

**City of Evansville Plan Commission
Regular Meeting
Tuesday, September 5, 2023, 6:00 p.m.**

MINUTES

1. Call to Order at 6:04pm.

2. Roll Call:

Members	Present/Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Jason Sergeant (City Administrator)
Aldersperson Abbey Barnes	P	Pat Carr, Roger Berg, Joe Geoffrion,
Susan Becker	P	Randy Shotliff, Jim Graham, Mark Fabel,
John Gishnock	P	Jake Hamlin, Sandy Decker, James Otterstein,
Mike Scarmon	A	Doug Rebout
Eric Klar	P	

3. Motion to approve the agenda, by Lewis, seconded by Klar. Approved unanimously

4. Motion to waive the reading of the minutes from the August 1, 2023 meeting and approve them as printed, by Duggan, seconded by Klar. Approved unanimously.

5. Civility Reminder. Duggan noted the City's commitment to conducting meetings with civility.

6. Citizen appearances other than agenda items listed.

Sandy Decker, former Evansville Mayor and current President of Wisconsin Rural Partners, expressed the benefits of the soybean oilseed facility to rural Wisconsin farmers and that it would save them money because they wouldn't need to transport the soybeans as far if there was a crushing facility in Evansville. Decker also expressed the benefits to Evansville's taxbase.

Pat Carr expressed that the CHS facility would benefit the city by allowing Evansville High School students and graduates to get vocational training and to get a job in Evansville and stay here post-graduation.

Doug Rebout, Vice President of the Wisconsin Soybean Association expressed the benefits of the CHS facility to Rock County, where we grow up to 60 million bushels of soybeans a year. Rebout expressed the facility would increase the profit to soybean farmers in the area.

7. Action Items

A. Review of Land Division Application 2023-0226 for a Final Plat on parcel 6-27-930 (Historic Standpipe Point)

- i. **Staff Report and Applicant Comments.** Applicant Roger Berg was present. Spranger described the application which includes six residential lots on N Fifth St as well as a single lot on N Fourth St which would be rezoned to B-1 zoning to potentially allow for duplex housing. The city engineer is asking for 10 foot drainage easements to be shown along all lots, which will be incorporated in the developer's agreement.
- ii. **Public Hearing.** Public hearing was held during item 6 on the agenda, no comments were received regarding this application.
- iii. **Plan Commissioner Questions and Comments**
None.
- iv. **Motion to recommend to Common Council to approve the Final Plat for the Historic Standpipe Point subdivision, finding that the application is in the public interest and substantially complies with Division 3 of Chapter 110 of the Municipal Code, subject to the following conditions:**
 1. Developer obtains signatures and records final plat with the Rock County Register of Deeds
 2. Developer's letter of credit is secured and approved by the City
 3. Development agreement is executed and signed by the City and Developer
 4. Subdivision construction drawings are approved by the City
 5. A rezoning application for Lot 7 is submitted to and approved by the City
 6. Applicant records a plat restriction by adding suitable language to the face of the plat, as approved by City Engineer, regarding prohibition of alterations of finished grades by more than six inches on utility easements and stormwater drainage easements

Motion by Becker, seconded by Duggan. Approved unanimously.

B. Review and Recommended Motion to Recommend Approval of Land Divider's Agreement (Historic Standpipe Point)

- i. **Staff Report and Applicant Comments.** Spranger pointed out the drainage easements as mentioned in the above agenda item, otherwise this agreement is consistent with other such agreements that have been brought before the commission.
- ii. **Public Hearing.** Public hearing was held during item 6 on the agenda, no comments were received regarding this application
- iii. **Plan Commissioner Questions and Comments.** Scarmon asked for clarification that Lot 7 along N Fourth St would come back before the commission for the site plan, which Spranger confirmed.
- iv. **Motion for Common Council to approve a certified survey map creating two lots from parent parcel 6-20-119.1 located at 14904 Bullard Road, Town of Union, finding that the application is in the public interest and meets the objectives contained within Sections 110-230 and 110-102(g) of city ordinances, with the following conditions:**
 1. The final certified survey map is recorded with Rock County Register of Deeds, along with the record of decision from the City outlining these conditions.

2. *The applicant fulfills any other obligations set forth by the Town of Union and Rock County.*
3. *No further land division of these parcels occur prior to August 8, 2043 unless superseded by one or both of the following:*
 - i. *An update to Article VII of the City's Subdivision ordinance, last amended by Ordinance 2020-12; or*
 - ii. *The Town of Union and City of Evansville enter a boundary agreement.*

Motion by Duggan, seconded by Becker. Approved unanimously.

C. Review of Site Plan Use Application 2023-0195 for a Soybean Oilseed Processing Plant (CHS Oilseed Processing)

- i. **Staff Report and Applicant Comments.** Spranger summarized her report regarding this application. Spranger reiterated that there are many engineering and design elements which are still being done and may be subject to change and that construction would be anticipated for 2024 with the goal of being operational by 2026. Spranger discussed some of the public comments that have been received regarding air quality, future land uses, traffic, public utilities, and nuisances. Regarding air quality, Spranger discussed that the DNR is in charge of air permits and monitoring and will notify the City and residents when public hearings are held but that the City is otherwise uninvolved in this process. Regarding land use, Spranger stated the city and the applicant have worked to preserve as much land future development as possible. Regarding traffic, the City will have ongoing talks with the Rock County Highway Division and the Department of Transportation regarding truck routes. Spranger also reiterated that council members visited similar plants and noise and odor nuisances were not noticeable off site.
- ii. **Public Hearing.** Public hearing was held during item 6 on the agenda.
- iii. **Plan Commissioner Questions and Comments.** None.
- iv. *Motion to approve site plan application 2023-0195 for improvements and construction of a soybean oilseed processing facility on a new parcel created per Application LD-2023-0196, finding that the proposed changes meet the required standards and criteria set forth in Section 130-131 of the City of Evansville Zoning Ordinance, and are in the public interest, subject to the following conditions:*
 1. *Ordinance 2023-08 (Annexation) is fully approved*
 2. *Ordinance 2023-09 (Comprehensive Plan Amendment) is fully approved*
 3. *Ordinance 2023-10 (Rezoning) is fully approved*
 4. *Common Council fully approves Land Division Application 2023-0196*
 5. *Conditional Use Permit Application 2023-0193 is fully approved*
 6. *Applicant records conditional use permit and certified survey map with Rock County Register of Deeds*
 7. *A development agreement is mutually agreed upon and fully approved*
 8. *Wastewater discharge from site to arrive at City treatment plant at domestic strength, unless otherwise agreed to in the development agreement.*
 9. *Applicant to connect to City water supply for domestic (potable) use only, unless otherwise agreed to in the development agreement.*
 10. *Applicant may secure non-potable water usage through a high capacity well, subject to any applicable State land local regulations, unless otherwise agreed to in the development agreement.*

11. Configuration of proposed utility connections (sanitary sewer, water, storm sewer) reviewed and approved by City Engineer.
12. Stormwater retention areas and configuration thereof reviewed and approved by City Engineer.
13. Grading and erosion control plan showing existing and proposed grades, including retention walls and related devices, and erosion control measures reviewed and approved by City Engineer.
14. Remove all outbuildings, dwellings, private septic systems, and private wells unless otherwise agreed to in the development agreement.
15. Any aviation lighting requirements are the responsibility of the applicant.
16. The business operator shall obtain and maintain all City, State, County, and Federal permits and licenses as may be required.
17. Final certified survey map to include proposed easement locations and acreages with appropriate dedication as discussed with staff.
18. Sign Permit Application submitted depicting location, type, height, size and lighting of all signage on the property for review and approval by staff.
19. Landscape plan illustrating compliance with Article IV of Ch 130 of the Municipal Code containing at least 60,000 landscape points and corresponding street trees submitted for review and approval by staff unless alternate consideration is agreed to in a development agreement.
20. Sidewalks installed along all public streets unless alternate considerations are agreed to in the development agreement
21. Elevation drawings of proposed buildings showing finished exterior treatment to clearly depict exterior materials, texture, color and overall appearance consistent with renderings submitted by the applicant for review on July 17, 2023 are reviewed and approved by staff.
22. Demonstration to staff that items required by Rock County for the new driveways on to County Highway M are met.
23. Configuration of internal fire protection system and turning movements for trucks submitted for review by Fire District.
24. Dimensioning and configuration of parking areas, showing dimensions and parking stalls as required by Article XI of the Municipal Code reviewed and approved by staff.
25. Revised traffic analysis conducted during peak harvest season submitted to staff to understand truck traffic impact and any corresponding intersection modifications needed.
26. Photometric Lighting Plan reviewed and approved by City staff. Lighting fixtures used on site must be dark sky compliant and reduce glare and unnecessary light pollution.
27. Any change to site plan application submittals shall be reviewed and approved per section 130-206 of the Municipal Code.

Motion by Duggan, seconded by Becker. Approved unanimously.

8. Discussion Items

Duggan advised a bid for a building for the Youth Center was not accepted.

9. Community Development Report None.

10. Next Meeting Date:

A. Tuesday, October 3, 2023 at 6:00 p.m.

11. Motion to Adjourn by Duggan, seconded by Klar. Approved unanimously at 6:45pm.