

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

**City of Evansville Plan Commission  
Regular Meeting  
January 4, 2022, 6:00 p.m.**

**MINUTES**

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

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Mayor Bill Hurlley	P	City Administrator Jason Sergeant
Aldersperson Rick Cole	P	Community Development Director Colette Spranger
Aldersperson Susan Becker	P	Bill Lathrop, Evansville Today
Bill Hammann	P	Roger Berg
John Gishnock	P	Paulette Morning
Mike Scarmon	P	Jeff Rothe
Eric Klar	P	Andy Phillips
		Randi Soldner (virtual)

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

**4. Motion to waive the reading of the minutes from the December 7, 2021 meeting and approve them as printed, by Hammann, seconded by Becker. Approved unanimously.**

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

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

**7. Action Items**

**A. Public Hearing and Review of Land Division Application LD-2021-08 to create two lots on parcel 6-27-965 located at 123/143 N Fifth Street.**

**i. Review Staff Report and Applicant Comments.** Spranger informed Commission that the City is requesting the applicant submit an annexation application to bring in the portion of North Fifth Street directly abutting the property into the City, as it is still in the Town of Union.

**ii. Public Hearing.** Hurlley opened the public hearing at 6:05pm. Randi Soldner, 134 Joshua Drive, asked if the lot to the north of this property will be brought into compliance; notes that it not well-maintained. Staff replied the lot to the north is within the Town of Union, and out of the City's jurisdiction. Public hearing was closed at 6:13pm.

**iii. Plan Commissioner Questions and Comments.** Cole asked about the proposed language for future sidewalk installation; commission members agreed upon wording.

**iv. Motion to Recommend to Common Council Approval of Land Division Application LD-2021-08 to create two lots on parcel 6-27-965 located at 123/143 N Fifth Street, subject to the following conditions:**

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1. **The Applicant records the final Certified Survey Map with the Rock County Register of Deeds.**
2. **Sidewalks may be required by the City, with 24 months notice given.**
3. **The applicant file an annexation request for that portion of FIth Street adjacent to the property to be brought into the City.**

*Motion by Hammann, second by Gishnock. Approved unanimously.*

**B. Review of Resolution 2022-02: A Resolution Authorizing the Relief of Public Dedication of Outlot 1, Windmill Ridge.**

**Motion to Recommend to Common Council Approval of Resolution 2022-02: A Resolution Authorizing the Relief of Public Dedication of Outlot 1, Windmill Ridge.** *Motion by Hammann, second by Gishnock. Approved unanimously.*

**C. Review of Resolution 2022 -03: A Resolution for A Public Participation Plan for a 2022 Update of the City of Evansville, WI Smart Growth Comprehensive Plan.**

**Motion to Recommend to Common Council Approval of Resolution 2022 -03: A Resolution for A Public Participation Plan for a 2022 Update of the City of Evansville, WI Smart Growth Comprehensive Plan.** *Motion by Hammann, second by Gishnock. Approved unanimously.*

**8. Discussion Items**

**A. Review of Resolution 2022-04: A Resolution Authorizing Acquisition of Real Estate.**

**Motion to Recommend to Common Council Approval of Resolution 2022-04: A Resolution Authorizing Acquisition of Real Estate.** *Motion by Hammann, second by Gishnock. Approved unanimously.*

**B. Review Compliance Letter for Brown School Place with Andy Phillips.**

Andy Phillips and Paulette Morning appeared to discuss the letter that was sent by the Plan Commission on December 10, 2021 regarding the status of CUP-2018-09, CUP-2018-06, and SP-2018-01, also known as the Brown School Place development. They were accompanied by Jeff Rothe, an attorney from Edgerton. A lengthy discussion occurred regarding zoning compliance and the TIF agreement between the developer and the City. Scarmon suggested that the Plan Commission require that the development be completed as outlined on the existing plans by July 1, 2022. Should changes to the site plans as submitted, the applicant would need to submit a new site plan to the City for review.

**Motion to extend the items in the compliance letter for Brown School Place to July 1, 2021.** *Motion by Hammann, second by Cole. Approved unanimously.*

**C. Settler's Grove Development Agreement**

- i. **Closed session:** Motion by Hammann, seconded by Scarmon, that Plan Commission convene in closed session pursuant to Sec. 19.85(1)(e) of the Wis. Stats Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Upon completion, Plan Commission will reconvene in open session. Motion passed 7-0 on a roll call vote at 7:35 pm.

The recording and livestream was stopped at this time.

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No action was taken during closed session and the meeting reconvened at 7:47 pm

**9. Community Development Report**

Spranger gave the Community Development Report and went over plans for the 2022 Comprehensive Plan update.

**7. Next Meeting Date:**

A. February 1, 2022 at 6:00pm

**8. Motion to Adjourn by Hammann, seconded by Becker, Approved Unanimously.**