

**City of Evansville Plan Commission
Regular Meeting
Tuesday, December 2nd, 2025, 6:00 p.m.**

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

Members	Present/ Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Jon Powers
Aldersperson Abbey Barnes	P	Paul Liesse
Susan Becker	P	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	P	

- 3. Motion to approve the agenda, by Barnes, second by Becker. Approved unanimously.**
- 4. Motion to waive the reading of the minutes from the November 4th, 2025 meeting approve them as printed by Barnes, seconded by Lathrop. Minor correction by Becker in Item 7B3 to add a note regarding the impact of increased delivery service in a residential neighborhood with regard to Domino’s. Approved unanimously.**
- 5. Civility Reminder.** Duggan affirmed the City’s commitment to conducting meetings with civility.
- 6. Citizen appearances other than agenda items listed.** None.
- 7. Action Items**

A. Review, Discussion, and Action on Resolution 2025-20 – Support for Transportation Alternatives Program (TAP) Grant

- 1. Review Staff Memo**
Spranger explained that a formal resolution from both Plan Commission and Common Council was the final piece needed to apply for WisDOT funds for formal transportation planning. The Smart Growth Comprehensive Plan and subsequent surveys from residents have indicated strong support for increased walkability in the form of trails and well-kept sidewalks. The outcome of this grant is a planning study for trails and pedestrian facilities.
- 2. Plan Commissioner Questions and Comments**

Question from Lathrop on how this differs from other planning projects, such as the underway park plan which has a focus on walking and trails. Scarmon explains that having this planning project completed puts Evansville in a good position to receive funds for implementing projects, since the planning study will have preliminary engineering for suggested improvements.

3. **Motion to recommend Common Council approval of Resolution 2025-20, Support for Transportation Alternatives Program (TAP) Grant by Barnes, second by Lathrop. Motion passes unanimously.**

B. Review, Discussion, and Action on Resolution 2025-22 – Increases for Fee in Lieu of Parkland Dedication

1. Review Staff Memo

Spranger mentions that the report goes into more detail on how the fees was calculated and emphasizes that when a new development is being negotiated, the City's preference is first to receive land for parks as opposed to a fee-in-lieu. She notes that even with the increase in fee amounts, Evansville's amount is still comparable to neighboring communities. Other communities have additional impact fees, such as those for park improvements. By law, the fee-in-lieu of parkland dedication can only be used for park acquisition and improvements that can be directly tied to the new development. A park improvement fees can cover expenses for parks elsewhere in the City. Evansville should consider a fee like this in the future, but that would require a change to the subdivision ordinance, which is being considered in 2026.

2. Plan Commissioner Questions and Comments

It was noted that the fee is substantially lower than the actual cost of residential land, meaning a fee-in-lieu of parkland dedication may be preferred by developers. Commissioners noted that some flexibility is useful in negotiation – for instance, Settler's Grove did not need a park within the subdivision, being so close to the expanded Larson Acres Park. Agreement that this subject should be revisited to consider a park improvement fee.

3. **Motion to recommend Common Council approve Resolution 2025-22: A Resolution Amending Fees-in-Lieu of Park and Recreation Land Dedication by Becker, second by Scarmon. Motion passes unanimously.**

8. Discussion

A. 4 Grove Street – Concept for 4-unit multifamily development

A proposed development at 4 Grove Street would require a change to the zoning district in order to be implemented in a cost-effective manner for the developer. The project would add four market-rate apartment units. Without a zoning change, only two units could be built at roughly the same price as a four-unit building. Spranger wanted some feedback from Plan Commission before working on a zoning change. Commissioners verbally indicated support of seeking a zoning change to the R-3 district for smaller lot sizes that would enable higher density for multifamily projects.

9. Community Development Report

- A. Monthly Report
- B. 2026 meeting dates

10. Next Meeting Date: Tuesday, January 6th, 2026 at 6:00 p.m.

11. Adjourn at 7:00 pm.