

**City of Evansville Plan Commission  
Regular Meeting  
Tuesday, May 6<sup>th</sup>, 2025, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:00pm.

**2. Roll Call:**

Members	Present/Ab sent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Bill Lathrop	P	Seth Schulz
Aldersperson Abbey Barnes	P	Andy Phillips
Susan Becker	P	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	P	

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

**4. Motion to waive the reading of the minutes from the April 1st, 2025 meeting approve them as printed by Lathrop, 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.**

**7. Discussion Items.**

**A. Land Divider's Agreement for Capstone Ridge**

**1. Review and Discussion with Applicants**

Spranger summarized ongoing talks with the developers. The developers could either accept the existing agreement, which includes plans for sidewalk only on one side of the street, paved trail in front of homes in place of sidewalk and on outlots throughout the plat. A new agreement would follow current City policies for sidewalk and allow for re-configuration of trail locations. Other items from the existing agreement would carry over, including a water main loop from Salvation Way all the way to the existing water main near the entrance to Maple Grove Cemetery. Schultz spoke on behalf of the applicants, stating that infrastructure costs were a major stumbling block to making the project cost effective. The only way for them to turn a profit on the project is to develop and build the homes themselves and not sell lots to another.

**2. Closed session: Motion 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 by Becker, Second by Lathrop. Approved unanimously.**

**3. Possible Action on Land Divider's Agreement for Capstone Ridge**

Plan Commission summarized their next steps, which include consideration of waiving park fees in light of significant water main costs in order to prioritize opportunities for new housing; double checking stormwater outputs to the west, in order to mitigate impacts to the neighboring farm; and looking into a water utility benefit to offset water main costs along Cemetery Road.

**8. Discussion**

**A. Possible House-related Ad Hoc Committee**

Lathrop brought up the commission's ongoing concern regarding ways to encourage and enable housing. The end result or deliverable would be some kind of action to facilitate or even create more housing.

**9. Community Development Report**

Spranger gave an update about ongoing hailstorm recovery.

**10. Next Meeting Date:**

Tuesday, June 3<sup>rd</sup>, 2025 at 6:00 p.m.

**11. Adjourn. 7:35pm**