



Save trash-busting date

*By Dave Rockwood
Environmental Chair*

The WIA environmental committee will be organizing a fall litter/trash clean-up event, and we hope to see you there.

We want children 8 years old or older to participate. All participants will be treated to something yummy from one of our locally-owned restaurants.

We'll hold the clean-up event on the morning of Saturday, Oct.24. If it rains we will reschedule for the following Saturday. Details will be provided next month.

Annual Membership Picnic

**Burdette Park - Shelter
#18**

Saturday, Sept. 19

Doors open at noon

Lunch served at 1 p.m.

From the President *by DeAnna Outlaw*

Here we are with barely a month before the Westside Nut Club Fall Festival of 2009. It sure seems as though the first week in October is coming around earlier each year. Or maybe time does indeed seem to move more quickly as we age. No, can't be, my generation simply refuses to grow old. It must be that darn time machine again.

Either way, here we are with the days counting down to the first full week in October. This year the festival is Oct. 5-10. The week will be filled with food, music, pageants, parades, carnival rides, and thousands of people enjoying the second largest street festival in the United States. Did I mention the food? If it's fried; it's there along with some of the most unusual and yummy street goodies you'll ever find. One of the best things about the Fall Festival is that there isn't a cover charge to enter. The streets are wide open. The food and drinks come at a fair price from non-profit organizations with over 126 booths (2008). Anyone, if they choose, can attend this festival. It's worth searching for a parking space just to walk the street, see folks you haven't seen in years, and breathe in that wonderful aroma of street festival food. It's an unwritten law that diets aren't allowed during Fall Festival week.



DeAnna

For WIA, the Fall Festival Food Booth is our only fund raiser of the year. Along with member dues and individual donations; we depend upon proceeds from the festival to fund the newsletter, our award winning Adopt-A-Spot, and our many charitable endeavors.

That said, I am once again asking for your help. We need volunteers willing to give a little of their time. The shifts are for four hours and there are three shifts per day. Did I mention that we have air conditioning? Please be careful; you might enjoy yourself and want to do it again. The schedule is filling up so if you have a specific day and time in mind, please contact me as soon as possible. Our volunteers in previous years have been across the board in age and experience. So don't let lack of experience hold you back. There will always be someone there who has done it all before. The only restriction is that teenagers must be at least 16 years of age to participate.

Volunteering your time for WIA is for a good cause; you'll meet new and interesting people and have a great time. So give it a shot; work with us and experience what the West Side has been doing right for generations. This will be the 88th year for the Westside Nutclub Fall Festival.

For more information or to schedule a shift; contact me by phone (812) 589-1657 or email dpoutlaw@aol.com.

Fred Padget on Land Use Planning, Part VII

Last month we looked in detail at the Central Business District as contained in the current Evansville/Vanderburgh County Comprehensive Plan. With the announced closing of the long established Whirlpool plant, there is sadness and a certain irony that the plan for this month's article was to talk about industrial growth and the attendant issues as well as rural issues.

Without proper planning for industrial growth, a community may miss the opportunity to benefit from a major contributor to the local economy. Some of that planning should include identifying and protecting sites suitable for industrial growth from uses that might conflict with it, making the area unsuitable for industrial growth. Additionally, areas planned and zoned for industrial use where services such as roadways and other transportation modes exist, and where utilities are already available, should be used before areas where services and infrastructure needs to be built. This obviously is a less costly way for industry to expand. U.S. 41-North having most of these attributes is a good example of this while I-164, north of Baseline, although potentially a good site for industrial growth, is not as ready. Large lot development is preferred as opposed to strip development. And, there should be good and sufficient buffering for surrounding non-industrial uses. It is also preferable if older industrial areas can reasonably be rehabbed for new industry. As quoted from the plan "the time has come for Evansville to take bold steps to redevelop and/or revitalize. It is recommended that a program be established to identify such structures for targeted demolition and preparation for redevelopment."

The goal is to support industrial development of clean industries involving new technologies that add to the local economy while insuring compact development in appropriate areas taking into account surrounding properties, public safety and existing infrastructure. Some of the policies to help accomplish this are:

- Encourage proposed** industrial projects to locate within existing or new industrial parks.
- Encourage reuse and** revitalization of existing industrial facilities.
- Establish a program** for those structures that cannot reasonably be reused to identify and target them for demolition and redevelopment.
- Focus industrial** redevelopment efforts in older areas on improving access and reducing or mitigating potential use conflicts.
- Encourage new industrial** developments to be open and environmentally attractive with good access, parking, circulation, and utility services.
- Consider potential** environmental impacts when developing new industrial sites adjacent to residen-

tial areas, schools, churches, public parks, and the greenway and encourage a landscaped buffer that exceeds the minimum setback requirements in the Zoning Code.

Unfortunately, the Comprehensive Plan does not include a great deal concerning rural development primarily because rural land was viewed as land that had not yet been suburbanized. Farms and agriculture as well as other undeveloped land were already there and the concentration was on development. This is no longer true and there is increasing concern about the agricultural industry. The Comprehensive Plan projected that as much as 7.4 square miles could be needed for residential development by the year 2025. Additionally, in 1959 slightly more than 100,000 acres or 67% of the county was considered farm land; by 1997 that had been reduced to 72,000 acres or 48% of the county. The county contains about 150,000 acres total. Land conversion from agriculture to other uses has resulted from several factors including rising property taxes, the high degree of mobility, land use conflicts, fees for urban services and utilities, the search for less expensive land for development and the potential for farmers to make an immediate profit from selling their land. These pressures on agricultural use will continue.

Our goal should be to maintain the viability of agriculture as a desired way of life by preserving prime agricultural lands. Difficult to do but policies toward that goal include:

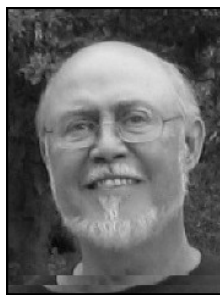
- Conversion** of agricultural land for urban development should be discouraged, except in those areas designated for other uses on the Future Land Use-2025 Map.
- Growth and** development in these areas should be encouraged in and adjacent to the existing rural communities dispersed throughout the County, while protecting their rural identity and character.
- Development** in the agricultural area should create or maintain a rural character achieved through density and design.

Most importantly, we should research the feasibility of creating a self-sustaining farmland preservation program that includes the purchase or transfer of development rights.

That pretty much concludes our look at the various land use policies within the Comprehensive Plan. Next month we'll start to look at some of the community services and facilities that support the plan and associated economic factors. The complete version of the Comprehensive Plan can be viewed at www.evansvilleapc.com and at most local libraries. If you have any comments or questions, please contact me at fcpadget@aol.com or 428-2529.

Land use update *by Fred Padget*

Recently there have been three proposed rezonings continued to future APC hearings. All three are on the agenda for the Sept.10 meeting. Although we've reported on them in previous issues, we'll review them again and update you with the current information.



Fred

The Korner at 3911 Broadway Ave. was continued from the July APC meeting after much questioning about the lack of a Use & Development Commitment (U&DC) limiting the types of businesses that could operate if the rezoning took place. The proposal was to rezone from Commercial, C-2 and Residential, R-1 to Commercial, C-4. Currently there is a C-4 restaurant next door with a C-4 Redi Rooter business across the street. The remaining surrounding area is predominantly residential. And, the Commercial C-4 zoning would allow 191 possible uses although some of the uses also require a Special Use Permit or must meet other restrictions. WIA member Mike Lockard tried to work with the petitioner to eliminate some of the more undesirable businesses considering the mostly residential zonings nearby. He put together a proposed list of businesses to eliminate and was willing to meet and discuss the issue with the petitioner to no avail. As I understand, there was no U&DC filed by the deadline for changes. If true, that's quite disappointing and, in my opinion, indicates a lack of concern for the near-by neighbors. We'll see how the APC feels at the Sept.10 meeting.

A second petition by Altstadt Plumbing was continued from July to August and then from August to September. This petition is to rezone about 1.6 acres at 2118 Harmony Way from Residential, R-1, and Agricultural to Commercial, C-4 with a U&DC limiting the use to only a plumbing contractor shop to provide for expansion of the business. The expanded area would be primarily for parking and no buildings are currently planned. The rezoning would also bring the property into compliance with the zoning code which it currently is not. There was one remonstrator who was opposed to the rezoning and felt like she'd been told at the 1995 rezoning hearing the property would revert to R-1 if sold. That was not the case. Discussions ensued concerning this petition and whether or not the property and name could be sold and continue to operate with a new owner under the Altstadt name. After some discussion, the petitioner asked to continue the subject until September to clarify the language in the U&DC to prevent such an occurrence.

And finally, iiiiii's back, Majestic Place. This is the property on the west side of University Parkway between Middle Mt. Vernon and Hogue Road near the University Heights subdivision. It was first heard at the November 2008 APC meeting. The original petition proposed rezoning approximately 220 acres into five basic uses: senior (over 55) housing, assisted living facilities, students with families housing, student housing and commercial. At that time, it was continued so further discussion with near-by residents and others could take place to address the many concerns.

The current proposed rezoning contains about 195 acres with four basic uses: senior (over 55) housing, assisted living facilities, student housing and commercial. The previous proposed commercial was about 105 acres of C-4. The current proposal reduces that by nearly 25% to about 80 acres of commercial split 46% C-4 and 54% C-2. C-2 allows considerably less uses than the C-4 zoning. The reduced commercial acreage allows for larger buffer areas near some of the residential areas while other residential areas are buffered by new adjoining residential areas or berms. I'm not a fan of berms because they generally lead to future maintenance or drainage problems but some of the adjoining neighbors wanted them. Perhaps more importantly, the U&DC has been improved considerably. It eliminates more than 50 types of businesses not suitable to the area, provides that all existing lakes will be kept and at the current level or higher, lighting will be shielded, signage will be low profile, gray cement block will not be used as the exterior facade of buildings, trash and noise are addressed, parking areas will include landscaping and green space and several other items are addressed in the U&DC. The plan is for one entrance and exit onto the parkway but that is subject to INDOT approval. It may require a second. Bottom line is that most of the concerns expressed have been addressed in some manner.

We still have concerns about the economic impact on surrounding businesses such as Franklin Street, North Park and even Eastland Mall. But the real question becomes, would we rather have an apparently well planned mixed use development with many restrictions or allow the area to be developed as we have Route 41, the Lloyd and Diamond? The area surely will be developed good or bad. At

(Continued on page 4)

18 million acres of new forests?

With a bit of love from the Senate

By Dave Rockwood

Environmental Chair

According to an analysis done by the Environmental Protection Agency (as reported in USA Today on Aug.20) the "Climate and Energy" bill passed by the House of Representatives in late June would provide for a historic reforestation program. As much as 18 million acres of formerly forested US land, much of it now in pasture and crop use, would be planted with trees for the purpose of carbon sequestration. Farmers and ranchers would be provided with incentives for the conversion to forests, and the program would create jobs galore. 18 million acres is roughly the size of West Virginia. The Senate will be considering its version of the Climate and Energy legislation this fall, where it will face a tougher battle for passage.



Dave

Great Lakes states and the southeast seaboard states. Agriculture Secretary Tom Vilsack was quoted in the USA Today article as saying "We have our own deforestation problem right here in the U.S. of A. . . Just keeping forest as forest is a significant challenge." A US Forest Service officer, Ralph Alig, was also quoted: "Roughly 1 million acres of forests every year were flattened to make way for homes and other development in the 1990s. Without a climate bill, a net total

The "Corn Belt," including Indiana, would be one of the regions targeted for reforestation, along with some Upper Midwest and the southeast seaboard states. Agriculture Secretary Tom Vilsack was quoted in the USA Today article as saying "We have our own deforestation problem right here in the U.S. of A. . . Just keeping forest as forest is a significant challenge." A US Forest Service officer, Ralph Alig, was also quoted: "Roughly 1 million acres of forests every year were flattened to make way for homes and other development in the 1990s. Without a climate bill, a net total 26 million acres of forest will be lost to development by 2050." Emissions from forest destruction actually account for approximately 20 percent of human greenhouse gas emissions. Conversely, forests are a low-cost approach to anthropogenic greenhouse gas reductions, as trees are effective in capturing and storing atmospheric carbons. Sequestered carbon can be kept in the tree by managing forests and wood products manufacturing and distribution. Forests provide the potential for large-volume, low-cost source of greenhouse gas reductions and offsets for greenhouse gas emissions. If we are to meet the recommended targets for greenhouse gas reductions, forest plantations will likely prove to be a key strategy in getting to that point.

(Landuse update

this point, we've not finalized our decision but it would be difficult to oppose.

One other piece of business you should be aware of is a change in the way the APC handles penalties and fines. In the past, when the APC became aware of a code violation it would send a letter to the appropriate party informing them of the violation and request compliance with the code. After several letters and no move toward compliance, the only recourse for the APC was to take the violator to court. Of course this is generally a long, expensive and time consuming effort often times with no good resolution. In fact, the APC attorney commented that he could only remember a couple of times that a civil penalty was awarded by the courts. At this point, both the city and county have approved a procedure for the APC to have the authority to issue fines similar to what the Building Commission and Department of Metropolitan Development already have. These fines can run from \$500 to \$7,500 depending on compliance and number of violations. But the point for the APC is not to fine but have a tool in place that can cause compliance and more timely compliance. Proper and sufficient notice will still be provided prior to initiating any fines.

We will keep you updated on these and other events as they occur. Agendas and minutes for both the APC and BZA including Staff Reports can be viewed at www.evansvilleapc.com. As always, be involved.

YES, I WANT TO HELP WIA

Cut out this section and indicate your choice or make a note on your check.

- General** - Apply my donation where it's most needed.
- Adopt-A-Spot** - Apply my donation toward flowers, plants, and mulch.
- Fall Festival Booth** - Apply my donation to help maintain our booth.
- Memorial for Shirley James** - Apply my donation to this project.
- Scholarship** - Apply my donation to the scholarship fund.

Please send your donation to:

P.O. Box 6172, West Wabash Station, Evansville, IN 47719-0172

Your contributions are tax-deductible

Calendar for 2009

Sept. 12 *Recycle Days – old Wal-Mart West

Sept. 12 Tox-Away Day—Roberts Stadium

9 am to 3 pm

Sept. 19 WIA Membership Picnic - Noon

Burdette Park

Sept. 23 WIA Board Meeting 4 pm – 5:30 pm

Red Bank Branch Library

Sept. 26 Electronics Recycling Day—Civic Center

8 am to noon

Oct. 3 Tire Recycling Day—Civic Center

8 am to noon

Oct. 3 *Recycle Days – old Wal-Mart West

Oct. 5-10 Westside Nut Club Fall Festival

Oct. 28 WIA Board Meeting 4 pm – 5:30 pm

Red Bank Branch Library

Nov. 7 *Recycle Days – old Wal-Mart West

Nov. 13 WIA Banquet

Dec. 5 *Recycle Days – old Wal-Mart West

*Recycle Days 8 am – 12 noon. Items to bring: aluminum cans, metal food cans, glass containers, cardboard, catalogs/ magazines, newspapers, mixed paper, #1 & #2 plastic bottles. Vanderburgh County Residents Only. For information call the

Membership Application

Individual—\$10/year

Full-time Student—\$5/year

Corporate/Organization—\$25/year

Household—\$15/year

Century—\$100/year

Your yearly dues includes all issues of our newsletter and a voice in what happens to the West Side.
Mail checks to: Westside Improvement Association Inc., P.O. Box 6172, W. Wabash Station, Evansville,
IN 47719-0172

Name: Occupation:

Home Address: Business Address:

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Evansville, IN 47719-0172

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Exerting influence upon public and private sectors to accomplish those objectives which will enhance the natural environment of the west side of Vanderburgh County and serve the common good of the residents.

Westside Improvement Association officers

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Treasurer	Fred Padget	428-2529 or fcpadget@aol.com
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Membership secretary	Dot Berning	424-8307 or djbern@insightbb.com

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Fall Festival	DeAnna Outlaw	589-1657 or dpoutlaw@aol.com
Land-Use	Mike Lockard	401-5249 or mlockard@wowway.com
Membership	Dot Berning	424-8307 or djbern@insightbb.com
Transportation	Bill Hartly	424-1501 or wfhartly@wowway.com
Newsletter	Mel Runge	425-4633 or mmrunge@wowway.com

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