

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that enough members of the City Council and Historic Preservation Commission may be present to constitute a “meeting” under Wisconsin statutes and this constitutes notice of any such meeting. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible.

City of Evansville **Plan Commission**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, December 2nd, 2025, 6:00 pm

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the November 4th, 2025 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
 - A. Review, Discussion, and Action on Resolution 2025-20 – Support for Transportation Alternatives Program (TAP) Grant
 1. Review Staff Memo
 2. Plan Commissioner Questions and Comments
 3. Motion
 - B. Review, Discussion, and Action on Resolution 2025-22 – Increases for Fee in Lieu of Parkland Dedication
 1. Review Staff Memo
 2. Plan Commissioner Questions and Comments
 3. Motion
8. Discussion
 - A. 4 Grove Street – Concept for 4-unit multifamily development
9. Community Development Report
 - A. Monthly Report
 - B. 2026 meeting dates
10. Upcoming Meeting: January 6th, 2026 at 6:00pm
11. Adjourn

-Mayor Dianne Duggan, Plan Commission Chair

City of Evansville Plan Commission
Regular Meeting
Tuesday, November 4th, 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	Roger Berg
Aldersperson Abbey Barnes	P	Joe Geoffrion
Susan Becker	P	Nathan Burton
John Gishnock	P	Michele Burton
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 October 7, 2025 meeting approve them as printed by Lathrop, seconded by Barnes. 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 and Action on Site Plan Application SP-2025-01 for parcel 6-27-801 (129 N Madison Street)

1. Review Staff Report and Applicant Comments

Spranger reviewed the actions of Plan Commission at its October meeting. A public hearing was held for the rezoning application associated with this site plan application. There was a quorum of four members at the meeting, but in order for a motion to pass (in either direction) a majority of all Plan Commission members, not just those in attendance, need to vote unanimously. The vote was 3-1, which means Plan Commission did not make a recommendation to Common Council for the rezoning ordinance. Plan Commission still needs to take action on the site plan application. The application proposes an extension of an existing building on Madison Street. The site is for RM Berg Homes, Berg Rentals, and Grove Partners. The approval of the site expansion is contingent on Common Council

approving the rezone. Staff suggests a condition on the approval that future development on the site does not exceed 2 stories.

2. Plan Commissioner Questions and Comments

None.

3. Motion to approve site plan application SP-2025-01 for improvements and building expansion on parcel 6-27-801 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. Common Council approves Ordinance 2025-11.**
- 2. Any redevelopment on the site not to result in a building exceeding two stories.**
- 3. Parking area on south side of property encroaching into Park Drive is allowed to remain until the City reconstructs or repaves Park Drive.**
- 4. If striping is desired in the area described above in item 3, applicant will notify and work with City Public Works Department. Striping will be performed by City staff.**
- 5. After reconstruction or repavement of Park Drive, the City will require the applicant to install a sidewalk on the south and west sides of the property along Park Drive.**
- 6. Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.**
- 7. Applicant records the site plan with the Rock County Register of Deeds**

Motion by Klar, second by Lathrop. Motion passes unanimously.

B. Public Hearing, Review, and Action on Conditional Use Permit Application CUP-2025-04 to operate an indoor commercial entertainment use (Domino's Pizza) on a unit within parcel 6-27-958.091A2 (803 Brown School Road)

1. Review Staff Report and Applicant Comments

Applicant Nathan Burton is present. Spranger reports the location will be delivery and pick-up service only, with no dine in options. The only unusual part of this application is the hours of operation, which are until midnight Sunday through Thursday and 1:00 AM on Friday and Saturday. This would be the only restaurant opened that late in the City. Spranger asked

2. Public Hearing

Mayor Duggan opened public hearing at 6:14pm. No comments. Public hearing closed at 6:15pm.

3. Plan Commissioner Questions and Comments

A question was posed about the operator's other locations, if any. Burton replied he has locations all over southeastern Wisconsin, including Racine, Kenosha, and Fort Atkinson.

4. Motion to approve a Conditional Use Permit for Indoor Commercial Entertainment per section 130-408 on parcel 6-27-958.091A2 located at 803 Brown School Road, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

1) The business operator shall obtain and maintain all City, state, and county permits and licenses as may be required.

2) Any substantial changes to the business model shall require a review of the existing conditional use permit.

3) Use cannot create a public nuisance as defined by local and state law.

4) Applicant may be asked to return to Plan Commission to adjust hours of operation if

the late hours of operation create a nuisance or similar issue.

5) The Conditional Use Permit is recorded with the Rock County Register of Deeds.

Motion by Klar, second by Barnes. Motion passes unanimously.

C. Public Hearing, Review, and Action on Land Division Application LD-2025-08 for a preliminary and final Certified Survey Map on parcel 6-27-396.207A (261/265 N Fourth Street)

1. Review Staff Report and Applicant Comments.

This is another certified survey map separating a duplex lot along the shared wall of the unit.

2. Public Hearing

Mayor Duggan opened public hearing at 6:18pm. No comments. Public hearing closed at 6:19pm.

3. Plan Commissioner Questions and Comments

None.

4. Motion to recommend Common Council approve a certified survey map to divide parcel 6-27-396.207A into two lots for a two-family twin residence addressed at 261 and 265 North Fourth Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(q) of city ordinances, with the following conditions:

1. The final CSM is recorded with Rock County Register of Deeds.

2. The applicant records a joint cross access and maintenance agreement for each of the new lots made by CSM

Motion by Klar, second by Lathrop. Motion passes unanimously.

D. Public Hearing, Review, and Action on Rezoning Application RZ-2025-06 for parcel 6-27-843 (343 Union Street) to rezone from R-1 Residential District One to B-3 Community Business

1. Review Staff Report and Applicant Comments.

The application is to rezone a vacant lot from R-1 to B-3. The lot is directly south of the Symdon Chevrolet dealership. The owner is considering an expansion of the business and the first step to utilizing this land is to rezone it. The applicant also needs to perform a survey in order to verify lot lines. A site plan application will also be needed. The future land use for this area is Walkable Business. However, the only recommended zoning district per the Smart Growth Comprehensive Plan is B-2, a zoning district usually reserved for the downtown. Most of the City's commercial areas outside the downtown are planned for Walkable Business and the bulk of them are zoned B-3 Community Business. The proposed rezoning meets the spirit of the future land use plan.

2. Public Hearing

Mayor Duggan opened public hearing at 6:22pm. No comments. Public hearing closed at 6:24pm.

3. Plan Commissioner Questions and Comments

None.

4. Motion to recommend Common Council approve Ordinance 2025-12, Rezoning Territory from Residential District One (R-1) to Community Business District (B-3).

Motion by Lathrop, second by Klar. Motion passes unanimously.

8. Discussion. None.

9. Community Development Report. None given.

10. Next Meeting Date: Tuesday, December 2, 2025 at 6:00 p.m.

11. Adjourn at 6:27pm.



City of Evansville

Community Development Department

www.evansvillewi.gov
31 S Madison St
PO Box 529
Evansville, WI 53536
(608) 882-2266

Date: December 2nd, 2025

To: Plan Commission

From: Colette Spranger, Community Development Director

Re: Resolution 2025-20: Support for Transportation Alternatives Program (TAP) Grant

Background

The City of Evansville has applied for federal Transportation Alternatives Program (TAP) funding to complete a citywide non-motorized transportation planning study. The study will evaluate sidewalk, trail, and crossing needs, especially along high-traffic corridors such as USH 14, WIS 213, and CTH C, and provide a prioritized roadmap for future improvements.

Evansville is growing rapidly and facing new safety and mobility challenges:

- Increased highway and truck traffic through residential and school areas
- A pedestrian fatality and ongoing “near-miss” concerns
- Rising use of e-scooters and bicycles among youth
- Gaps in sidewalks and trails that prevent safe access to parks, schools, and downtown
- Significant public demand for safer walking and biking options (80%+ support in surveys)

A formal plan positions the City to compete for construction funding and coordinate with WisDOT and Rock County on long-term improvements. A trail planning grant would provide identify priority projects with cost savings and phasing, and provide conceptual designs for future crosswalks, bike and pedestrian routes, and trail connections. This plan sets the foundation for infrastructure grants in the coming years.

The total project cost for this planning study would be \$80,000 with the grant covering 80% of costs. This would leave the City to provide a local match of \$16,400, which has already been included in the budget with the Capital Improvement Plan. There is a possibility of private fundraising contributing to the local match in order to reduce the City’s share of costs for the planning study.

A resolution of support is needed in order for the City to be considered in this round of applications.

Recommended Motion: Recommend that Common Council Approve Resolution 2025-20, Support for Transportation Alternatives Program (TAP) Grant.

**CITY OF EVANSVILLE
RESOLUTION #2025-20**

***A Resolution of the City of Evansville, WI in support of a Wisconsin Department of
Transportation (WISDOT) Transportation Alternatives Programs (TAP) Award***

WHEREAS, the City of Evansville, Rock County, Wisconsin, supports the TAP applications submitted to WisDOT for the 2024–2028 award cycle, said application for a City wide Pedestrian and Bike Safety and Connectivity Plan; and,

WHEREAS, the City of Evansville's Plan Commission voted in support of the project at its meeting on Tuesday, December 2, 2025; and,

WHEREAS, the City recognizes the WisDOT reimburse project sponsors for the federal share of eighty percent (80%) of the approved TAP project costs, up to the limit of the federal award amount; and,

WHEREAS, in light of the minimum twenty percent (20%) match requirement, the City commits to securing the matching funds if it accepts the grant funding and commits to securing funds for the RFP and Planning projects.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Evansville, Rock County, Wisconsin, if the City is awarded funding by WisDOT for the 2024–2028 TAP award cycle the City is authorized and agrees to accept the award and hereby authorizes and empowers the City Administrator to act on its behalf to enter into all necessary agreements with WisDOT for the above-referenced project, and agrees to comply with all applicable laws, requirements, and regulations as outlined in the WisDOT 2024–2028 TAP application materials, the state-municipal agreement between WisDOT and the City of Evansville, and any other program and/or project documentation.

Passed and approved this 9th day of December 2025.

Dianne C. Duggan
Mayor/Plan Commission Chair

ATTEST:

Leah L. Hurtley
City Clerk



City of Evansville

Community Development Department

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Date: December 2nd, 2025
To: Plan Commission
From: Colette Spranger, Community Development Director
Re: Resolution 2025-22: Increases for Fee in Lieu of Park Land Dedication

Background

As part of establishing new residential developments, Evansville requires developers to pay a fee when actual park land is not dedicated as part of the plat. Plan Commission first passed a resolution in 2006 with a goal of increasing this fee annually. Fees were formally adjusted in 2014, 2016, and 2019.

When land is dedicated, the required amount is based on the type of housing unit planned for the development. For each single family house, 2,000 square feet of park land is required. For every multifamily unit, 1,000 square feet of park land is required. Park land areas should be at least 2 acres in size.

When a developer opts to pay a fee instead of dedicating land, that fee is also based on unit counts and type of unit. Evansville has been using the fee calculated for 2021. Those fees were 5% more than the fee established for 2020, which was 10% more than the fee that had last been calculated in 2016. These are shown in Table 1. Duplexes proposed are charged the multifamily amount. The purpose of the large increases was to catch up from years where no fee change had been made.

Table 1:
Previous Fees Established by Resolution

	Single Family Fee-in-lieu of Parkland Dedication	Multifamily Fee-in-lieu of Parkland Dedication
2016	\$ 1,108.78	\$ 831.55
2020 (10% more than 2016)	\$ 1,219.66	\$ 914.71
2021 (5% more than 2020)	\$ 1,280.64	\$ 960.44

Calculating a new fee

Previous Plan Commissions reviewed equalized land values in the City. The thought was fee increases should correlate, in some way, to land value. Table 2 provides assessed and equalized values for residential land in the City.

Table 2:
Assessed and Equalized Residential Land Values, 2020-2024

	Assessed Residential Land Value ¹	Residential Acreage ¹	Assessed Value Per Acre	Assessment Ratio ²	Equalized Value Per Acre
2020	\$ 75,935,800	620	\$ 122,477	79%	\$ 155,903
2021	\$ 77,640,500	627	\$ 123,828	74%	\$ 166,526
2022	\$ 85,825,300	627	\$ 136,882	96%	\$ 142,527
2023	\$ 86,269,700	635	\$ 135,857	89%	\$ 153,148
2024	\$ 86,456,700	630	\$ 137,232	80%	\$ 171,220

1 - Wisconsin Department of Revenue - Statement of Assessment <https://www.revenue.wi.gov/Pages/SLF/SOA.aspx>

2 - Wisconsin Department of Revenue - Assessed Values

https://public.tableau.com/app/profile/research.policy/viz/AssessedValues0_2/Story1

Some municipalities charge fee-in-lieu of dedication based off the equalized value for the land that would have otherwise been required for park dedication. Table 3 includes the equalized value per square foot, based on the data in Table 2, and the cost per square foot that park dedication would cost a developer if calculated using this method.

Table 3:
Parkland Fee-in-lieu of Dedication Cost Per Square Foot Based on Equalized Value of Residential Land

	Equalized Value Per Square Foot	Cost per 1,000 sq ft (Multifamily)	Cost per 2,000 sq ft (Single Family)
2020	\$ 3.58	\$3,579.03	\$7,158.06
2021	\$ 3.82	\$3,822.91	\$7,645.81
2022	\$ 3.27	\$3,271.96	\$6,543.92
2023	\$ 3.52	\$3,515.80	\$7,031.60
2024	\$ 3.93	\$3,930.67	\$7,861.34

In the past, Plan Commission has declined to base its fees-in-lieu of dedication on this method. However, it does demonstrate the financial impact on the developer to dedicate parkland and the incentive the City has in accepting park land. Per state statutes, fees-in-lieu of parkland dedication can only be used for new park acquisition and necessary initial improvements (i.e. benches, equipment, paths). Staff would like to remind Plan Commission that fees should only be discussed if land dedication is not possible.

Summary

Over the past four years, the average percent increase for equalized residential land values in Evansville was **2.91%**. Staff suggests establishing yearly increases based on this average. Table 4 includes these values as they would have increased from 2021. Staff is recommending fees for 2026 and 2027 be based on this calculation, and that the fee be rounded to the nearest dollar.

Table 4
Fee-in-lieu of Parkland Dedication based on
a 2.91% increase per year

	Single Family	Multifamily
2021	\$ 1,280.64	\$ 960.44
2022	\$1,318	\$988
2023	\$1,356	\$1,017
2024	\$1,396	\$1,047
2025	\$1,436	\$1,077
2026	\$1,478	\$1,109
2027	\$1,521	\$1,141

As part of due diligence for this exercise, staff reviewed fees established in nearby and similarly sized communities. These are summarized in Table 5 on the next page. Note that comparing requirements across communities is not apples-to-apples, but it does demonstrate that Evansville's land dedication amounts and fees are reasonable. Some communities also charge parkland improvement fees, which are funds that can go towards maintenance of existing parks.

Recommended Motion

Motion to recommend Common Council approve Resolution 2025-22: A Resolution Amending Fees in Lieu of Park and Recreational Land Dedication

Table 5:
Park Dedication Requirements in Nearby Communities

Land Dedication Requirement		Fee-in-Lieu of Land Dedication	Parkland Improvement Fee
Edgerton	1,300 square feet per unit - If total number of units is not known at time of land division, development must pay for the maximum number of units allowed by zoning district	\$339	\$552
Milton	5% of total land within proposed land division	3% of equalized value of all land within subdivision, less any land dedicated for park	-
Oregon	1,101 square feet per unit	\$1,955	\$1,843
Stoughton	1,468 square feet for single family 1,019 square feet for two or multifamily	\$2,674 for a single family \$1,838 for a two or multifamily	\$3,950 for single family \$2,795 for two/multifamily
Belleville	1 acre per 15 units (~2,900 square feet per unit) - need not exceed 1/3 of the total area of the plat	\$1,500 per unit	-
Delavan	1,450 square feet per unit, based on maximum number of units allowed by zoning district	\$757	\$1,011



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Date: December 2nd, 2025
To: Plan Commission
From: Colette Spranger, Community Development Director
Re: Concept Development at 4 Grove Street

Background

Jon Powers owns 4 Grove Street, a 13,677 square foot lot with one residential structure that features two rental units. The lot is subject to a shared easement for a parking lot that fronts Madison Street. This parking lot is a remnant of Grove Street that the City vacated some time ago. Powers is a developer and wishes to build a 2-story apartment building with 4 townhome-style units fronting Grove Street west of the existing residence on site. He is seeking feedback from Plan Commission before continuing to develop his plan.

Initial Staff Review

- Rezoning to the R-3 Residential District Three would be necessary.
- A Conditional Use Permit would be needed for having more than one principal structure on the lot.
- Both of the items above would trigger a public hearing.
- The R-3 zoning district requires a lot to have at least 2,500 square feet per unit. Per that parameter, this lot is large enough for 5.4 dwelling units. It may be that only 3 of the townhomes could be built unless a variance was sought, but proving a hardship may be difficult.
- Four units are desired here to offset the cost of construction while providing desirable rental units.
- The R-3 district poses a minimum of 1,000 square feet of floor area for a dwelling unit. Staff is not sure how large these units are but notes the R-1 district allows units as small as 800 square feet with a conditional use permit, or 750 square feet if it is an ADU.
- Depending on bedroom counts for the units, the parking lot appears to be adequate. (Typically, one bedroom units require one dedicated parking stall.)
- The zoning code provides flexibility for building setbacks in established/historic neighborhoods, so setbacks should not be an issue. (Note: this property is not in the historic district)
- Staff suggested moving the new building to front Madison Street instead of Grove Street, but this is prohibited through the parking lot easement.

Feedback sought tonight

- Is this kind of housing desirable for infill development?
- Does Plan Commission support minor zoning changes to the R-3 district to enable higher density developments such as this one?



W. GROVE STREET TOWNHOMES

CONCEPT SITE PLAN



DATE: 11/14/2025 1 OF 2





2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

W. GROVE STREET TOWNHOMES

CONCEPT ELEVATIONS



Community Development Updates

November 2025 Colette Spranger, Community Development Director

- **Hail Storm 2025**

- o 1,540 minor improvement permits pulled to date
- o Project costs are now over \$42.3 million
- o “Silver Lining” / Indirect Benefits of Storm
 - Tried to reach out to see if we could quantify this – “not easily” is the answer
 - Increased demand and revenue for food service, hotel
 - More “anecdotal”: heard that one car service location saw an uptick in tire replacements...due to nails

- **170 E Church**

- o The DNR did their Phase I Environmental Assessment last week. Waiting for results.
- o The DNR is putting the 170 E Church site out to bid for redevelopment planning through another grant. (This was funded by the EPA, so it was iffy for awhile if it was going through.)

- **Business Updates**

- o Domino's to open mid-December
- o Kwik Trip is still on schedule
- o Romano's (remember them?) is looking at the old Evansville Blooms site at 150 Union Street
- o Possible space for Edgerton Hospital identified in the downtown

- **Other Updates**

- o The City's own housing rehabilitation funds for low-income households and landlords providing affordable housing is no more. The State of Wisconsin is reconfiguring how these programs are ran. City is waiting for instructions on how eligible households can access these funds, which will now be managed at a regional level.

Evansville Plan Commission

2026 Meeting Dates

Meetings held at City Hall, 31 S. Madison Street, at 6:00 PM

Tuesday, January 6, 2026

Applications must be completed for January Meeting by Friday, December 6, 2025

Tuesday, February 3, 2026

Applications must be completed for February Meeting by Friday, January 10, 2026

Tuesday, March 3, 2026

Applications must be completed for March Meeting by Friday, February 7, 2026

Tuesday, April 7, 2026

Applications must be completed for April Meeting by Friday, March 7, 2026

Tuesday, May 5, 2026

Applications must be completed for May Meeting by Friday, April 11, 2026

Tuesday, June 2, 2026

Applications must be completed for June Meeting by Friday, May 9, 2026

Tuesday, July 7, 2026

Applications must be completed for Meeting by Friday, June 6, 2026

Tuesday, August 4, 2026

Applications must be completed for August Meeting by Friday, July 11, 2026

Tuesday, September 1, 2026

Applications must be completed for September Meeting by Friday, August 8, 2026

Tuesday, October 6, 2026

Applications must be completed for October Meeting by Friday, September 12, 2026

Tuesday, November 3, 2026

Applications must be completed for November Meeting by Friday, October 10, 2026

Tuesday, December 1, 2026

Applications must be completed for December Meeting by Friday, November 7, 2026