

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, May 5, 2020, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street

Due to State and Federal mandated social distancing in response to COVID-19, this meeting is being held virtually from the above location. To ensure the safety of commission members and members of the public all attendees will be required to participate via the virtual format. To participate via video, go to this website: meet.google.com/dod-pzoq-qtp. To participate via phone, call this number: +1 978-276-4365 and enter PIN: 111 718 218# 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 April 6, 2020 Meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. New Business
 - A. Public Hearing and Review of Comprehensive Plan Amendment Application CP-2020-01 to change the future land use designation to Mixed Use on parcel 6-27-683 located at 339 E franklin Street.
 - i. Review Staff Report and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion to Approve Ordinance 2020-07
8. Old Business
 - A. Possible Discussion of Chapter 130 Ordinance Revisions
9. Community Development Director Updates
10. Next Meeting Dates: Tuesday, June 2, 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
April 6, 2020, 6:00 p.m.
Meeting held virtually due to COVID-19 Guidelines**

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	
Aldersperson Erika Stuart	P	
Bill Hammann	A	
John Gishnock	P	
Mike Scarmon	A	
Susan Becker	P	

3. **Motion to approve the agenda, by Gishnock, seconded by Becker. Approved unanimously.**

4. **Motion to waive the reading of the minutes from the March 3, 2020 Meeting and approve them as printed by Stuart, 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 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.** Sergeant explained this established a public input process as required by State Law. *Motion by Stuart, second by Becker. Approved unanimously.*

B. **Motion to Recommend Approval of Revised Zoning Map.** Sergeant explained this map corrects a Historic District that the state has on record for Leonard Leota Park. Staff also checked for other errors, and found some that were the result of recent land divisions. These were also corrected. *Motion by Becker, second by Stuart. Approved unanimously.*

C. **Discuss April 20th Meeting.** Commission discussed and decided to not hold the meeting as planned for an on-site visit. Sergeant will notify applicant.

8. **Next Meeting Date of Tuesday, May 5, 2020 at 6:00pm**

9. **Motion to Adjourn by Gishnock, seconded by Becker. Approved Unanimously.**



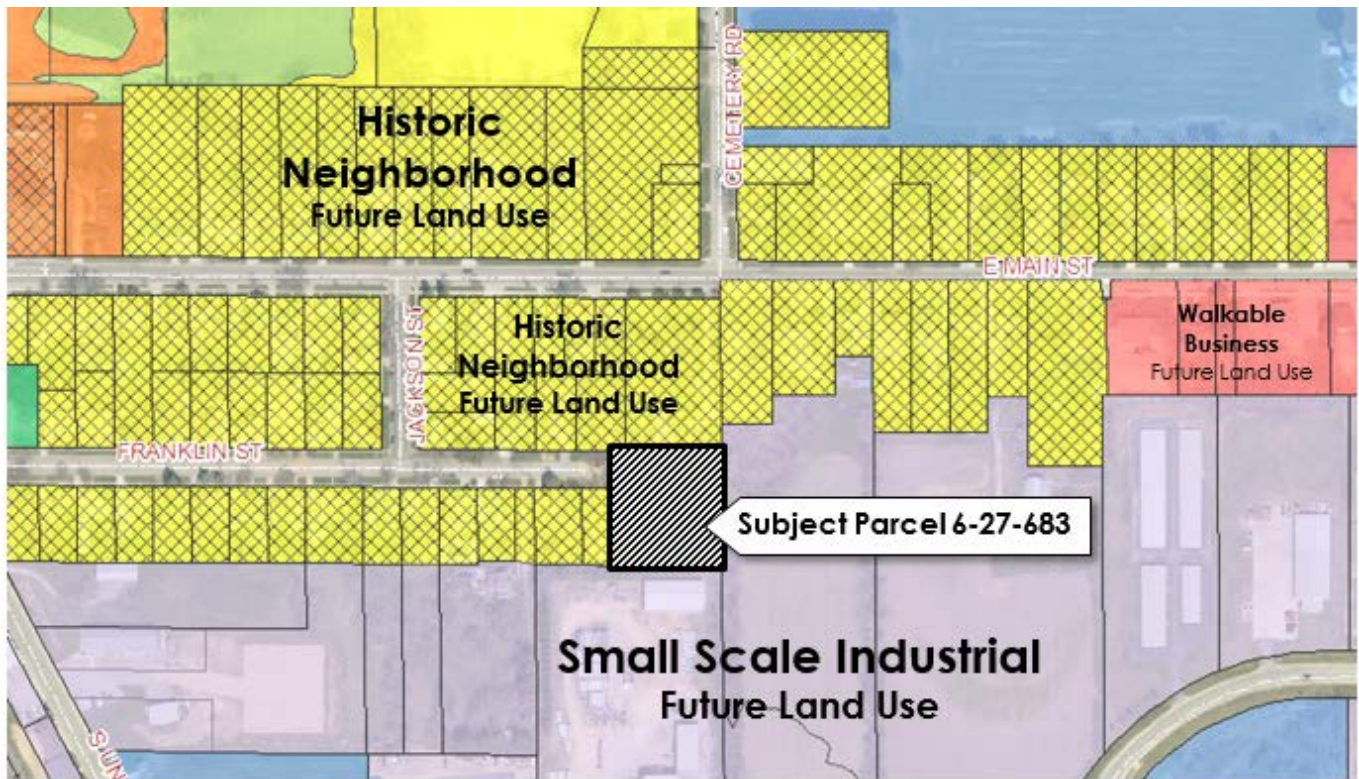
APPLICATION FOR Comprehensive Plan Amendment – STAFF REPORT

APPLICATION NUMBER: CP-2020-01 (Ordinance 2020-07)

Applicant: James and Bev Krueger, Parcel 6-27-683 (339 E Franklin)

Plan Commission: May 5, 2020

Prepared by: Jason Sergeant, Community Development Director
Prepared for: City of Evansville Plan Commission



Description of request: The applicant has made an application to change the future land use designation of Parcel 6-27-683 from “Historic Neighborhood” to “Mixed Use”. The parcel is currently zoned for agriculture and consists of dwelling unit and workshop.

Staff Analysis of Request: This change of future land use designation will allow more flexibility on how this parcel develops. Most importantly, it allows a commercial rezoning of the property to B-1 or B-2 (EG, professional office or retail as a primary use). Existing future land use designation limits the use to R-1 through R-3 (EG, residential single or multi-family). The proposed Mixed Use future land use designation would allow the same residential zoning. The attached ordinance recommends approval of the application and includes a condition that the southernmost 15 feet of the parcel be set aside for an easement to accommodate a possible future pedestrian

walkway. The excerpt below is from the Comprehensive Plan and summarized the proposed mixed use future land use designation:

	<p>Highly walkable mixed use development with a mix of neighborhood commercial and housing. Utilizes vertical (residential and commercial on the same site) and horizontal (residential and commercial adjacent). Housing is predominately multifamily and high density single family (attached and detached) and high density two family attached housing. Predominately follows the principles of Traditional Neighborhood Design.</p>	<p>B-1, B-2, TND, PUD, R-3</p>	<p>6-40 du/acre</p>
Mixed Use			

Staff did not receive any comments before the date of this report to share with the commission or use as a basis to modify this report or recommendation. However, it is understood some concern is present regarding possible uses on the parcel. Plan Commission may entertain adding conditions to the motion to approve limiting types of land uses on the parcel.

Staff recommendation: *The Plan Commission Recommend approval of Ordinance 2020-07.*

COMPREHENSIVE PLAN AMENDMENT APPLICATION
Evansville, Wisconsin
 Version: December 2017

CP-2020-01
 6-27-83
 339 E Main
 Change to Mixed Use

General instructions. Complete this application as it applies to your proposal and submit 2 copies to the City Clerk along with the required application fee, if any. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 jason.sergeant@ci.evansville.wi.com. You may download this application as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Initial application fee	\$300 (1)
Receipt number	na
Date of pre-application meeting, if any	1/23/2020
Date of determination of completeness	
Name of zoning administrator	J. Sergeant
Application number	CPA-2020-01
1. There is an initial application fee of \$300 for an amendment to a future land use map. No fee is assessed for other types of applications	

1. Applicant information

Applicant name James K. Krueger
 Street address 339 E. Main
 City Evansville
 State and zip code WI 53536
 Daytime telephone number 608 882-4881
 Fax number, if any _____
 E-mail, if any bevschoolpbs@yahoo.com

2. From the list below, check the type(s) of amendment to the plan you are proposing.

Change the future land use designation for a parcel of land, or portion thereof, as depicted on a future land use map
 Go to Question 3.

Amend the text of the plan or any other similar part
 Go to Question 4.

3. If the proposed amendment involves changing the future land use designation on a future land use map please complete this section.

Parcel number(s)	6-27- <u>683</u> 6-27- _____ 6-27- _____ 6-27- _____ 6-27- _____ 6-27- _____
Note: The parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current land use designation	<u>Historic neighborhood</u>
Describe the current use of each parcel	<u>land = BACK yard + large garden - house - rental property - metal pole bldg - storage + tools for rental business.</u>
Proposed land use designation	<u>Small scale industrial Mixed Use</u> 3/3 @ 11am phone call
Attach a map (8 1/2 " x 11") that shows those parcels to be rezoned and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall clearly show the parcel number of each parcel to be rezoned, a graphic scale, and a north arrow.	

Receipt: 1.139439 300.00
 KRUEGER, BEV J
 Jan 23, 2020 02:02PM

COMPREHENSIVE PLAN AMENDMENT APPLICATION
Evansville, Wisconsin
Version: December 2017

4. If the proposed amendment involves an amendment other than a change in a future land use designation on a future land use map, describe the change. Indicate if the proposed amendment would delete part of the plan and/or add to the plan. Indicate page numbers where the changes would occur.

N/A.

5. Why do you believe the change should be made?

BACK yard ~~that~~ adjacent to Culvert company which is zoned industrial. Mr. Roger Berg, 10 years ago, planted landscape buffer between ^{our} Back yard of 339 Franklin and Culvert company.

6. Other information. You may provide any other information you feel will assist city staff, the City Council, and the Plan Commission with the review of this application.

The 2 lots together (339 E. Main + 339 Franklin) is about 2.9 acres. The back yard has an old field along the entire east side. The west side is adjacent to city-owned property, Culvert company to south. This give plenty of room & parking space for small shop.

7. Applicant certification

◆ I certify that the application is true as of the date it was submitted to the City for review.

◆ If this application is requesting an amendment to a future land use map, I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

James K. Kruger
Beverly J. Kruger

1-23-2020.

Applicant Signature

Date

CP-2020-01

6-27-83 CPA-2020-01

339 E Main

Change to Mixed Use

RZ-2020-01



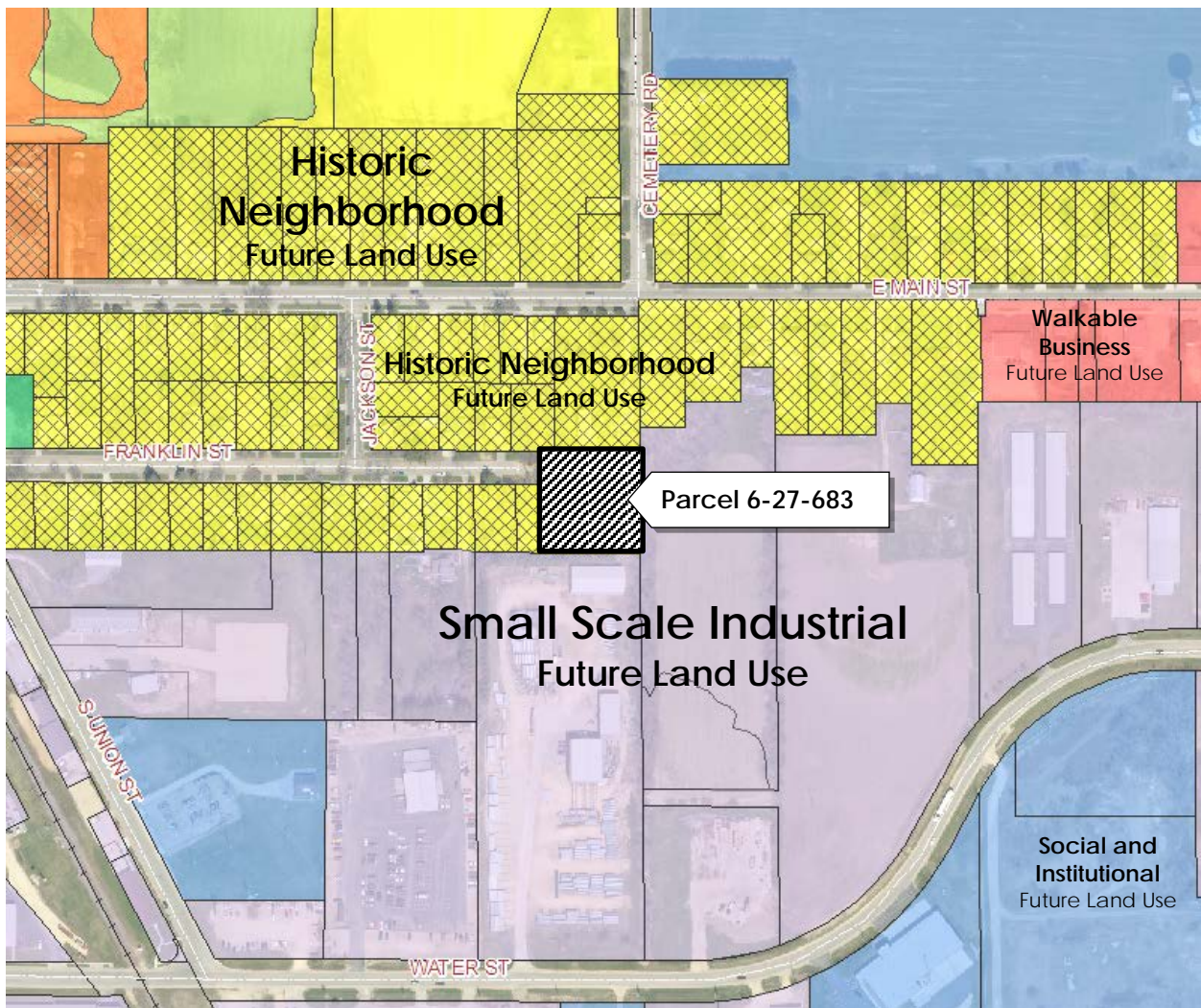
**CITY OF EVANSVILLE
ORDINANCE #2020-07**

**AMENDING THE FUTURE LAND USE MAP OF THE SMART GROWTH
COMPREHENSIVE PLAN OF THE CITY OF EVANSVILLE, WISCONSIN IN RESPONSE
TO DEVELOPMENT APPLICATION #CP-2020-01**

The Common Council of the City of Evansville, Rock County, Wisconsin, do ordain as follows:

SECTION 1. The City of Evansville, Wisconsin, has adopted a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.

SECTION 2. Bev Krueger has submitted an application to change the future land use designation of parcel 6-27-683 in the City of Evansville from “Historic Neighborhood” to “Mixed Use.”



SECTION 3. The Plan Commission reviewed the application on May 5, 2020 and, by unanimous vote of the entire commission, has recommended Ordinance 2020-07 be approved by Common Council with a condition the southernmost 15' of the parcel be set aside for an easement to allow a future pedestrian walkway.

SECTION 4. The Evansville Plan Commission held a public hearing on May 5, 2020, in compliance with the requirements of Section 66.1001(d)(4), Wis. Stats., regarding the proposed amendment of the comprehensive plan.

SECTION 5. This amendment is consistent with the remaining sections of the city's adopted comprehensive plan.

SECTION 6. The Common Council hereby amends the comprehensive plan as described in Section 2.

SECTION 7. The city clerk/treasurer shall send a copy of this ordinance to neighboring jurisdictions and state agencies per Sections 66.1001 of Wis. Stats 10.

Passed and adopted this ___ day of _____, 2020

Bill Hurtley, Mayor

ATTEST:

Judy L. Walton, Clerk

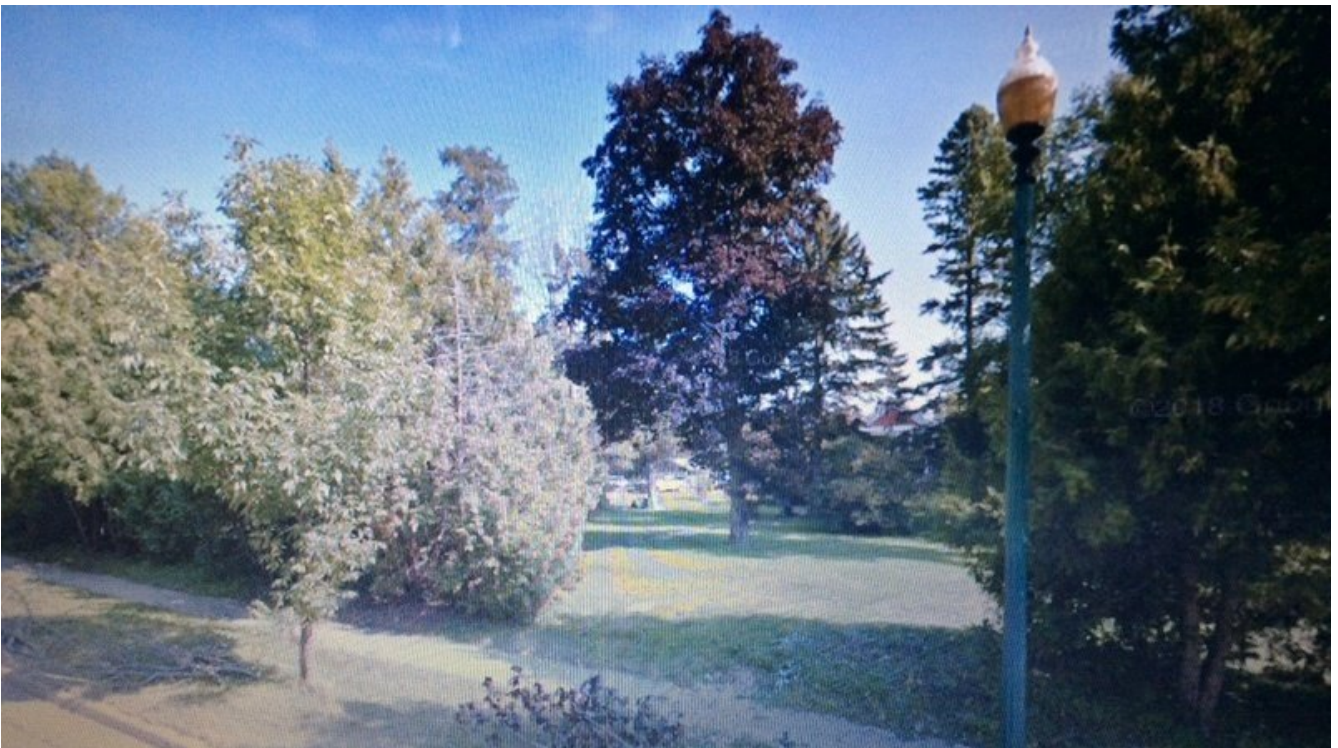
Introduced: 03/10/20
Notices published: 03/11/20 and 03/18/20 and 03/25/20
Public hearing held: 05/05/20
Adopted: 05/12/20
Published: 05/___/20 (within 10 days of adoption)

Note: This is an applicant-initiated ordinance

Draft prepared on March 5, 2020 by Jason Sergeant, Community Development Director



Keep our Historic Residential Neighborhood Safe



152 have signed. Let's get to 200!



Jessica Cloud started this petition to Evansville Plan Commission

A request has been made by Bev and Jim Krueger to change 339 E Main St from Historic Neighborhood to Mixed Use. This petition is to stop the zoning request and keep our historic neighborhood safe. There will be increased heavy industrial traffic on Franklin St, which is already congested with traffic, and at the Franklin St dead end. There will be substantial noise and unsafe industry practices in a residential neighborhood that will compromise a way of living. Dangerous for current residential use: biking, walking, children playing. This historic property has been neglected and could be restored in line with other historic areas in town. Re-zoning to industrial sets a precedent to allow other businesses in a residential neighborhood. Please help us and sign this petition to stop the zoning request and keep our neighborhood safe for our children, for the people who are in wheelchairs on Franklin St. who find it hard enough to maneuver around the current traffic, and all our families.

Start a petition of your own

[Start a petition of your own](#)

[This petition starter stood up and took action. Will you do the same?](#)

[Start a petition](#)

Updates

1 month ago

100 supporters

1 month ago

Jessica Cloud started this petition

Reasons for signing



Victoria Martin · 1 month ago

Evansville should stay a historical city.

2

Report



Laura Gorces · 1 month ago

Julián my son who uses a wheelchair will be moving to the neighborhood in couple of months. One of the reasons it's safety.

2

Report

View all reasons for signing

Report a policy violation