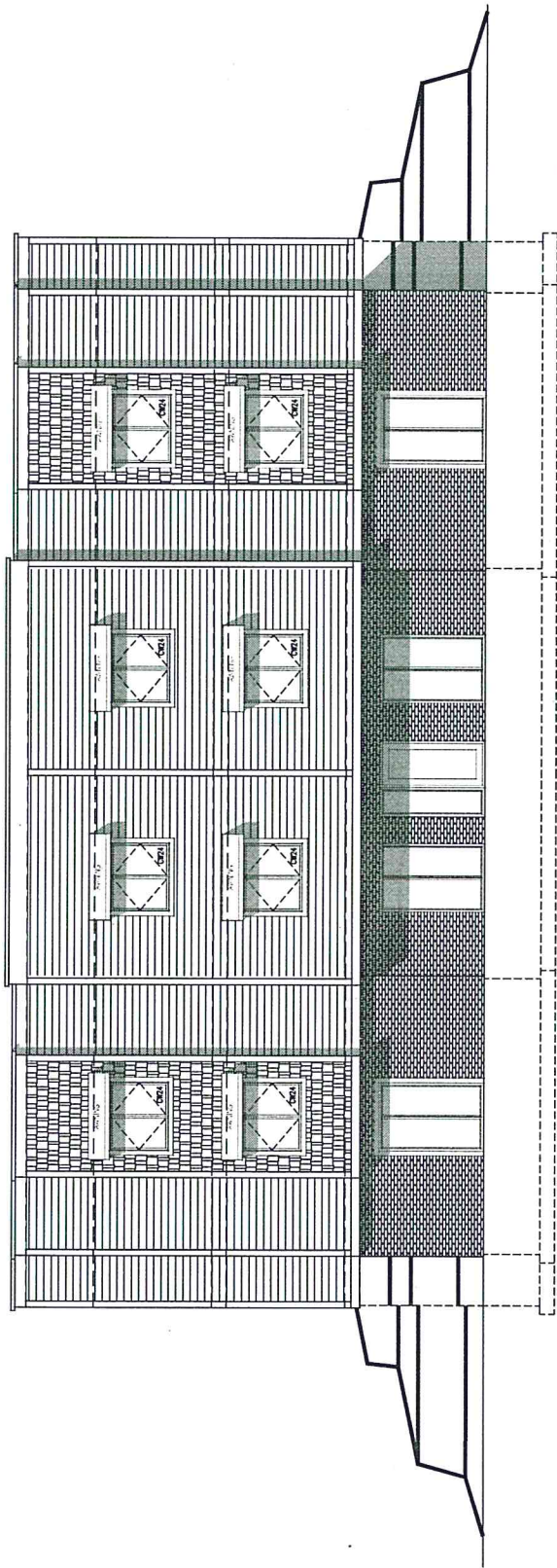
FOR AGENCY REVIEW
NOT FOR CONSTRUCTION
BROWN SCHOOL ROAD



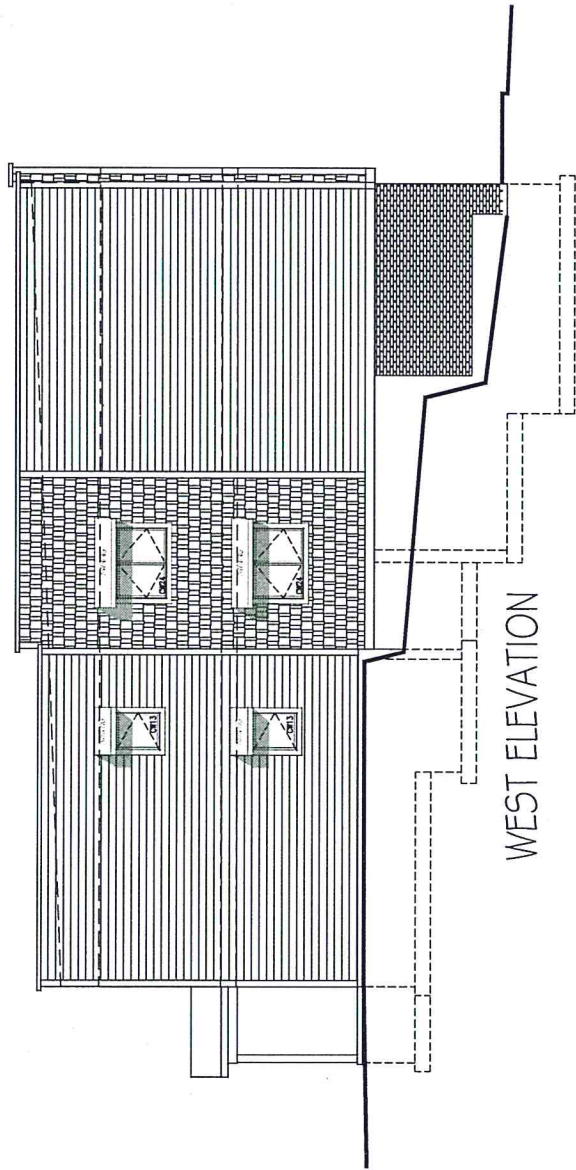
**SITE UTILITY, GRADING AND
DRAINAGE PLAN FOR
10-UNIT OFFICE &
APARTMENT BUILDING**
COMMERCIAL/RESIDENTIAL DEVELOPMENT
PART OF SECTION 26, T.4N., R.6E. OF THE 4TH P.M.,
CITY OF EVANSVILLE, INDIANA

 192 W. Michigan St. Evansville, Indiana 47710 TEL: 765.766.1111 WWW.COMBSANDASSOCIATES.COM	DATE: 11/02/2019	REVISION:
	BY: JPU	
PROJECT: ZFG		
PROJECT: T19-506		

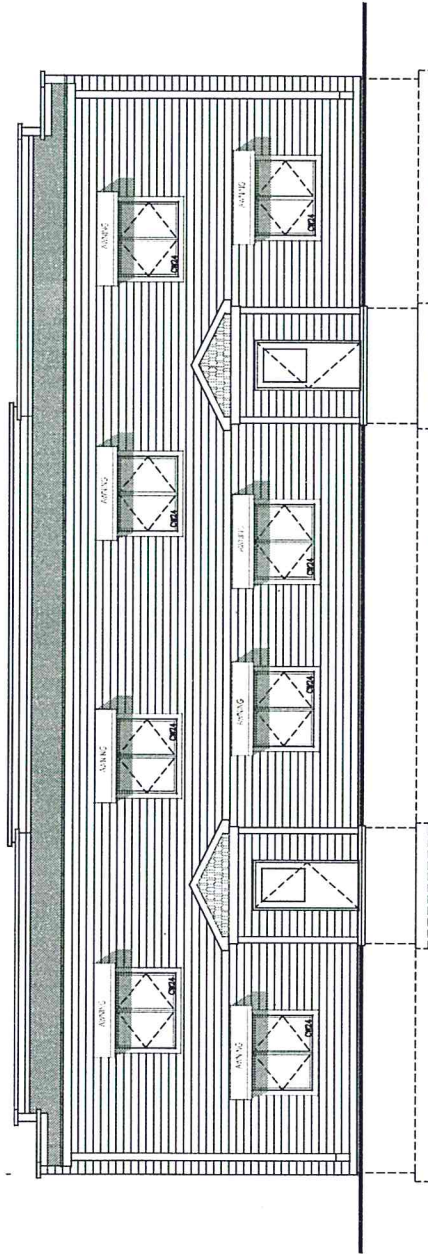
DRAFT 12/4/19



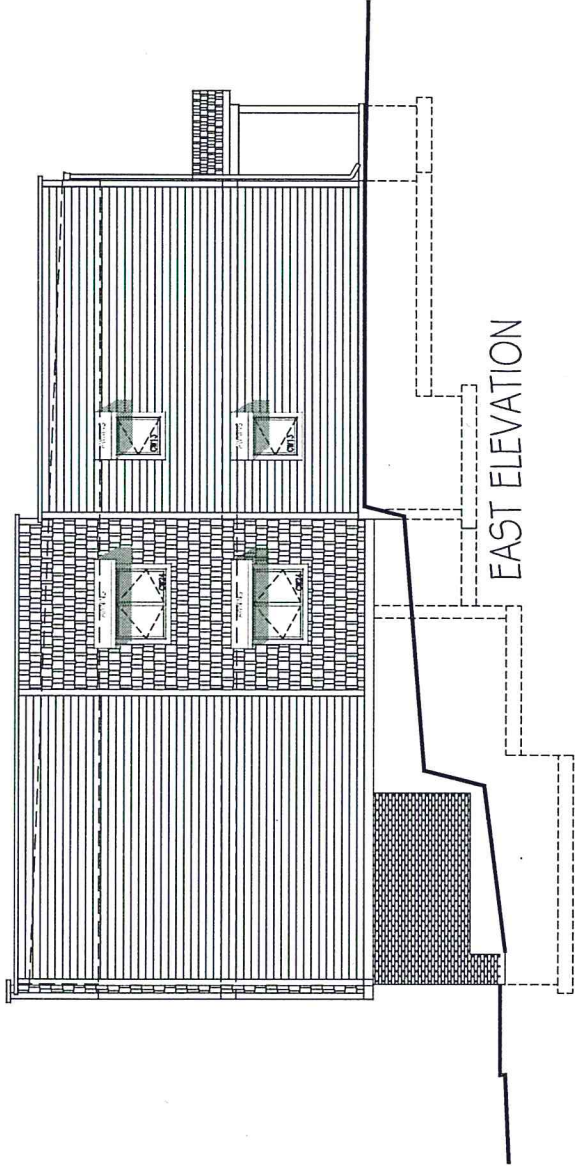
SOUTH ELEVATION



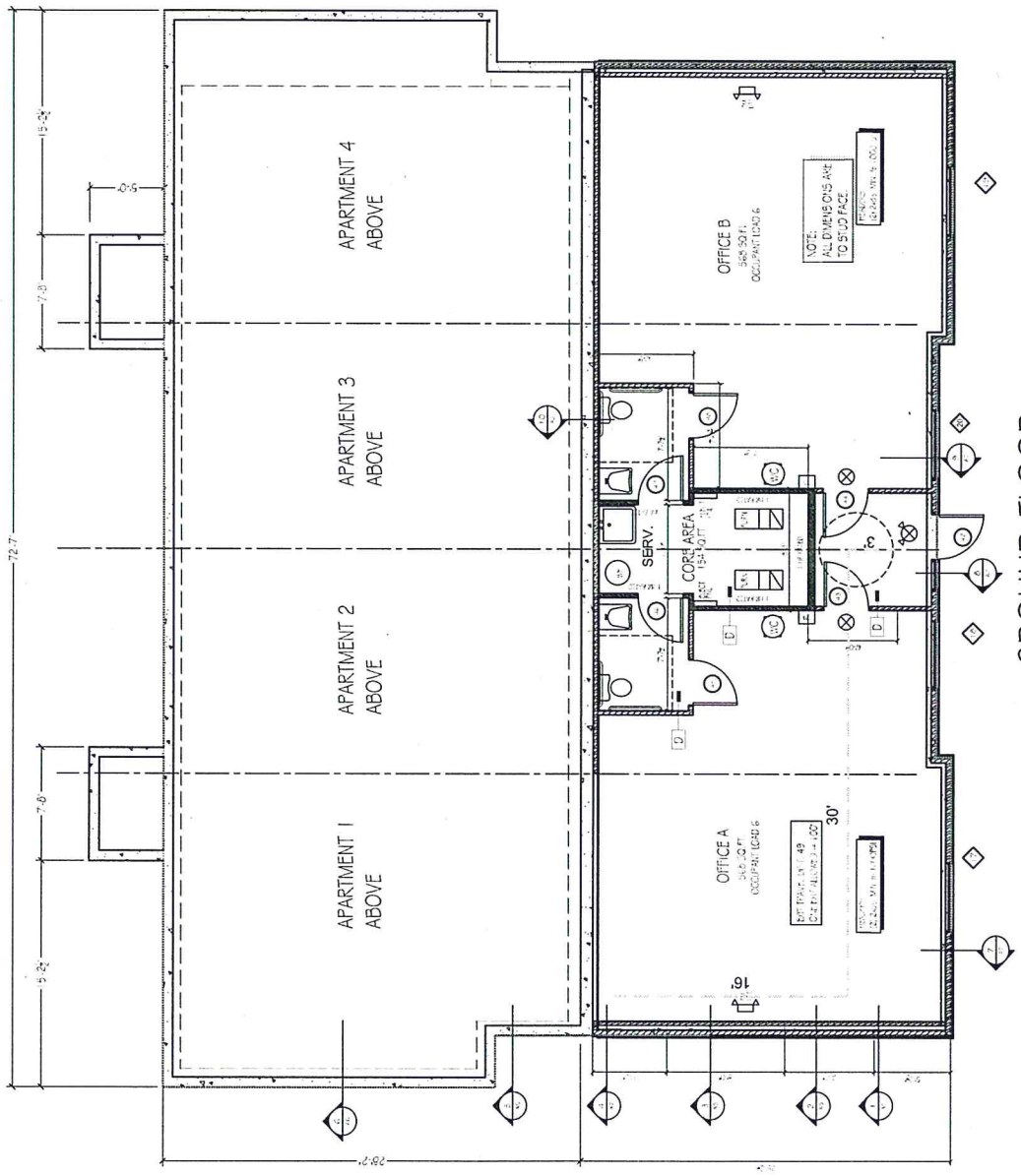
WEST ELEVATION



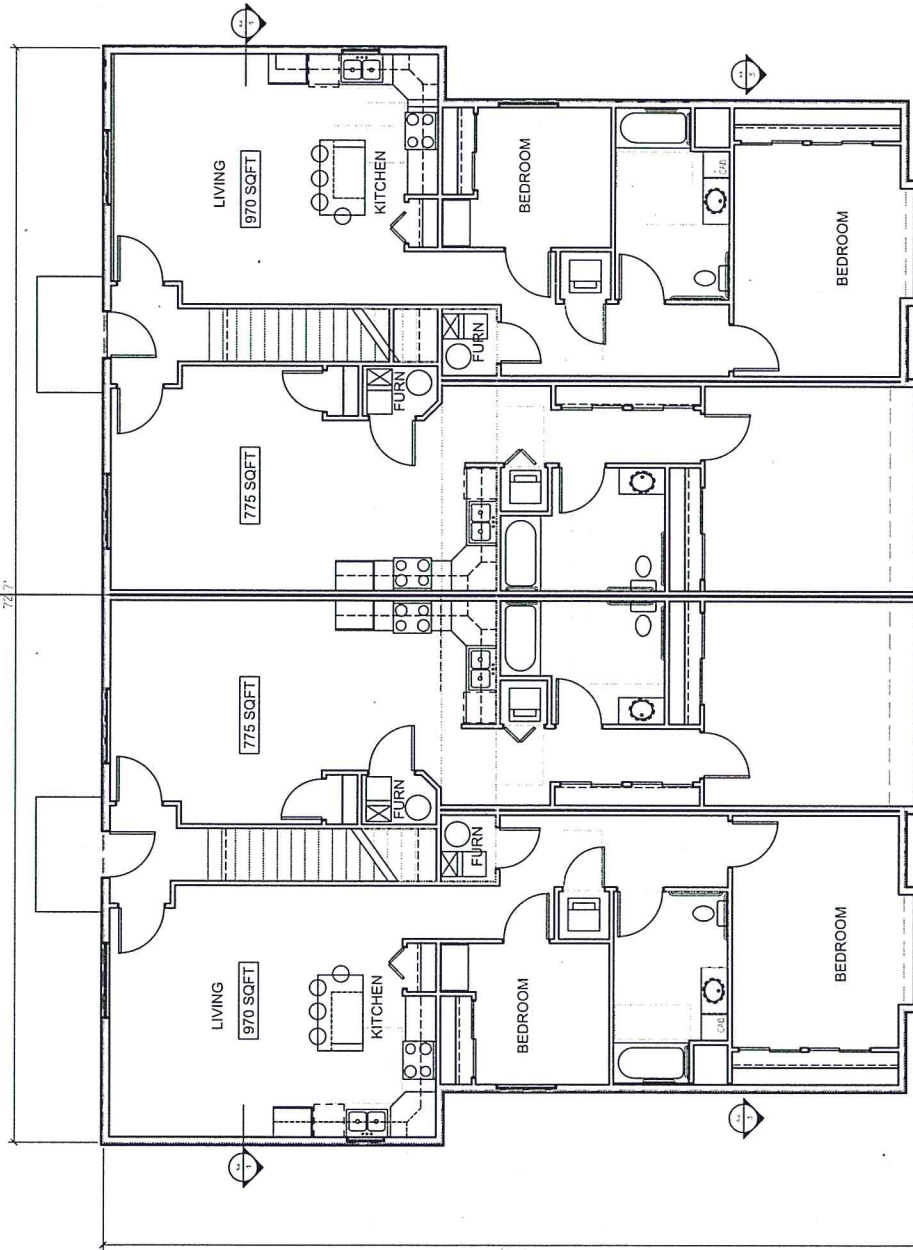
NORTH ELEVATION



EAST ELEVATION



GROUND FLOOR



RED LINE = G.O.D. DESIGN
 GREEN LINE = FOUNDATION & CONCRETE WORK

FIRST FLOOR

24 24

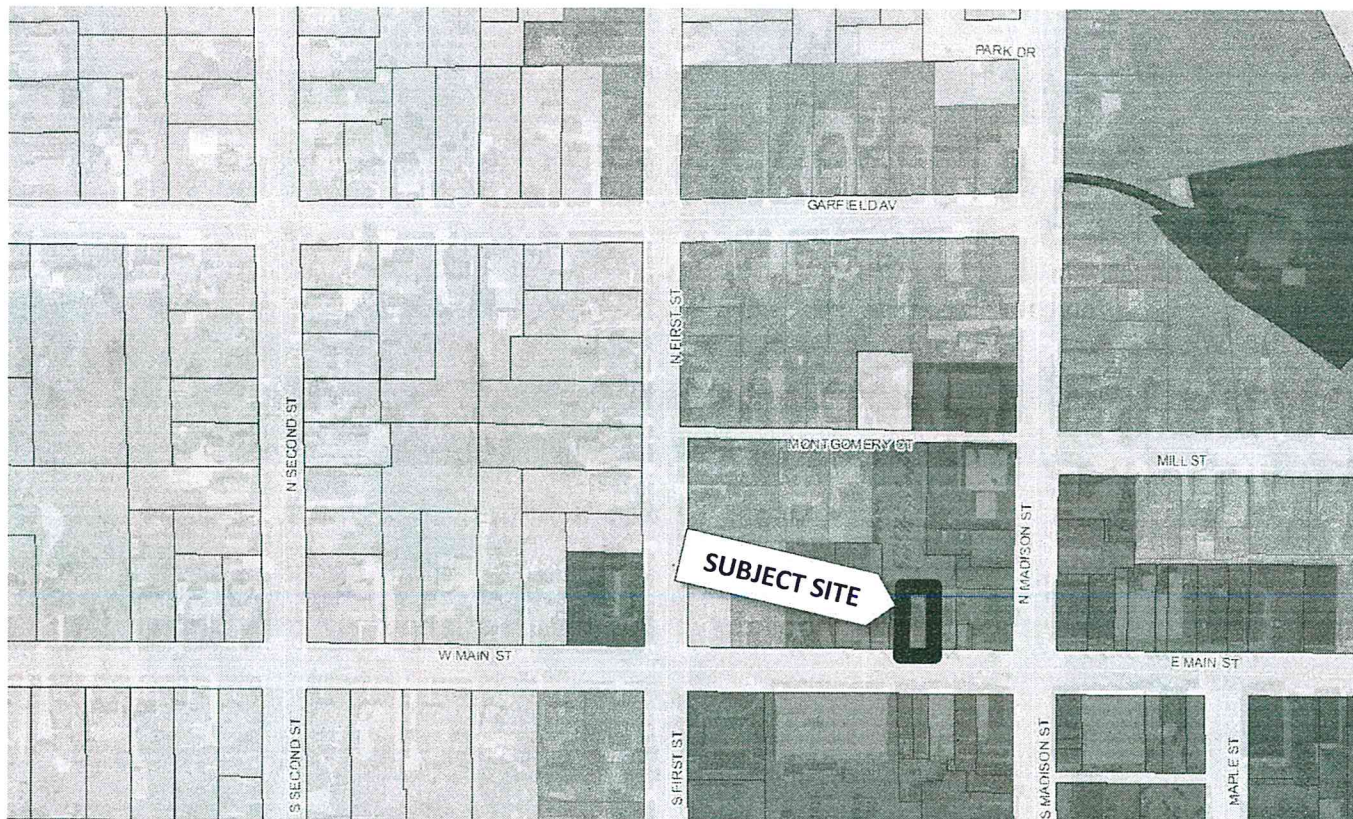
NOTICE OF PUBLIC HEARING - CITY OF EVANSVILLE PLAN COMMISSION



Public Hearing Date: February 4, 2020 at 6:00PM

Public Hearing Location: City Hall, 31 South Madison St, Evansville, WI

Application Number(s): CUP-2019-08 **Applicant:** Shannon Arndt



PLEASE TAKE NOTICE that an application for a conditional use permit on parcel 6-27-23 at 16 W Main Street has been submitted for consideration by the Plan Commission. **The request is to operate an indoor commercial entertainment use that includes a café.** The Plan Commission will conduct a public hearing on the land division request at the time and place listed above. A copy of the application is available at City Hall, 31 South Madison Street, for public viewing during regular business hours. All interested parties are invited to attend the hearing and provide comment.

More information available at: ci.evansville.wi.gov/current
Direct questions and comments to Community Development Director:
Jason.sergeant@ci.evansville.wi.gov or 608-882-2285



NOTICE OF PUBLIC HEARING - CITY OF EVANSVILLE PLAN COMMISSION

Applicant: Brian & Melissa Pruess/ Hurley Homes Parcel 6-27-559.2020, 637 Prairie View Dr.

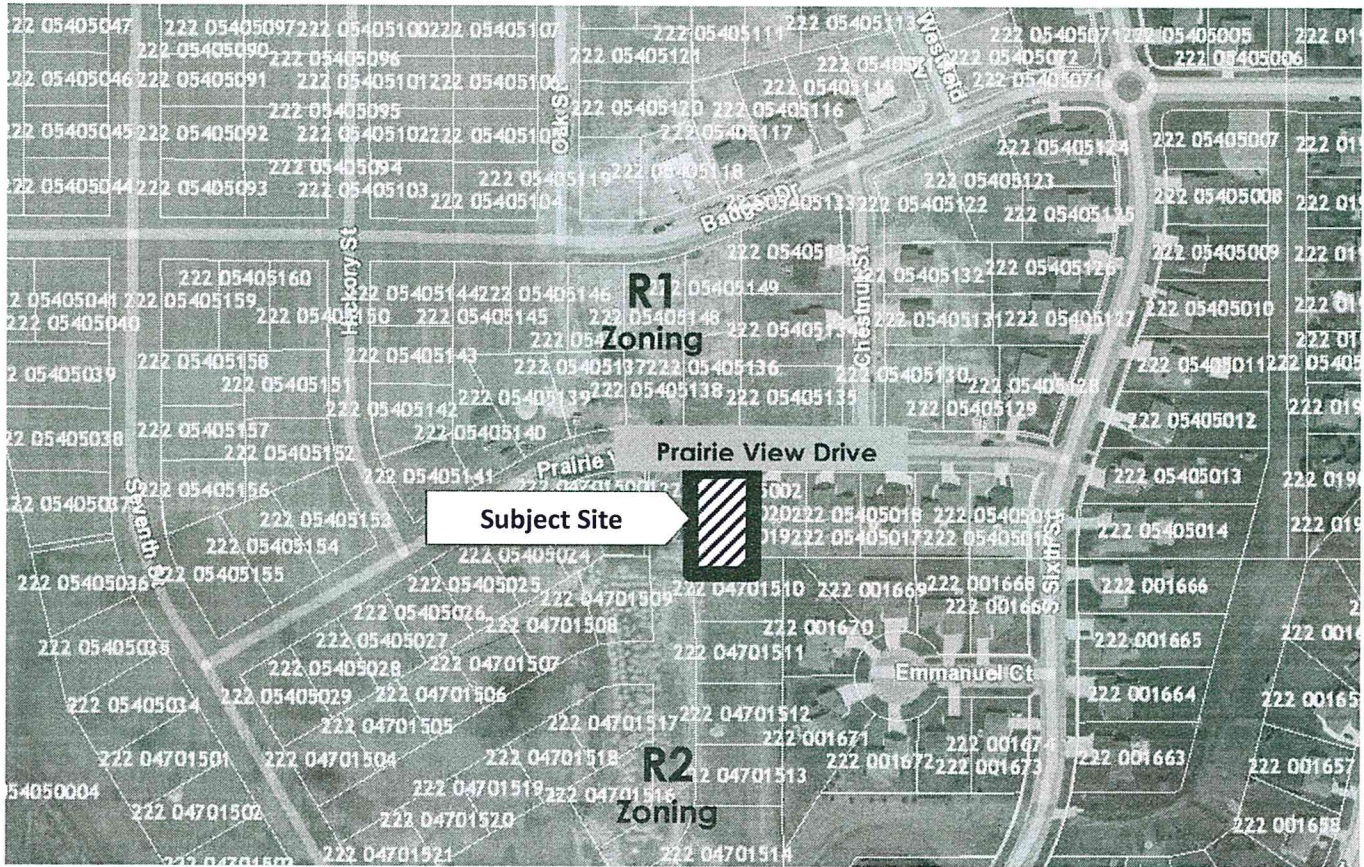
Application LD-2019-13

Public Hearing Date: February 4, 2020 at 6:00PM

Public Hearing Location: City Hall, 31 South Madison St, Evansville, WI

Prepared by: Jason Sergeant, Community Development Director

Direct questions and comments to: Jason.sergeant@ci.evansville.wi.gov or 608-882-2285



PLEASE TAKE NOTICE that an application for a preliminary and final land division to merge an existing parcel (6-27-559.2020) with an existing outlot (6-27-533.5B) has been submitted for consideration by the Plan Commission. The Plan Commission will conduct a public hearing on the land division request at the time and place listed above. The Applications are available at City Hall, 31 South Madison Street, for public viewing during regular business hours. All interested parties are invited to attend the hearing and provide comment.

Direct questions and comments to Community Development Director:
Jason.sergeant@ci.evansville.wi.gov or 608-882-2285
For more information: ci.evansville.wi.gov/current



NOTICE OF PUBLIC HEARING - CITY OF EVANSVILLE PLAN COMMISSION

Applicant: A. Engelbert & N. Koenig/ Hurley Homes Parcel 6-27-559.2022, 649 Prairie View Dr.

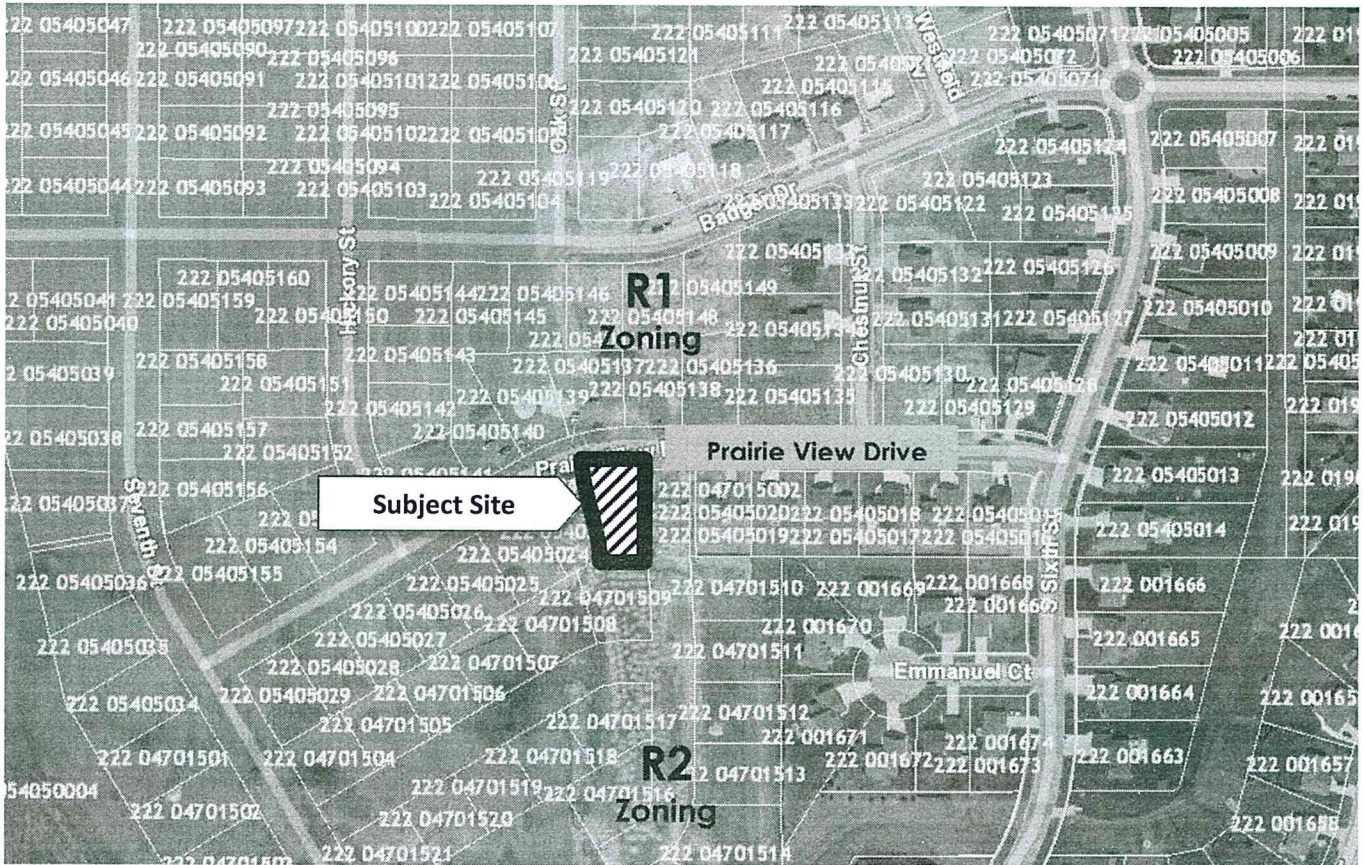
Application LD-2019-14

Public Hearing Date: February 4, 2020 at 6:00PM

Public Hearing Location: City Hall, 31 South Madison St, Evansville, WI

Prepared by: Jason Sergeant, Community Development Director

Direct questions and comments to: Jason.sergeant@ci.evansville.wi.gov or 608-882-2285



PLEASE TAKE NOTICE that an application for a preliminary and final land division to merge an existing parcel (6-27-559.2022) with an existing outlot (6-27-533.5A) has been submitted for consideration by the Plan Commission. The Plan Commission will conduct a public hearing on the land division request at the time and place listed above. The Applications are available at City Hall, 31 South Madison Street, for public viewing during regular business hours. All interested parties are invited to attend the hearing and provide comment.

Direct questions and comments to Community Development Director:
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